



HISTORIC PRESERVATION BOARD
JULY 7, 2008
1255 PARK AVENUE, ROOM 205
6:00 PM

WORK SESSION – NO ITEMS

REGULAR MEETING – 6:00 PM

ROLL CALL

APPROVE MINUTES

5 June 16, 2008

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

ACTION ITEMS

23 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: July 5, 2008

Posted: July 3, 2008

MINUTES OF JUNE 16, 2008

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 16, 2008

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

EX OFFICIO: Patrick Putt, Brooks Robinson, Polly Samuels McLean, Patricia Abdullah

ROLL CALL

Chair Martz called the meeting to order at 6:02 p.m. All members were present with the exception of Sara Werbelow who was excused. Mark Huber arrived later in the meeting.

APPROVAL OF MINUTES OF JUNE 2, 2008.

MOTION: Board Member Puggy Holmgren moved to APPROVE the minutes of June 2, 2008 as written. Board Member David White seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF OR BOARD MEMBER COMMUNICATIONS/DISCLOSURES

There was no comment.

REGULAR MEETING/ACTION ITEMS/PUBLIC HEARING

Historic District Guidelines on Significant Buildings

City Consultant, Dina Blaes had prepared a power point presentation for the public. She noted that the guidelines are in the process of being developed and according to the Land Management Code the HPB is charged with occasionally updating the guidelines and send those recommendations to the City Council. On a parallel track the Planning Commission is charged with making any recommendations for Land Management Code changes to the City Council. Ms. Blaes pointed out that changes to the design guidelines and any associated Land Management Code Amendments would occur concurrently.

Ms. Blaes remarked that the recommendation in the Staff report today is for the HPB to take public comment on the proposed guidelines and provide clear direction on specific changes that should be made prior to the next HPB meeting on July 7, 2008. Gary Hill requested direction from the HPB on whether the meeting on July 7th, should be held at 6:00 p.m. or during their regular scheduled time of 10:00 a.m. He was willing to accommodate either time.

Ms. Blaes provided background information on the process to update the design guidelines, which started in October 2007 after the Inventory was completed. The process was broken into three phases. The first was to put together an organization framework and general provisions. Those provisions are primarily the sections of the

current design guidelines that were missing, things that have changed in preservation, and certain development issues that were not faced in 1983 when the current design guidelines were adopted. Phase One was completed in December and they are now in the middle of Phase Two.

Phase Two is where evaluation and revision actually starts to happen. The purpose of this phase is for the HPB to review the policies and issues and make recommendations on necessary changes. The public hearing aspect begins in Phase Two and ten public hearings are scheduled between now and the middle of August. Ms. Blaes noted that the original intent was to complete Phase Two in May but due to the importance and complexity of the policy discussions, that time frame was extended.

Phase Three is expected to be completed in August, based on the tentative meeting schedule.

Ms. Blaes stated that the design guidelines as proposed are broken into six sections. The Introduction contains the purpose of the design guidelines, an overview of the Historic District and historically significant buildings, brief information on the two National Register Historic Districts in Park City, and brief explanation of the HPB and their roles and duties. Ms. Blaes stated that the historic overview of Park City is an important component because it can be a good education tool. It identifies the history of Park City, particularly the architectural and development patterns and how the City has developed over time.

Mark Huber entered the meeting at 6:08 p.m.

Ms. Blaes stated that the next section is the Design Review Process. Changes are proposed in the Design Guidelines and some will require Land Management Code amendments before they can be implemented. She explained that it is a six step process; 1) the pre-application, 2) documenting existing conditions; 3) application and submittal and certification of a complete application; 4) the public comment period; 5) approval or denial of the application; 6) If approved, the application gets forwarded to the Building Department.

Ms. Blaes noted that as proposed, the design guidelines would apply to historically significant buildings located outside the H zones, which is currently not the case. In addition, the documentation requirements would be increased significantly to avoid problems that arise midway through a project under the current guidelines. Increasing the documentation requirement would help the applicant and the City decide which direction a project should take. Ms. Blaes stated that the public comment period would be different under the new proposed guidelines. Currently the public is notified of an application one time. The draft design guidelines as proposed would allow for public input earlier in the process prior to any determination being made for compliance with the design guidelines. Ms. Blaes noted that the appeals process is modified in the proposed changes to the design guidelines. Currently, a Staff decision can be appealed through the Planning Director. The Planning Director decision can be appealed to the HPB. The HPB decision can be appealed to the Board of Adjustment. The proposed draft reduces that process and allows the Planning Department decision to be appealed to the HPB and then to the Board of Adjustment if necessary.

Ms. Blaes stated that the design guidelines for historically significant buildings were broken into two sections: 1) universal guidelines and 2) specific guidelines. The universal guidelines are general polices that are based on the Secretary of the Interior Standards for Treatment of Historic Properties. She noted that the standard were not written verbatim and were modified to accommodate what is happening in Park City. Ms. Blaes stated that the specific guidelines are just that. They are specific.

Ms. Blaes felt it was important to note that the opening text of the guidelines for historically significant buildings states that the text is written to be inclusive and that it is most likely that not every provision will apply to every project. The text is written to allow an applicant to meet with Staff in the pre-application phase to determine which sections are relevant to that specific project.

Ms. Blaes commented on items that are not in the current design guidelines but are addressed in the proposed guidelines. These include relocation and reorientation of buildings, disassembly and reassembly of buildings, also called panelization. Ms. Blaes pointed out that accessory structures and section pertaining to automobiles are not addressed in the current design guidelines. She believed those section would be the most controversial and difficult to address.

Ms. Blaes stated that the guidelines for new construction were broken down into two sections. In this case the Universal Guidelines are based on resources developed by the National Park Service and the Secretary of the Interior. These also were modified to accommodate the situation in Park City.

Ms. Blaes remarked that the Appendixes contained support materials and maps of all the H zones with the historic buildings marked, a glossary of terms, and preservation resources. She noted that the appendixes have not been completed because they want to hear from the public to make sure the illustrations depict what the community supports.

Ms. Blaes outlined nine tentative dates beyond this meeting for public comment on the design guidelines. She also encouraged people to email their comments to Patricia Abdullah in the Planning Department and she will make sure they are distributed to the HPB, Liza Simpson, the City Council Liaison, and to Dina Blaes. Ms. Blaes stated that currently the Land Management Code amendments are in concept form and there is no specific language to be reviewed. The intent is to have that language written for the Planning Commission meeting and public hearing on July 9th.

Ms. Blaes outlined what the design guidelines will and will not do. There is a lot of discussion about construction in the Historic District, as well as additions to historically significant buildings. She noted that the design guidelines alone would not eliminate large additions to historically significant buildings. The only way to keep additions from maxing out the footprint and the height is to change the Land Management Code. Ms. Blaes stated that there are several ways to approach extremely large additions and the Staff is proposing to limit the size of additions to historically significant buildings. The proposal outlined in the Staff report is that projects proposing an addition of up to 200% of the original footprint of the historically significant building and comply with the design guidelines will receive the benefits of the Land Management Code exceptions that are currently afforded to historically significant buildings. Anything over 200% would not be

permitted at all. Ms. Blaes requested comment from the HPB and the public on this issue.

Ms. Blaes stated that another issue is the difficulty in determining the condition of historically significant structures and the ability to reconstruct them as opposed to trying to save them. This is the reason for requesting more documentation at the beginning of the project. If the documentation shows that 75% or more of the existing building cannot be made safe or serviceable that the applicant be allowed to reconstruct that building. The 75% determination would be certified by a materials or structural engineer. Ms. Blaes also requested that reconstruction be clearly defined in the Land Management Code. All additions would require compliance with the design guidelines. She believed this approach would identify the expectations and eliminate some of the surprises. Ms. Blaes requested public input on this issue since it would significantly impact the Land Management Code amendments that would accompany the design guidelines.

Board Member Ford noted that the Staff was asking for comments on specific LMC changes and he asked if the City Council had requested a recommendation from the HPB on the LMC changes. Ms. Blaes answered no and explained that the changes would be discussed during the joint meeting on June 26th with the City Council and the Planning Commission. Board Member Ford suggested that it might be beneficial for the City Council to request an official recommendation from the HPB on each LMC change since they are so intertwined with the design guidelines.

Chair Martz opened the public hearing.

Paul DeGroot, a resident at Jeremy Ranch stated that he has been involved in construction and development in Old Town throughout his entire career. He served on the original HDC from 1982 and he was one of the first members to be involved in the prior attempt of revising the guidelines, which turned into the Historic District Standards of 1994. He was also involved in the design forum in the 1990's. Mr. DeGroot stated that he was involved in the public meetings for the design guidelines last fall and that was the last he heard of public meetings until now. Mr. DeGroot noted that he attempted to read the latest guidelines and he believes the proposed guidelines have a long, long way to go. He knows that people found the current guidelines difficult to understand and unclear. He understands that the public is upset about large additions and the proposed guidelines attempt to mitigate the size of those additions.

Mr. DeGroot commented on areas where he has concerns. He read the third universal guideline under historical preservation. In his opinion, that language means you cannot do anything to an historic structure. Mr. DeGroot stated that according to Ms. Blaes' presentation additions are still allowed but you cannot go beyond that if you follow the third universal guideline. He believes this needs a lot of work.

Mr. DeGroot noted that on a historical building they would now be required to demonstrate that the existing building cannot be remodeled within its interior shell to meet current codes. As a builder they are asking him to prove to the Planning Department what they already know from the International Building Code. Mr. DeGroot believes this is a huge step backwards and complicates the process.

Mr. DeGroot referred to the sections on parking and driveways and believes the proposed language is written towards flat rock lots. He stated that 75-90% of historic Old

Town is steep and these guidelines ask someone with a 25-foot wide lot to put the garage in the back with the driveway off to the side. He thought this was ludicrous and impractical. Mr. DeGroot thought the idea that additions can only be 200% of the existing structure should be in the Land Management Code and not the design guidelines if it is tied to a footprint calculation. Mr. DeGroot did not understand where the 200% equation even came from.

Mr. DeGroot stated that if the intent is better clarification, that does not happen with the proposed guidelines.

Carol Aigle, a resident at 657 Park Avenue, wanted to know what a property owner is supposed to do when the ADA guidelines are in conflict with the historic guidelines.

Chair Martz clarified that ADA is addressed in the guidelines. Gary Hill told Ms. Aigle that he would discuss this with her after the meeting.

Kevin King, a resident at 314 Upper Norfolk for sixteen years, stated that he, too, was part of the first re-write attempt fifteen years ago. He believes the problem is that the issues are all too subjective in nature to put down in paper and words. He has voiced this opinion to the City Council in the past. Architecture is art and they are dealing with architecture. Mr. King stated that as written the guidelines scare him because so many minute things contradict other things and it leaves it up to each individual person and how they feel that morning. There is no defined timeline for the process to take place. Mr. King did not want the guidelines written in a way to be utilized later by people on Staff who subjectively try to press their opinions. This makes it a nightmare the building public and for the Staff. Everything is written as if it is a lawsuit when instead they should all be working together.

Regarding the Volunteer Peer Review committee, Mr. King read a comment from Peter Barnes, "We should find out why this was proposed. It's a general consensus outside the halls of the government and planning staff to demonstrate a significant lack of qualifications for the design review. We need people that we can get instant feedback from. We can't wait for reports to be written and people to point to guidelines and look at each little rule." Mr. King stated that anybody can come along and say they are the historic district design professional and point to a set of rules. It will not work and it will be another fiasco.

Mr. King was looking for a cooperative compromise. He stated that all of this has been written without the benefit of public input. He read a quote from the Secretary of the Interior stating that, "Preservation planning includes public participation and a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in the planning values of properties and preservation planning issues rather than when it is limited to the review of decisions already made."

Mr. King read language that was written in the first guidelines and in the current guidelines in terms of how the City uses the guidelines. "The design review is always a matter of judgment and in order to assure that decisions are made with the consistency of policy, these guidelines are applied. The Planning Staff will refer to the guidelines to remind them of issues they can consider with each project. The Staff will decide when a project is appropriate by balancing all the applicable guidelines. There is no scoring or minimum number of guidelines that must be met." Mr. King believes there is a lack of

clarity on substantial compliance. They cannot have an endless open-ended process, which is happening with this document.

Mr. King challenged when they decide which parts of the building are good for the building. The owner should have flexibility and discretion as long as it does not affect the major front façade of the building. Mr. King stated that ultimately the owner has property rights and should be able to do what he wants within certain parameters. If the City wants to tell the property owner what to do with his property, they should purchase it from him.

