

Treasure - Park City, Utah

Planning Commission Presentation October 25, 2017

SPMP Condition #6 - Conformance with Historic District Design Guidelines and related architectural requirements.

Goals:

1) Basics

- a. Reflect but don't replicate
- b. Respect historic proportions and patterns
- c. Colors
- d. Materials
- e. Variety

2) Create a pattern of mixed development and architecture consistent with the Historic District—in contrast to Woodruff

- a. Mix of building footprint sizes—typically smaller footprints near existing neighborhoods and larger building footprints behind
- b. Variation in building heights—locate lower building heights adjacent to existing neighborhoods and move taller building heights back into Creole Gulch and to westerly corner of Midstation.
- c. Architectural style influences that are very eclectic ranging from historic residential, mining, commercial, and larger residential—in some cases contemporary elements mixed within individual buildings to break up larger mass.
- d. Different roof types—gable and shed on lower buildings similar to adjacent residential structures and flat roofs on taller buildings similar to Main Street commercial and civic buildings

3) Architectural style, form, massing

- a. Frequent changes, steps, and variations in the alignment and architectural treatment of longer and taller facades consistent with architectural requirements
- b. Substantial stepping of upper building mass on taller buildings to mitigate perceived height especially when viewed from off site
- c. Sloped roofs on lower buildings to shed snow into appropriate locations; flat roofs on taller buildings to hold snow and mitigate snow fall issues on pedestrian and skier areas below
- d. Selection of windows with size, pattern, and trim details that are consistent with Historic District examples
- e. Exterior balconies with a variety of forms (inset or cantilevered), sizes, with contrasting materials, railing treatments, colors, etc.
- f. Use of parapets or enclosures to screen roof top mechanical equipment

4) Materials, colors, finishes.

- a. Use of varied exterior materials, finishes that have historic references: lap siding, brick, corrugated metal, stone, steel, used in concert with contemporary GFRC and metal panels typical of larger building construction today—often used on same building to reduce apparent mass height and scale
- b. Use of a varied color palette for building exteriors typical of Historic District with brighter more vibrant colors typical of existing adjacent residential buildings in front and more muted and recessive color palette for the larger buildings in back

5) Historic District Precedents and Examples (photo exhibits)

- a. Historic context south
- b. Ontario
- c. Coalition Building
- d. Marsac Building
- e. Sky Lodge
- f. Main Street Mall
- g. 205 Main
- h. Materials board
- i. Board formed concrete
- j. Rendering 1
- k. Rendering 2
- l. Rendering 3

We believe the varied architectural form, character, and style of the building architecture proposed for the Treasure Project and described above is consistent with both the spirit and intent of the Historic District Design Guidelines as applied to the height and density outlined in the MPD approval.