

Design Guidelines

FOR

Historic Districts

AND

Historic Sites



UTAH





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UTAH



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Prepared

FOR

**Park City
Municipal Corporation**

BY

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Table of Contents



Introduction

Purpose of the Design Guidelines.....	2
Park City's Historic Districts.....	2
Park City's Historic Sites.....	2
The City's Two National Register Historic Districts.....	3
The Historic Preservation Board.....	4
Historic Preservation Theory.....	4

Historic Overview of Park City

History of Park City.....	8
Architectural Character of Historic Park City.....	11
Residential Building Types & Styles.....	13
Commercial Building Types & Styles.....	15

Design Review Process

Step 1: Define the Design Parameters.....	21
Step 2: Pre-Design Conference with Design Review Team.....	21
Step 3: Document Existing Conditions.....	21
Step 4: Application Submission & Certification.....	24
Step 5: Public Comment Period.....	24
Step 6A: Compliance - Approval.....	24
Step 6B: Non-Compliance - Denial.....	25
Step 7: Appeals.....	25
Step 8: Project Review.....	25

Guidelines for Historic Sites

Universal Guidelines.....	28
Specific Guidelines.....	29
Site Design.....	29
Primary Structures.....	30
Parking Areas, Detached Garages & Driveways.....	33
Additions to Historic Structures.....	34
Relocation and/or Reorientation of Intact Buildings.....	36
Disassembly/Reassembly of All or Part of a Historic Structure.....	37
Reconstruction of Existing Historic Structures.....	38
Accessory Structures.....	39
Signs.....	39
Exterior Lighting.....	39

Awnings.....	40
Sustainability.....	40
Seismic Systems.....	40
ADA Compliance.....	41
Supplemental Rehabilitation Guidelines for the Main Street National Register Historic District.....	41

Guidelines for New Construction in Historic Districts

Universal Guidelines.....	44
Specific Guidelines.....	45
Site Design.....	45
Primary Structures.....	46
Reconstruction of Non-Surviving Structure.....	49
Off-street Parking Areas, Garages & Driveways.....	49
Signs.....	50
Awnings.....	50
Exterior Lighting.....	51
Accessory Structures.....	51
Sustainability.....	51
Mailboxes, utility Boxes and other Visual Elements in the landscape.....	51
Supplemental New Construction Guidelines Swede Alley.....	51
Main Street National Register Historic District.....	52

Appendices

Appendix A: Maps.....	54
Appendix B: Glossary.....	74
Appendix C: Historic Preservation Resources.....	78



Introduction



Purpose of the Design Guidelines

The Design Guidelines for Park City’s Historic Districts and Historic Sites (referred to throughout the document as the “Design Guidelines”) is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

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

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

The Historic District includes the following six zoning districts (See Appendix A: Maps):
HRL: Historic Residential-Low Density
HR-1: Historic Residential
HR-2A/B: Historic Residential
HRM: Historic Residential-Medium Density
HRC: Historic Recreation Commercial
HCB: Historic Commercial Business
Corresponding chapters of the Land Management Code can be viewed at www.parkcity.org

Park City’s Historic Districts (See Appendix A: Maps)

Park City’s Historic Districts are often referred to collectively as “Old Town” or “The Historic District” because they are associated with the earliest development of the City and retain the greatest concentration of Park City’s historic resources. The Historic Districts are comprised of six separate zoning districts, each of which is preceded in name by the term “Historic” or “H”. Four districts are made up of residential neighborhoods and two are commercial areas, including Park City’s historic Main Street. The zoning classifications define the base land use regulations and building code requirements for each district, but also require design review for all new construction, preservation, rehabilitation, restoration, reconstruction, additions and exterior work proposed in these areas.

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

Park City’s Historic Sites

The Park City Historic Sites Inventory is the City’s official list of historic resources deserving of preservation and protection. The current inventory, adopted by the Historic Preservation Board on February 4, 2009, includes more than 400 separate sites. The inventory is made up of Landmark Sites and Significant Sites.

Landmark Sites

Landmark Sites are those with structures that are at least fifty years old, retain their historic integrity as defined by the National Park Service for the National Register of Historic Places, and are significant in local, regional or national history or architecture. Landmark Sites have structures that exemplify architectural styles or types that were constructed during significant eras in Park City's past.