Paul Butkovich, a resident at 946 Norfolk for eighteen years, stated that there has not been a year without redevelopment or a house built in the Historic District. The majority of the historic ones take forever. Mr. Butkovich cited examples of large additions or giant homes and he wondered why he would not be allowed to do the same thing. He believes the rules should be the same for everyone. The City keeps talking about making changes but nothing ever happens. Mr. Butkovich wanted to know where they expect everyone to park if they take away garages. Mr. Butkovich asked how people are notified about these public meetings.

Chair Martz stated that it is posted in the newspaper. He pointed out that this was the first public meeting they have held.

Don Bloxom, a Park City resident since 1981, stated that he has been a builder and a designer in Park City. He is also a concerned citizen. Mr. Bloxom stated that the process in Park City has always been flawed in basic ways. When he is an applicant, he is required to notice everyone by mail within 300 feet of his projects. The HPB is proposing guidelines that could radically change the property value of someone's major asset. He believes they should hold the City to a minimum of the same standard they hold the applicant to. Mr. Bloxom stated that over and over again in Park City they beat up the little guy, the single family homeowner and the lot owner, and leave the large developer largely untouched and un-reviewed. The problem results in a lack of expertise in the town and in planning. They are not doing planning because they burn the Planning Staff's time year after year tweaking design guidelines. Mr. Bloxom stated that last year the previous Planning Director spent a year reviewing what was going on in Old Town in terms of guidelines, height limits, and footprints. He found that they were building the smallest buildings over the last few years than were built in the last fifty. Mr. Bloxom stated that if the intent of the design guidelines is to create smaller buildings, it should be stated at the beginning of the process. He felt they should identify the problems with the existing guidelines and what exactly they are trying to fix. Mr. Bloxom thought that might give everyone a better idea of where they are trying to go.

What he sees in Ms. Blaes' report are noble ideas. He disagreed with the statement that the public has not missed anything. The draft is an 80 page document so the public must have missed something. Mr. Bloxom felt they should have meaningful dialogue with the public and not just five minute sound bites. Mr. Bloxom cited other areas where he disagreed with their calculations and ideas and commented on historic precedence that was set in the past. Mr. Bloxom believes the City continually misses the important points in Old Town. Utility lines get in the way of the views from Old Town and the walkability of the streets. To add to that, they are now proposing to push more automobiles on to the street. As he read the guidelines he wondered if anyone actually walked the streets of Old Town. He sees conflicts with the IRC, the IEC and the LMC

and felt they should address those issues first. Mr. Bloxom noted that the document also talks about how the Staff will manage the peer review process. He stated that the intent of having a voluntary peer review was to get outside of the City process and allow a design review by the professionals. The Staff is spending so much time tweaking the design guidelines that they have no time to spend on long term planning for the town and the real issues that create good quality of life for the citizens. Cities with historic buildings and no people are called ghost towns. Park City is a vibrant, growing, changing entity and what they do today on the streets of Park City will become historic in its own time. This set of guidelines as proposed does not improve the issues.

David Belz stated that he has lived and worked in Old Town for 20 years. As an architect and developer he has been involved in past processes and he echoed many of the previous comments. Mr. Bells noted that one of the sound bites offered on the radio is to make this process less subjective and to produce more objective criteria. Through some of the conflicts in the language, it appears they have made it more subjective to a point where it will hamstring anyone based on opinion. Mr. Bells believed the initial intent of having public input after a project was determined to be compliant with the guidelines and the LMC was so the public could see that the Staff had made that assertion. Offering to put public input towards the front of the process allows people to express subjective opinions. Some people object to any kind of change and want things to remain as they were twenty-five years ago.

Mr. Belz agreed with Don Bloxom that the town is growing and changing and the issue is how to do it respectfully. Mr. Belz could not understand why the process is being changed. He commented on projects that individuals fought against tooth and nail and who later compliment the project after it is completed.

Mr. Belz had strong concerns with some of the proposed provisions and whether or not there is flexibility. In some of his projects he had flexibility to address the parking problems by burying all the parking underneath in an MPD configuration. Under some of the proposed changes, similar consolidated solutions to parking would not be allowed. Regarding public input, Mr. Belz noted that ten public meetings are scheduled within a two month time frame to review an 80 page document that appears to already be set. He felt the intent was great but there are too many realities. Mr. Belz was glad to see that reconstruction was being considered but having worked on these historic houses, he knows that being able to preserve 70% and meet building code is impractical. The reconstruction expense is high and for a fraction of the cost an exact replica could be built. Mr. Belz believes the City has good intentions but he worries that something done with good intentions will lead to a very subjective process.

Ashenza Bejaco, an architect in Park City and resident at 457 Windrift Lane, stated that he has been in Park City for a couple of years after working in both the Aspen and Telluride markets under the guidelines in both of those municipalities. He commented the Staff for bringing this to light. He thought the process in Park City is different than what he thinks should be a more streamlined process. In other municipalities, the town hires a design consultant to work directly with the Staff and the Board who would be reviewing the projects. This is a lengthy process that sometimes takes 6-8 months. In terms of the actual document, Mr. Bejaco felt they still have a long way to go. It is a great start and they are headed in the right direction of making things more black and white. He noted that with the current guidelines the content is there but the details need to be better defined.

Mr. Bejaco asked if the current guidelines are supposed to be in the proposed draft guidelines because he could not find them.

Ms. Blaes replied that the current guidelines were incorporated.

Mr. Bejaco cited sections and language where he did not believe the details had been carried over. If the architects had these details available, it would leave the Staff more time to do other things.

Mr. Bejaco stated that there are a lot of empty lots in town and many difficult lots to build on. They are going to be more costly to develop and the developers will not want their feet held to the fire on these guidelines. A lot of things will be happening in Park City over the next 10-15 years. This will be a very important document and the guidelines should be detailed.

Mr. Bejaco stated that as an architect he would be looking for a strong general standards section outlining the umbrella principles for the entire town. He pointed out that the height limit is resulting in buildings that do not fit with the historic neighborhood. He felt this was an issue that needs to be reviewed.

Gary Knutsen supported the comments regarding height. He stated that the 27' height forces people to cut their roofs off and lower the pitch. Considering the snowfall in Park City, a 9:12 or a 12:12 functions better and looks better than a 5:12. Mr. Knutsen believes a 9:12 or 12:12 pitch matches historic Park City. Mr. Knutsen thinks the property owners should have more say because they are the ones paying the taxes. He was also uncomfortable with the 200% footprint calculation. He finds it confusing and complicated and it cannot be fair to the property owner.

Michael LeClaire stated that he has lived in Park City for twenty years and he is the proud owner of three homes in Old Town with a total square footage of 2,000 square feet. He heard a sound bite on the radio that he should feel lucky to be a historic home owner. Mr. LeClaire is afraid that some of the new regulations are punitive and are based on past mistakes. He noted that the current guidelines were written 25 years ago. He felt they should slow down the process and be careful writing the new guidelines because if these are going to last another 25 years, it needs to be done right. Mr. LeClaire suggested that more input from homeowners be included in the process rather than just from designers and consultants. He cautioned them about unreasonable changes that are hard to undo.

Mr. LeClaire used examples to show why he believes that those with small historic homes will be impacted. He echoed previous comments about punitive impacts on homeowners, economical repercussions and property rights. He had additional comments on specific guidelines that he would put in an email for the Board.

Chair Martz noted that the public hearing would be continued to the next meeting on July 7th.

MOTION: Mark Huber moved to CONTINUE the public hearing to July 7, 2008 with the suggestion that it be a 6:00 p.m. meeting to encourage public input. Gary Kimball seconded the motion.

VOTE: The motion passed unanimously.

The Board continued with their discussion of the design guidelines and Chair Martz invited the public to stay.

Ms. Blaes requested comment from the Board Members on specific items outlined in the Staff report. She referred to page 2 of the Staff report, Paragraph D and noted that this was a follow-up on comments made at the June 2nd meeting, specifically related to waiving the documenting of the existing conditions requirement in certain circumstances. She noted that currently a design review in the historic district is required for development or construction activity that requires a building permit. Ms. Blaes stated that if a proposed project does not require a building permit, it would not be subject to the design guidelines and would not require compliance with documenting existing conditions.

Ms. Blaes did not recommend waiving those requirements because it creates an exception or inconsistency with the process and makes it more difficult to manage. If the HPB chooses to waive those requirements, she recommended that they provide very specific circumstances or project parameters that can be put into the guidelines and the LMC. The burden should not be on the Staff to make that judgment call. Ms. Blaes reiterated that design review applies only to projects that require a building permit.

Board Member White stated that documentation on things like decks and fireplaces is important but it does not need to be complicated documentation. Board Member Huber wanted to avoid 30 hours of documentation on a 10 hour project.

Board Member Ford wanted to know the concern about giving the review agency, which is the Staff, the ability to waive a requirement of a submittal package. Ms. Blaes replied that the concern is that it would become arbitrary based on the individual Planner.

Board Member Huber felt they needed to come up with a good balance between a hard and fast rule and trying to make things easier for the property owner on a simple project.

Gary Hill suggested providing additional language that would suggest that the documentation required would be related to the application in question. As an example, the Staff could not require existing conditions of an entire structure if the chimney is the only thing being affected. Board Member Huber was comfortable with that approach. The Board concurred.

Ms. Blaes requested input on paint color and clarification that no one should have to bring in a paint sample for approval. Board Member Holmgren requested that they not bring back the color cops. She agreed to have language that prohibits patterns such as plaid painting and leopard stripes but she felt people should be allowed to choose their own colors.

Ms. Blaes heard from the comments at the last meeting that the Board would rather see an approach that provides more guidance to the applicants. Board Member Huber thought recommendations were a good idea.

Planner Robinson noted that the current guidelines talk about style and limit the total number of colors and use of solid wall colors. He suggested incorporating that language into the new guidelines.

Board Member Holmgren used her own home as an example of why she did not favor Planner Robinson's suggestion. She did not think the Staff should be color cops. Board Member Huber felt they could make recommendations without having them be requirements. He favored eliminating the paint approval process at the counter. Chair Martz preferred to see guidance available if requested.

Ms. Blaes asked if the guidance is sufficient if it is included in the guidelines in terms of style and how color has been traditionally applied to various styles. Board Member Huber felt that was sufficient.

Board Member White thought they should require solid colors as opposed to see through stains in the Historic District.

Ms. Blaes referred reported that she had met with the Historical Society Museum Board and asked to share some of their comments. The Museum Board wanted to see additional language in the residential building types and commercial building types. She noted that people are used to seeing T Cottage, L Cottage, Pyramid house, etc. That language helps to clarify those definitions and if the Board does not object, she would like to make those changes. The Board was comfortable with adding that language.

Ms. Blaes commented on the design review process and noted that the Historical Society has tremendous resources available for helping to do the documentation required. The issue was trying to find the best way to encourage applicants to take advantage of those resources. She noted that the discussion ranged from forcing the applicant to go to the Museum to providing greater information in the design guidelines under the How to Research Your Building section and contact information. Ms. Blaes felt it was important that the application information be clear that the resources are available. He noted that Sandra Morrison was willing to modify the appendix in the design guidelines to include some of that information.

Ms. Blaes stated that the Historical Society had questions about the public comment period and requested that it should also include formal, legal notice to the HPB. Ms. Blaes did not think the design guidelines was the appropriate place for that requirement and she felt it could be addressed as an internal process. Board Member Huber agreed and felt that email notification should be acceptable. The Board concurred.

Ms. Blaes referred to Section G, the impact of new guidelines on additions. She stated that the guidelines will not stop large additions but they will make sure they are architecturally compatible with the historic structure. Ms. Blaes felt it was important at this point to hear comments and opinions from the HPB regarding this proposal.

Board Member Huber commented on the issue raised today that if you have a small historic structure on a very large lot the 200% of footprint rule is an unfair penalty on the property owner. He needed to be convinced that this would be a good idea. An acceptable alternative would be to consider lot size in the formula.

Gary Hill clarified that the point of the discussion was to see if the Board was interested in limiting the size of additions. Board Member Huber had a hard time considering any type of limit outside of the standard LMC limit. He had not formed a definite opinion but he was concerned about placing undue burden on certain landowners. He did not want to be arbitrarily unfair to landowners who waited until now to renovate their buildings.

