Redlined Design Guidelines

Design Guidelines for Historic Residential Sites

Universal Design Guidelines

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
3. The historic exterior features of a building should be retained and preserved.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. 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. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects 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 site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
7. Each site 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 the original 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 and protect, but do not alter appearance, are encouraged.
9. New construction—such as new additions, exterior alterations, ~~or related new construction~~ repairs, upgrades, etc.—should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

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 could be restored.

Specific Design Guidelines

Site Design

Building Setbacks & Orientation

~~A.1.1~~ Maintain the existing front and side yard setbacks of Historic Sites.

~~A.1.2~~ Preserve the original location of the main entry of the historic structure, if extant.

~~A.1.3 Maintain the original path or steps leading to the main entry, if extant.~~

Topography & Grading

~~A.5.8~~ Maintain the natural topography and original grading of the site when and where feasible.

~~A.5.3~~ The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

~~A.5.1~~ Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with similar vegetation away from the historic building or structure.

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

~~A.5.6~~ Provide a detailed landscape plan that respects, particularly for areas visible from the public right-of-way ~~the front yard~~, ~~that respects~~ the manner and materials historically used ~~traditionally~~ in the Historic Districts. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site.

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

Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to the sustainability of the historic site.

Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of xeriscaping or permaculture strategies for landscape design to maximize water efficiency; these systems should be designed to maintain the historic character of areas viewable from the public right-of-way.

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

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

Landscaping and Vegetation

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

~~A.5.1 Maintain~~ Existing landscape features that contribute to the character of ~~the~~ a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.

Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.

~~A.5.4~~ Landscape plans ~~should~~ shall balance water-efficient irrigation methods, ~~and~~ drought-tolerant plants, and native plants ~~materials~~ with existing plant material~~s~~ and site features that contribute to the historic character ~~significance~~ of the site.Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.

Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.

The use of xeriscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, and/or screen utility areas.

Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.

Commercial properties typically have no setbacks along the principal façade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.

Retaining Walls

Historic retaining walls shall be preserved to the greatest extent possible.

~~A.2.1~~ Maintain the historic height and setback of retaining walls along the street ~~historic stone retaining walls in their original locations~~. Retainign walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.

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

Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impact should be minimized.

Historic retaining walls should be repaired with materials that closely approximate the original. Replace only those portions of historic retaining walls that have deteriorated beyond repair. When repair of a deteriorated retaining walls is not feasible, the replacement must reuse the existing stone to the greatest extent possible, and otherwise match the original in color, shape, size, material, and design.

To abate retaining wall failure, improve drainage behind retaining walls so water drains away from the walls. Repair and preserve historic stone and mortar.

New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.

Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based on physical or pictorial evidence. Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the area of a historic site viewable from the public right-of-way.

Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.

Fencing

~~A.3.1 Maintain~~ Historic ~~fences and handrails~~ fencing should be preserved and maintained.

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

~~A.3.3~~ New ~~fences and handrails~~ fencing should reflect the building's style and period. New wood and metal fencing located where viewable from the public right-of-way should feature traditional design and pattern. Split or horizontal rail, railroad tie, or timber fencing may be located where not viewable from the public right-of-way, but should be avoided where visible from the public right-of-way. Vinyl or plastic-coated fencing is not appropriate.

New fencing should be designed to minimize its environmental impacts. New fencing should use green material and should take into account site impacts such as shading, natural topography, and drainage.

Drought tolerant shrubs should be considered in place of fencing or walls.

Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fencing in materials, features, size, scale, and proportion, as well as massing to protect the integrity of the historic site.

Gazebos, Pergolas, and Other Shade Structures

Gazebos, pergolas, and other shade structures should be visually subordinate to the associated historic building(s) and should complement the design of the historic structure(s) in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure and site.

The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and have limited visibility when viewed from the public right-of-way.

A.5.2. Gazebos, pergolas, and other shade structures shall not be attached to the associated historic structure(s), or damage historic features of associated or neighboring historic structure(s).

Parking Areas & Driveways

~~A.5.2~~ Minimize the visual impacts of on-site parking by incorporat~~e~~ing landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complimentary and integrated design.

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

~~C.1.3~~ When locating new off-street parking areas, the existing topography of the ~~building~~ site and ~~significant~~ integral site features should be minimally impacted.

~~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. Consider providing a driveway along the side yard of the property where feasible.

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

~~C.2.2~~ Ten-foot (10') wide driveways are encouraged; however, new driveways should not exceed twelve (12) feet in width.

~~C.2.3~~ Shared driveways should be used when feasible.

Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the public right-of-way. Permeable paving should be used on a historic site, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.

~~A.5.5 Landscape plans should allow for~~ Snow storage from driveways should be provided on site.

Paths, Steps, Handrails, & Railings (Not Associated with Porches)

~~A.1.3 Maintain~~ The original path or steps leading to the main entry, if extant, should be preserved and maintained.

~~A.4.1 Maintain~~ Historic hillside steps that ~~may be~~ are an integral part of the landscape should be preserved and maintained.

New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site. For longer-run stairs, consider changes in material to break up the mass of the stairs.

Historic handrails should be preserved and maintained. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in size, design, color, texture, and material.

New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.

Primary Structures

Exterior Walls

~~B.2.1~~ Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways ~~should~~ shall be maintained in their original location on the façade.

~~B.2.2~~ Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged ~~facade~~ historic exterior materials using recognized preservation methods appropriate to the specific material.

~~B.2.3 If~~ When 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~~ shall be used.

~~B.2.4 If~~ When historic exterior materials cannot be repaired, they ~~should~~ shall be replaced with materials that match the ~~original~~ historic in all respects~~;~~: scale, dimension, ~~texture,~~ profile, material, texture, and finish. The replacement of existing historic material ~~should be~~ is allowed only ~~after the applicant can show~~ when it can be shown that the historic material~~s~~ ~~are~~ is 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~~ shall 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 to not ~~to~~ damage or cause the deterioration of adjacent historic material~~s~~.

~~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 and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure ~~(as stated in B.2.4 and B.2.5)~~.

Vinyl and aluminium siding are not appropriate in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not appropriate. Removal of synthetic siding (aluminum, asbestos,

Brick-Tex, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underying historic material) is highly encouraged.

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

Foundation

~~B.3.2~~ The ~~original~~ historic placement, orientation, and grade of ~~the~~ a historic building ~~should~~ shall be retained, as shall the original grade of the property where feasible.

~~B.3.1~~ A new foundation ~~should~~ shall not raise or lower ~~the~~ a historic structure generally more than two (2) feet from its original floor elevation. ~~See D.4 for exceptions~~.

~~B.3.3~~ A historic site shall be returned to original grade following construction of a foundation. ~~If~~ When the original grade cannot be achieved, generally no more than ~~two (2) feet~~ six inches (6") of the new foundation ~~should~~ shall be visible above ~~finished~~ final grade on the primary and secondary facades.

Re-grade the site so that all water drains away from the structure and does not enter the foundation.

A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

Doors

~~B.4.1~~ Maintain and preserve historic door openings, doors, ~~and~~ door surrounds, and decorative door features.

Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.

Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.

~~B.4.2 New doors should~~ Replacement doors shall be allowed only ~~if~~ when t~~he historic door cannot be repaired~~ it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors ~~should~~ shall exactly match the historic door in size, material, profile, and style.

When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

~~B.4.3 Storm doors and/or~~ Screen doors typical of the Mining Era ~~should~~ may ~~not~~ be used on primary or secondary facades ~~unless~~ when the applicant can show that they will not diminish ~~the integrity or significance~~ historic character of the building. Storm doors are discouraged.

New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.

When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.

Windows

~~B.5.1~~ Maintain and preserve historic window openings, windows, ~~and~~ window surrounds, and decorative window features.

Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.

Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.

Maintain the historic ratio of window openings to solid wall.

~~B.5.2.~~ When historic windows are present, replacement windows ~~should~~ shall be allowed only ~~if~~ when it can be shown that the historic windows are no longer safe and serviceable and ~~the historic windows~~ cannot be made safe and serviceable through repair. Replacement windows ~~should~~ shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins, or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.

Replacing an operable window with a fixed window is inappropriate.

New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale,type, and glazing pattern to those seen on the historic structure.

When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City.

Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.

New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.

It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the right-of-way, the glazing shall be retained and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.

~~B.5.3~~ Storm windows ~~should~~ shall be installed on the interior~~.~~ of the window; if interior installation is not ~~in~~feasible, the materials, style, and dimensions of exterior wood storm windows ~~dimensions~~ ~~should~~ shall match the way storm windows would have been constructed at the time of the building's construction or complement the historic window dimensions in order to ~~conceal their presence~~ minimize their visual impact. Exterior storm window ~~should~~ shall be set within the window opening and attach to the exterior sash stop.

Gutters and Downspouts

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

When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.

Water from gutters and downspouts shall drain away from the historic structure.

Chimneys and Stovepipes

Maintain and preserve historic chimneys and their decorative features as they are important character-defining features of historic structures.

Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement is required, and new materials shall have a matte, non-metallic finish.

Repairs to chimneys shall be made so as to retain historic materials and design. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe

and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Ornamental features such as corbelling and brick patterning.

Chimneys shall not be covered with non-historic materials.

New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style of the historic structure. New chimneys and stovepipes shall be visually minimized when viewed from public right-of-way and shall be appropriate to the character and style of the historic structure.

Porches

Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.

Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.

Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall 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, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.

It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.

While modifications to porch posts and balustrades may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.

It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.

Architectural Features

Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles.

Repair rather than replace historic architectural features. Replacement architectural features are allowed only when it can be shown that the historic features are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.

Architectural features may be added to a building when accurately based on physical or photographic evidence (i.e. "ghost" lines).

Mechanical Systems, Utility Systems, & Service Equipment

~~B.6.1~~ Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, ~~should~~ shall be located on the rear façade or another inconspicuous location ~~(except as noted in B.1.2) or~~ . If located on a secondary façade, it shall be screened from view by incorporat~~ed~~ing it into the appearance as an element of the design.

~~B.6.2~~ Ground-level equipment ~~should~~ shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

~~MSNC8.~~ Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment ~~should~~ shall be screened and minimally visualized from all views.

~~B.6.3 Avoid removing or obstructing~~ Historic building elements shall not be removed or obstructed when installing mechanical systems and equipment.

~~B.6.4~~ ~~Contemporary~~ New communication equipment such as satellite dishes or antennae ~~should~~ shall be visually minimized when viewed from the primary public right-of-way.

Additions to Primary Structures

Protection for Historic Structures & Sites

~~D.1.1~~ Additions to historic buildings should be considered only ~~after it has been~~ when it is demonstrated ~~by the owner/applicant~~ that the new use of the building cannot be accommodated by solely altering interior spaces.

Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually rear and occasionally side facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

~~D.1.2~~ Additions should be visually subordinate to historic buildings 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.~~ Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

~~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. Minor additions, such as bay windows or dormers do not require a transitional element.

~~D.1.5 Retain~~ Maintain and preserve additions to structures that ~~have achieved historic significance in their own right.~~ are significant to the era/period of restoration.

~~D.2.5~~ In-line additions ~~should~~ shall be avoided.

Transitional Elements

~~D.2.5~~ In-line additions ~~should be avoided~~ generally are not appropriate.

A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.

When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.

On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').

In the case of additions to the secondary façade, visible from the primary public right-ofway, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous guidelines apply.

The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation. (See Diagram X for preferred measurements.)

The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.

Balconies and decks may be attached to the secondary facades of a transitional element, however, no roof deck is permitted on the transitional element.

When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.

General Compatibility

~~D.2.1~~ Additions ~~should~~ shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.

The addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District's or structure's historic character.

Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.

Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.

~~D.2.4~~ Large additions ~~should~~ shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.

~~D.2.2 Building~~ Components and materials used on additions ~~should~~ shall be similar in scale and size to those found on the ~~original~~ historic building.

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

Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.

Garages

Scenario 1: Basement Addition without a Garage

~~D.3.1 The~~ A basement addition ~~should~~ shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction.

~~B.3.3~~ A historic site shall be returned to original grade following construction of a foundation. ~~If~~ When the original grade cannot be achieved, no more than two feet (2') of the new foundation ~~should~~ shall be visible above ~~finished~~ final grade on the primary and secondary facades.

~~D.3.2 In plan, the~~ The exterior walls on an inline basement addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.

~~D.3.3~~ Window or egress wells, if needed, ~~should~~ shall not be located on the primary façade. Window or egress wells ~~should~~ shall be located behind the midpoint of the secondary façades, on the rear elevation, or in a location ~~that is~~ not visible from the primary public right-of-way. Landscape elements ~~should~~ shall be used to aid in screening window/egress wells from the primary right-of-way.

~~D.3.4~~ After construction of the basement, the site ~~should~~ shall be re-graded to approximate the grading prior to construction of the addition.

Scenario 2: Basement Addition with a Garage

~~D.4.1 The~~ A new foundation or basement addition ~~should~~ shall not raise ~~the~~ a historic structure more than two feet (2') from its original floor elevation. Historic buildings on downhill lots may be raised to accommodate a basement garage addition provided 1) access to the garage is from ~~the~~ a side or rear yard, 2) the ground floor of the historic building ~~structure~~ is not raised above finished road grade adjacent to the primary facade, and 3) the integrity and ~~significance~~ character of the structure will not be destroyed by ~~the action~~ raising the historic structure more than two feet (2') above its original height above grade.

~~D.4.2 In plan, the~~ A basement garage addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades. In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the structure. In these cases, a stepped design with an associated site grading and landscaping plan may be considered.

~~D.4.3~~ The vertical wall area of ~~the~~ a basement garage addition that is visible from the primary public right-of-way ~~should~~ shall be visually minimized. It is preferential for the garage opening to be setback from the wall plane of the historic structure in order to diminish the presence of the garage.

~~D.4.4~~ Window or egress wells, if needed, ~~should~~ shall not be located on the primary façade. Window or egress wells ~~may~~ shall be located behind the midpoint of the secondary façades, on the rear elevation, or in a location that is not visible from the primary public right-of-way.

~~D.4.5~~ After construction of ~~the~~ a basement garage addition, ~~the~~ a historic site ~~should~~ shall be re-graded to approximate the grading prior to construction of the addition.

~~D.4.6~~ A single vehicle garage door~~s~~ not greater than nine feet (9') wide and nine feet (9') high ~~should~~ shall be used to access a basement garage addition. Glazing on garage doors shall be limited to no more than 30% of garage door.

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.

Scenario 3: Attached Garages

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.

~~D.4.6~~ A single vehicle garage door~~s~~ not greater than nine feet (9') wide and nine feet (9') high ~~should~~ shall be used to access a basement garage addition. Glazing on garage doors shall be limited to no more than 30% of garage door.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.

Decks

Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the rear elevation. If built on a side elevation of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.

In order to prevent damage to a historic structure, decks shall be constructed to be selfsupporting. If the deck cannot be constructed to be self-supporting, decks shall be attached to a historic structure with care so loss of historic fabric is minimized.

Introducing a deck that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch or mature tree, should be avoided.

The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.

Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.

Significant site features, such as mature trees, should be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

Balconies & Roof Decks

New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.