Significant Sites

Significant Sites have structures that are at least fifty years old, retain their essential historical form (as defined in the Land Management Code), and are important in the history of Park City. These sites have structures that contribute to the historic character of the community and convey important information about the development history of Park City.

Owners of Historic Sites may not demolish buildings or structures without first going through a rigorous demolition permit approval process. However, the City balances this regulation with financial incentives and regulatory relief. Historic Sites are eligible for specific Land Management Code exceptions and also for matching grants for projects that adhere to recognized preservation methods and techniques.

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

The City's Two National Register Historic Districts

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

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

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

HISTORIC SITE FORM - HISTORIC SITES INVENTORY
Park City Municipal Corporation (2008)

1 IDENTIFICATION

Name of Property: **Ernest L. Smith House**
Address: **54 Ontario Avenue** AKA: **54 Ontario Canyon Street**
City: **Park City, Summit County, Utah** Tax Number: **QUALLS2**
Current Owner Name: **Ryan Edriss** Parcel Number: **PC-5244**
Current Owner Address: **PO BOX 2848, Park City, UT 84302-2848**
Legal Description (include acreage): **LOT 2 QUALLS SUBDIVISION, CONT 4125 SQ FT OR 28 Acres**

2 STATUS

Property Category	Evaluation	Recommendation	Use
<input type="checkbox"/> building(s), main	<input checked="" type="checkbox"/> Landmark Site	State	Original Use: Residential
<input type="checkbox"/> building(s), attached	<input type="checkbox"/> Significant Site	Parcel #	Current Use: Residential
<input type="checkbox"/> building(s), detached	<input type="checkbox"/> Not Historic	<input type="checkbox"/> Full <input type="checkbox"/> Partial	
<input type="checkbox"/> building(s), public			
<input type="checkbox"/> building(s), private			
<input type="checkbox"/> building(s), accessory			
<input type="checkbox"/> structure(s)			

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

3 DOCUMENTATION

Photo Date	Research Sources (check all sources consulted, whether useful or not)
<input type="checkbox"/> 1910s, 1920s & 2000s	<input type="checkbox"/> Abstract of Title <input type="checkbox"/> City/County Histories
<input type="checkbox"/> Historic 6	<input type="checkbox"/> Old Maps <input type="checkbox"/> Personal Interviews
<input type="checkbox"/> Original and Plans	<input type="checkbox"/> Original Building Permit <input type="checkbox"/> Utah Hist. Research Center
<input type="checkbox"/> measured floor plans	<input type="checkbox"/> recent permit <input type="checkbox"/> MSHS Preservation Files
<input type="checkbox"/> site sketch map	<input type="checkbox"/> Southern Maps <input type="checkbox"/> LDSG Architects File
<input type="checkbox"/> Historic American Bldg. Survey	<input type="checkbox"/> Utility Maps <input type="checkbox"/> LDS Family History Library
<input type="checkbox"/> original plans	<input type="checkbox"/> City Directories/Registers <input type="checkbox"/> Park City Hist. Soc/Museum
<input type="checkbox"/> other	<input type="checkbox"/> Census Records <input type="checkbox"/> Generally Mapping
	<input type="checkbox"/> Biographical Anecdotes <input type="checkbox"/> other
	<input type="checkbox"/> newspapers

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: **Mid-Prairie Style / Vernacular style** No. Stories: **1**
Additions: none minor major (include year) Alterations: none minor major (include year)

Number of associated outbuildings and/or structures: necessary buildings: # _____ structures: # _____

Reviser/Organizer: **Preservation Solutions/Park City Municipal Corporation** Rev. **_13 2008**

More than 400 sites have been listed as Historic Sites in Park City. The complete Historic Sites Inventory can be viewed at www.parkcity.org/hsi. Historic Site Forms, like this one, document Park City's Historic Sites.

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

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

The Historic Preservation Board

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

The HPBs purpose includes reviewing the Design Guidelines on a regular basis and making recommendations to the City Council to update them when necessary. In addition, the HPB provides input to staff and the City Council on historic preservation policies and programs, reviews all appeals of design review applications as they relate to compliance with the Design Guidelines, designates buildings and structures within Park City as Historic Sites, and promotes the benefits of historic preservation to the general public.

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

Historic Preservation Theory

Historic Preservation theory centers on two important principles; historical significance and integrity.