Chair Martz stated that after the historic district inventory was completed in October they found out that some 60 or 70 properties were de-listed. He wondered how the 200% formula fits into the de-listing process. He recalled that some of the properties were de-listed because of their additions, which included several properties that were given historic grants. Chair Martz remarked that one of his goals in this process is to have the properties remain on the historic inventory. He was unsure how a percentage expansion would fit into the equation. Chair Martz wanted to know how they could combine the process to make sure that remodels or additions would not compromise the historic inventory.

Ms. Blaes commented on the 12 buildings that were removed from the inventory between the time of the initial draft and when it was approved. She stated that the disconnect is between how the guidelines are interpreted and how they determine the standards for determining historic significance. Currently they utilize the definitions of integrity and significance that are taken directly out of the National Park Service definition. Another approach may be to redefine integrity in a way that is very site specific to Park City development. Ms. Blaes remarked that most of the 12 buildings were removed because the size and scale of the additions impacted the integrity.

Mr. Hill clarified that a large addition would not take a home off the historic inventory if it was properly done.

Board Member Kimball stated that he has a small home on a large property. He would never put an addition on his home but he might put other buildings on the lot. He was concerned about large unsightly additions. He suggested that the Board Member read the Editorial in Saturday's Park Record. People on the street were interviewed and he found their comments to be quite insightful. Board Member Kimball stated that the architects and developers know how to build big but it doesn't mean they know how to build better.

Board Member Ford was hesitant to place limits and suggested that they differentiate between the H1 and other districts. He cited examples where the Deer Valley aesthetic is invading the historic Park City Old Town aesthetic. In his opinion, that is more of an issue than the overall size of an addition. Board Member Ford felt it should be more of an overall size limit encompassing new construction and remodeling in the districts that surround the H1. Board Member Huber stated that the LMC already does that.

Chair Martz read from the section regarding reconstruction, "The reconstruction 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. The structure would still benefit from the exceptions to the Land Management Code for other historically significant buildings." Chair Martz thought they could use a similar statement to address the size. This would allow the benefit of staying on the inventory and remain eligible for a grant. It would also protect a structure from being de-listed based on interpretation of the process.

Mr. Hill felt it was accurate to say that the guidelines a currently drafted are geared at discouraging the types of addition that would remove a structure from the historic inventory. The intent is to clear up the public perception that large additions may be dying in Park City, because that is not the case.

Board Member Huber did not think anyone was suggesting that they limit the size of the additions. Board Member White remarked that the problem is how to build a formula that addresses the scale and massing because each project is different.

Ms. Blaes suggested that they approach it from the other end, which is how the structure gets on the inventory in the first place. There is a set of standards to following in determining historic significance. She assumed there would be some compromise in the middle and a more clear definition of additions in size, mass, and scale and a better way to define integrity.

Board Member Huber reported that he had met with Ron Ivie after the last meeting and Mr. Ivie felt strongly that Park City should have its own definition of a historic structure.

Mr. Hill stated that part of the joint work session with the City Council and the Planning Commission is to discuss the idea of having a list of historical structures that are not considered historically significant based on the guidelines but are still important to the community and contribute to the overall historic nature.

Chair Martz thought plat amendments might be another possible solution for larger properties. Planner Robinson stated that the Planning Commission has done that recently in several cases, particularly in the Daly Avenue area. The Staff did a study of the street and looked at the footprint and maximum house size, which ranged from 115% of the footprint to 143%.

Ms. Blaes mentioned reconstruction and noted that the Board had previously discussed reconstruction as an acceptable approach that someone could bring to the table. Reconstruction has always been talked about in terms of buildings that no longer exist on the site. The guidelines take it to another step, whereby if 70% of the combined structural and non-structural material cannot be made safe and serviceable, the building may be removed and reconstructed on site. That determination would be certified by a licensed engineer. They would further provide within the LMC a defined term for reconstruction. The reconstructed structure would remain on the inventory and any additions or modifications would be subject to the design guidelines and afforded any Land Management Code exceptions that are currently afforded to historically significant buildings. Ms. Blaes felt this was a more reasonable measured approach to substantially deteriorated structures. The determination would be made upfront and eliminate the problem of finding out the condition of the structure midway through a project. It would help the Staff maintain the intent of the preservation plan and avoid excessive costs for the applicant.

Chair Martz stated that he has seen good reproductions. This appeared to be a good process for reconstruction only; however, if additions are also planned the process becomes vague and it is hard to tell what is taking place. Chair Martz remarked that having lived on Park Avenue since 1970, he has seen a lot of remodels and all of those structures are listed on the historic inventory. Including his own house, most of those

structures were down to 30% of historic material. He was unsure about the 70% because at that point every building could be reconstructed. Chair Martz preferred to see a determination on reconstruction upfront and not in the middle of the process.

Ms. Blaes asked if Chair Martz was suggesting a determination without a criteria for the condition of the material. Chair Martz replied that it needs to be determined by a specialist, just like any other reconstruction, but it should be done upfront so they can know what will happen with the structure.

Gary Hill felt the idea of requiring documentation of existing conditions at the beginning of the process is exactly what Chair Martz is talking about.

Chair Martz reiterated his objection to using a percentage because there are other issues to consider besides materials. He urged them to be very careful about the reconstruction process.

Board Member Ford felt the proposed process does not capture what materials are left. It does not address the exterior versus the interior guts of the building. He remarked that they keep adding numbers to things that are best left to judgment and take away specificity on things that should not be left to judgment.

Board Member Huber stated that instead of getting a clearer understanding he was getting more confused by the discussion. The goal is preserve the historic fabric of Park City and to encourage people to meet that goal. He was unsure if the goal is to stay on the Historic Register or to appear to look that way, which would be a Disneyland approach. He wondered if they are encouraging the applicant to rebuild something that was there at one time or if they are dictating that they do that. Board Member Huber believed they would continually find structures that are nearly to the point of demolition and he assumed they were trying to write a recommendation for the people who have those structures.

Ms. Blaes replied that this is part of what they are trying to do. She used examples of additions on a very small home versus reconstruction of a little house as an accessory structure to a large house. Another question is whether they should allow that structure to completely disappear and build new compatible structure in its place. She noted that the Staff was grappling with what better benefits the City's preservation goals.

Board Member Huber stated that he was still grappling with it. He wanted to know what they are truly asking people to do with their older historic structures that are in questionable condition. He was unsure that they were giving property owners clear direction. Board Member Huber felt this issue was the most difficult part of the document.

Board Member Holmgren noted that many of the point in this discussion has been discussed at previous meetings. She believed the purpose this evening is to fine tune those points. She agreed that the percentage is not a good approach but she did not have another solution. Board Member Holmgren deferred to the two architects on the Board for their opinion. She encouraged Board Member Huber to look through past minutes for previous discussions.

Board Member White suggested that they start out with very intense documentation and document the materials that the design professional thinks can be reused. Once that is done, the design professional can present that to the Planning Department, who can then take it to the HPB. At that point, everything is upfront and the decision can be made as to whether or not the building can be reconstructed.

Board Member Huber clarified that the Staff would take a recommendation from the planning professional based on documentation and that would be presented to the HPB. They would initially rely on the design professional's expertise.

Board Member Ford felt the question is when can a building get torn down and rebuilt as is. Ms. Blaes replied that this was correct. She stated that a historically significant building does have valuable exceptions to the Land Management Code. The benefit may not be as great today as it was when the LMC changes were enacted, but having a building listed as historically significant is an advantage to the applicant. Ms. Blaes pointed out that many of the reconstruction proposals they have seen in the last five years have not included a compatible addition. This is why the 200% and reconstruction are being presented together, because they cannot be looked at in isolation.

Board Member White remarked that with documentation they could still recommend panelization or raising and lifting if the building warrants that. Ms. Blaes agreed, particularly if they introduce the Design Review Team, which the HPB has strongly recommended. The review team would involve the Building Department and the Planning Department. She believes a Design Review Team would be a huge benefit to the applicant and the City.

Mr. Hill pointed out that the existing guidelines to preserve the 10-15% of fabric maximizes the value and results in larger additions. Ms. Blaes stated that a preservation ethic is to retain as much of the material as possible. If they do not provide standards to follow, people with perfectly fine historic homes could take advantage of reconstruction without having to meet some threshold of criteria. She strongly cautioned them against that.

Mr. Hill agreed. Without standards everything becomes arbitrary and a perfectly good historic home could be torn down. He noted that 70% was a first shot at a standard and whether or not that is the final number, the Staff recommendation would be to set some standard.

Board Member Huber understood that the question is whether or not 70% is a good standard or if there is a better way to define a formula. This is where he would look to the expertise of a design professional recommendation.

Chair Martz stated that they need to maintain a preservation ethic and he wanted it to be specific and solid enough to avoid developing a particular pattern or duplication.

Ms. Blaes clarified that there was consensus among the Board to take this direction but to better define the standard.

Board Member Huber stated that his only struggle was with the 70%. Ms. Blaes offered to take this matter to Ron Ivie and Roger Evans to get their input on the important structural elements. Ms. Blaes clarified that the formula is not a means to facilitate a

massive addition. This was the reason for adding language about additions meeting the design guidelines. She pointed out that any reconstructed building needs to be treated as a historic building.

Board Member Holmgren felt they should follow Board Member White's suggestion about asking for a report on existing conditions.

Planner Robinson understood that the Board agrees that the goal is to keep the buildings on the inventory. He used the building at 601 Sunnyside as a real life example of a building that maybe has 5% of viable condition but one that the Board wanted to keep on the list. That structure is a good candidate for reconstruction and he wondered how they go from that building to a well framed, well constructed old house that someone wants to move or add a large addition. He felt that question could be better answered by Ron Ivie and Roger Evans and their opinion could provide clarity for the Board's evaluation.

Board Member Huber outlined what the HPB was trying to accomplish, which is to keep as much of the fabric of historic old town intact as much as possible within reason. He wanted to do this without creating a giant loophole that would create more issues for Staff.

Ms. Blaes stated that the Staff would work with the Building Department and report back at the next meeting.

The meeting adjourned at 8:30 p.m.

Approved by _____
Ken Martz, Chair
Historic Preservation Board

REGULAR AGENDA

Historic Preservation Board Staff Report



Author: Dina Blaes, Consultant
Subject: Hist. Pres. Design Guidelines
Date: July 7, 2008
Type of Item: Legislative

Planning Department

I. Design Guidelines

Summary Recommendation: The Board should (1) Take public comment on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*, (2) provide direction on the specific issues outlined in the staff report, including:

- Universal Guideline #3
- Universal Guideline #5
- Parking, Driveways, and Parking Areas

(3) if desired, direct staff to make any other changes to the Guidelines resulting from public input, and (4) provide a recommendation to City Council.

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. Since then, the HPB has engaged in discussions on a variety of topics reflected in the most recent draft of the guidelines. In addition, comments have been received from the Planning Department and Building Department that have been discussed by the HPB at previous meetings or are incorporated into this staff report.

B. At the June 2, 2008 Historic Preservation Board meeting, the board requested changes be made to the Design Review Process section and the Paint & Color sections. The attached draft, dated June 20, 2008, incorporates the changes discussed at the meeting (see section titles above; changes are provided in blue font). The changes to the Appendices are expected to be complete July 10.

C. Public Comments Received to Date:

1) Comments were received at a Park City Historical Society & Museum board meeting attended by Dina on June 5. Those comments were incorporated into the June 16 meeting staff report and HPB provided sufficient direction at the meeting.

2) Written comments were received from Roger Durst, architect, on June 6 via email and forwarded to the HPB in the June 16 meeting packet. The comments included general observations and recommendations for specific changes to terms used in the draft document.

3) Written comments and illustrations were received from Peter Barnes, designer, on June 14 via email and were forwarded to the HPB members and Liza Simpson by Gary Hill on June 16. The comments were extensive and included both general observations and recommendations for specific changes to terms used in the draft document.

4) At the June 16, 2008 Historic Preservation Board meeting, public comments were received from nine individuals--Paul deGroot, Carol Agel, Kevin King, Paul Jakubowski, Don Bloxom, David Belz, Ascenzo Di Giacomo, Gary Knudsen, and Michael LeClerc--who are residents of Old Town or who are or have been involved in the development of properties in Old Town as architect, designer, developer and/or owner. A summary of the general comments follows:

- Concern that the public has not been involved in the process until now.
- If clarity was the intention, the guidelines are not clearly written.
- The guidelines should include more objective criteria, while still giving the applicant latitude and options.
- The guidelines should include fewer specifics.
- The guidelines should be more detailed in their description of what is sought by the City (specific window and/or door dimensions).
- The design review process should be streamlined and more predictable and consistent.
- Lacks a section outlining the general principles for the town.
- Concern about ADA compliance and provisions of the guidelines that may conflict with them.
- The sections dealing with off-street parking are not practical in most of Old Town.
- It does not seem that the current guidelines have been incorporated into the draft guidelines; it is not clear what is wrong with the current guidelines and what needs to be fixed with the draft guidelines.
- The guidelines are punitive toward those who own small Historically Significant homes on large lots or those who find themselves between two newer, large development projects because they cannot maximize the land the way the adjacent owners have.
- How will the city insure consistent application of the design guidelines?
- The height limitation of 27 feet in most of the H zones causes roofs to be designed with a 5/12 pitch, which is out of character for the districts.
- Architecture is art and owners should be allowed to do what they want to do.