A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

A roof deck on a new addition shall be visually minimized when viewed from the right-ofway.

See Porches for preserving and maintaining historic balconies.

Historic Accessory Buildings

~~H.1~~ Historic accessory buildings that contribute to the significance of the property ~~should~~ shall be ~~retained~~ maintained and preserved.

~~H.4~~ Guidelines for the treatment of Primary Structures ~~(Section B) should~~ shall be applied to all historic accessory buildings ~~and structures~~ that contribute to the significance of the property.

Pleases see guidelines regarding transitional elements for those cases where the historic accessory structure may be linked to the historic primary structure.

New Accessory Buildings

~~H.2~~ New accessory buildings on flat or downhill sites with a~~n existing~~ historic building ~~should~~ shall generally be located ~~at~~ to the rear of the ~~lot~~ site, unless dictated by the neighborhood to be located in the front yard.

~~H.3~~ New accessory structures on ~~properties~~ a site with a~~n existing~~ historic building may be located at the street front if 1) ~~the~~ a pattern of front yard historic accessory structures ~~along the street~~ has been established along the street ~~by existing historic accessory buildings~~, and 2) the proposed placement does not ~~cause~~ create any danger or hazard to traffic by obstructing the view of the street.

~~C.3.1~~ New detached garages built on sites with ~~existing~~ historic structures should have a~~n~~ maximum interior dimension ~~that does not exceed~~ of twelve (12) feet in width.

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.

~~C.3.2~~ Garage doors ~~should~~ shall not exceed ~~the dimension of~~ nine (9) feet ~~wide~~ in width by nine (9) feet ~~high~~ in height. Glazing on garage doors shall be limited to no more than 30% of garage door.

~~C.3.3~~ Roof form, exterior materials, and architectural detailing of a detached ~~garage~~ Accessory Building ~~should~~ shall complement the primary structure.

Accessory structures (such as sheds and garages) shall be subordinate in scale to the primary historic structure. The footprint of the new accessory structure shall not exceed 50% of the footprint of the historic structure. If the footprint exceeds 50% of the footprint of the historic structure, the scale of the individual modules shall be broken up to reflect the mass and scale of those seen on the historic structure. New accessory structures shall follow the design guidelines for compatibility of additions as outlined in Additions to Primary Structures.

Sidebars

Compatibility & Complementary

Compatibility and Complementary are terms often used in historic preservation to describe the relationship between two structures or a historic structure and its new addition. Many characteristics and features contribute to compatible and complementary design. These include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Height of floor elevations
- Setbacks
- Materials
- Repetition or rhythm of openings-to-solids
- Rhythm of entrances and/or porches
- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

Masonry Retaining Walls

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the relentless and complex topography. In addition, retaining walls helped to define property boundaries and create yards spaces where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform in size. Retaining walls were either dry stacked or used mortar joints.

As repairs are made to historic retaining walls or new retaining walls are introduced to Old Town, the following should be considered:

A. Existing stone retaining walls should be repaired using recognized historic preservation methods.
B. Replacement materials should be similar in materials, color, texture, scale, and proportion. Repairs to mortar joints should match the existing mortar in composition, color, texture, and finish – mortar analysis may be necessary.

C. Materials of new retaining walls visible from the right-of-way should reflect the period of significance of the historic primary structure.
D. Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in materials, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the District.
E. It is preferred that new retaining walls over five feet (5') be terraced to prevent large vertical planes of retaining walls on the streetscape. Historically, retaining walls were approximately three to five feet (3' –5') in height. Staff recognizes the need to retain more earth as development occurs in Old Town; however, staff encourages retaining walls that are in keeping with the scale of those found throughout the District historically. Terracing multiple walls of three to five feet (3' – 5') in height is encouraged with vegetation in between each terrace.
F. Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.
G. New retaining walls shall be screened with vegetation where appropriate.

Retaining walls of alternative designs and materials will be reviewed on a case-by-case basis.

Fencing

Historically, fences and masonry retaining walls were typical site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences as were common front yard enclosures that followed the site perimeter, specifically along the street front. Fence and materials visible from the right-of-way should reflect the period of significance of the historic primary structure.

A. Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:
B. Picket fences. Historically, picket fences may have been the most common fence type used in front yards. Wood picket fences with flat, dog-eared, or pointed tops were typical in front yards; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide with spacing of 1-3/4" between boards.
C. Wire fences. Various types of wire, including woven wire, are were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.
D. Simple wrought and cast iron fences.

Fences of alternative designs and materials will be reviewed on a case-by-case basis. 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. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the

neighborhood. Vinyl and Trex fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

How to Case a Window

Historically, the casing and trim surrounding windows was substantial; the sliding sash was typically about 1.5 inches wide, casing or trim boards were typically about 2 inches wide and 7/8 inch thick. Using window casing and trim replacements of smaller or larger dimensions is inappropriate as it seriously alters the historic character of the structure. New window openings shall generally reflect the proportion of historic window openings by maintaining a 1:1 or 2:1 ratio.

Why Preserving Original Windows is Recommended

The Park City Planning Department requires the preservation and retention of historic wood and steel windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- Rebuilding historic wood windows and adding storm windows makes them as energy efficient as new vinyl windows.
- In most cases, windows account for only about one-fourth of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.
- All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction.
- Vinyl windows have a high failure rate – more than one-third of all vinyl windows being replaced today are less than ten years old.
- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.
- Most vinyl windows do not look like historic wood windows; their texture, shallow profile, as well as lack of depth and articulation are inappropriate for Park City's historic structures. A more acceptable alternative when the original windows are beyond reasonable repair are new wood windows.
- Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.
- Adding storm windows over historic wood windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows.

Why Preserving Original Siding is Recommended

The Park City Planning Department requires the preservation and retention of historic wood siding unless the siding has clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not replacing it or concealing it beneath synthetic siding include:

Synthetic sidings do not successfully replicate the appearance of historic wood siding materials. In particular, vinyl siding's plastic appearance is at odds with the rich and varied surfaces of wood siding.

Unventilated synthetic sidings such as aluminum and vinyl can trap moisture and condensation between the siding and the wood underneath, leading to rotted wood and structural problems.

Installing synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of property value, real estate appraisers across the country have also recorded increased resale prices when historic building owners retain original wood siding and avoid vinyl siding.

Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.

Claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum siding often find that it, like wood, requires painting due to fading of the original color.

In particular vinyl siding gets brittle with age and tends to crack and break after ten years.

Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a "green" product and cannot be recycled.

Determining Era of Restoration

Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead, restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?
2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of

integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?

3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.
4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?
5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

Design Guidelines for Historic Commercial Sites

Universal Design Guidelines

1. A site ~~should~~ shall be used as it was historically or shall be given a new use that requires minimal change to the distinctive materials, ~~and~~ features, spaces, and spatial relationships.
2. Changes to a site or building that have acquired historic significance in their own right ~~should~~ shall be retained and preserved.
3. ~~The~~ Historic exterior features of a building ~~should~~ shall be retained and preserved.
4. Distinctive materials, components, finishes, construction techniques, and examples of craftsmanship ~~should~~ shall be retained and preserved. ~~Owners~~ Applicants are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical ~~or~~, photographic, or documented evidence ~~should~~ shall be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for accurate reconstruction of lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with historic structures of similar design, age, and detailing.
5. Deteriorated or damaged historic features and elements ~~should~~ shall be repaired rather than replaced. ~~Where~~ When the severity of deterioration or existence of structural or material defects requires replacement, the replacement feature or element ~~should~~ shall match the original in design, dimension, texture, material, and finish. ~~The~~ Applicants must ~~demonstrate the~~ show severity of deterioration or existence of defects by ~~showing~~ demonstrating that the historic material~~s are~~ is 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 site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings,~~ Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained~~;~~. However, if ~~it is~~ additional

alterations to these elements are proposed ~~they be changed~~, ~~those features~~ the elements must be brought into compliance with these Design Guidelines.

7. Each site ~~should~~ shall be recognized as a physical record of its time, place and use. ~~Owners~~ Applicants ~~are discouraged from~~ shall not introduc~~e~~inge architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
8. Chemical or physical treatments, if appropriate, ~~should~~ shall be undertaken using recognized preservation methods. Treatments that cause damage to historic material~~s~~ ~~should~~ shall not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
9. New construction, such as additions, exterior alterations, repairs, upgrades, etc. ~~or related new construction~~ ~~should~~ shall not destroy historic material~~s~~, features, and spatial relationships that characterize the historic site or historic building. New construction shall differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and the Historic District.
10. New additions and related new construction ~~should~~ shall be undertaken in such a manner that, if removed in the future, the essential form of the historic building and integrity of the historic building and site ~~property and its environment~~ could be restored.
11. The proposed project must not cause the building, site or Historic District to be removed from the National Register of Historic Places.

Specific Design Guidelines

Site Design

Building Setback and Orientation

~~A.1.1 Maintain~~ The existing front and side yard setbacks of buildings shall be maintained ~~Historic Sites~~. ~~MSHS2.~~ The alignment and setback~~s~~ ~~along Main Street~~ are often different from residential, and are character-defining features of the district and ~~should~~ shall be preserved.

~~A.1.2 Preserve~~ The original location of ~~the~~ a main entry, if extant, shall be preserved. ~~MSHS3. Traditional~~ The historic orientation ~~with the~~ of a primary entrance on Main Street ~~should~~ shall be maintained.

The visual divisions of commercial buildings into storefront and upper stories, when present, shall be maintained.

Residential buildings converted to non-residential use often have deeper setbacks and landscaped front yards; these shall be retained.

Topography and Grading

~~A.5.8 Maintain the~~ The natural topography and original grading of ~~the~~ a historic site shall be maintained when ~~and where~~ feasible.

Landscaping and Vegetation

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

~~A.5.1 Maintain~~ Existing landscape features that contribute to the character of ~~the~~ a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.

Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.

~~A.5.4~~ Landscape plans ~~should~~ shall balance water-efficient irrigation methods, ~~and~~ drought-tolerant plants, and native plants ~~materials~~ with existing plant material~~s~~ and site features that contribute to the historic character ~~significance~~ of the site.Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.

Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.

The use of xeriscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, and/or screen utility areas.

Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.

Commercial properties typically have no setbacks along the principal façade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.

Sidewalks, Plazas, and Other Street Improvements

All streetscape elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials.

Sidewalk bump outs reduce the distance required for pedestrians to cross streets. On long blocks, midblock crosswalks are recommended. Brick pavers, concrete pavers (sometimes brick-colored), and textured concrete or asphalt shall be used for crosswalks.

Using distinctive materials, such as bricks or pavers, to identify crosswalks at key intersections or crossings shall be considered. Crosswalk markings shall be clearly delineated without being obtrusive.

Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.

Existing plazas shall be maintained and well managed for daytime use, including landscaping, benches, trash receptacles and lighting.

Where new plazas are being considered, ensure that they are near pedestrian traffic, are well planned for intended uses, such as concerts or other events, and well designed for maintenance and durability.

Existing, alleys, staircases, and pedestrian tunnels shall be maintained where feasible.

Parking and Driveways

~~A.5.2~~ The visual impacts of on-site parking (both surface lots and parking structures) shall be minimized by incorporat~~e~~ing landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

~~A.5.7 Provide~~ Landscaped separations, screening, and/or site walls shall be placed between parking areas, drives, service areas, and other public-use areas ~~including~~ such as walkways, plazas, and vehicular access points.

~~C.1.3~~ When ~~locating~~ creating new off-street parking areas, the existing topography of the ~~building~~ site and ~~significant~~ integral site features, such as mature landscaping and historic retaining walls, ~~should~~ shall be minimally impacted.

~~C.1.1~~ Off-street parking areas ~~should~~ shall be located within the rear yard and beyond the rear wall plane of ~~the~~ a primary ~~structure~~ building, where feasible. ~~C.1.2~~ If locating a parking area in ~~the~~ a rear yard is not physically possible, the off-street parking area and associated vehicles ~~should~~ shall be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a property, if feasible, shall be considered. ~~C.2.1~~ When locating driveways, historic site features and the existing topography of the ~~building site~~ property ~~and significant site features should~~ shall be minimally impacted.

~~C.2.2~~ Ten foot (10') wide driveways are encouraged; however, new driveways should not exceed twelve (12) feet in width.

~~C.2.3~~ Shared driveways should be used when feasible.

Textured and poured paving materials other than smooth concrete should be considered for driveways that are visible from the primary right-of-way. Permeable paving should be used on a historic property,

where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building's foundation shall be avoided in order to reduce heat-island effect, building temperature, damage to the foundation, and drainage problems.

~~A.5.5~~ Landscape plans ~~should~~ shall allow for snow storage ~~from~~ for driveways. Snow storage for driveways shall be provided on site.

Parking structures and parking areas shall be located at the rear of the building to allow commercial use on the principal façade.

Primary Structures

Foundation

~~B.3.2~~ The ~~original~~ historic placement, orientation, and grade of ~~the~~ a historic building ~~should~~ shall be retained, as shall the original grade of the site.

Historic foundations shall not be covered with new materials (e.g. concrete block, plywood panels, corrugated metal, or wood shingles). Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines. Replacement of historic material is allowed only when it can be demonstrated that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

~~B.3.1~~ A new foundation ~~should~~ shall generally ~~not~~ raise or lower ~~the~~ a historic structure ~~generally~~ more than two (2) feet from its original floor elevation. ~~See D.4 for exceptions.~~

The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

The construction of a foundation at a height that is not proportional to neighboring historic structures is not appropriate. The height of a new foundation shall not be significantly taller or shorter than neighboring structures. A historic storefront shall not be significantly altered by lifting the historic structure for the construction of a new foundation.

A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, generally no more than six (6) inches of the new foundation shall be visible above final grade on the primary and secondary facades.

The re-grading of a site shall blend the grade of the site with the grade of adjacent sites and shall not create the need for retaining walls.

A site shall be re-graded so that water drains away from the structure and does not enter the foundation.

Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation.

Exterior Walls

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

~~B.2.2~~ Exterior historic elements including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry shall be preserved and maintained. ~~Repair~~ Deteriorated or damaged ~~facade materials~~ historic elements shall be repaired using recognized preservation methods appropriate to the specific material.

~~B.2.3 If~~ When 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~~ shall be used.

~~B.2.4 If~~ When an exterior historic ~~exterior materials~~ element cannot be repaired, ~~they should~~ it shall be replaced with materials that matches the original in all respects~~;~~: scale, dimension, ~~texture,~~ profile, material, texture, and finish. The replacement of an existing historic ~~material~~ element ~~should be~~ is allowed only ~~after the applicant can show~~ when it can be demonstrated that the historic ~~materials~~ element ~~are~~ is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

~~B.2.5~~ Substitute material~~s~~ such as fiber cement or plastic-wood composite siding, shingles, and trim boards ~~should~~ shall not be used unless ~~they are~~ it is made of a minimum of 50% recycled and/or reclaimed materials. ~~In~~ Additionally, 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—of the substitute material have been proven to not ~~to~~ damage or cause ~~the~~ deterioration of adjacent historic material~~s~~.