The Concept of Historical Significance

In Park City, a site may be considered historic if:

- It is at least fifty years old,
- It is associated with events or lives of important people in the past,
- It embodies distinctive characteristics of type, a period, or construction method, or is the work of a notable architect or craftsman.

In most cases, Historic Sites in Park City provide an understanding of the culture and lifestyle of the area's mining activity and early ski industry. Buildings and structures obviously change over time, but the materials and features that date from the mining and early ski eras typically contribute to the character and significance of the property.

Park City's Landmark Sites have structures with the highest level of importance. They not only convey the history of Park City, but also are physical representations of Park City's past influence in shaping the region and the nation. Park City's Significant Sites have structures primarily of local importance. They are the structures that define the fabric of historic Park City and reflect the community's past development patterns.

The Concept of Integrity

In addition to historical significance, a property must also have integrity. Integrity can be defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period” (National Park Service). Another way to look at a site’s integrity is to ask, “Would the person who built the structure still recognize it today?” Generally, the majority of the structure’s materials, structural system, architectural details, and ornamental features, as well as the overall mass and form must be intact in order for a building to retain its integrity.

Park City’s Landmark Sites have structures that possess the highest level of historic integrity. Landmark Sites, and their associated buildings and structures, must retain their historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places (listing in the National Register is voluntary and not required as part of Park City’s Land Management Code). Significant Sites have structures that retain their essential historical form, meaning that the buildings must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City’s past.

Approach and Treatments for Historic Sites

Each project involving a Historic Site is unique, but how you approach the project should follow a specific path.

Approach to Historic Sites

Begin by evaluating the character of the site. What changes have been made to the site and its structures over time and were the changes made during the historic period or later? Have windows been blocked or added, have additions been constructed, has the original plan been altered? Changes may or may not contribute to the historic character of the site and should be evaluated as the project is being planned. It is important to identify what it is about your site and its structures that contributes to its historical significance.

Then, the architectural integrity and physical condition of the property should be assessed. Are historic features hidden behind later materials? Are there physical problems that could lead to structural failure? Is there damage to materials that will require repair? If the materials cannot be repaired, can they be replaced in-kind? Historic preservation philosophy places a high premium on the retention of historic building materials and your plans will dictate how much of that material remains after the work is complete.

Following the physical conditions assessment, check the Land Management Code and other legal requirements. Will the project require design review? How do the building codes apply and will they impact the integrity or character of the structures? Are there encroachments or easements? Are there funds available from the City to assist with the project?

Finally, based on answers to the questions above, determine which of the Four Treatments for Historic Sites you will use. The Four Treatments for Historic Sites are: preservation, rehabilitation, restoration, and reconstruction. Projects often include two or more treatments in combination. Before you start your project, it is important to know which treatments or combination of treatments you will use.

Four Treatments for Historic Sites

Preservation

If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. **Preservation** is the first treatment to consider and it emphasizes conservation, maintenance and repair.