Unless directed otherwise by the HPB at this meeting, staff will incorporate into the Design Guidelines those suggestions that will provide greater clarity while adhering to the core policies reflected in the document. These are summarized below in Section D.

Staff will not be responding, point-by-point, to the comments provided, but if the HPB feels certain points require clarification or further discussion, please raise them at this meeting so they can be addressed.

D. Public comments/Responses relating to specific areas of the design guidelines

The following are specific issues for HPB consideration that were prompted by public comment.

1) Guidelines for Historically Significant Buildings:

a) Universal Guideline #3: Several comments were received concerning the restrictive nature of this guideline: *The historic 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.*

The phrase, "should be retained, preserved, protected and maintained..." is used here and throughout the Specific Guidelines. By providing information at the beginning of the *Guidelines for Historically Significant Buildings* section on the distinctions between the various treatments for historic buildings--preservation, rehabilitation, reconstruction, and restoration--this phrase becomes redundant in some instances and confusing and contradictory in others.

Unless directed otherwise by the HPB at this meeting, staff will remove this language from the document and rephrase the statements to allow for greater flexibility in meeting the underlying policy goals.

b) Universal Guideline 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.*

Concern was raised by some members of the public that the applicant will be required to prove a negative; show that historic features and elements cannot be made safe and/or serviceable through repair before they can be replaced. The HPB stated the goal of retaining as much historic fabric as possible, but also acknowledged that if materials could not be retained due to condition, that an applicant should be able to replace them. The intent of this guideline is to encourage the retention of serviceable historic materials and to discourage the

wholesale removal of historic fabric simply as a means of expediting the development process.

Staff recommends adding language to this guideline to clarify that deterioration may not be the only reason a feature or element cannot be made safe and/or serviceable. Unless directed otherwise, staff will modify this guideline to acknowledge that structural or material defects and not just severity of deterioration should be considered.

2) Parking, Driveways & Parking Areas

The sections in the Design Guidelines--Historically Significant Buildings and New Construction--that deal with accommodating the automobile are drawing the most passionate comments.

Several comments have been received about guidelines that state "off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure". The concern is that this "requirement" is not practical in light of the general topography of Old Town. It was included and remains in the document for several reasons. First, the Design Guidelines need to be understood for what they are and what they are not; they are intended to be guidelines that by themselves do not "require" a predetermined solution, but rather an approach to solving a design problem that is rooted in sound preservation policy. Generally, the language used throughout the document includes "should" or "may" and not "shall" or "must".

Second, the Design Guidelines are written for all of the H zones and Historically Significant buildings located outside the H zones, not just those on lots with challenging terrain. The entire HRM zone, in particular, is relatively flat in its length from 10th Street to 15th Street along Park Avenue. Parcels in the HRM zone often extend through the block to Woodside and/or Sullivan. Also, the HRM zone is an area that allows for greater intensities with regard to parking. The LMC allows for multi-family development and the conversion of residential buildings to commercial use, which can bring greater impacts from automobiles. These impacts should be anticipated and the guidelines were written primarily for these situations.

Finally, the Design Guidelines were written to be inclusive as stated in the opening paragraph, "...these guidelines are inclusive and may include sections that do not apply to your particular building or project." If the topography of a parcel or location of an existing building simply cannot accommodate a parking area at the rear of the lot, then other alternatives should be considered. Acknowledgement that this may be the case is noted in the guidelines, "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." What remains to be resolved is how best to visually buffer the vehicles and paved surface. Specific examples were intentionally omitted from the design guidelines in an effort

to allow the design professional to propose a solution that will be congruous with his/her overall design for the site while still meeting the intent of the guideline.

Based on the argument presented, staff does not recommend eliminating the guidelines that encourage parking areas and detached garages to be located at the rear of a lot. Unless directed otherwise, staff will, however, add language to the next draft of the guidelines to acknowledge the difficulty in accommodating parking areas, garages (detached or attached), and vehicles in historic areas and that a range of solutions may be available.

Staff is also discussing these issues with the Engineering Department in order to develop an approach that will reasonably accommodate both the preservation goals of the city and the priorities of the Engineering Department.

II. Timeline & Next Steps

In light of the amount of public input received to date, the City will be holding two public open houses to solicit input specifically from residents and the design community. These discussions will be followed by a series of meetings with both the Planning Commission and City Council. A tentative schedule of meetings is as follows:

July 14

Open House for Residents

When: 6:00 PM

Where: Room 205 Library and Education Center

July 16

Open House for Design Professionals

When: 6:00 PM

Where: Room 205 Library and Education Center

July 23

Planning Commission Work Session

When: 5:30 PM

Where: Room 205 Library and Education Center

August 7

City Council / Planning Commission Joint Meeting

When: TBD

Where: Room 205 Library and Education Center

August 13

Planning Commission Work Session

When: 5:30 PM

Where: Room 205 Library and Education Center

III. Recommendations

Summary Recommendation: Staff recommends that the HPB do the following:

- (1) Take public comment on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*,
- (2) provide direction on the specific issues outlined in the staff report, including:
 - Universal Guideline #3
 - Universal Guideline #5
 - Parking, Driveways, and Parking Areas
- (3) if desired, direct staff to make any other changes to the Guidelines resulting from public input, and
- (4) provide a recommendation to City Council.

Alternatives: HPB could choose to postpone making a recommendation at this time and continue the public hearing to July 14th. If the HPB does this, staff seeks direction from the Board on the specific changes it would like to see so that a recommendation can be forwarded on the 14th.

Attachment:

- 1) *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings* (draft dated June 20, 2008).

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

DRAFT: 20 June 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: 20 June 2008

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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.

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

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

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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.

Nearly 360 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.



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.

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 A for a map and 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

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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.

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



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

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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 Pionon, 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.



One of many prosperous Main Street businesses, date unknown.
Source: Park City Museum, 1999.

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.



Main Street looking east after the 1898 fire. The two-story façade on the left is the former City Hall, now home to the Park City Museum.

Source: Park City Museum, 1984.

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 la-

Vacant and dilapidated building in the 500 block of Main Street, c. 1960.

Source: Park City Museum, 2000.



bor 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 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.



Early Park City skiing enthusiasts, c. 1923.
Source: Park City Museum, 1993.

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.

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.

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.



Treasure Mountain Ski Resort, c. 1965.
Source: Park City Museum, 1999.

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-

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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 hill-sides 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



Construction crew erecting a frame house, date unknown. Source: Park City Museum, 1984.

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wood sills laid directly on undisturbed earth.

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.

“L” Cottage or “T” Cottage

The “L” or “T” cottage 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 “L” or “T” in plan. Porches are usually attached with a shed roof projecting from the wing and inset into the “L”. 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 or “Hall-Parlor” House

Buildings that are described as rectangular or “Hall-Parlor” are simple, rectangular in plan with a gable roof usually oriented with the ridge parallel to the street. The name comes from the floor plan composed of two rooms placed side by side; the hall—generally a square room and an adjoining parlor—generally smaller than the “hall”. 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



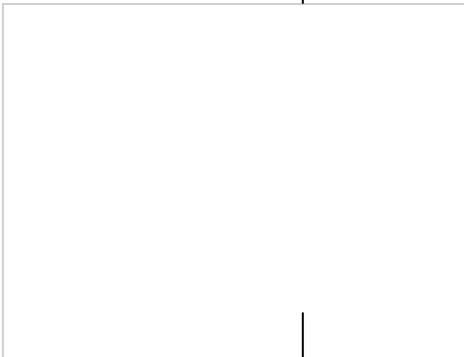
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stylistic details. Many Gable Front homes are one-and-a-half or two-stories in height.



Hipped Roof or “Pyramid” House

Hipped Roof or “Pyramid” 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 that were constructed in Park City much later than the other building types listed above. They are low, ground-hugging structures with low-pitched roofs that project over deep eaves, often with exposed rafter ends. They are rectangular in plan and often use a double gable on the front façade to define the porch and entrance.

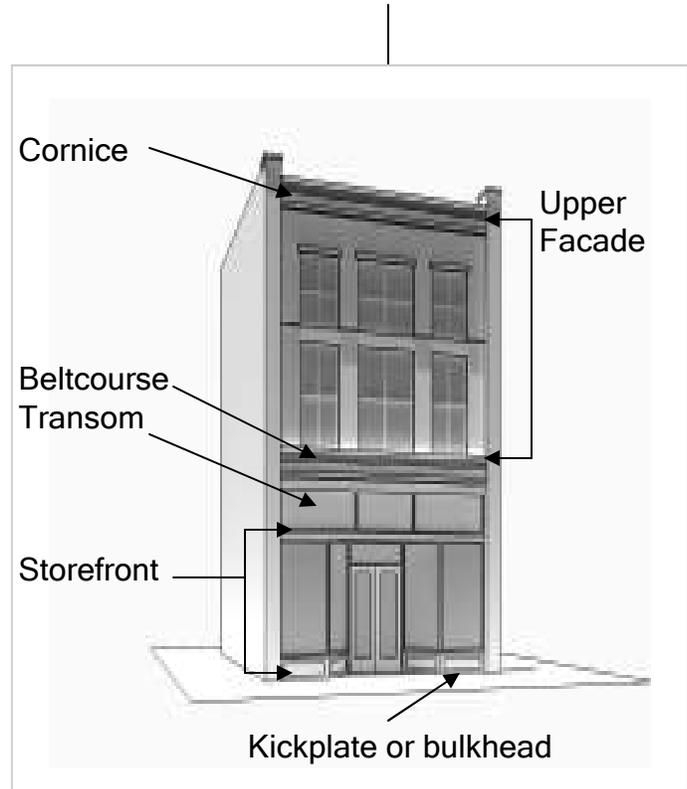
COMMERCIAL BUILDING TYPES & STYLES

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.



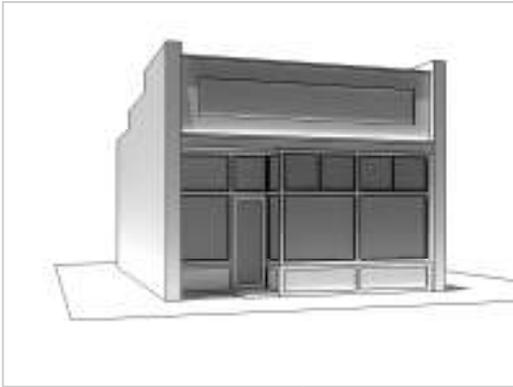
Traditional storefront components.

The early Twentieth-century commercial buildings tend to display details that are 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:

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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 with 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 to meet specific local needs rather than to embody a particular style. Though stylistic elements were used on many buildings on Main Street, most commercial buildings in Park City could be classified using the broad term “vernacular”.

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

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 & Meet with the Design Review Team

It is recommended that the applicant talk with City Planning Staff prior to preparing an application in order to schedule the project for a required review by the Design Review Team. The Design Review Team is made up of one member each from the Planning and Building Departments as well as the applicant and/or applicant's design professional.

The purpose of the meeting is to provide clear direction to the applicant regarding the application requirements, the need for supplemental approvals such as Steep Slope CUP or a Plat amendment, and the intent of the Design Review Process and Design Guidelines. The team will discuss the proposed project with the applicant and/or applicant's representative so that all parties have an understanding of the general scope of the project. In addition, the team will discuss the potential impacts of the project and, if necessary, identify issues that will require special attention or mitigation on the part of the applicant.

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 that is relevant to the scope of the proposed project must be submitted as part of an 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

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.

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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.

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.

The image shows a sample 'Physical Condition Report' form. It is a structured document with several sections, each with a header and a table for recording findings. The sections include:

- FOUNDATION:** Includes fields for 'Foundation Material', 'Foundation Condition', and 'Foundation Notes'.
- EXTERIOR WALL ENVELOPE:** Includes fields for 'Wall Material', 'Wall Condition', and 'Wall Notes'.
- ROOF FRAMING:** Includes fields for 'Roof Framing Material', 'Roof Framing Condition', and 'Roof Framing Notes'.
- FLOORS, WALLS AND ROOF STRUCTURE:** Includes fields for 'Floor/Wall/Roof Material', 'Floor/Wall/Roof Condition', and 'Floor/Wall/Roof Notes'.