~~B.2.6~~ Substitute material~~s~~ ~~should~~ shall not be used on a primary or secondary façade unless the applicant can ~~show~~ demonstrate that historic material~~s~~ cannot be used ~~(as stated in B.2.4 and B.2.5)~~ and that the substitute material will not cause damage to adjacent historic material or detract from the historic integrity of the structure.

The application of synthetic or substitute materials, such as vinyl or aluminum siding, over original wood siding may cause, conceal, or accelerate physical deterioration and is not appropriate. Removal of synthetic siding (aluminum, asbestos, Brick-Tex, and vinyl) that has been added to a building, followed by restoration of the historic wood siding (or other underlying historic material), is highly encouraged.

~~B.2.7 Avoid~~ Interior changes that affect the exterior appearance of primary and secondary facades, including changing ~~original~~ historic floor levels~~, changing upper story~~ windows to doors or doors to widows, and ~~changing~~ porch roofs to balconies or decks, shall be avoided.

Roofs

~~B.1.1 Maintain the original~~ Historic roof form~~s, as well as any functional and decorative elements~~ shall be preserved and maintained. Most commercial roof forms are flat, sloping, hipped, or gable.

The line, pitch, and overhang of the historic roof form, as well as any functional and decorative elements, shall be preserved and maintained. Roof-related features such as parapet walls and cornices shall be maintained and preserved.

~~B.1.2~~ New roof features, such as photovoltaic panels (solar panels), ~~and/or~~ skylights, ventilators, and mechanical and communication equipment ~~should~~ shall be visually minimized when viewed from the primary public right-of-way so as not to compromise the architectural character of the building. ~~These~~ Photovoltaic panels and skylights ~~roof features should~~ shall be flush-mounted to the roof.

~~B.1.4~~ Roof colors ~~should~~ shall be neutral-colored and earth-toned. ~~and muted and materials should not~~ Roof finish shall be matte and non-reflective ~~be reflective~~.

Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.

Dormers that did not exist historically shall not be added on a primary façade.

New dormers may be added on rear or secondary facades and shall be visually minimized from the primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most buildings and shall be in keeping with the character and scale of the building.

Storefronts

~~B.2.1~~ Primary and secondary facade ~~components~~ elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways ~~should~~ shall be maintained in their original location on the façade.

Historic storefront elements such as doors, windows, kick plates, bulkheads, transoms, ornamentation, cornices, pillars, pilasters, and other character-defining features shall be preserved and maintained.

Historic storefronts and their character-defining features and elements shall not be covered with modern materials. Deteriorated or damaged storefronts or elements shall be repaired so that the storefront retains its historic appearance. Repairs shall be made with in-kind materials, based on physical or documentary evidence, whenever possible.

Missing elements shall be replaced in keeping with size, scale, style, and materials of the historic structure, and then only if there is little or no evidence of the original construction. In such cases, an alternative design that is compatible with the remaining character-defining features of the historic building may be considered.

Historic recessed entries, if in their original historic configuration, shall be preserved and maintained. If a historic recessed entry has been lost during a previous renovation, consider reconstructing, based on

physical or documentary evidence, the historic entry. The replacement shall match the original in terms of design, materials, and configuration.

Primary entrances to commercial buildings should be accessible to meet American Disabilities Act (ADA) requirements. If this is not possible, alternative entrances shall be available, clearly marked, and maintained to the same standards as the primary entrance.

Original doors shall be preserved and maintained. Replacement of non-historic doors shall be substantiated by documentary, physical, or pictorial evidence.

If no evidence of the historic door appearance is available, new doors should be similar in materials and configuration to historic doors on commercial buildings of similar period. Typically, painted wood doors with single or multiple lights of clear glass are appropriate replacements for primary facades. Replacement doors for secondary entrances may be smaller or may be solid wood. Dark or bronze-anodized metal, though less appropriate, may be substituted for wood in cases where the original door has been lost and no evidence of the original door exists.

The original storefront windows and window configuration shall be preserved and maintained if possible. If the storefront windows have been reduced in size over the years, re-establishing their original dimensions and configuration is encouraged.

Opaque, reflective, and mirror types of glass are not appropriate.

Transoms above display windows shall be preserved and maintained. When transoms are covered and original moldings and window frame proportions are concealed, or when transoms have been entirely removed, restoring the transom to its original appearance is encouraged.

Doors (Not Included in Storefronts)

~~B.4.1 Maintain~~ Historic door openings, doors, ~~and~~ door surrounds, and decorative door features shall be preserved and maintained.

Historic door openings that are significant shall be restored to the historic period of restoration. On primary facades, in particular, consider reconstructed, based on physical or documentary evidence, historic doorways that no longer exist.

Changing the position, proportions, or dimensions of historic door openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary public right-of-way.

~~B.4.2 New~~ Replacement doors ~~should~~ shall be allowed only ~~if the historic door cannot be repaired~~ when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors ~~should~~ shall exactly match the historic door in size, material, profile, and style.

~~B.4.3 Storm doors and/or~~ Screen doors typical of the Mining Era ~~should not~~ may be used on primary or secondary facades ~~unless~~ when the applicant can show that they will not diminish the ~~integrity or significance~~ historic character of the building. Storm doors are discouraged.

When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, designs similar to those that were found historically in Park City shall be used. Paneled doors were typical and many had vertical panes of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

New door openings may be considered on secondary façades. A new opening shall be similar in location, size, and type to those seen on the historic structure.

When a historic door opening on a primary façade is no longer functional, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.

Windows (not included in Storefronts)

~~B.5.1 Maintain~~ Historic window openings, windows, ~~and~~ window surrounds and decorative window features shall be maintained and preserved.

Historic window openings that have been altered or lost over time shall be restored. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.

Changing the position, proportions, or dimensions of historic window openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades that are visible from the primary public right-of-way.

The historic ratio of window openings to solid wall shall be maintained.

~~B.5.2.~~ When historic windows are present, replacement windows ~~should~~ shall be allowed only ~~if~~ when it can be shown that the historic windows are no longer safe and serviceable and ~~that~~ the historic windows cannot be made safe and serviceable through repair. Replacement windows ~~should~~ shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

The original number of glass panes in a historic window shall be maintained. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins, or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.

Replacing an operable window with a fixed window is inappropriate.

New window openings may be considered on secondary façades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.

When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure.

When replacing non-historic windows, designs similar to those found historically in Park City shall be used.

Aluminum-clad wood windows are appropriate on non-historic additions or foundation-level windows. Vinyl and aluminum windows are inappropriate.

New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.

It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the primary public right-of-way, the glazing shall be retained and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.

~~B.5.3~~ Storm windows ~~should~~ shall be installed on the interior~~.~~ of the window; if interior installation is not ~~in~~feasible, the materials, style, and dimensions of exterior wood storm windows ~~dimensions should~~ shall match the way storm windows would have been constructed at the time of the building's construction or complement the historic window dimensions in order to ~~conceal their presence~~ minimize their visual impact. Exterior storm window ~~should~~ shall be set within the window opening and attach to the exterior sash stop.

Gutters and Downspouts

~~B.1.3 Avoid~~ Removing or obstructing a historic building's elements and materials when installing gutters and downspouts shall be avoided.

When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.

Water from gutters and downspouts shall drain away from the historic structure.

Historic Balconies/Porticos

Historic balconies, porticos, and their railings and decorative architectural features shall be maintained and preserved.

Restoring historic balconies and porticos that have been altered or lost over time is encouraged. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic balconies and porticos that no longer exist.

Changing the position, proportions, or dimensions of historic balconies or porticos shall be avoided.

Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of 50% recycled and/or reclaimed material. Additionally, the applicant must show that the physical properties—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—of the substitute material have been proven to not damage or cause the deterioration of adjacent historic material.

Any alteration to drainage on an existing balcony shall be reviewed by the City Engineer.

Decks, Fire Escapes, and Exterior Staircases

New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.

The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.

Introducing a deck, fire escape, or staircase that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch, shall be avoided.

In order to prevent damage to a historic structure, decks, fire escapes, and exterior staircases shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic building with care such that loss of historic material is minimized.

Decks, fire escapes, and related exterior steps and railings should be constructed of materials and in styles that are compatible with the historic building.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.

Chimneys and Stovepipes

Historic chimneys and their decorative features are important character-defining features of historic buildings and shall be preserved and maintained.

Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement of a historic stovepipe is required, new materials shall have a matte, nonmetallic finish.

Repairs to chimneys shall be made so as to retain historic materials and design. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Ornamental features such as corbelling and brick patterning shall be preserved and maintained.

Chimneys shall not be covered with non-historic materials.

New chimneys and stovepipes shall be of a size, scale, and design that are appropriate to the character and style of the historic building. New chimneys and stovepipes shall be visually minimized when viewed from primary public right-of-way and shall be appropriate to the character and style of the historic building.

Architectural Features

Architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles shall be preserved and maintained.

Historic architectural features shall be repaired rather than replaced. Replacement architectural features are allowed only when it can be shown that the historic features are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.

Architectural features may be added to a historic structure when accurately based on physical or photographic evidence (e.g. 'ghost' lines).

Mechanical Equipment, Communications, and Service Areas

~~B.6.1~~ Mechanical ~~equipment~~ and/or ~~utilities~~ utility equipment, including heating and air conditioning units, meters, and exposed pipes, ~~should~~ shall be located on the rear façade or another inconspicuous location. ~~(except as noted in B.1.2)~~ If located on a secondary façade, the visual impact of the mechanical and/or utility equipment shall be minimized by ~~or~~ incorporat~~ed~~ing it ~~into the appearance~~ as an element of the building or landscape design.

~~B.6.2~~ Ground-level equipment ~~should~~ shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

Roof-mounted mechanical and/or utility equipment shall be screened and visually minimized from all views.

Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. If this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors of neighboring buildings.

~~B.6.3 Avoid removing or obstructing historic building elements when installing systems and equipment.~~ Historic elements shall not be removed or obstructed when installing mechanical systems and equipment.

~~B.6.4 Contemporary~~ New communications equipment such as satellite dishes or antennae ~~should~~ shall be visually minimized when viewed from the primary public right-of-way.

~~B.2.17~~ Loading docks ~~should~~ shall be located and designed in order to minimize their visual impact.

Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.

Additions to Primary Structures

Protection of Historic Sites and Structures

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

Additions to historic buildings shall be considered with caution and shall be considered only on non-character-defining façades, usually rear and occasionally side façades. Additions shall not compromise the architectural integrity of historic structures. Additions to the primary façades of historic structures are not appropriate.

~~D.1.2~~ Additions should be visually subordinate to historic buildings 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.~~ Additions to historic structures shall not be placed so as to significantly affect the integrity of historic roof forms.

Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

~~D.1.5 Retain~~ Additions to historic structures that ~~have achieved historic significance in their own right~~ are significant to the era/period to which the building is being restored shall be preserved and maintained.

General Compatibility

~~D.2.1~~ Additions ~~should~~ shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be a copy of the existing style or imply an earlier or more ornate style than that of the historic structure.

An addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration pattern and size, storefront design, and design details. The addition shall not detract from the streetscape and/or structure's historic character.

Primary façades of an addition shall not be greater in height than the primary historic façade in order to decrease the bulk and mass of the new addition and to preserve the established mass and scale of the streetscape.

The rhythm established by the repetition of the traditional 25-foot façade widths shall be maintained; these dimensions, when repeated along the street, create a strong pattern that contributes to the visual continuity of the streetscape.

When new additions are to be wider than the traditional twenty-five (25) feet, the façade shall be divided into portions that reflect this pattern. The rhythm of façade widths shall be maintained in

additions, especially for projects that extend over several lots, by changing materials, patterns, reveals, building setbacks, façade portions, or by using design elements such as columns or pilasters.

No more than fifty (50) feet in width of street front may have the same façade height. On large projects (more than two lots) building heights shall be varied by creating setbacks in the façade, by stepping back upper stories, and by building decks and balconies when it is appropriate to the design.

New additions shall incorporate character-defining features of historic commercial buildings such as the division of the façade into zones (storefront and upper stories), cornice treatment, pronounced entry, and other articulation.

~~D.2.2 Building components and materials used on additions should be similar in scale and size to those found on the original building.~~

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

Proportions and established patterns of historic upper story windows shall be maintained. On additions, upper floors shall incorporate traditional, vertically proportioned window openings within a more solid wall than lower floors. Windows similar in size and shape to those used historically shall be used in order to maintain the façade pattern of the streetscape. It is generally appropriate for the solid-to-void ratio of structures to be two-thirds (2/3), except for storefronts that feature more glass.

The solid-to-void relationship of an addition shall be compatible with the historic structure. The proportions of window and door openings shall be similar to historic structures. Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial structures. Oversized doors that would create a 'grand entry' are also inappropriate. Smaller windows with simple window frames are recommended for additions.

Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure.

Generally, the height of the window opening shall be two (2) times the dimension of the width. In some cases, it may be appropriate to use square windows. Additional glazing can be accommodated using transoms.

Roofs shall be designed to be in character with those seen historically. Simple roof forms—flat, gable, shed—are appropriate. On large projects the use of a variety of these simple roof forms is encouraged.

Roofs shall appear similar in scale to those seen historically. On larger additions, the use of parapet walls, changes in roof height, and changes in material shall be used to express modules.

Original exterior walls shall be kept intact and existing openings shall be used for connecting an addition to the original structure when feasible.

Transitional Elements

~~D.1.4~~ Where ~~the~~ a new addition abuts ~~the~~ a historic building, a ~~clear~~ well-defined transitional element shall be designed and constructed between the ~~old~~ historic structure and the new addition ~~should be designed and constructed~~. Minor additions, such as bay windows or dormers, do not require a transitional element.

In some cases, a transitional element may not be necessary if the new addition is visually differentiated from the historic structure, as viewed from the primary public right-of-way, through a shift in wall plane, a change in material or pattern, , or by using other design elements.

~~D.2.5~~ In-line additions ~~should be avoided~~ may be appropriate when the joint between the historic structure and the new addition is not visible from the primary public right-of-way. A transitional element is required if the joint between the historic structure and the new addition is visible from the primary public right-of-way and the addition is similar in design to the historic structure.

If the new addition is in the same wall plane as the historic structure and also abuts a primary public right-of-way, a transitional element is required.

At a minimum, the transitional element shall be two (2) feet in width.

The highest point of the transitional element shall be a minimum of two (2) feet lower than the highest roof plate of the historic structure.

Scenario 1: Rooftop Additions

~~MSHS6.~~ Rooftop additions may be allowed~~;~~, however, they ~~should~~ shall ~~generally~~ not exceed one story in height above the existing wall plate of the historic building. ~~and should be set back from the primary façade so that they are not visible from the primary public right-of-way. See the section titled Additions to Historic Buildings for further guidance.~~

Rooftop additions shall not be visible from the primary public right-of-way. The addition shall be recessed from the primary, character-defining façade to preserve the perception of the historic scale, height, and façade of the historic structure.

The rooftop addition shall be recessed from the façade to a distance that is at least equal to the height of the historic façade or beyond the midpoint of the structure to ensure that the rooftop addition is minimally visible from the primary public right-of-way.