Rehabilitation

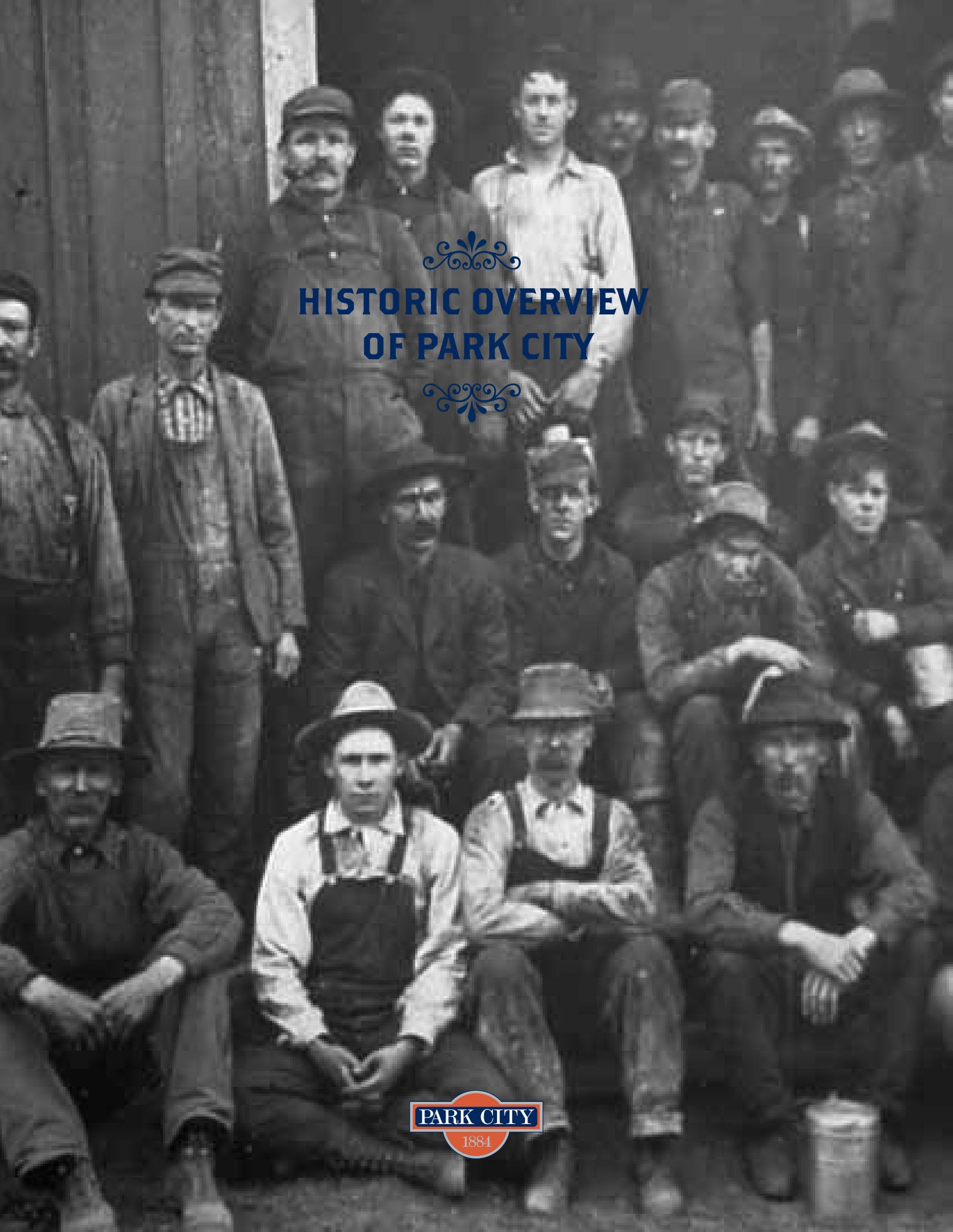
If you want to update a building for its current or a new use, you will be rehabilitating it. **Rehabilitation**, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.

Restoration

If you want to take a building back to an earlier time by removing later features, you will be restoring it. **Restoration**, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.

Reconstruction

If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. **Reconstruction**, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and un-salvageable. Reconstruction is rarely recommended.




**HISTORIC OVERVIEW
OF PARK CITY**


HISTORY OF PARK CITY

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

Settlement & Mining Industry Boom (1868-1893)



*Ontario Mine (date unknown)
Source: Park City Museum.*

The early search for precious metals in Utah was promoted primarily by non-Mormon groups; especially members of the U. S. Army. Although the Mormons were aware of the mineral resources lying deep within the Wasatch mountains, Brigham Young had instructed church members to pursue agriculture, warning that the lure of precious metals would cause outsiders to venture into the Utah Territory. This immigration happened anyway beginning in 1862 when Colonel Patrick E. Conner led a force known as the California Volunteers into Utah to protect the overland mail route and to keep an eye on the Mormons. His men were veterans of the California

gold fields and thus, experienced miners. They spent their leisure time prospecting the hills of the Wasatch and Oquirrh Mountains. By 1868, the prospectors had expanded their search into the area that was to become Park City.

Sources are uncertain as to who made the first discovery, but the first claim filed in the district became the Young American lode recorded on December 23, 1868. The first claim to be seriously mined, however, was the Ontario whose rich lode ore yields acted as the catalyst for



*Park City looking South c. 1891.
Source: Park City Museum.*

Park City's rapid rise as a great silver mining camp. Located in Ontario Canyon just south of present-day Park City, the mine became the first of several major interests supported by investors from across the nation. In 1872, shortly after the discovery, the mine was sold to George Hearst, a San Francisco "mining man", for \$27,000. Local mining operations were run by R.C. Chambers until 1901 and the mine reportedly produced \$50,000,000 in ore over its lifetime.