Each section has a table with columns for 'Material', 'Condition', and 'Notes'. The form is designed to be filled out by a professional to document the state of a building's physical components.

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 illustrate 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/

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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 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 Department'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 and before a building permit can be issued, the applicant must attend a final meeting with the Design Review Team to verify that the plans comply with all the necessary provisions and requirements of the Planning and Building departments.

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.

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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.

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

A.3. Fences & Handrails



Stone retaining walls and fences like these contribute to the character of the districts and help to define the street edge.

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 drive-ways, 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.

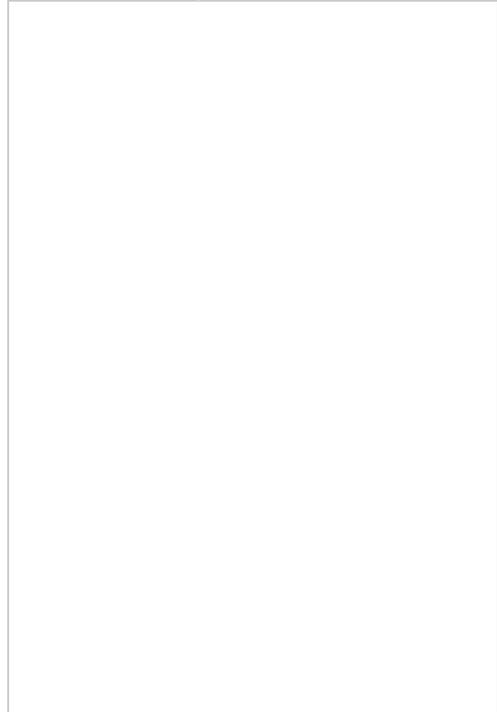
A.5.4 Landscape plans should balance water efficient irrigation methods and drought tolerant plant materials with existing plant materials and site features that contribute to the significance of the site.

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.



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.



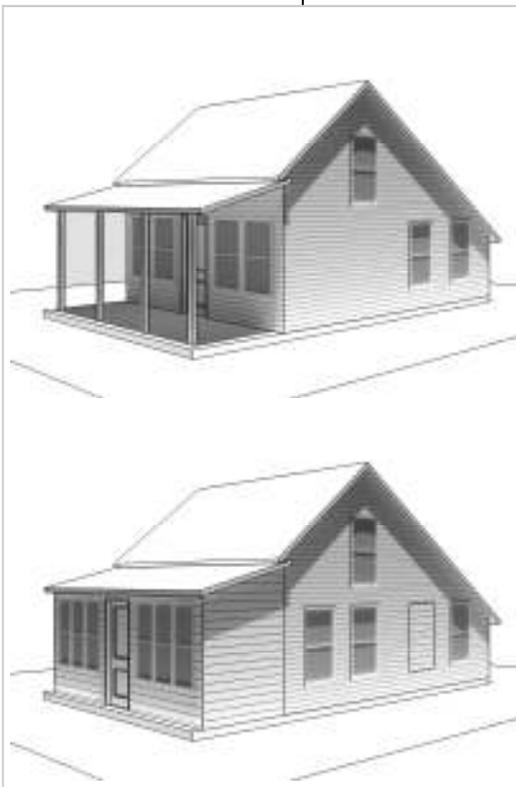
These skylights are flush mounted and unobtrusive when seen from the street.

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



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 should be avoided.

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 facade.

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 win-



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 structure. Treatments like this are incompatible and should be avoided.

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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.

dows 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.

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 traditionally left unpainted should not be painted. Materials that are traditionally painted should have an opaque rather than transparent finish.

B.6.2 Paint color schemes should reflect the building's style and period and should serve to coordinate the façade elements into a comprehensive scheme. Color on commercial buildings can be used to tie entrances, signs and architectural ornamentation together. Color on residential buildings can be used to define entrances and window openings and to enhance architectural details often found on porches or dormers.

B.6.3 Darker colors should be used as a base color on the main field of an exterior wall to enable lighter trim and accent colors to

The City does not require the use of specific colors on Historically Significant Buildings or in the Historic Districts. Instead the City encourages applicants to apply colors in a manner that will enhance the character of the Historically Significant building and the district.

highlight important or interesting architectural components. Light base colors with contrasting trim and accent colors can result in a busy composition that serves to emphasize the color rather than the architectural element being painted. If a light base color is used, different shades of the same hue should be used on the trim and accent areas.

B.6.4 Bright colors should be reserved for doors, signs, ornamentation, window sashes, and entryways.

B.6.5 The number of colors used in a paint scheme is best limited to a base color, one or two trim colors and up to two accent colors.

B.6.6 Provide a weather-protective finish to wood surfaces that were not historically painted.

B.6.7 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

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.

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

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)

Illustration

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

feet deep.

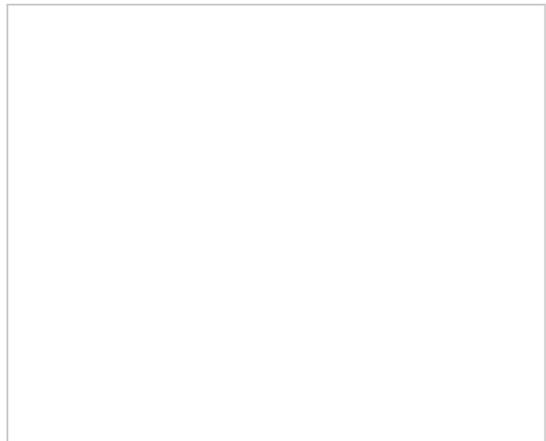
C.3.2 Garage doors should not exceed the dimension of nine (9) feet wide by nine (9) feet high.

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.



Addition-massing illustration

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.

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.

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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.

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. 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.

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 re-graded 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

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 conditions warrant the relocation or reorientation on the existing site.

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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.

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.

Illustration—building components.

Illustration—Marking components

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.

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.

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 reproduc-

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tion.

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*.

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.

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.

Illustration—typical placement of accessory structure

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

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.

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.

Photo—Historic Main Street w/
awnings

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.

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

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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.

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.

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 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 seis-

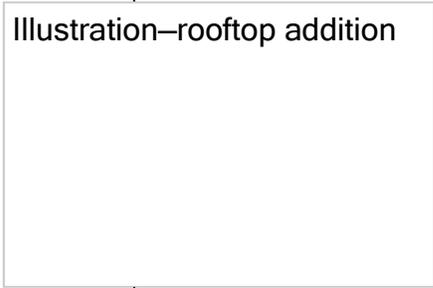
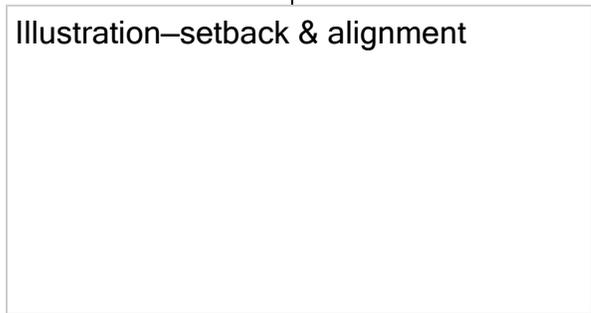
Supplemental Rehabilitation Guidelines

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.
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.
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



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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

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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.

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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.

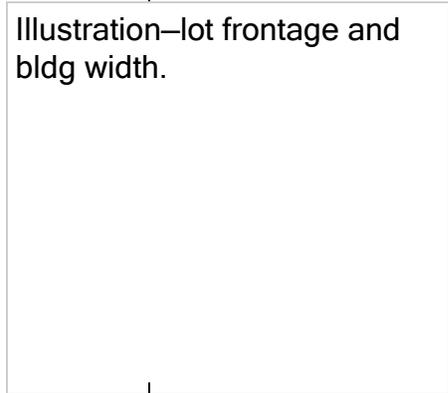
B.1.6 New buildings should not be significantly higher than surrounding Historically Significant buildings.

B.1.7 Windows, balconies and decks should

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

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).

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.



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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 Exterior surfaces that are painted should have an opaque rather than transparent finish.

B.2.11 Paint color schemes should reflect the building’s style and period and should serve to coordinate the façade elements into a comprehensive scheme. Color on commercial buildings can be used to tie entrances, signs and architectural ornamentation together. Color on residential buildings can be used to define entrances and window openings and to enhance architectural details often found on porches or dormers.

B.2.12 Darker colors should be used as a base color on the main field of an exterior wall to enable lighter trim and accent colors to highlight important or interesting architectural components. Light base colors with contrasting trim and accent colors can result in a busy composition that serves to emphasize the color rather than the architectural element being painted. If a light base color is used, different shades of the same hue should be used on the trim and accent areas.

B.2.13 Bright colors should be reserved for doors, signs, orna-

mentation, window sashes, and entryways.

B.2.14 The number of colors used in a paint scheme is best limited to a base color, one or two trim colors and up to two accent colors.

B.2.15 Provide a weather-protective finish to wood surfaces that were not historically painted.

B.2.16 When possible, 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

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

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subordinate to the character-defining streetscape elements of the neighborhood.

Illustration—plan w/ garage/parking location options.

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.

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.

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.

Illustration—good sign/bad sign design & placement examples

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.

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.

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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.
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.

Illustration—display window



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.

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.

Illustration—height and stepping along Main Street.

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.