Scenario 2: Rear Additions

Rear Additions fronting Swede Alley

~~MSHS7.~~ Additions ~~to~~ on the rear of Main Street buildings that will front Swede Alley ~~should~~ shall be reduced in scale as they reach Swede Alley in order to to maintain the pedestrian character along the

street. ~~See Additions to Historic Buildings as well as the Swede Alley section of the Guidelines for New Construction that follow.~~

~~SANC1.~~ Swede Alley additions shall be ~~should remain~~ subordinate ~~but~~ and complementary to Main Street with regard to public access and streetscape amenities. ~~SANC 2.~~ Rear entrances, if developed, ~~should~~ shall accommodate both service activities and secondary access.

~~SANC 3.~~ Swede Alley facades ~~should~~ shall be simple in detail and shall complement the character of the building's primary entrance on Main Street. Materials and colors used on the Swede Alley entrance shall be coordinated with the Main Street façade so customers can recognize that both entrances below to the same business.

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

~~SANC 5.~~ Window display areas on Swede Alley facades may be appropriate, but ~~should~~ shall be subordinate to and proportionally smaller than those seen on Main Street.

Rear Additions fronting Park Avenue

Additions to historic commercial structures that will face Park Avenue shall be consistent to the size and scale of residential development to maintain the character of the Park Avenue streetscape. This includes the overall scale and massing of facades, window and door sizes and configurations, lighting, and landscaping. See Design Guidelines for New Additions to Historic Residential Structures.

Basement Additions

~~D.3.1 The~~ A basement addition ~~should~~ shall generally ~~not~~ raise the historic structure ~~generally~~ not more than ~~2'~~ two (2) feet from its original floor elevation above original grade. Lifting of the structure shall not disrupt its relationship with the streetscape or sidewalk elevation.

~~D.3.2 In plan,~~ The exterior wall planes of an in-line basement addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.

~~D.3.3~~ Window or egress wells, if needed, ~~should~~ shall not be located on the primary façade. Window or egress wells ~~should~~ shall be located ~~behind~~ beyond the midpoint of the secondary façades, on the rear façade, or in a location that is not visible from the primary public right-of-way. Landscape elements ~~should~~ shall be used in screening ~~to screen~~ window/egress wells from the primary public right-of-way.

~~B.3.3~~ A historic site shall be returned to original grade following the construction of a foundation. ~~If the~~ When original grade cannot be achieved, no more than ~~two (2) feet~~ six (6) inches of the new foundation ~~should~~ shall be visible above ~~finished~~ final grade on ~~the~~ primary and secondary facades.

New Storefronts

Street-facing primary façades of new additions shall be distinguished by well-defined storefront elements, including storefront entryway, ample-size windows, and appropriate decorative elements. Storefronts on new additions shall have rhythm and pattern similar to that of the historic streetscape.

Storefronts were built using standard dimensions for kick plates or bulkheads and display windows so the first levels have a similar height. When storefronts are situated on the steep-sloped of Main Street, the result is a stair-step effect. This stair-step effect is an important visual pattern of the Historic District and shall be repeated on additions.

Recessed entries on additions fronting on Main Street are encouraged.

Windows on new storefront additions shall be used extensively and in keeping with the architectural style of the historic structure. Design and scale shall be maintained in the tradition of historic storefronts with extensive street-level window area.

Generally, two-thirds (2/3) or more of storefront areas may be glass. The solid-to-void ratio of an addition's storefront shall be similar to that of the historic structure.

New Decks (Not Street Dining Decks)

Decks on new additions shall be constructed in inconspicuous areas, usually on a rear elevation, where the deck is visually minimized from the primary public right-of-way. If a deck is built on a side elevation of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that will not damage or conceal significant historic features or details of the historic structure.

In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so that loss of historic fabric is minimized.

Introducing a deck that will result in the loss of a character-defining feature of a historic structure or site, such as a historic porch or mature tree, shall be avoided.

The visual impact of a deck shall be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space, is not appropriate.

Decks and related steps and railings shall be constructed of material and in styles that are compatible with the structure to which they are attached.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.

A roof deck on a historic structure or new addition shall be visually minimized when viewed from the primary public right-of-way.

Handrails

New handrails and railings shall complement the historic structure in material and design.

Awnings

~~K.1~~ Awnings may be appropriate for use on ~~the~~ a street level façade if placed in locations historically used for awnings. Storefronts and upper façade windows are both appropriate locations for new awnings.

~~K.2 Place~~ Awnings shall be placed so that the historic and architectural features are not obstructed. Transom lights of prism glass or stained glass shall not be covered by permanent, fixed awnings.

Installation of awning hardware shall not damage historic materials and features of the historic building.

~~K.3 The shed form is~~ Shed-type awnings are the most appropriate ~~form of awning~~ for use on both street-level facades and upper facades. ~~Other~~ Alternative awning forms may be considered if physical or photographic evidence ~~exists~~ of their use on the historic building exists or the awning complements the design of the building.

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

~~K.5~~ Awnings may contain graphics or signs, but ~~should~~ shall not be backlit. Spotlighting awnings from above ~~should~~ shall ~~also~~ be avoided.

~~K.6~~ Awnings ~~should~~ shall not shed an excessive amount of rain or snow onto ~~the~~ a sidewalk or other pedestrian paths.

Reusing Historic Houses as Commercial Structures

When a historic residential structure is adapted to a commercial use, its residential design and character shall be preserved.

Please see Design Guidelines for Historic Residential Structures.

Sidebars

Compatibility & Complementary

Compatibility and Complementary are terms often used in historic preservation to describe the relationship between two structures or a historic structure and its new addition. Many characteristics and features contribute to compatible and complementary design. These include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Height of floor elevations
- Setbacks
- Materials
- Repetition or rhythm of openings-to-solids
- Rhythm of entrances and/or porches

- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

Masonry Retaining Walls

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the relentless and complex topography. In addition, retaining walls helped to define property boundaries and create yards spaces where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform in size. Retaining walls were either dry stacked or used mortar joints.

As repairs are made to historic retaining walls or new retaining walls are introduced to Old Town, the following should be considered:

H. Existing stone retaining walls should be repaired using recognized historic preservation methods.
I. Replacement materials should be similar in materials, color, texture, scale, and proportion. Repairs to mortar joints should match the existing mortar in composition, color, texture, and finish – mortar analysis may be necessary.
J. Materials of new retaining walls visible from the right-of-way should reflect the period of significance of the historic primary structure.
K. Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in materials, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the District.
L. It is preferred that new retaining walls over five feet (5') be terraced to prevent large vertical planes of retaining walls on the streetscape. Historically, retaining walls were approximately three to five feet (3' –5') in height. Staff recognizes the need to retain more earth as development occurs in Old Town; however, staff encourages retaining walls that are in keeping with the scale of those found throughout the District historically. Terracing multiple walls of three to five feet (3' – 5') in height is encouraged with vegetation in between each terrace.
M. Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.
N. New retaining walls shall be screened with vegetation where appropriate.

Retaining walls of alternative designs and materials will be reviewed on a case-by-case basis.

Fencing

Historically, fences and masonry retaining walls were typical site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences as were common front yard enclosures that followed the site perimeter, specifically along the street front. Fence and materials visible from the right-of-way should reflect the period of significance of the historic primary structure.

E. Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:
F. Picket fences. Historically, picket fences may have been the most common fence type used in front yards. Wood picket fences with flat, dog-eared, or pointed tops were typical in front yards; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide with spacing of 1-3/4" between boards.
G. Wire fences. Various types of wire, including woven wire, are were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.
H. Simple wrought and cast iron fences.

Fences of alternative designs and materials will be reviewed on a case-by-case basis. 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. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the neighborhood. Vinyl and Trex fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

How to Case a Window

Historically, the casing and trim surrounding windows was substantial; the sliding sash was typically about 1.5 inches wide, casing or trim boards were typically about 2 inches wide and 7/8 inch thick. Using window casing and trim replacements of smaller or larger dimensions is inappropriate as it seriously alters the historic character of the structure. New window openings shall generally reflect the proportion of historic window openings by maintaining a 1:1 or 2:1 ratio.

Why Preserving Original Windows is Recommended

The Park City Planning Department requires the preservation and retention of historic wood and steel windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- Rebuilding historic wood windows and adding storm windows makes them as energy efficient as new vinyl windows.
- In most cases, windows account for only about one-fourth of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.

- All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction.
- Vinyl windows have a high failure rate – more than one-third of all vinyl windows being replaced today are less than ten years old.
- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.
- Most vinyl windows do not look like historic wood windows; their texture, shallow profile, as well as lack of depth and articulation are inappropriate for Park City's historic structures. A more acceptable alternative when the original windows are beyond reasonable repair are new wood windows.
- Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.
- Adding storm windows over historic wood windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows.

Why Preserving Original Siding is Recommended

The Park City Planning Department requires the preservation and retention of historic wood siding unless the siding has clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not replacing it or concealing it beneath synthetic siding include:

- Synthetic sidings do not successfully replicate the appearance of historic wood siding materials. In particular, vinyl siding's plastic appearance is at odds with the rich and varied surfaces of wood siding.
- Unventilated synthetic sidings such as aluminum and vinyl can trap moisture and condensation between the siding and the wood underneath, leading to rotted wood and structural problems.
- Installing synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of property value, real estate appraisers across the country have also recorded increased resale prices when historic building owners retain original wood siding and avoid vinyl siding.
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.
- Claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum siding often find that it, like wood, requires painting due to fading of the original color.
- In particular vinyl siding gets brittle with age and tends to crack and break after ten years.
- Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a "green" product and cannot be recycled.

Determining Era of Restoration

Historic buildings are not static, and many embody the accumulation of changes, large and small, that have been made throughout their history. By contrast, restoration, as defined by the Secretary of the Interior's Standards for Historic Preservation, depicts a property at a particular period of time in its history while removing evidence of other periods. When applying this approach to preservation, it is not appropriate, for instance, to restore a property to its 1920 appearance but retain non-historic additions from 1960. Instead, restoration means accurately depicting the form, materials, features, and character of a property as it appeared at a particular period in time. Restoration retains as much of the historic period's fabric as possible, while removing inconsistent features and reproducing missing features in accordance with the restoration period.

Consider the following when determining what era to restore the building to:

1. **Relative Importance in history.** What era of significance, based on the City's Historic Sites Inventory, does the property contribute to? The era of significance is generally the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation on the City's Historic Sites Inventory. Is the building associated with a person important in history? If so, during what period did they occupy the building?
2. **Physical Condition.** What materials or characteristics of the building exist that contribute to our understanding of the building's era of significance? What is the existing condition or degree of integrity of the building's historic materials? What alterations contribute to our understanding of the building's historic significance?
3. **Evidence of Earlier Appearance.** Is sufficient evidence available to document the building's appearance during the proposed period of restoration and reproduce missing features? This may take the form of historic photographs, written records, maps, and/or physical evidence in the building itself.
4. **Existing Alterations.** Consider the quality, design, materials, and craftsmanship of the building and the changes that have occurred over time. Did the house have an early addition, creating a cross-wing from a hall-parlor form? Or, was the house remodeled during the historic period in order to reflect the Craftsman bungalow style?
5. **Uses.** What will the building be used for? How will use affect the property and how does this impact the different historic materials or characteristics that may be present?

Guidelines for Relocation, Panelization, and Reconstruction

Relocation and/or Reorientation of Intact Buildings or Structures

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- The historic integrity of the site or neighborhood will be altered by the relocation and/or reorientation of the structure.

- The relocation and/or reorientation may threaten the historical significance of the structure or site.
- The structure may be damaged or weakened in the process of relocation and/or reorientation.
- Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.

When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

Protection for the Historic Building and Site

~~E.1.1~~ Relocation and/or reorientation of a historic building~~s~~ ~~should~~ shall be considered only after it has been determined by the ~~Design Review Team~~ Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action ~~and the application meets one of the criterion listed in the sidebar to the left~~.

~~E.1.2~~ Relocation and/or reorientation of a historic building~~s~~ ~~should~~ shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Hire licensed professional building movers to relocate a historic building.

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

~~E.1.4 If~~ When rehabilitation of the historic structure ~~will be~~ is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation ~~should~~ shall be made ~~— roof repairs, windows/doors secured and/ or covered, adequate ventilation —~~ to the structure to protect the historic fabric until rehabilitation can ~~commence~~ be accomplished.

~~E.1.5~~ A written plan detailing the steps and procedures for relocation or reorientation of a historic building ~~should~~ shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

Panelization

Disassembly & Reassembly of all or part of a historic structure

~~F.1.1~~ Disassembly of a historic building ~~should~~ shall be considered only after it has been determined by the ~~Design Review Team that the application meets one of the criteria listed in the sidebar~~ Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

~~F.1.2 Though~~ Disassembly/reassembly of a historic building is not ~~a~~ common practice in the preservation field~~,~~. ~~if it~~ When disassembly/reassembly must be undertaken, it ~~should~~ shall be done using recognized preservation methods.

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

~~F.2.2~~ A thorough photographic survey of the ~~element or~~ interior and exterior elevations as well as architectural details of the structure ~~should~~ shall be ~~made~~ completed, 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 Design Guidelines.

~~F.2.3~~ Written plans detailing the disassembly and reassembly steps and procedures ~~should~~ shall be completed and approved by the Planning and Building Departments.

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

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

~~F.3.3~~ Important architectural features of a historic building or structure ~~should~~ shall be removed, marked, and stored before the structure or element of the structure is disassembled.

~~F.3.4~~ The process of disassembly of a historic building or structure ~~should~~ shall be recorded through photographic, still or video, means~~; still photograph or video~~.

~~F.3.5~~ As each component of a historic building is disassembled, ~~its~~ the physical condition ~~should~~ shall be noted, particularly if it differs from the condition stated in ~~the~~ pre-disassembly documentation. ~~If~~ When a ~~part~~ component is too deteriorated to remove, it ~~should~~ shall be carefully documented~~—~~ with photographs~~,~~ and written notes on its dimensions, finish, texture, color, etc.~~—~~to facilitate accurate reproduction.

~~F.4.1 The~~ Wall panels and roof surfaces ~~should~~ shall be protected with rigid materials, such as sheets of plywood, ~~if~~ when 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~~ shall be securely stored on-site in a storage trailer ~~on-site~~ or off-site in a garage/warehouse/trailer ~~off-site~~ until needed for reassembly.

Reassembly

~~F.5.1~~ When reassembling ~~the~~ a historic structure, ~~its~~ the original orientation and siting ~~should~~ shall be ~~approximated~~ replicated as closely as possible.

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

Reconstruction

~~G.1~~ Reconstruction of a historic building or structure ~~that exists in Park City~~ is allowed ~~if~~ when the Chief Building Official determines the structure to be ~~a~~ hazardous or dangerous ~~building~~, pursuant to Section ~~115.1~~ 116.5 of the International Building Code, ~~AND~~ and when the building cannot be made safe and/serviceable through repair.

~~G.2~~ Reconstruction ~~must~~ shall be guided by documentation and physical evidence in order to facilitate ~~an~~ accurate re-creation.

~~G.3~~ Reconstruction ~~should~~ shall not be based on conjectural designs or on ~~a~~ combinations of different features from other historic buildings.