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

Mining operations continued to grow and new claims were made in the area during the 1880's which pushed Park City's economy to new levels. Park City was granted a charter in 1884 and became a city. By this time

it was ranked high among the nation's mining camps in ore production. Early photos of Main Street show a thriving commercial district densely built with a variety of building types. Though the town continued to flourish, it suffered a few setbacks. In 1882 and 1885 fires destroyed lodging, restaurant and commercial retail buildings along Main Street. Also, in the late 1880's, because the surrounding forests had been denuded to construct homes and businesses, snow slides increased in frequency, causing several deaths and severe damage to buildings and homes in their path. Despite these events, residents diligently rebuilt.

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

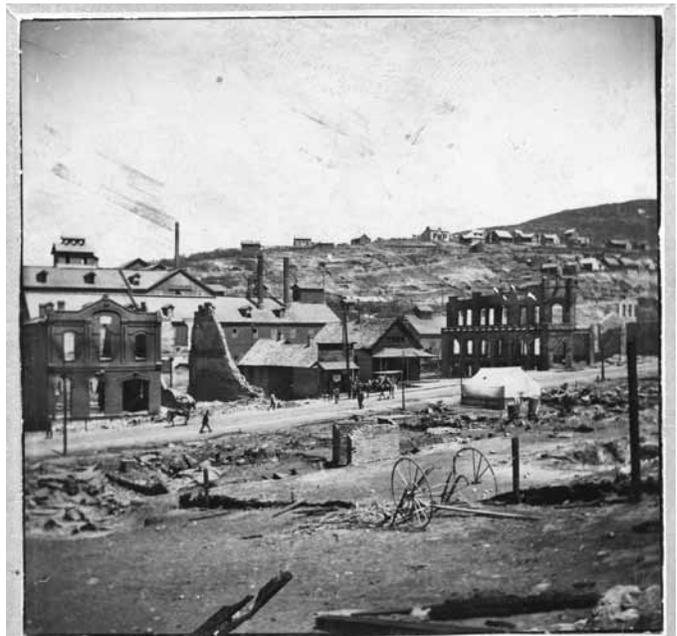


One of many prosperous Main Street businesses (date unknown). Source: Park City Museum.

Mature Mining Industry (1894-1930)

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

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



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

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

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

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

further. In fact, by the early 1950's most mines in Park City had either closed or been consolidated into United Park City Mines Company. The future of mining in Park City seemed quite bleak. Even United Park City Mines Co. spent considerable resources investigating ways to make its large acreage profitable outside of mining. Its principals did not realize that a 1921 article in *The Park Record* would foretell the profitability of the land when it predicted the city would become "a Mecca for winter sports." It would take forty-two years for that prediction to approach reality.



*Vacant and dilapidated building in the 500 block of Main Street, c.1960.
Source: Park City Museum.*

In 1912, the newly formed Wasatch Mountain Club introduced Park City residents to the concept of recreational skiing, but it would take several decades and the involvement of the federal government to bring the first skiing boom to Park City. At the turn of the century, the National Forest Service (NFS) was established to delineate public forests and mountain lands. The NFS, along with other federal agencies, was instrumental in developing winter recreation opportunities throughout Utah and the country. During the 1930s, Civilian Conservation Corp (CCC) camps were established in Utah to rehabilitate public lands denuded by lumber and

mining activities into areas for skiing, ski jumping and sledding. In an effort to find work for those affected by the Depression, the Public Works Administration (PWA) spent \$14,000 on a winter activities facility near Park City. The combined efforts of the National Forest Service, the PWA and the CCC had an impact on recreational skiing in remarkable ways. However, because the prime recreation property in town was privately owned, the skiing boom came to Park City much later than other areas of the West.