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APPENDICES

Appendix A: Maps

Appendix B: Glossary

Appendix C: Historic Preservation Resources

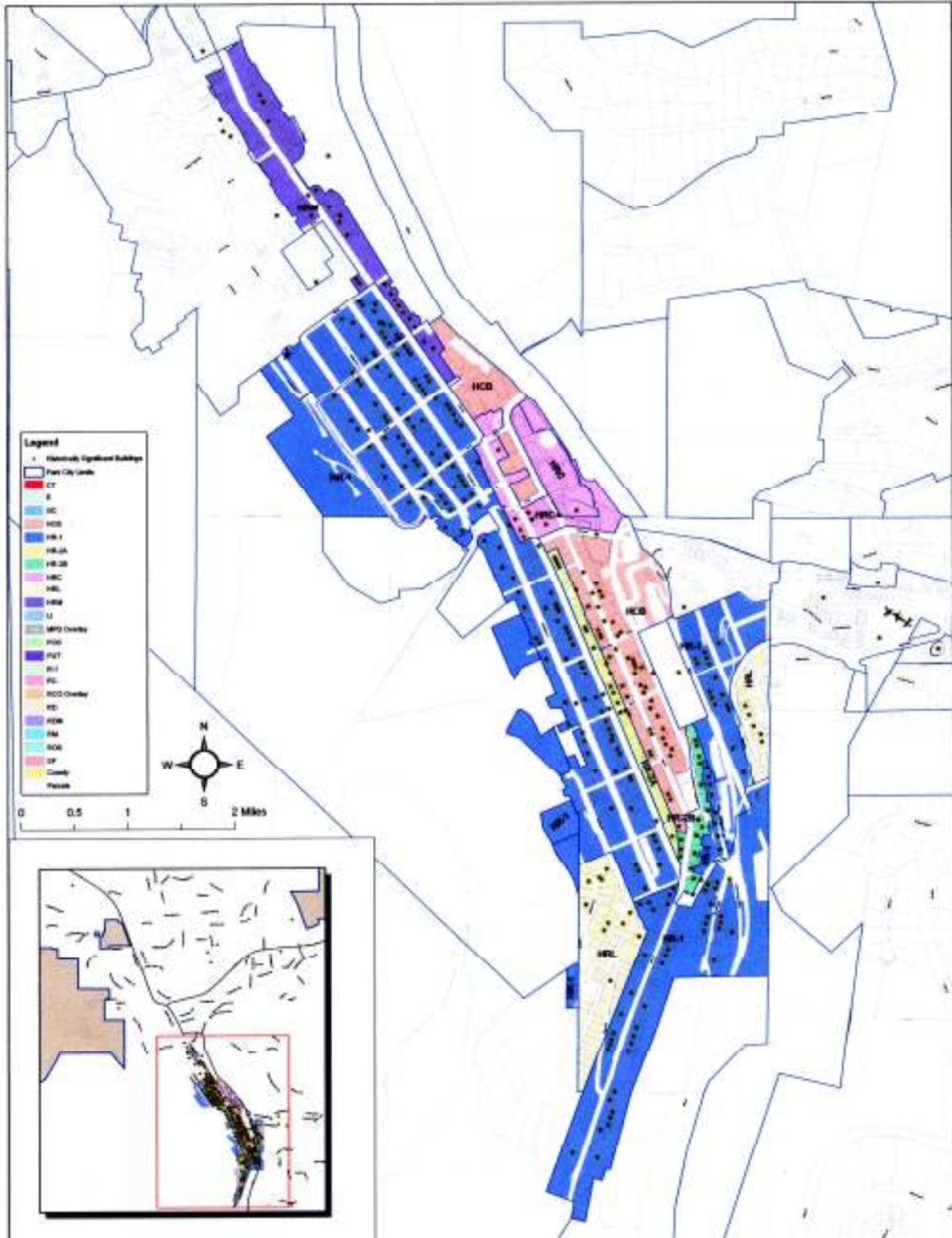
How to Research your Building

Historic Wood Window Myths



Park City Historically Significant Buildings

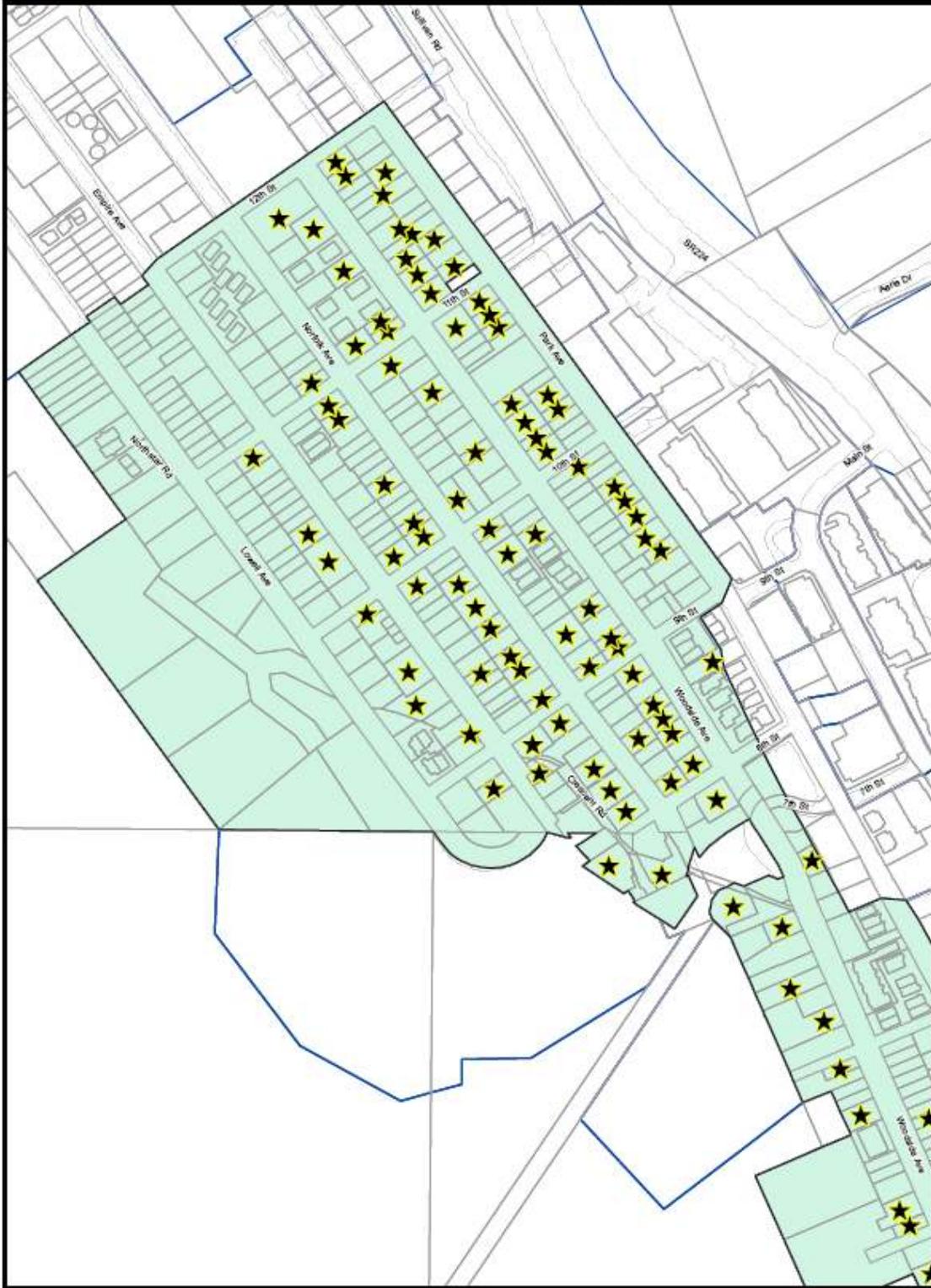
February, 2008





Park City Historically Significant Buildings in the HR-1 Zone, Page 1

June, 2008



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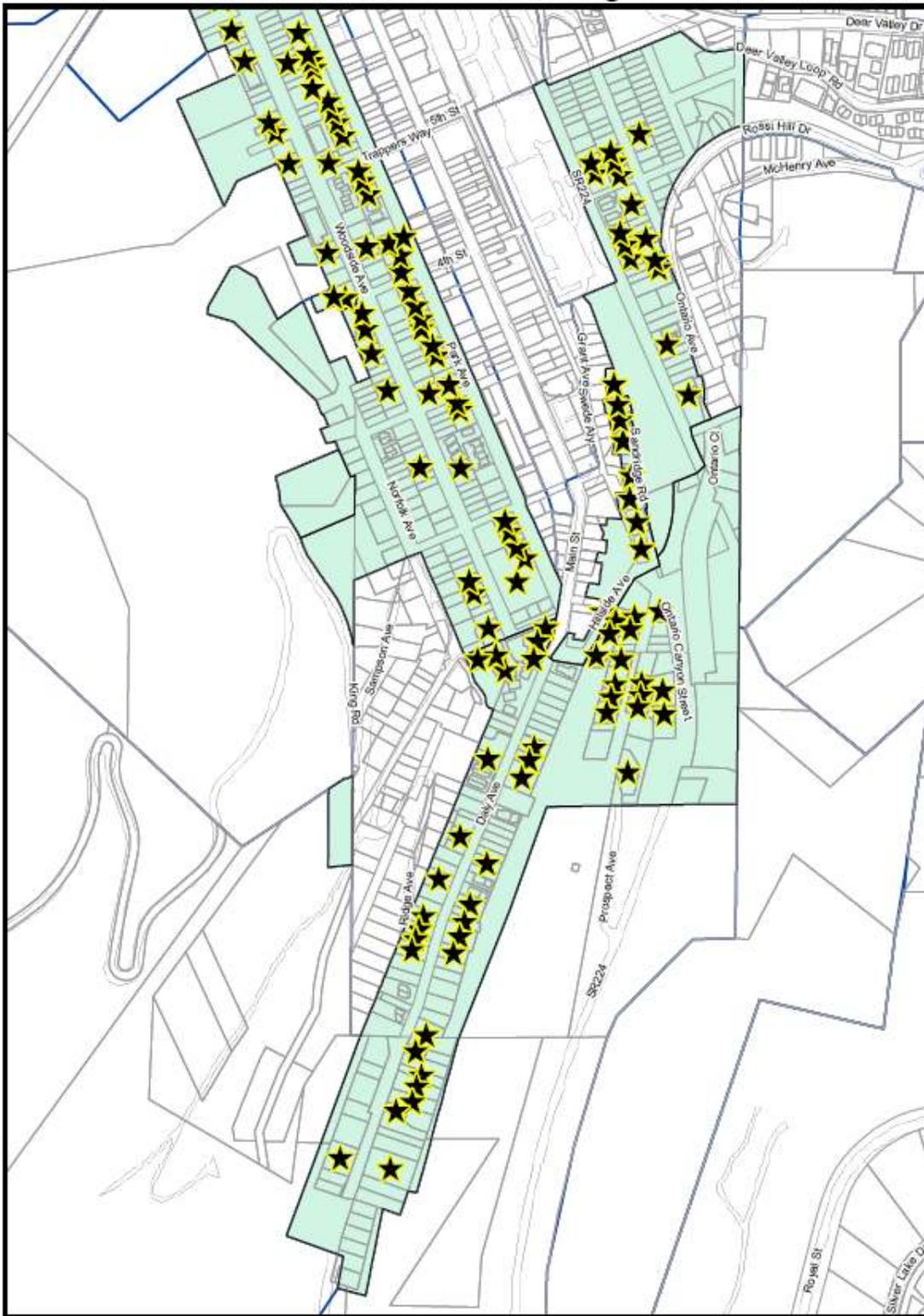
Map Projection: NAD83 Utah State Plane Central in US Feet

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Park City Historically Significant Buildings in the HR-1 Zone, Page 2



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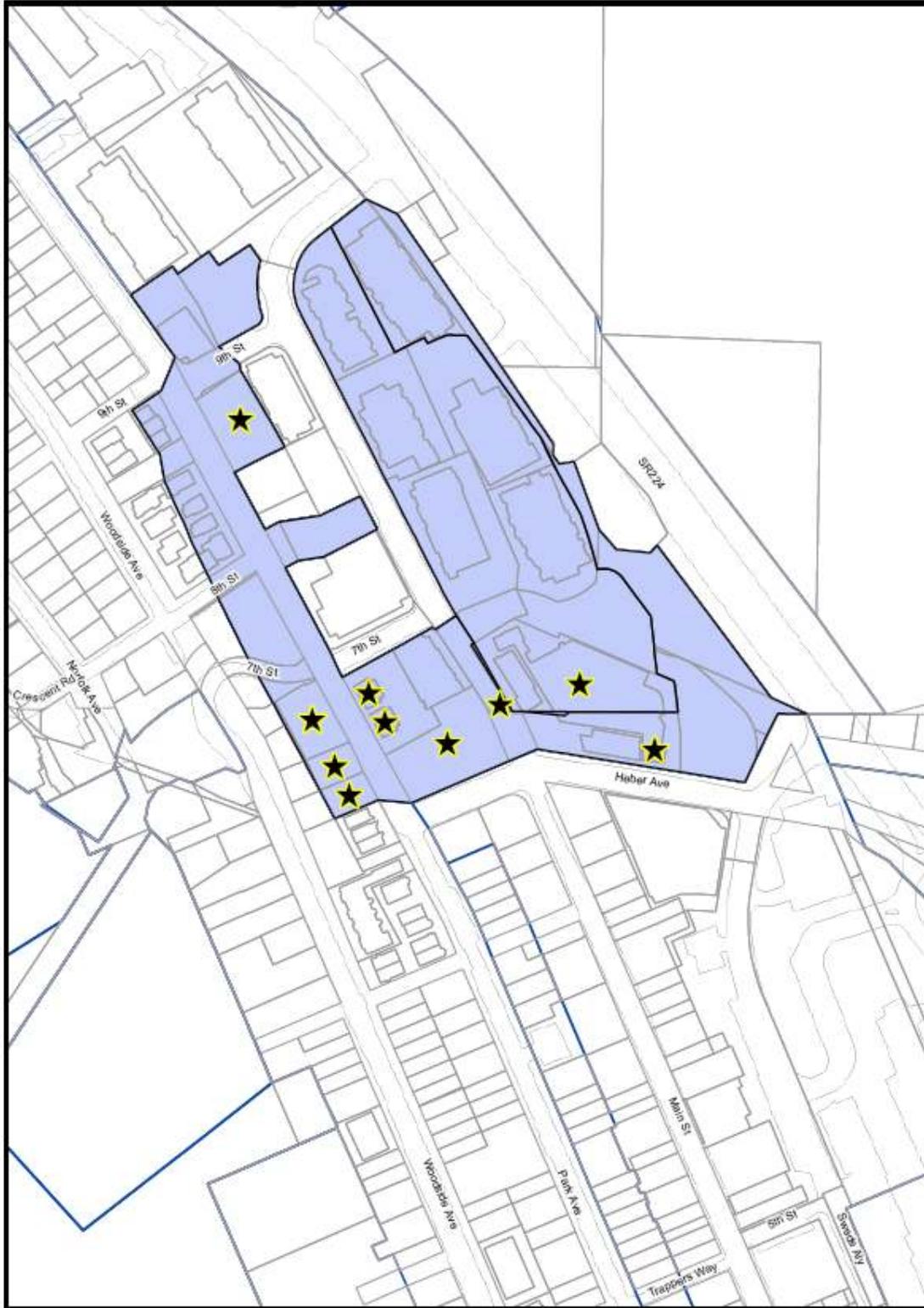
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Park City Historically Significant Buildings in the HR-C Zone