~~G.4~~ Reconstruction ~~should~~ shall include recreating the documented design of exterior features such as ~~the~~ roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the~~ir~~ historic spatial relationships.

~~G.5~~ ~~A~~ Reconstruction ~~should~~ shall include measures to preserve and reuse ~~any~~ remaining historic materials found to be safe and/or serviceable.

~~G.6~~ A reconstructed building ~~should~~ shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.

~~G.7~~ A reconstructed building ~~should~~ shall duplicate the historic building, ~~but also~~ and shall reconstruct the setting, placement, and orientation of the original structure.

~~G.8~~ A reconstruction ~~should~~ shall re-establish the historic relationship between the building or buildings and historic site features.

~~G.9~~ A building may not be reconstructed on a location other than ~~its~~ the original site, unless approved by the Historic Preservation Board pursuant to LMC 15-11-13.

Sustainability in Historic Buildings

Planning for Sustainability

An integrated sustainability team that includes a preservation professional should be assembled to ensure that the character and integrity of a historic building is maintained during any upgrades.

The condition of inherently-sustainable features of a historic building, such as shutters, storm windows, awnings, porches, vents, roof monitors, skylights, light wells, transoms and naturally-lit corridors, should be analyzed and included in energy audits and energy modeling before planning upgrades.

Methods to reduce energy use, such as installing fixtures and appliances that conserve resources, including energy-efficient lighting or energy-efficient lamps in existing light fixtures, low-flow plumbing fixtures, and sensors and timers that control water flow, lighting and temperature, should be identified before undertaking more invasive treatments that may negatively impact a historic building.

Sustainable improvements, beginning with minimally invasive treatments that are least likely to damage historic building material, should be prioritized.

~~L.1 Owners are encouraged to~~ Maintaining a substantial percentage of original interior floors, walls and non-structural elements is encouraged.

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

~~L.3 Retain~~ The inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, operable windows, and transoms should be retained.

~~L.4 Increase~~ The thermal efficiency of historic buildings should be increased by observing traditional practices such as weather-stripping and insulating.

Maintenance

Historic buildings and structures should be maintained on a regular basis in order to preserve historic fabric and maximize operational efficiency.

Durable historic building materials should be retained, preserved and maintained.

Environmentally-friendly cleaning products that are compatible with historic finishes should be used.

Sustainable products and treatments, such as low-VOC paints and adhesives and lead-safe paint removal methods, should be used as much as possible when rehabilitating a historic building or structure.

Windows

Windows should be maintained on a regular basis to ensure they function properly and are completely operable.

Historic windows should be retained and repaired when deteriorated.

Historic windows should be weather-striped and caulked, when appropriate, to make them weather tight.

Interior or exterior storm windows or panels that are compatible with existing historic windows should be installed.

Compatible and energy-efficient replacement windows that match the appearance, size, design, proportion, and profile of the existing historic windows and that are durable, repairable and recyclable, should be installed when existing windows are too deteriorated to repair.

Missing windows should be replaced with new, energy-efficient windows that are appropriate to the style of the historic building and that are durable, repairable and recyclable.

Historic steel windows and curtain-wall systems should be retrofitted to improve thermal performance without compromising the historic character.

Existing historic shutters and awnings should be retained, preserved and maintained. Newly installed shutters and awnings should be historically appropriate.

Historically-operable interior transoms should be repaired or reopened, when possible, to improve air flow and cross ventilation.

Weatherization & Installation

A variety of analytical tools, such as a comprehensive energy audit, blower door tests, infrared thermography, and energy modeling or daylight modeling should be used to gain an understanding of

the building's performance and potential before implementing any weatherization or retrofit treatments.

A weatherization plan should be developed based on the results of an energy analysis of a building's performance and potential.

Infiltration should be eliminated, beginning with the least invasive and most cost-effective weatherization measures, such as caulking and weather-stripping, before undertaking more invasive weatherization measures.

The inherent thermal properties of a historic building's materials and the insulating needs for the specific climate and building type should be understood before adding or changing insulation.

Unfinished spaces, such as attics, basements and crawl spaces, should be insulated before adding wall insulation.

The appropriate type of insulation and adequate ventilation should be used in unfinished spaces. Wet-spray or other spray-in insulation that is not reversible or may damage historic materials should not be used. Adding insulation in cavities that are susceptible to water infiltration is not appropriate.

Air infiltration should be reduced before adding wall insulation.

Appropriate wall insulation should be installed when necessary only after lower impact treatments have been carried out.

Wall insulation that is not reversible and that may cause damage to historic building material is not recommended. Insulation installed on the exterior of a historic building which results in the loss of historic materials and may alter the proportion and relationship of the wall to the historic windows and trim is not appropriate.

Historic trim that was removed to install insulation should be reinstalled.

Heating, Ventilating, Air Conditioning (HVAC), and Air Circulation

Functional and efficient HVAC systems should be retained and maintained.

Existing HVAC systems should be upgraded within normal replacement cycles to increase efficiency and performance HVAC systems replaced prematurely when existing systems are operating efficiently is not recommended.

When a new HVAC system is necessary, an energy-efficient system that takes into account whole building performance and retains the historic character of a building and site should be installed.

The efficiency of HVAC systems should be augmented, where appropriate, with less intensive energy measures, such as programmable thermostats, attic and ceiling fans, and louvers and vents.

High efficiency, ductless air conditioners, which may be a more sensitive approach than installing a new, ducted, central air-conditioning system that may damage historic building material, should be retained or installed when appropriate.

New mechanical ductwork should be installed sensitively or using a mini-duct system so ducts are not visible from the exterior and do not adversely impacts the historic character of the interior space.

HVAC equipment should be placed where it will operate effectively and efficiently and will be minimally visible and will not negatively impact the historic character of a building or its site.

The performance of a HVAC system should be examined regularly to ensure that the system is operating efficiently.

Whether a geothermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation.

Solar Technology

On-site solar technology should be considered only after implementing all standard energy-efficiency treatments, which often have greater life-cycle cost benefit than on-site renewable energy, to improve the energy efficiency of a building.

Before considering solar technology for a historic structure, it should be analyzed whether the technology can be used successfully and will benefit the historic building without compromising its character or the character of the site or the surrounding Historic District.

A solar device should be installed in a compatible location on a site or on a non-historic building or addition where it will have minimal impact on the historic building and site.

A solar device should be installed on a historic building only after other locations have been investigated and determined infeasible.

A low-profile solar device should be installed on a historic building so the device is not visible or is minimally visible from the primary public right of way; for example, installation should be on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view, or on a secondary slope of a roof out of view from the primary public right of way.

A solar device on a historic building should be installed in a manner that does not damage historic roofing material, does not negatively impact the building's historic character, and is reversible.

Solar roof panels should be installed horizontally – flat or parallel to the roof slope—to reduce visibility.

Cool Roofs and Green Roofs

Definitions:

Cool Roof: a type of roof that reflects and emits the sun's solar energy back to the sky instead of absorbing and transferring heat to the building below. The "coolness" is measured by two properties, solar reflectance and thermal emittance.

Guidelines:

Whether or not a cool roof or green roof is appropriate for a historic structure should be analyzed before being considered.

A cool roof or green roof should be installed on a flat-roofed historic building where it will not be visible from the primary public right of way and will not negatively impact the building's historic character.

Appropriate roofing materials and colors should be selected when putting a cool roof on a historic building. Installing a cool roof that is incompatible in material or color with the historic building is not appropriate.

A historic building must be able to structurally accommodate the added weight of a green roof. When increasing the weight-bearing capacity of a historic structure is necessary to accommodate a green roof, it should be done in a manner sensitive to the historic character of the structure.

Before installation of a green roof system, a structure's roof should be water-tight, should drains properly and gutters and downspouts should function effectively.

When installing a green roof, a moisture-monitoring system should be included to protect the historic building from added moisture and accidental leakage.

A green roof should be vegetated with sustainable native plantings that are drought resistant and will not require excessive watering.

Vegetation for a green roof should be appropriately-scaled so not to grow so tall that the vegetation will be visible from the primary right-of-way and detract from the building's historic character.

Site Features and Water Efficiency

Historic character-defining site features should be respected when considering adding new sustainable features to the site.

Existing storm-water management features, such as gutters and downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic site, should be used to advantage.

Natural, sustainable features such as shade trees should be added to the site, when appropriate, to reduce cooling loads for the historic building. Existing natural features, such as shade trees or planting trees that may grow to encroach upon or damage the historic building should be removed.

Permeable paving should be used where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation should be avoided in order to reduce heat island effect, building temperature, and damage to the foundation and to facilitate storm-water runoff.

A historic site should be landscaped with native plants, when appropriate, to enhance the sustainability of the site.

Daylighting

Features, such as glazed doors and transoms common in historic structures, that provide natural light to corridors should be retained.

Historic windows that have been blocked in should be reopened to add natural light and ventilation.

Skylights and dormers should be added on secondary roof elevations where they are not visible or are minimally visible so there is no impact negative to the building's historic character.

Automated daylighting controls that ensure adequate indoor lighting and allow for energy-saving use of daylighting should be installed on interior lighting systems.

New window openings should be added, where appropriate, on secondary and less visible façades to allow more natural light into a historic building.

Treatment of Historic Building Materials

Paint

Paint color is not regulated by the Design Guidelines.

When painting a historic structure, colors that are in keeping with the structure's style and period should be considered. Along with material and physical differentiation, painting an addition to a historic structure a color different than the historic structure to visually differentiate the addition should be considered.

~~B.7.1~~ Original materials such as brick and stone that ~~are~~ were traditionally left unpainted ~~should~~ shall not be painted. Materials, such as wood, that ~~are~~ were traditionally painted ~~should~~ shall have an opaque rather than transparent finish.

~~B.7.2~~ A rustic, bare-wood look is generally not appropriate on historic residential and commercial structures, but may be appropriate on accessory structures. A transparent or translucent ~~Provide a~~ weather-protective finish shall be applied to wood surfaces that were not historically painted.

~~B.7.3 When possible,~~ Low-VOC (volatile organic compound) paints and finishes should be used when possible.

Wood

Historically, wood was a popular material choice for siding, cornices, brackets, columns, balustrades, and other architectural features. These wood features, important in defining the historic character of the building or structure, are therefore important to retain, repair, and protect.

DO:	DO NOT:
Identify, retain, and preserve wood features, such as siding, cornices, brackets, window architraves, and doorway pediments and their paints and finishes that are important in defining the overall historic character of the building or structure.	Remove or radically change wood features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall character.
Protect and maintain wood features by providing proper drainage so water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features.	Remove a major portion of a historic wood feature from a façade instead of repairing or replacing only the deteriorated portion of the wood feature.
Apply chemical preservatives to traditionally unpainted wood features, such as beam ends or outriggers that are exposed to decay hazards.	Reconstruct a façade with new material in order to achieve a uniform or 'improved' appearance.
Retain coatings, such as paint, that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint-surface deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings.	Radically change the type of finish or color accent scheme so the historic character of the exterior is diminished.
Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.	Strip historically painted surfaces to bare wood then apply clear finishes or stains in order to create a 'improved natural look'.
Remove damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand-scraping and hand-sanding), before repainting.	Strip paint or varnish to bare wood rather than repair or reapply a special finish, i.e., retain the grain finish on an exterior wood feature such as a front door.
If paint on decorative wood features and flat wood surfaces is so deteriorated that total removal prior to repainting is necessary, use electric hot-air guns and electric heat plates with care.	Fail to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces and insect or fungus infestation.
Apply compatible paint-coating systems following proper surface preparation.	Use chemical preservatives, such as creosote, which that can change the appearance of wood features unless they the preservatives were used historically.
Evaluate the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features are necessary.	Strip paint or other coatings to reveal bare wood, therefore exposing historically coated surfaces to the effects of accelerated weathering.
Repair wood features by patching, piecing, consolidating, or otherwise reinforcing the wood using recognized preservation methods.	Remove paint that is firmly adhered to and, thus therefore, protects wood surfaces.
	Use destructive paint-removal methods such as propane and butane torches, sandblasting, and water blasting. These methods can irreversibly damage historic woodwork.

Repair may also include limited replacement in kind--or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding. Replace in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include cornices, entablature, and balustrades. If using in-kind material is not technically or economically feasible, then a compatible substitute material shall be considered. Design and install a new wood feature, such as a cornice or doorway, when the historic feature is missing completely. The wood feature may be an accurate restoration using historical, pictorial, or physical documentation; or may be a new design that is compatible with the size, scale, material, and finish of the historic building or structure.	Use thermal devices improperly where historic woodwork becomes scorched. Fail to thoroughly neutralize wood after using chemicals, causing new paint to not adhere. Allow detached wood features to soak too long in a caustic solution where the wood grain becomes raised and the surface roughened. Fail to follow manufacturers' product and application instructions when repainting exterior woodwork. Use new colors that are inappropriate to the historic structure or District. Fail to undertake adequate measures to assure the protection of wood features. Replace an entire wood feature, such as a cornice or wall, when repair of the feature or limited replacement of deteriorated wood or missing parts is appropriate. Use, for a replacement part, substitute material that does not convey the visual appearance of, or that is not physically or chemically compatible with the surviving parts of a wood feature. Remove, and not replace a feature that is unrepairable, or replace the unrepairable feature with a new feature that does not convey the same visual appearance. Create a false historic appearance by replacing a wood feature based on insufficient historic, pictorial, or physical documentation. Introduce a new wood feature that is incompatible in size, scale, material and color.

Masonry

Historic masonry materials generally include stone, brick, terra cotta, and adobe. Mortar was used to bond masonry units together. Historic mortar was quite soft, consisting primarily of lime and sand; however, after 1880, Portland cement was added to create a more rigid bond. While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance and repair techniques and harsh or abrasive cleaning methods.

DO:	**DO NOT:**
Identify, retain, and preserve masonry features,	Remove or radically change masonry features

such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns as well as details such as tooling and bonding patterns, coatings, and finish, that are important in defining the overall historic character of the structure. Repair masonry walls and other masonry features where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork, by repointing mortar joints. Protect and maintain masonry by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved decorative features. Clean masonry to remove heavy soiling or to halt deterioration only when necessary. Carry out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so both the immediate and long-range effects demonstrate the gentlest method possible. Clean masonry surfaces with the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes. Inspect painted masonry surfaces to determine whether repainting is necessary. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting. Apply compatible paint coating systems following proper surface preparation. Repaint with colors that are historically appropriate to the building or structure and Historic District. Evaluate the overall condition of the masonry to determine if what is required is more than just protection and maintenance, that is, if repairs to the masonry features will be necessary. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Duplicate old mortar in strength, composition, color, and texture.	which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replace or rebuild a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction. Apply paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance. Remove paint from historically painted masonry. Radically change the type of paint or coating or its color. Fail to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure. Clean masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials. Clean masonry surfaces without testing or without sufficient time for the testing results to be of value. Sandblast brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration. Use a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. Clean with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces. Apply high-pressure water cleaning methods that will damage historic masonry and the mortar joints. Remove paint that is firmly adhered to and, therefore, protects masonry surfaces. Use methods of removing paint that are destructive to masonry such as sandblasting, application of caustic solutions, or high-pressure water blasting. Fail to follow manufacturers' product and application instructions when repainting masonry.