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

In the early 1930's, after seeing successful ski operations launched in Little Cottonwood Canyon, Sun Valley and former mining towns in Colorado, several business and fraternal organizations in town decided to establish a ski train to Park City. In February of 1936, more than 500 skiers boarded the first "Snow Train" destined for the PWA-built facility at what is now the Deer Valley Resort. By 1940, more than 3,000 skiers had visited snow-covered recreation areas in Utah. Ski areas throughout the west were preparing for even greater numbers in the coming decade, but WWII began and the ski industry experienced the kind of setbacks the mining industry had experienced half a century

earlier. By the close of the 1950's, construction in Park City nearly ceased, disinvestment was the norm and the population had dwindled from its high in the 1890's.

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



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

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

ARCHITECTURAL CHARACTER OF HISTORIC PARK CITY

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

Pattern of Development

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

Sanborn Fire Insurance maps from 1889, 1900 and 1907 supplemented by documentary photographs disclose a great deal about when various areas developed. In 1889, Main Street between 3rd and 5th Streets was the most heavily developed commercial area, while the greatest concentrations of residential buildings were on Marsac, Park, Prospect, Daly, and Woodside Avenues. The homes, built first on the uphill side of the streets, are small, one-story, two-room cottages. Building lots are small and houses tended to be crowded together with very little open space around them. A few larger two-story, Victorian-inspired homes



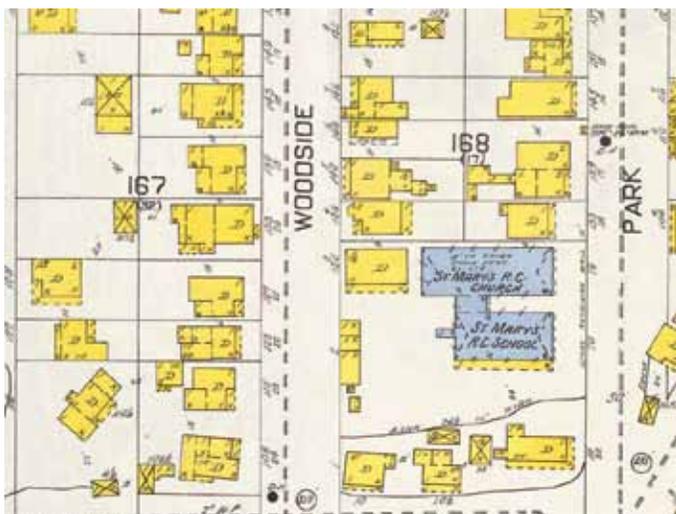
*Looking West and South from Rossi Hill with Sandridge in the foreground, c. 1922.
Source: Park City Museum.*

are found, but the mining moguls of the time chose to build their fashionable mansions in Salt Lake City resulting in the fabric of historic Park City being dominated by dense neighborhoods made up of small cottages. By 1900, development had become heavily concentrated on the west side of town with houses built on Norfolk and Empire Avenues. Following the fire on Main Street in 1898, the area was rebuilt and even greater development along Main Street is seen in the Sanborn Insurance maps of 1907.

The dense clustering of small residential structures built along terraces moving up the hillsides away from the commercial core is one of the most prominent features in early photographs of Park City. This development pattern is still an important feature of the community today.

Scattered throughout Park City in contrast to the tight rhythm of the streetscapes are a number of larger buildings. Several of these, including St. Mary's Church (121 Park Avenue), the Washington School (543 Park Avenue) and the Marsac Building (445 Marsac Avenue), were constructed for institutional or civic uses. In addition, the area boasted several large mills located closest to the water sources found on the south, east, and north sides of town.

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



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

Materials and Construction Methods

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

Wood is the predominant material seen on pre-1940 buildings in Park City and the residential structures are almost all frame. Some of the houses were built of a 2" thick, "single wall" construction which consists of a single layer of vertical planks attached to top and bottom sills and then covered with a horizontal layer of siding without any internal studs. The exterior siding most commonly used was a non-beveled siding,

often called novelty or drop siding. One striking characteristic of residential buildings in Park City is that very few homes were built with foundations. The stone and concrete foundations seen today replaced wood sills laid directly on undisturbed earth.

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



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

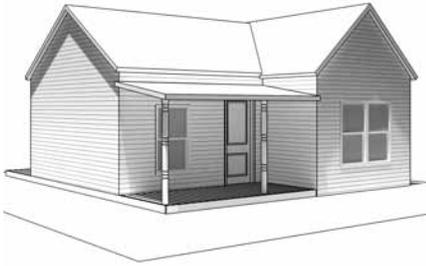
Construction crew erecting a frame house (date unknown).