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Park City Historically Significant Buildings in the HR-L Zone



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Park City Historically Significant Buildings in the HR-M Zone

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Park City Historically Significant Buildings in the HCB Zone



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Main Street National Register Historic District



June, 2008



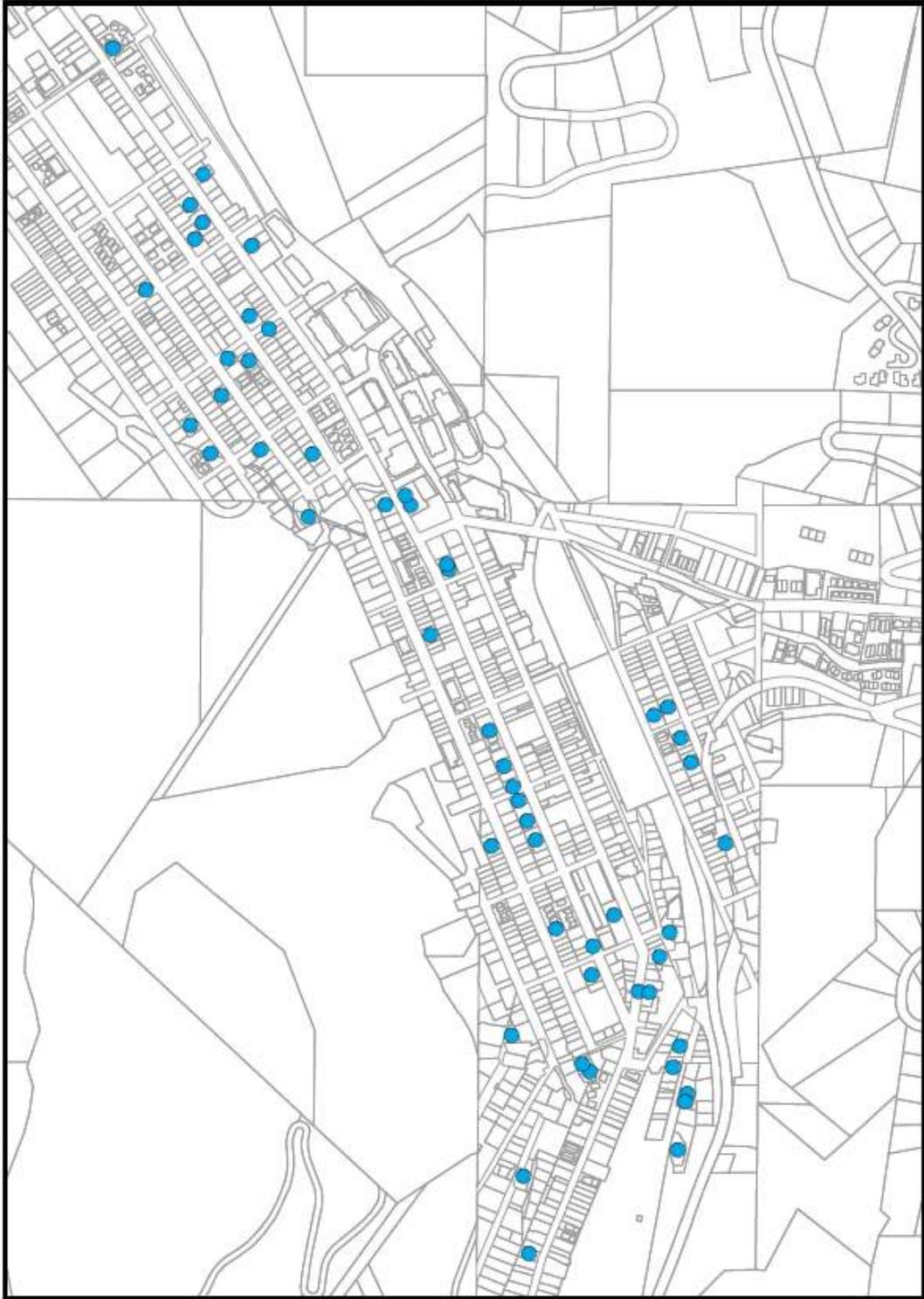
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Map Projection: NAD83 Utah State Plane Central in US Feet



Mining Boom Era Residences National Register Thematic Historic District

June, 2008



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Map Projection: NAD83 Utah State Plane Central in US Feet

Individual addresses are listed on the following page.

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Mining Boom Era Residences National Register Thematic Historic District

44 Chambers Street	606 Park Avenue
162 Daly Avenue	610 Park Avenue
911 Empire Avenue	690 Park Avenue
939 Empire Avenue	698 Park Avenue
33 King Road	703 Park Avenue
39 King Road (aka Seventh St.)	959 Park Avenue
146 Main Street (aka 140 Main St.)	1062 Park Avenue
150 Main Street	1119 Park Avenue
176 Main Street	1135 Park Avenue
221 Main Street	1150 Park Avenue
412 Marsac Avenue	1304 Park Avenue
662 Norfolk Avenue	22 Prospect Street
713 Norfolk Avenue	36 Prospect Street
843 Norfolk Avenue	57 Prospect Street
945 Norfolk Avenue	59 Prospect Street
962 Norfolk Avenue	101 Prospect Street
1101 Norfolk Avenue	147 Ridge Avenue
247 Ontario Avenue	622 Rossie Hill Drive
335 Ontario Avenue	652 Rossie Hill Drive
355 Ontario Avenue	660 Rossie Hill Drive
413 Ontario Avenue	41 Sampson Avenue
139 Park Avenue	147 Swede Alley (aka Grant Ave.)
157 Park Avenue	232 Woodside Avenue
325 Park Avenue	335 Woodside Avenue
343 Park Avenue	564 Woodside Avenue
363 Park Avenue	817 Woodside Avenue
401 Park Avenue	951 Woodside Avenue
421 Park Avenue	1010 Woodside Avenue
445 Park Avenue	1110 Woodside Avenue

Appendix B: Glossary of Terms

Adaptive Reuse The rehabilitation of a historic building that provides for a use different from the original use while retaining the historic integrity of the building.

Alignment The arrangement of objects along a straight line, such as a street.

Belt Course (also known as a String Course) A horizontal course of masonry, often narrower than the rest and stretching the whole width of the facade, sometimes projecting and molded or carved.

Bulkhead (also known as Kickplate) The short wall below the display windows of a storefront, historically made of wood or tile.

Cornice Horizontal projecting element at the top of a building or above the storefront; cornices were usually made of wood or tin, but could also be the top course of a field of brick.

Dormer A weatherproof projection out of the slope of a pitched roof, usually built to cover a dormer window.

Façade Front or principal face of a building that is exposed to the weather; any side of a building that faces a street or other open space.

Fenestration The arrangement and design of windows on a building.

Lintel A horizontal structural member over a opening, usually a wooden, concrete, stone, or steel beam, to bear the load of the wall above.

Pier A vertical structural support used to enframe a storefront or used between a window and other openings on a facade.

Preservation The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Reconstruction The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values

Restoration The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Solar Panel (also known as a Solar Collector or photovoltaic panel) A device designed to absorb solar radiation and convert it into heat or electricity.

Streetscape The elements that give a street its character; buildings, landscaping, lighting, signage, public spaces, pedestrian and/or vehicular traffic.

Transom A window or group of windows located above a door or larger window.

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.

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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.

Wood Window Replacement Myths

from The 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: Old Wood Windows are Highly Susceptible to Rot

Wood windows will rot if they are not maintained. Any natural material that is exposed to weathering and sunlight will be impacted. However, proper maintenance will ensure a long-lasting window. Oftentimes, a wood window may appear to have rot, but is actually just badly weathered and needs some TLC. Remember, historic wood windows have a high quality of craftsmanship and were made from old growth lumber; they were built to last.

Myth #3: It is more expensive to restore an old wood window than to replace it.

The cost of restoring a historic wood window obviously varies due to numerous factors and there is no guarantee that restoring a window will be cheaper than replacing it. However, studies have shown that the payback period for new replacement windows can take decades. In that span of time, it is likely that these windows will have to be replaced again, since most replacement windows only have a lifespan of 20 years. Historic wood windows that have lasted 100 years will last another 100 years if properly restored.

Insert Haberen table here:

CRITIQUE

Date: June 24, 2008

To: pabdullah@pc.org

Subject: "Design Guidelines for Historic Districts and Historically Significant Buildings in Park City", draft.

Predicate: I am graduate of architecture from the University of California, Berkley, Forty-three year continuously practicing, licensed corporate member of the American Institute of Architects. I have for many years of my practice been involved with rehabilitation, restoration and preservation of buildings throughout the western states. In addition to individual commissions for existing building improvements. I have served as Project Manager on an Urban Renewal Project, provided design/build services for upgrade of various governmental facilities, participated upon historic restorations and am currently on the governing board of Utah Heritage Foundation.

I have been fortunate to have pursued my professional practice in Utah for the past thirty years, in Park City for the last thirteen and have been honored to serve on your Historic Preservation Board and with Planning's Historic District Design Review Committee during the past five years.

I remain personally and professionally committed to both historic preservation and cultural sustainability; and have observed success and failure in achievement of these goals.

Conduct: I have reviewed draft copy of "Design Guidelines" provided me by City Offices and its Author. I have attended the sessions available to me during which the community and staff have held discussion; and have made every effort to objectively consider proposals and question the potential impact should they be adopted.

I am encouraged by community involvement and hopeful that this interest will manifest itself in progressive initiatives.

Critique: The present draft does not in my judgment provide a basis for the sustenance of either the historic theme or unique character of Park City, and fails to address any dynamic for creative or sustainable growth.

Guidelines that purport to establish a formula for "good design", by assignment of prescriptive solutions to particular parts; abstracts the realities of visual perception, defies the process of creativity, results in repetitiveness and ultimately stifles delight.

An attempt to adapt the objective legitimate, and necessary requirements of the Building Code to protect public health life and safety; to the subjective, reasonable, or desired objectives of Land Management or Planning; will ultimately fail. If legislated, design by fiat will result in absence of the vitality and diversity that's been championed. Developers and designers, either by reason of incompetence or laziness will revert to standardized solutions. The reality is that dimensional constraints, and stylistic requirements will not result in compatible infrastructure.



Design must be resolved in, context. History in order to be preserved, must be continued (we're not destined to be Williamsburg, Virginia or Virginia City, Nevada). We not only got history, we're making it!

Recommendations:

1. Sustain the process.
2. Engage the Community.
3. Establish a vision (Philosophy, Dream, Wish, Fantasy, Need, Plan).
4. Get the Community's endorsement of item 3.
5. Write a "bill of rights" as predicate to a planning constitution.
6. Adopt guidelines that respect the vision.
7. Approve a Design Review Entity to adjudge and with authority enforce compliance with the vision
 - A. If they fail, run 'em out of town
 - B. If they succeed, give 'em an honorarium
8. Periodically measure progress, or lack of thereof.

Respectfully submitted,

Roger Durst, AIA
Architect



From: info@parkcityskichalets.com [mailto:info@parkcityskichalets.com]
Sent: Friday, June 27, 2008 3:19 PM
To: Patricia Abdullah
Cc: Mark Harrington
Subject: Hist. Guideline comments

Hi Patricia,

I'd like you to include these comments in the mix of comments about the new guidelines.
I am the owner of 3 small historic homes here in Park City with a total of not even 2000 sq. ft.

Overall comments;

I'm glad I'm not the only one who is confused. What is the reason for the changes? The process seems to be flawed from the start, as it was unclear until just yesterday what the overall reason for the changes were, and that it is to make smaller houses. That should be the title of this. The make smaller houses plan. Lets just call it what it is. The process needs to have public input from the start, before a 80 page document was created, not after it is already created. It seemed at the joint meeting thursday, that the slow and careful route is what is needed. Lets have this document last for many years without the need for a rewrite, or leaving ourself open to legal challenges. The guidelines as written seem to be punitive in their punishing future projects for the perceived mistakes of the past. I heard the out of town consultant say on the radio that we should feel "lucky" to own a home here in old town, those kind of punitive, dismissive views toward the old town homeowners is not the way to get a good document accomplished. I would like to see us think this through very well. It is a document that will be with us for a while. We are still trying to deal with unreasonable rules and opinions from the last "expert" on historic preservation several years ago.