Duplicate old mortar joints in width and in joint profile. Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. Use mud plaster as a surface coating over unfired, un-stabilized adobe; mud plaster bonds to the adobe. Cut damaged concrete back to remove the source of deterioration (often corroded metal reinforcement bars). The new patch must be applied carefully so it will match, and bond satisfactorily with the historic concrete. Repair masonry features by patching, piecing, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters. Apply new or non-historic surface treatments, such as water-repellent coatings, to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems. Design and install new masonry features such as steps or door pediments when the historic feature is missing completely. The new masonry feature shall be an accurate restoration using historical, pictorial, or physical documentation; or shall be a new design that is compatible with size, scale, material, and color of the historic structure.	Fail to undertake adequate measures to assure the protection of masonry features. Remove non-deteriorated mortar from sound joints, and then repoint an entire building or structure to achieve a uniform appearance. Use electric saws and electric hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing. Repoint with mortar of high Portland-cement content (unless Portland cement is the content of the historic mortar). Portland cement can often create a bond that is stronger than historic material and can cause damage as a result of a different coefficient of expansion and a different porosity of the material and mortar. Repoint with a synthetic caulking compound. Use a 'scrub' coating technique to repoint instead of traditional repointing methods. Change joint width or joint profile when repointing. Remove sound stucco or repair with a new stucco that is stronger than the historic material or does not convey the same visual appearance. Apply cement stucco to unfired, un-stabilized adobe. Cement stucco does not bond properly to un-stabilized adobe and can cause moisture to become trapped between materials, resulting in accelerated deterioration of the adobe. Patch concrete without removing the source of deterioration. Replace an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated missing parts is appropriate. Use a substitute material that is not physically or chemically compatible for a replacement part, or that does not convey the visual appearance of surviving parts of a masonry feature. Apply waterproof, water repellent, or non-historic coatings, such as stucco, as a substitute for repointing masonry, or masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

	Replace in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples include entire walls, cornices, balustrades, columns, or stairways. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. Remove and not replace, or replace with a new feature that does not convey the same visual appearance, a masonry feature that is unrepairable. Create a false historical appearance by replacing a masonry feature based on insufficient historical, pictorial, or physical documentation. Introduce a new masonry feature that is incompatible with the historic structure in size, scale, material and color.

Architectural Metals

Architectural metal features may include cast iron facades, siding, porches, and steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often found on historic buildings and structures. These features may be important in defining the overall historic character of a building or structure. Metals commonly used in historic buildings and structures include lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum.

DO:	**DO NOT:**
Identify, retain, and preserve architectural metal features such as columns, capitals, window hoods, stairways, and their finishes and colors that are important in defining the overall historic character of buildings or structures. Identification, prior to work, is also critical to differentiate between metals. Each metal has different properties and requires treatments unique to those properties. Protect and maintain architectural metals from corrosion by providing proper drainage so water does not stand on flat, horizontal surfaces or accumulate on curved, decorative features. Clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings. Identify the type of metal prior to any cleaning procedure to determine if cleaning is appropriate, and then test the metal to assure the gentlest	Remove or radically change architectural metal features important in defining the overall historic character of a building or structure where that removal or change diminishes that overall historic character. Remove a major portion of a historic architectural metal feature from a façade, and then reconstruct the façade with new material, instead of repairing or replacing only the deteriorated metal in order to create a uniform or 'improved' appearance. Radically change the type of finish or historic color or accent scheme of the finish. Fail to identify, evaluate, and treat causes of corrosion, such as moisture from leaking roofs or gutters. Place incompatible metals together without providing reliable separation material. Such

cleaning method possible is selected for the particular metal. Clean soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods; these metal finishes can be easily abraded by blasting methods. Use the gentlest cleaning methods for cast iron, wrought iron, and steel--hard metals--in order to remove paint buildup and corrosion. If hand-scraping and wire-brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys. Apply an appropriate protective coating, such as lacquer, to an architectural metal feature such as a bronze door that is subject to heavy pedestrian use. Evaluate the overall condition of architectural metal to determine whether more than protection and maintenance are required, that is, if repair is necessary. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repair of metal features may include limited replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features, such as porch balusters, column capitals or bases, and porch cresting, when there are surviving prototypes. Replace in kind an entire architectural metal feature too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as the model to reproduce the feature. Examples include cast iron porch steps or steel sash windows. If using the same in kind material is not technically or economically feasible, a compatible substitute material shall be considered. Design and install a new architectural metal feature, such as a metal cornice or cast iron capital, when the historic feature is missing completely. The new feature shall be an accurate restoration using historical, pictorial, or physical	incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum. Expose metals that are intended to be protected from the environment. Apply paint or other coatings to metals, such as copper, bronze, or stainless steel, that are meant to be exposed. Use cleaning methods that alter or damage the historic color, texture, or finish of a metal; or clean a metal when it is inappropriate. Remove the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish. Clean soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting that abrades the surface of those metals. Fail to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel, or prior to using high-pressure grit blasting. Fail to re-apply, after cleaning, protective coating systems to metals or alloys that require them cleaning so to avoid accelerated corrosion. Fail to assess pedestrian use or new access patterns so architectural metal features are not subject to damage by use or by inappropriate maintenance such as salting adjacent sidewalks. Fail to undertake adequate measures to assure the protection of architectural metal features. Replace an entire architectural metal feature, such as a column or balustrade, when repair of the metal or limited replacement of deteriorated or missing parts is appropriate. Use a substitute material for a replacement part that does not convey the visual appearance of the surviving parts of an architectural metal feature or that is not physically or chemically compatible. Remove and not replace an architectural metal feature that is unrepairable, or replace it with a new architectural metal feature that does not convey the same visual appearance. Create a false historical appearance by replacing

documentation, or shall be a new design that is compatible with the size, scale, material, and color of the historic building or structure.	an architectural metal feature based on insufficient historical, pictorial, or physical documentation. Introduce a new architectural metal feature that is not compatible in size, scale, material and color.

ADA in New Residential and Commercial Infill Buildings

The Americans with Disabilities Act requires places of public accommodation to provide access to their services and programs. In the case of historic buildings, the goal is to achieve the highest level of accessibility with the lowest impact on the historic structure.

~~N.1~~ Barrier-free access ~~should~~ shall be provided that promotes independence for the disabled to the highest degree practicable, while preserving the character-defining features of historic buildings.

~~N.2~~ The appearance of accessibility ramps or elevators ~~should~~ shall not significantly detract from the historic character of the building. New or additional means of access shall be compatible with the historic building and its setting.
Ramps or other accessibility-related installations shall be single in design and as unobtrusive as possible. They shall be constructed of concrete or wood and painted in colors similar to that of the Historic Building.

~~N.3~~ Historic doors that do not conform to building and/or accessibility codes should be rehabilitated to conform.

Seismic Upgrades

~~M.1~~ The visual impact of exterior treatments associated with seismic upgrades ~~should~~ shall be minimized so that it has the least impact on the historic building's historic integrity. Significant architectural features on the exterior of the building shall remain unchanged on facades and secondary elevations visible from the primary public right-of-way.

Building materials used in seismic retrofitting shall be located on the interior and/or placed where they do not obscure significant architectural features.

Design Guidelines for New Residential Infill Construction in Historic Districts

Universal Guidelines

1. New infill residential buildings ~~should~~ shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.

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

shall not be directly imitated. Reconstructions of non-survivng non-surviving historic buildings are is allowed.

3. A style of architecture should shall be selected and all elevations of the new infill residential building should shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements should shall not simply be applied to the exteriors. Styles that never appeared in Park City should shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites should shall also be avoided. Styles that never appeared in Park City should shall be avoided.

4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.

45. Building and site design should shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and should shall minimize cut, fill, and the use of retaining walls.

56. Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.— of the new infill residential building should shall be of human scale and should shall be compatible with neighboring Historic Sites Structures.

67. Scale and height of new infill residential buildings structures should shall follow the predominant pattern of the neighborhood with special consideration given to Historic Sites and respect the architecture of the neighborhood.

78. The s Size and mass of the a structure should shall be compatible with the size of the property site so that lot coverage, building bulk, and mass are compatible with Historic Sites in the neighborhood.

89. New construction activity should shall not physically damage nearby Historic Sites.

10. New infill residential buildings shall reinforce visual unity within the context of the Historic District but also within the context of the block. The specific context of each block is an important feature of the Historic District. The context of each block shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.

Specific Guidelines

Site Design

Building Setback and Orientation

~~A.2.1~~ Lot coverage of new buildings ~~should~~ shall be compatible with the surrounding Historic Sites.

~~A.1.1 Locate~~ Structures shall be located on ~~the~~ a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, ~~and~~ alignment along the street, and open space.

The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.

A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the neighborhood, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically.

New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings in the Historic District. Entrances on the rear or side of a building shall be clearly subordinate to the entrance on the primary façade.

Side yard setbacks similar to those seen historically in the neighborhood shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate block shall be especially considered.

Topography and Grading

The natural topography and original grading of a site shall be maintained when feasible.

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

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

Landscaping and Vegetation

Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.

Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary.

Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.

~~A.5.1~~ Landscape plans ~~should~~ shall balance water efficient irrigation methods and drought tolerant and native plant material~~s~~ with existing plant material~~s~~ and site features that contribute to the character of the Historic District.

Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.

The use of xeriscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

Retaining walls

When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material. When a fence is to be placed on the top of a retaining wall, the combined height shall be similar in scale to retaining walls and fences seen historically.

New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.

Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate.

Traditional height and setback of retaining walls along the street shall be maintained.

To abate retaining-wall failure, drainage behind retaining walls shall be maintained so water drains away from the walls.

Fences

New fencing should reflect the style of the building to which fencing is associated when viewable from the primary public right-of-way. New wood and metal fencing should reflect traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fencing may be located where not visible from the

primary public right-of-way but should be avoided where visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate in the Historic District.

New fencing should be designed to minimize its environmental impacts. New fencing should use sustainable material and should take into account site characteristics such as natural topography and drainage.

Drought-tolerant shrubs should be considered in place of a fence or wall.

Arbors emphasizing a fence, gate, or entry should be subordinate to the associated building(s) or structure(s) and should complement the design of the primary structure and fencing material, features, size, scale, and proportion.

Paths, Steps, Handrails, & Railings (Not associated with porches)

New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.

New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.

Gazebos, Pergolas, and other Shade Structures

The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and shall have limited visibility when viewed from the primary public right-of-way.

Gazebos, pergolas, and other shade structures shall be visually subordinate to the associated building(s) or structure(s) and shall complement the design of the primary structure in material, features, size, scale, and proportion.

Parking Areas & Driveways

~~D.1.1~~ Off-street parking areas ~~should~~ shall be located within the rear yard~~,~~ and beyond the rear wall plane of the primary structure when feasible. ~~D.1.2 If~~ When locating a parking area in ~~the~~ a rear yard is ~~infeasible~~ 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. Providing a driveway along the side yard of a site shall be considered when feasible.

~~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.~~

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

The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.

Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.

When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.

When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.

~~D.3.1~~ Ten (10) foot wide driveways are encouraged; however, new driveways ~~should~~ shall not exceed twelve (12) feet in width. D.3.2 Shared ~~vehicular approaches—curb cuts and driveways—should~~ driveways shall be used when feasible.

Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to the building foundation shall be avoided in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.

Snow storage from driveways shall be provided on site.

Primary Structures

Mass, Scale & Height

~~B.1.1 The size of a new building,~~ The size and mass of a new residential infill building ~~its mass~~ in relation to open spaces, ~~should~~ shall be visually compatible with ~~the surrounding~~ adjacent historic buildings and historic structures in the surrounding Historic ~~Sites~~ District.

Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.

Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Historic District shall be maintained.

Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the neighborhood. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.

The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.

A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings in the Historic District. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.

~~B.1.3~~ Larger-scaled projects ~~should~~ shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.

~~B.1.8~~ Buildings constructed on lots greater than 25 feet wide ~~should~~ shall 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.1.7~~ Regardless of lot frontage, the primary façade ~~should~~ shall be compatible with the width of surrounding historic buildings. The greater width of ~~the structure should~~ a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be appreciably greater than historic buildings in the neighborhood. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.

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

~~B.1.5~~ New buildings ~~should~~ shall not be significantly taller or shorter than ~~surrounding historic buildings.~~ adjacent building with special consideration given to surrounding historic buildings.

Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)

Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.

Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.

Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-or-way.

~~B.1.4~~ Taller portions of buildings ~~should~~ shall be constructed so as to minimize obstruction of sunlight to adjacent yards and ~~rooms~~ windows.

Foundation

~~B.2.1 Generally, no more than two (2) feet of the new foundation should be visible above finished grade when viewed from the primary public rightof-way. (Exception in the event the garage must be located under primary living space, as is often the case with standard 25'x75' lots).~~

Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.

~~B.2.1~~ A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, ~~Generally,~~ no more than ~~two (2) feet~~ eight inches (8") of the new foundation ~~should~~ shall be visible above ~~finished~~ Final grade on the primary façade ~~when viewed from the primary public right-of-way. (Exception in the event the garage must be located under primary living space, as is often the case with standard 25'x75' lots)~~. No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.

A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.

A site shall be re-graded so all water drains away from the structure and does not enter the foundation.

Doors

~~B.2.8 Ratios of openings-to-solid that are compatible with surrounding historic buildings should be used.~~ The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined front entrance.

~~B.2.9 Windows and~~ New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors ~~should~~ shall be ~~proportional to the scale and style~~ compatible with the style of both the new building and ~~be compatible with the~~ historical~~ly~~ buildings in the ~~neighborhood~~ Historic District.

Doors shall be designed and finished with trim elements similar to those used historically.

Windows

~~B.2.8~~ Ratios of ~~openings-to-solid~~ solid-to-void that are compatible with surrounding historic buildings ~~should~~ shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.

~~B.2.9~~ Windows shall be historic size and shall relate to the human scale of the Historic District. Windows ~~and doors should~~ shall be proportional to the scale and style of the building and shall be compatible with the historical~~ly~~ buildings in the ~~neighborhood~~ Historic District.

The placement and grouping of windows shall be similar to those seen historically.

Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.

The number of different window sizes and styles on a building or structure shall be limited.

Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.

New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.

Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.

Roofs

~~B.2.2~~ Roofs of new residential infill-buildings ~~should~~ shall be visually compatible with ~~the~~ roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.

~~B.2.3~~ Roof pitch ~~should~~ shall be consistent with the style of architecture chosen for the structure and with ~~the surrounding Historic Sites~~ adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.

The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the streetscape.

~~B.2.4~~ Roofs ~~should~~ shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.

New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.

Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel

sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. ~~B.1.4~~ Roof colors ~~should~~ shall be neutral and muted and materials ~~should~~ shall not be reflective.

Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.

Dormers

If used, dormers shall be modest in size and fit the scale of the house and the roof form. The number and size of dormers shall be limited on a roof, such that the primary roof form remains prominent. Dormers shall be used with restraint, in keeping with the simple character of buildings in Park City.