It was mentioned that people knew what they were getting into when they bought their properties, but what about if you bought your property 10, 15, 20 years ago? When you buy a property all you can know is what is the code at that time, not what could or would happen in the future. What kind of implications would these rules have with the real estate and construction industry in town?, how big a part of those industries are driven by old town?

It seems that if the community at large is so concerned about losing the historic character of old town then some financial compensation is in order for the taking of property/development rights. If the community at large wants to impact a small amount of homeowners for their own interests, and perceived tax and tourism benefits, then the community should then accordingly be also willing to compensate the owners of the impacted properties. In any case these guidelines if enacted should be enforced only on changes of ownership which happens after the acceptance of the guidelines. This way an owner who has been in his property for many years but hasn't yet done a remodel on his or her property, wouldn't be penalized. Usually if a city takes your property it is considered eminent domain and the owner would be "fairly compensated". Individual property rights are a very basic right amongst Americans.

Specific comments;

The guidelines are poorly written, as has been discussed fully. A good edit of the guidelines might clarify much of the info.

1. The first guideline under specific guidelines, A.1.1 makes it clear that no additions at all are allowed. it reads; "Retain, and preserve existing front, rear and side setbacks". To me that basically means no additions are allowed. How can you make an addition to your home if you have to keep all existing setbacks? Maybe someone can explain to me how one can make an addition with those rules.
2. Another guideline that prohibits additions A.5.3 states that no alteration to the proportion of open space to footprint would be allowed. Again how does one make any kind of addition if there is no change to the proportion of open space to footprint?
3. If somehow an addition is allowed how can you make an addition "subordinate" to a 700 sq. ft home.
4. How can a streetscape comparison be accomplished fairly? If one happens to live between 2 massive new homes, then a large addition change to a historic home can be made. How far is the distance to be used. Do new homes have an exemption to this guideline?

5. The 200% rule has no way to adjust for lot size. A small home on a large lot is an example of how that might be problematic.

6. Why do certain homes come off the inventory just because of a garage or addition, but others with similar modifications were included in the list, with their changes already being finished? Here are examples; 501 Woodside, 405 Park Avenue, 347 Woodside, 605 Woodside, 563 Woodside, there are others if you need additional examples. That seems to be a big point with everyone, not losing homes off the inventory. Why are some homes with garages underneath and big additions added to the list and others like the 402 Marsac taken off? need clarity on the reasons.

If it is our own inventory and we are not maybe we should write are own rules for the inventory.

I'd like to be involved in any kind of future dicussions concerning this. Lets do it right.

The noticing process could be improved also. Radio and newspaper is good but what about an email list and notice.

Thanks,

Michael LeClerc

Park City Ski Chalets LLC

P.O. Box 1194 Park City, Ut. 84060

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info@parkcityskichalets.com

From: Kelly Pfaff [mailto:k_pfaff@sbcglobal.net]
Sent: Wednesday, June 25, 2008 3:03 PM
To: Dana Williams; Patricia Abdullah
Subject: Proposed Old Town Building/Planning Guidelines

Hello,

We are owners of an historic home in old town Park City located at 1010 Woodside. We chose to purchase our 2nd home in Park City because we enjoy the easy accessibility from our residence in San Diego and we appreciate the Old Town appeal.

Our house was built in 1895, or some time around that and consequently does not have a foundation, the walls/floors are old, plumbing, tec. For the past 4 years, we have done minimal things to help keep our special house in good condition. We absolutely love the old flavor of the home and want very much to keep it's integrity since it was built by one of the original developers of Old Town.

With our growing family our house has become to small, and therefore we have no choice but to consider the idea of increasing square footage. We tried to just do a remodel add some rooms but are only option was to lift the home due to limited side access and the cost to value ratio in doing that did not make sense. We would actually lose money.

So, now we are planning to build a new home on the lot so that we can continue to enjoy for years to come...but after learning of some of the proposed guidelines we are concerned. For example, parking is a HUGE problem in our area, and were looking forward to building a sub-zero garage to help with minimizing the congestion on our street. From what I understand, this is going to be limited/in not null in the new buidling guidelines. The problem with this is that the lots are not big enough to accomodate a house with a street level garage. If we had to do this, we again would be faced with a situation where we spend a lot of money to build a house, but barely would break even.

We support maintaining a integrity of old town, and in doing so, building homes with the same/look feel...but this needs to be done in a way that compliments both the city and the homeowner/builder. Without the two, the city would not be the same. Park City has taken on a new level of

attraction from people all over the world, and I believe this is due in part to the new construction of the area. New construction is necessary but it will not happen if the city puts strict guidelines on builders. There are plenty of other ski towns that people can divert their attention to.

As a homeowner of an old house in Park City, we ask that you stay very in tuned with new construction projects making sure they are sticking with the character of old town, but don't put restrictions on things that limits one ability to maximize space. Most of these are small lots, and one needs to justify the expenditures involved in building a net new home.

Thank you for your consideration. We trust that the City will do the right thing.

Kelly Pfaff

From: Tom White [mailto:twhitefish@sbcglobal.net]
Sent: Wednesday, June 25, 2008 11:58 AM
To: Patricia Abdullah
Subject: Guidelines and Restrictions

I am a homeowner within the historic district. I oppose the proposed changes to "Guidelines and Restrictions" being discussed at the meeting on 6/26/08. I am unable to attend personally but want to represent my position clearly. There are sufficient guidelines in place. Please do not make it any more difficult to maintain and upgrade my property. Please do not put such restrictive measures in place as to devalue my property.

Sincerely,

Tom White

TOM WHITE

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REAL ESTATE AND MORTGAGE CONSULTING

Who's the next person you know that would benefit from consulting with me?

From: Ken Martz [mailto:kenmartz@hotmail.com]

Sent: Tuesday, June 17, 2008 4:30 PM

To: Patricia Abdullah

Subject: FW: Historic District Guidelines

> CC: dgwarch@xmission.com; kenmartz@hotmail.com; nancie_l@hotmail.com;
> mark@markhuber.com; liza@parkcity.org; mon_todd@msn.com; gkimball1@msn.com

> From: bethfratkin@comcast.net

> Subject: Historic District Guidelines

> Date: Tue, 17 Jun 2008 09:19:37 -0600

> To: silversunshine77@aol.com

>

> Dear Members of the Historic Preservation Board,

>

> I regret that I am unable to attend this Monday night's session of
> your board meeting. I have a bad case of the flu but will plan on
> attending your next discussion of the Historic District Guidelines.
> However, I did want to comment on the draft of the new Historic
> District guidelines. I read the draft that was posted on the website
> along with the press release, and I still have some questions, for
> whatever that may be worth.

>

> First, the guidelines strike me as being quite vague and open to
> interpretation. I can understand why you would not be keen on
> promoting inflexible criteria for remodeling or building new
> dwellings in Old Town, but I am worried that the Planning Department
> will be given too much leeway in the approval process. After all,
> that department is charged with working with owners and designers to
> expedite the approval process. That is their function. While well
> intentioned I'm sure, it is human nature to want to please the people
> that one deals with most frequently, and those people who interact
> with the planning staff are the ones most likely to be motivated to
> push the staff to liberally interpret the guidelines. Ordinary
> residents who may be alarmed at the prospect of a huge house being
> built next door, will be left out of the loop.

>

> There is also the problem of staff training in that department. It
> does not seem to me that many of the new staffers have the expertise
> to evaluate historic structures, or for that matter, new buildings in
> Old Town that are supposed to be "compatible" with existing homes.
> The height and scale of buildings recently approved in Old Town by
> the planning staff are less than ideal, and frankly offensive to
> some of us. Some of the recent hires in the planning department may
> be unfamiliar with the value and pride that some of us feel about Old
> Town. If they are new in town, fresh out of school, and living in
> Salt Lake, how are they to understand community sentiments? Again,
> evidence of this lack of collective values can be seen on any street
> in Old Town that features grossly out of place homes that just don't
> fit into the neighborhood in which they are situated. I think this is
> a problem that should be addressed, although I don't have any real

- > suggestions on how this dynamic could be averted.
- >
- > I am also concerned (maybe I missed it?) with a lack of concrete
- > rules that would limit square footage on small lots and prevent
- > property owners from building lot-line to lot-line. I listened to the
- > interview this morning with a woman whose name escapes me, that was
- > talking about the meeting tonight. She brought up the fact that the
- > average American home is about 2300 sq. feet, and people have the
- > expectation that they need that minimum to provide the comforts of
- > modern living. However, I am of the opinion that when people buy
- > homes or property in Old Town, they should be told in no uncertain
- > terms, that small homes ARE what make up the character of the
- > Historic District, and that they will not be allowed to exceed
- > certain square feet requirements. For me the magic number is 2000
- > square feet, although less would be even better. It does not seem
- > unreasonable to tell people when you build in Old Town, there are
- > clear cut design parameters that tell them exactly what they are
- > getting into. In my opinion, the draft guidelines do not accomplish
- > this goal. Having a firm guidelines would benefit the owners, the
- > contractors, and the architects that do business in that area..
- >
- > I've been living in PC since 1980 and one of the things that
- > attracted me to the area was the eclecticism of the architecture and
- > the whole "funkiness" of the place. I liked seeing weird colors, even
- > if they weren't exactly to my taste, so I don't think dictating the
- > color of new construction is desirable. Eliminating color
- > restrictions would be one less bone of contention to deal with.
- >
- > I am also wondering why reconstruction of new or old houses is
- > important. I understand the need to clearly identify historic homes
- > from those that have been compromised, but perhaps if we encourage
- > people to use older architectural designs on additions and what not,
- > they would be more willing to preserve the historic parts of their
- > property and incorporate them into new design. Remember how we
- > experimented with the design of the main street mall, and didn't want
- > to see an "imitation" of something historic? You don't need me to
- > tell you what a disaster that was.
- >
- > As I touched on above, compatibility with existing structures should
- > be paramount. That leads into the problem of the historic
- > preservation list. Does this provision mean that if there are three
- > houses on a given street (Sandridge comes to mind) that are deemed
- > historic, although adjacent homes are not, that the new construction
- > does not have to be compatible with the neighboring houses? Is this
- > addressed in your draft? It seems to be a glaring hole that could
- > permit incompatible structures.
- >
- > If I understand the process correctly, the City hired an expert in
- > historic preservation according to National Historic Guidelines. My
- > question to you is whether national guidelines should be applied to
- > our unique community. I would hope that you might consider whether or
- > not a house that is not on the "list" might be valued by the
- > community regardless. I have seen a list of about 50 homes that were

> excluded from the list, and I think some of the exclusions are
> inappropriate. I am also concerned about a situation whereby an
> owner of a historic home on the list decided to remodel or build an
> addition to the home. According to my understanding of the historic
> criteria, using new material on a previously listed house on the
> register, would then make it ineligible for historic status in the
> future. In that case, what would prevent a new owner from buying the
> restored house and knocking it down to build something contemporary?

>

> I also think that there should be a clean, bright line that clearly
> spells out the appeals process. Not only for property owners, but
> also for neighbors. As one person who has sought out information in
> this vein, I really don't understand the process. I consider myself
> to be a fairly informed citizen, so I see this as a problem. I also
> think there should be an appeals process for neighbors concerned
> about the demolition of adjoining property, or for other who may not
> have legal standing but are passionately concerned with the
> characteristics of their neighborhood .

>

> As for public participation in the review process, I am not always
> cognizant of which board, commission or committee is in charge of any
> particular issue that concerns me. The mantra in City Hall is "show
> up!", or as Myles always said, we are governed by those who show up.
> Well, if I had a abundance of spare time, I'd show up every time I
> could to as many meetings as I could. Today, I am ill, last week I
> was on a long planned trip to visit my family, I also have
> professional obligations etc., I think you get my drift. While you
> are not an elected body, and I'm thankful that you devote your time
> and effort to the mission you are trying to accomplish, others do not
> have the luxury of showing up , even when we'd like to.

>

> Instead, many of us put our trust in elected officials (and
> appointees)to represent the interests of all people, including those
> in Old Town who may or may not own property. This trust extend to
> people like you and I sincerely hope that you will take my comments
> under consideration and perhaps address some of the issues I raised.
> I am aware that you as a Board have less authority than previous
> incarnations of the HPB had, but hopefully, your influence and
> experience will be considerable once this proceeds through the next
> steps in the adoption process.

>

> I for one will do my best to not only show up, but to support your
> ultimate decisions.

>

> Thank you for your consideration,

>

> Beth Fratkin

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> Park City, Utah

> 435-649-5151

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