Dormers shall be visually minimized from primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most structures and shall be in keeping with the character and scale of the structure.

Dormers shall be setback from the main wall of the building.

A new dormer shall be lower than the primary ridge line of the associated roof form and set in from the eave of the building.

Gutters and Downspouts

Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.

Chimneys & Stovepipes

Chimneys shall not be covered with non-traditional materials.

Chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style similar to those found historically. Chimneys and stovepipes shall be visually minimized when viewed from primary public right-of-way.

Porches

~~B.2.10 Porches should be incorporated into new construction when the Historic Sites in the neighborhood establish the pattern for this entry type~~ Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

~~B.2.11~~ Porches on primary and secondary facades ~~should~~ shall be compatible with ~~the~~ a ~~buildng's~~ building's style and ~~should~~ shall respect the scale and proportions found on historic buildings in the neighborhood. ~~Over-scaled, monumental and under-scaled entries should be avoided.~~

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street to reinforce the visual rhythm of the buildings and site elements in the neighborhood.

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of size inches and a maximum of eight inches square.

Architectural Features

Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.

Mechanical and Utility Systems and Service Equipment

Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.

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

Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.

New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.

Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.

Materials

~~B.2.5 Materials~~ Building materials ~~should~~ shall be compatible in scale, proportion, texture, finish and color to ~~those~~ materials used ~~on Historic Sites in the neighborhood~~ on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

The primary siding material for new structures shall appear similar to those on historic structures in the neighborhood. Historically, the most common material on primary structures was painted horizontal lap

siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

~~B.2.6 M~~ Building materials~~, especially stone and masonry, should be used~~ shall be applied in the manner similar to that ~~they were~~ used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.

~~B.2.7~~ Synthetic building materials such as fiber cement or plastic-wood composite siding, shingles, and trim ~~should~~ shall not be used unless ~~1)~~ the materials are made of a minimum of 50% recycled and/or reclaimed material~~s~~ and ~~2)~~ the applicant can demonstrate that use of the materials will not diminish the historic character of the neighborhood by providing a sample of the material to the Planning Department for approval. Vinyl and aluminum siding are not appropriate in the Historic District.

If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

Paint and Color

Paint color is not regulated by the Design Guidelines.

~~B.7.1~~ Original materials such as brick and stone that ~~are traditionally~~ was historically left unpainted ~~should~~ shall not be painted. Materials, such as wood, that are traditionally painted ~~should~~ shall have an opaque rather than transparent finish.

~~B.2.12~~ Original material such as brick and stone that was historically left unpainted shall not be painted. ~~Exterior surfaces~~ Materials, such as wood, that are traditionally painted ~~should~~ shall have an opaque rather than transparent finish.

~~B.2.13~~ Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. ~~Provide a~~ A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

~~B.2.14 When possible, l~~ Low-VOC (volatile organic compound) paints and finishes should be used when possible.

Garages

Garages: General Compatibility

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

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

~~D.2.4~~ Single vehicle garage doors ~~that do not exceed 9'x9' are recommended~~ not greater than 9 feet wide by 9 feet high shall be used to access the garage. Glazing on garage doors shall be limited to no more than 30% of garage door.

~~D.2.5~~ Carports ~~should~~ shall be avoided.

Scenario 1: Detached Garages

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

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; ~~if~~ when used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

~~D.2.4~~ Single vehicle garage doors ~~that do not exceed 9'x9' are recommended~~ not greater than 9 feet wide by 9 feet high shall be used to access the garage. Glazing on garage doors shall be limited to no more than 30% of garage door.

~~D.2.5~~ Carports should be avoided.

Detached garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated.

Scenario 2: Basement Level Attached Or Detached Garages

When construction of a detached garage is not feasible, a basement level garage may be considered, particularly on uphill lots.

A basement garage shall not extend beyond the exterior wall planes of a structure's primary or secondary facades.

In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the streetscape. In these cases, a stepped design with associated site grading and a landscaping plan may be considered.

The vertical façade of a basement garage that is visible from the primary public right-of-way shall be visually minimized. It is preferred that the garage opening be set back from the wall plane of the primary structure in order to diminish the presence of the garage.

Window or egress wells, when needed, shall not be located on the primary façade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the rear elevation, or in a location that is not visible from the primary public right-of-way.

After construction of a basement garage, a site shall be re-graded to approximate the grading prior to the new construction.

A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a basement garage addition.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two (2) foot horizontal offset in the wall plane between the two garage doors.

SCENARIO 3: ATTACHED GARAGES

When construction of a detached garage is not feasible, an attached garage may be considered.

A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage addition.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.

Decks

Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear elevation. When built on a side elevation of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.

The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.

Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.

Significant site features, such as mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

Balcony & Roof Decks

New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.

A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

A roof deck shall be visually minimized when viewed from the primary public right-of-way.

New Accessory Structures

~~H.1 New accessory structures should generally be located at the rear of the lot.~~New accessory structures on flat or downhill sites shall generally be located in the rear yard, unless located in a character zone with similar development patterns.

New accessory structures may be located at the street front when a pattern of front yard historic accessory structures has been established along the street, and when the proposed placement of the accessory structure does not create a danger or hazard to traffic by obstructing the view on the street.

Accessory structures (such as sheds and detached garages) shall be subordinate in scale to the primary structure.

Additions to Existing Non-Historic Structures

An addition shall complement the visual and physical qualities of the existing structure.

An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the neighborhood. When the combined effects of the addition's footprint, height, mass, and scale are such that the overall size of the addition is larger than the existing structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the existing structure. Multiple modules are encouraged to add articulation and architectural interest.

Components and materials used on additions shall be similar in scale and size to those found on the existing structure.

Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District. When using new window patterns and designs, those elements shall respect the

typical historic character and proportions of windows on adjacent historic structures. Also, the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with buildings in the Historic District.

Reconstruction Of Non-Surviving Structures

~~C.1~~ Reconstruction of a documented but non-surviving historic structure that ~~once~~ existed in Park City is allowed when no existing building in Park City with the same historical significance has survived.

~~C.2~~ Reconstruction may be allowed when documentary and physical evidence is available to facilitate an accurate ~~re-creation~~ reconstruction.

~~C.3~~ Reconstruction ~~should~~ shall not be based on conjectural designs or on a combination of different features from other historic buildings.

~~C.4~~ Reconstruction ~~should~~ shall include recreating the documented design of exterior features such as the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships.

~~C.5~~ A reconstructed building ~~should~~ shall accurately duplicate the appearance of the non-surviving historic property in materials, design, color, and texture.

~~C.6~~ A reconstructed building ~~should~~ shall duplicate the building, but also the setting, placement, and orientation of the non-surviving structure.

~~C.7~~ A reconstruction ~~should~~ shall re-establish the historic relationship between the building(s) ~~or buildings~~ and historic site features.

~~C.8~~ A building may not be reconstructed on a location other than its original site.

A building may not be reconstructed on a location other than its original site.

Sidebars for New Residential Sites & Structures

Compatibility & Complementary

"Compatible" and "Complementary" are terms often used in historic preservation to describe the relationship between historic structures and new infill construction. Many characteristics and features contribute to compatible and complementary design, which helps to ensure the preservation of Park City's Historic Sites and Districts. These characteristics include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Floor height

- Setbacks
- Materials
- Repetition or rhythm of solid-to-voids
- Rhythm of entrances and/or porches
- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

Masonry & Retaining Walls

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the steep and complex topography. In addition, retaining walls helped define property boundaries and create yard space where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform and small in size. Retaining walls were either dry stacked or used mortar. After 1900, concrete retaining walls began to appear.

As new retaining walls are introduced to Old Town, the following should be considered:

- Materials for new retaining walls visible from the right-of-way should reflect the building's era and style.
- Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in type, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the Historic District.
- Historically, retaining walls were no more than 3 to 5 feet in height. It is generally preferred that new retaining walls over 5 feet be terraced to prevent large vertical planes of retaining walls on the streetscape. The Design Review Team recognizes the need to retain more earth as development occurs in Old Town; however, the Design Review Team encourages retaining walls that are in keeping with the scale of those found historically throughout the Historic District. Terracing multiple walls of 3 to 5 feet in height is encouraged with vegetation in between each terrace.
- Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.
- New retaining walls shall be screened with vegetation where appropriate.
- Retaining walls of alternative designs and materials shall be reviewed on a case-by-case basis.

Fences

As with retaining walls, fences were typically historic site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences were common front yard enclosures that followed the site perimeter, most

commonly along the street front. New fences visible from the public right-of-way should reflect the period of significance of the historic primary structure.

Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:

- Picket fences. Historically, wood picket fences may have been the most common fence type used in front yards. These fences had flat, dog-eared, or pointed tops and were generally less than 3 feet high. Pickets were typically 3-1/2 inches wide with spacing of 1-3/4 inches between boards.
- Wire fences. Various types of wire, including woven wire, were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.
- Simple wrought and cast iron fences.

Fences of alternative designs and materials will be reviewed on a case-by-case basis. Substitute materials such as fiber cement or plastic-wood composite materials should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the neighborhood. Vinyl and Trex-type fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

Design Guidelines for Historic Commercial Infill Construction

Universal Design Guidelines

1. New infill commercial buildings ~~should~~ shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.
2. New infill commercial buildings ~~should~~ shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports ~~should~~ shall not be directly imitated. Reconstructions of non-~~survivng~~ surviving historic buildings are allowed.
3. A style of architecture ~~should~~ shall be selected and all elevations of the infill commercial building ~~should~~ shall be designed in a manner consistent with a contemporary interpretation of the ~~chosen~~ selected style. Stylistic elements ~~should~~ shall 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 City's Historic Sites ~~should~~ shall ~~also~~ be avoided. Styles that never appeared in Park City shall be avoided.
4. New infill commercial buildings shall differentiate from historic structures but shall be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Main Street Historic District as a whole. The massing of

new infill commercial buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the site.

5. Building and site design ~~should~~ shall respect the existing topography~~,~~ and character-defining site features~~,~~ (including existing trees and vegetation) and ~~should~~ shall minimize cut, fill, and the use of retaining walls.
6. Exterior elements ~~of the new development~~—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.— ~~should~~ shall be of human scale and ~~should~~ shall be compatible with neighboring Historic Sites.
7. Scale and height of new infill commercial structures ~~should~~ shall follow the predominant pattern of the neighborhood with special consideration given to Historic Sites and respect the architecture of the neighborhood.
8. ~~The~~ Size and mass of ~~the~~ a structure ~~should~~ shall be compatible with the size of the ~~property~~ site so that ~~lot~~ site coverage, and building bulk~~,~~ and mass are compatible with Historic Sites in the neighborhood.
9. New construction activity ~~should~~ shall not physically damage nearby Historic Sites.
10. New infill commercial buildings shall reinforce visual unity within the context of the Historic District but also within the context of the block. The specific context of each block is an important feature of the Historic District. The context of each block shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.

Specific Design Guidelines

Site Design

Setback and Orientation

~~A.2.1 Lot~~ Site coverage of new infill commercial buildings ~~should~~ shall be compatible with the ~~surrounding~~ adjacent and neighboring Historic Sites.

A.1.1 Locate Structures shall be located on ~~the~~ a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street.

The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.

A new building shall be oriented parallel to the site's lot lines similar to that of historic building orientations. ~~MSNC6.~~ New buildings, in general, ~~should~~ shall be constructed in line with adjacent historic structures and ~~should~~ shall avoid large setbacks that disrupt the continuity of the historic street wall.

Side yard setbacks similar to those seen historically in the neighborhood shall be established in order to reinforce the pattern of built and open space. The historic rhythm of the building spacing of the adjacent and neighboring historic buildings as well as the immediate block shall be especially considered.

New commercial infill buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings in the Historic District. Entrances on the rear or side of a building shall be clearly subordinate to the entrance on the primary façade.

Topography and Grading

The natural topography and original grading of a site shall be maintained when feasible.

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

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

Landscaping and Vegetation

Historically, commercial buildings were built to setbacks and did not include open space areas for landscaping. Please see Design Guidelines for Infill Residential Buildings for specific guidelines regarding Retaining Walls; Fences; Paths, Steps, Handrails & Railings (Not associated with Porches); and Gazebos, Pergolas, and other Shade Structures.

While many new commercial infill projects may not require landscaping, if built to setbacks, those that have space for landscaping shall comply with the following Design Guidelines:

Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.

Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

A detailed landscape plan, particularly for areas viewable from the primary public right-of-way that respects the manner and materials traditionally used in the Historic District shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.

~~A.5.1~~ Landscape plans ~~should~~ shall balance water efficient irrigation methods and drought tolerant and native plant material~~s~~ with existing plant material~~s~~ and site features that contribute to the character of the Historic District.

Storm water management features such as gutters and downspouts as well as site topography and vegetation that can improve the environmental sustainability of a site shall be used to advantage.

The use of xeriscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss such as drip irrigation shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

Sidewalks, Plazas, and Other Street Improvements

All streetscape elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of a site shall be maintained through the use of complementary materials.

Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.

New plazas that are being considered shall be well planned for intended uses, such as concerts or other events, and shall be well designed for maintenance and durability.

Existing, alleys, staircases, and pedestrian tunnels shall be maintained where feasible.

Parking Areas and Driveways

~~D.1.1~~ Off-street parking areas ~~should~~ shall be located within the rear yard~~,~~ and beyond the rear wall plane of the primary structure. Providing a driveway along the side yard of a site shall be considered when feasible. ~~D.1.2 If~~ When locating a parking area in the rear yard is ~~infeasible~~ not physically possible, the off street parking area and associated vehicles ~~should~~ shall be visually buffered from adjacent properties and the primary public righ-of-way.

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

The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in a comprehensive, complimentary and integrated design.

Landscaped separations shall be provided between parking areas, drives, service areas, and public use areas like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.

When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.

Ten foot (10‘) wide driveways are encouraged; however, new driveways shall not exceed 12 feet in width. Shared driveways shall be used when feasible.

Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. To manage storm water permeable paving shall be used when appropriate; permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building foundation shall be avoided in order to reduce heat-island effect, building temperature increase, damage to the foundation, and storm-water runoff problems.

On-site storage for snow from driveways shall be provided.

Primary Structures

Mass, Scale, and Height

Historic height, width, and depth proportions are important in creating compatible infill and new design shall reflect the historic mass and scale of commercial buildings in the Historic District.

~~B.1.1~~ The size and mass of a new infill commercial building~~, its mass~~ in relation to open spaces~~, should~~ shall be visually compatible ~~with the surrounding Historic Sites~~ with adjacent historic buildings and historic structures in the surrounding Historic District.

Buildings that utilize traditional commercial building forms—false-front, one-part or two-part block, or central block with wings—are encouraged.

Building features such as storefronts, upper story windows, cornices, and balconies shall be aligned with similar historic building features in the Historic District. Generally, these elements should align in relation to the topography to allow these elements to —step up or —step down the streetscape. ~~MSNC5. New buildings should maintain the stair-step effect of storefronts on Main Street.~~ The step effect is reinforced by a standard first floor height—which ~~should~~ shall be maintained—made evident with the use of cornices, moldings and other façade treatments.

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

Regardless of lot frontage, the primary façade shall be compatible with the width of adjacent and neighboring historic buildings. The width of a new building shall not appear to be appreciably greater than historic buildings in the neighborhood. Modules on a primary façade shall generally not exceed 25 to 50 feet in width, reflective of historic commercial buildings in the Historic District.

A larger building shall be divided into modules that reflect the mass, scale, proportions, and size of historic buildings in the Historic District. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.

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

~~B.1.2~~ When ~~the~~ overall length of a new structure along the streetfront is greater than ~~those~~ that seen historically, ~~it should~~ the design shall employ methods—changes in wall plane, roof heights, use of modules, etc.--to diminish the visual impact of the overall building mass, form and scale.

~~B.1.5~~ New buildings ~~should~~ shall not be significantly taller or shorter than ~~surrounding~~ adjacent historic buildings. The Primary façade of the new building shall be limited to one to two stories in height. Special consideration shall be given to the wall heights of adjacent historic structures.

Primary facades shall be limited to one to two stories in height. Special consideration shall be given to the wall heights of neighboring and adjacent historic structures to reinforce the pattern of wall heights of the Historic District.

Variation in building height may be considered regarding topography. The facades of taller buildings shall still express a human scale.

~~MSNC7.~~ New construction on corner lots ~~should~~ shall reinforce the street wall, but where appropriate, may be designed to define public plazas and public gathering places.

Foundation

Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. A clear distinction between foundation and wall material shall be made. Clapboard siding shall not extend to the ground.

~~B.2.1~~ A site shall be returned to exiting grade following construction of a foundation. When existing grade cannot be achieved, no more than eight inches (8”) of the new foundation shall be visible above final grade on the primary façade. ~~Generally,~~ No more than two (2) feet of the new foundation ~~should~~ shall be visible above ~~finished~~ final grade ~~when viewed from the primary public right-of-way~~ on secondary and tertiary facades. ~~(Exception in the event the garage must be located under primary living space, as is often the case with standard 25’x75’ lots).~~

Storefronts

Street-facing primary façades of new commercial infill shall be distinguished by well-defined storefront elements, including storefront entryway, ample-sized windows, and appropriate decorative elements. Storefronts on new infill shall have rhythm and pattern similar to that of the historic streetscape.

Historic storefronts were built using standard dimensions for kick plates or bulkheads and display windows so the first story of historic commercial buildings have similar heights. When storefronts are situated on steep-sloped Main Street, the result is a stair-step effect.

This stair-step effect is an important visual pattern of the Historic District and shall be repeated on new commercial infill construction.

Recessed entries on new commercial facades fronting on Main Street and in adjoining commercial areas are encouraged.

Windows on new storefronts shall be used extensively and in keeping with the architectural style of the historic structure. Design and scale shall be maintained in the tradition of historic storefronts with extensive street-level window area.

Generally, two-thirds (2/3) or more of storefront areas may be glass. The solid-to-void ratio of a new storefront shall be similar to that of the historic structure.

Awnings

~~F.1~~ Awnings may be appropriate for use on the street level façade. If used, they should be placed in locations historically used for awnings. ~~be compatible with the building's style and materials and not detract from surrounding Historic Site.~~ Storefronts and upper façade windows are both appropriate locations for new awnings.

Shed-type awnings are the most appropriate for use on both street-level facades and upper facades. Alternative awning forms may be considered if their use complements the design of the building.

Awnings may contain graphics or signs, but shall not be backlit. Spotlighting awnings from above shall be avoided.

Awnings shall not shed an excessive amount of rain or snow onto a sidewalk or other pedestrian paths.

Doors

The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined front entrance.

New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historic buildings in the Main Street Historic District.

Doors shall be designed and finished with trim elements similar to those used historically. Paneled doors, used singly or in pairs, were typical and many had vertical panes of glass as well as transom lights over the doors. Scalloped, Dutch, and Colonial doors are not appropriate on most primary and secondary facades.

Windows

~~B.2.8~~ Ratios of ~~openings to solid~~ solid-to-void that are compatible with ~~surrounding~~ adjacent and neighboring historic buildings ~~should~~ shall be used. Window openings shall be similar in location, size, and scale to those found on historic commercial buildings. Except for storefronts, large expanses of glazing are inappropriate.

~~B.2.9~~ Windows ~~and doors should~~ shall be proportional to the scale and style of the building and shall be compatible with the historic~~ally~~ commercial buildings in the ~~neighborhood~~ Historic Districts. Window types and glazing patterns shall also be compatible with those seen on historic commercial structures.

Upper story windows with vertical emphasis are encouraged. The general rule is the window height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.

The number of different window sizes and styles on a building shall be limited.

Wood or metal windows similar to those used historically are preferred, but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.

New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade.

Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.

Roofs

~~B.2.2~~ Roofs of new commercial infill buildings ~~should~~ shall be visually compatible with ~~the~~ roof shapes and orientation of ~~surrounding Historic Sites~~ neighboring and adjacent historic commercial buildigns that contribute to the character of the Historic Districts. Simple roof forms—flat, galbe, shed—are appropriate. Roos composed of a combination of roof planes, but simple in form, are also encouraged.

~~B.2.3~~ Roof pitch ~~should~~ shall be consistent with the style of architecture chosen for the structure and with ~~the surrounding Historic Sites~~ the adjacent and neighboring commercial buildings that contribute to the character of the Historic Districts, with special consideration given to Historic Sites.

The alignment that is created by similar heights of primary roofs among historic buildings shall be maintained. The similarity of heights in building features contributes to the visual continuity along the streetscape.

Overhanging eaves, use of bargeboards, soffits, fascia boards, and brackets that are consistent with the style of architecture of the new building and that are compatible with adjacent and neighboring commercial buildings shall be incorporated.

~~B.2.4~~ Roofs ~~should~~ shall be designed to minimize snow shedding onto adjacent ~~properties~~ sites and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.

New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.

Roof materials shall appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel

sheeting are generally appropriate. Roof membranes shall generally not be white. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.

Dormers

If used, dormers shall be modest in size and fit the scale of the commercial building and the roof form. The number and size of dormers shall be limited on a roof, such that the primary roof form remains prominent. Dormers shall be used with restraint, in keeping with the simple character of buildings in Park City.

Dormers shall be visually minimized from primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most structures and shall be in keeping with the character and scale of the structure.

Dormers shall be setback from the main wall of the building.

A new dormer shall be lower than the primary ridge line of the associated roof form and set in from the eave of the building.

Balconies and Roof Decks

New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.

A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.

A roof deck shall be visually minimized when viewed from the primary public right-of-way. Consider minimalizing its visual appearance by hiding rooftop decks behind parapets and/or setting rooftop decks back from the primary façade.

Decks, Fire Escapes, and Exterior Staircases

Decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear facade.

The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from the architectural character of the building, or substantially alters a site‘s proportion of built area to open space is not appropriate.

Decks, fire escapes, and related exterior steps and railings shall be constructed of materials and in styles that are compatible with the existing building.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.

Gutters and Downspouts

Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.

Architectural Features

Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details like eave depth, mullions, corner boards, and brackets that lend character to historic commercial buildings shall be considered.

Mechanical Systems, Utility Systems, and Service Equipment

~~B.2.15~~ Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, ~~should~~ shall ~~not~~ be located on the back of the building, ~~the~~ roof, or another inconspicuous location ~~primary façade (except as noted in Supplemental Guidelines main Street National Register Historic District)~~. 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.2.16~~ Ground-level equipment ~~should~~ shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors of neighboring buildings.

New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.

Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.

~~B.2.17~~ Loading docks ~~should~~ shall be located and designed in order to minimize their visual impact.

Materials

~~B.2.5~~ Building materials ~~should~~ shall be compatible in scale, proportion, texture, finish and color to ~~those~~ materials used on Historic ~~Sites~~ Structures in the ~~neighborhood~~ Main Street Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

The primary siding material for new buildings shall appear similar to those on historic commercial structures in the Historic Districts. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

~~B.2.6~~ Building materials shall be applied in the manner to that used historically. Typically, a hierarchy of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially ~~stone and~~ masonry, should shall 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~~ shall 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 historic character of the neighborhood by providing a sample of the material to the Planning Department for approval. Vinyl and aluminum siding are not appropriate in the Historic District.

If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; introducing artificial patterns is not appropriate.

Paint and Color

Paint color is not regulated by the Design Guidelines.

Original material such as brick and stone that are was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.

~~B.2.12~~ Rustic unfinished wood siding is generally not appropriate on commercial buildings, but may be appropriate on accessory structures or additions to non-historic buildings. ~~Exterior surfaces that are painted should have an opaque rather than~~ A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

~~B.2.14 When possible,~~ Low-VOC (volatile organic compound) paints and finishes should be used when possible.

Additions to Existing Non-Historic Structures

An addition shall complement the visual and physical qualities of the existing structure.

An addition shall be visually subordinate to the existing building and shall be compatible with the scale of the historic buildings in the neighborhood. When the combined effects of the addition's footprint, height, mass, and scale are such that the overall size of the addition is larger than the existing structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the existing structure. Multiple modules are encouraged to add articulation and architectural interest.

Components and materials used on additions shall be similar in scale and size to those found on the existing structure.

Windows, doors, and other features on a new addition shall be designed to be compatible with the existing building as well as adjacent and neighboring historic sites. Windows, doors, and other openings

shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on adjacent and neighboring historic structures. Also, the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with historic buildings in the Historic District.

Reconstruction of Non-Surviving Structures

~~C.1~~ Reconstruction of a documented but non-surviving historic structure that ~~once~~ existed in Park City is allowed when no existing building in Park City with the same historical significance has survived.

~~C.2~~ Reconstruction may be allowed when documentary and physical evidence is available to facilitate an accurate ~~re-creation~~ reconstruction.

~~C.3~~ Reconstruction ~~should~~ shall not be based on conjectural designs or on a combination of different features from other historic buildings.

~~C.4~~ Reconstruction ~~should~~ shall include recreating the documented design of exterior features such as the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships.

~~C.5~~ A reconstructed building ~~should~~ shall accurately duplicate the appearance of the non-surviving historic property in materials, design, color, and texture.

~~C.6~~ A reconstructed building ~~should~~ shall duplicate not only the building, but also the setting, placement, and orientation of the non-surviving structure.

~~C.7~~ A reconstruction ~~should~~ shall re-establish the historic relationship between the building or buildings and historic site features.

~~C.8~~ A building may not be reconstructed on a location other than its original site.

Sidebars for New Commercial Sites and Structures

Compatibility and Complementary

"Compatible" and "Complementary" are terms often used in historic preservation to describe the relationship between historic structures and new infill construction. Many characteristics and features contribute to compatible and complementary design, which helps to ensure the preservation of Park City's historic sites and districts. These include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Height of floor elevations

- Setbacks
- Materials
- Repetition or rhythm of openings-to-solids
- Rhythm of entrances and/or porches
- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

Sustainability in New Residential and Commercial Infill Buildings

~~I.2~~ Construction waste should be diverted from disposal when feasible.

Owners are encouraged to use eco-friendly materials that appear similar in scale, texture, and finish to those employed on Historic Structures. Eco-friendly materials include, but are not limited to, those that are locally manufactured, easy to maintain, durable, have a long life span, recyclable, and comprised of recycled or repurposed materials.

The arrangement of windows that are compatible with the historic context shall be arranged to maximize strategies for passive solar and day-lighting. Window patterns shall be consistent with the solid-to-void ratio seen on Historic buildings. The use of true divided light windows is preferred.

Green roofs may be used to provide thermal mass to help regulate interior temperatures and reduce the urban heat island effect. The visual impact of a green roof shall be limited to preserve the character of the Historic District. Green roofs shall be designed to not be visible from the primary public right-of-way and where a flat or low-pitched roof form is compatible with neighboring Historic structures. The height of the vegetation shall be limited so as not to overwhelm the character of the new infill building.

~~I.3~~ Owners are encouraged to use sources of renewable energy—on- or offsite. ~~Photovoltaic cells be located on roofs such that they will be visually minimized when viewed from the primary public right-of-way and should be mounted flush with the roof.~~ The following shall be met:

- Solar energy systems may be located on the primary structure's roof only when located so as not to be visible from the public right-of-way, including side streets for corner lots.
- Solar energy systems shall be sized to remain subordinate to the structure. Solar energy systems shall be mounted below the ridgeline on a sloping roof or behind a parapet of a flat roof to reduce visibility from the public right-of-way.
- Solar energy systems on Accessory Structures shall be positioned to the side or rear of the main building to limit their visibility from the primary public right-of-way.
- Solar energy systems may also be located on a free-standing structure in a rear or side yard, so long as it meets the required setbacks and heights for an Accessory Structure.
- Building-integrated solar energy systems are appropriate when the materials used are compatible with the new infill building, have proven durability, and their application does not detract from the historic character of the district.
- Wind turbines may be located on the primary structure's roof only when located so as not to be visible from the public right-of-way, including side streets for corner lots.
- Wind turbines shall be sized to remain subordinate to the structure.

- Wind turbines on Accessory Structures shall be positioned to the side or rear of the main building to limit their visibility from the primary public right-of-way.
- Wind turbines may also be located on a free-standing structure in a rear or side yard, so long as it meets the required setbacks and heights for an Accessory Structure.

ADA in New Residential and Commercial Infill Buildings

The Americans with Disabilities Act requires places of public accommodation to provide access to their services and programs. In the case of historic buildings, the goal is to achieve the highest level of accessibility with the lowest impact on the historic structure.

The appearance of accessibility ramps or elevators shall not significantly detract from the historic character of the Historic District. New or additional means of access shall be compatible with the new building and its setting.

Ramps or other accessibility-related installations shall be simple in design and as unobtrusive as possible. They shall be constructed of concrete or wood and painted in colors similar to that of the new building.

Exterior Lighting

~~J.1~~ Exterior light fixtures ~~should~~ shall be compatible with the building's style, period and materials, but ~~should~~ shall also be down-directed and shielded.

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

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

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

Warm tones in energy efficient lighting shall be used as a proliferation of cool tones could alter the neighborhood character.

Security lighting shall be shielded from adjacent uses so as to prevent off-site glare.

Landscaping in Old Town

The following plant varieties are recommended for use in the Historic Districts and Historic Sites:

Fruit Trees	Common Trees	Shrubs and bushes	Vines	Perennials	Plants
Plum, flowering	Aspens[1]	Lilacs	Hops	White	Sweet

[1] *Use with discretion near building foundations, sidewalks and drives.*

and fruiting Pear Walnut Crabapple Service berry Elderberry Jonathan Gold Apple tree (and other cold varieties) Choke Cherry trees	White Fir Bolleana Popular [1] Mountain Ash Maple Gambel Oak Scrub Oak Pinyon pine	Harrison Yellow Rose Austrian Copper Rose Golden Current Alpine Currant Serviceberry Mountain Lover Dogwood Willow Junipers Cinnamon Fern	Palmatis Virginia Creeper Trumpet vine Clematises Climbing Roses Rogosa Roses Silver Lace Sages Potentilla	columbine Bluebells Dogtooth Violets Daffodils Daylily Squills	woodruff Bishop's weed Hostas