Source: Park City Museum.

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

RESIDENTIAL BUILDING TYPES & STYLES

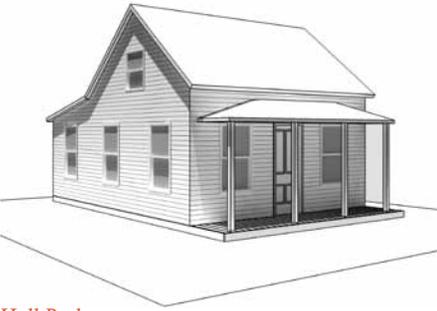
Historically, residential structures built in Park City were most frequently frame construction clad with non-beveled siding of various profiles. Several houses use a simplified version of patterned shingles typically seen on Queen Anne style homes. Sites sloped steeply and as a result many houses were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



L Cottage

“L” Cottage or “T” Cottage

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



Hall Parlor

Rectangular or “Hall-Parlor” House

Buildings that are described as rectangular or “Hall-Parlor” are simple, rectangular in plan with a gable roof usually oriented with the ridge parallel to the street. The name comes from the floor plan composed of two rooms placed side by side; the hall, generally a square room, and an adjoining parlor, often smaller than the “hall”. Porches may extend across part or all of the façade and a few wrap around the corners of the house. The porches are defined by dropped or extended roofs with shed or hipped forms. Most rectangular homes are one or one-and-a-half stories and several have rear shed or saltbox roof profiles.



Gable Front

Gable Front

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



Pyramid House

Hipped Roof or “Pyramid” House

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



Bungalow

Bungalow

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

COMMERCIAL BUILDING TYPES & STYLES

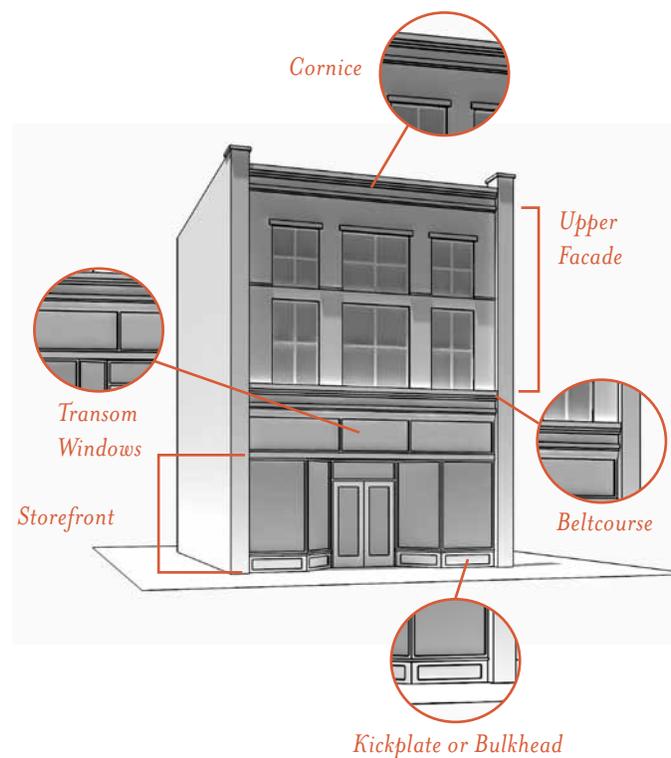
Commercial buildings in Park City traditionally included design elements found on most retail-oriented structures being built in the country at the time. The buildings were set along the street front with large display windows for exhibiting goods and services. A solid kickplate below the glass provided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

Victorian-inspired details such as segmental arches, columns, bracketed cornices, dentils, transoms and decorative brickwork are seen on many of the brick structures while simplified versions of these details are more commonly seen on the frame structures.

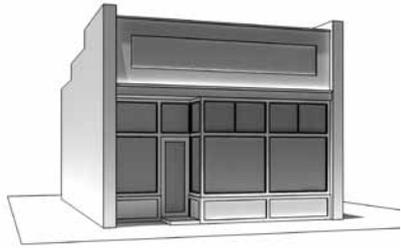
A few buildings that stand out from the fabric of typical Victorian-inspired commercial buildings utilize derivations of Revival styles of the time. For example, Egyptian motifs are used on the theater (328 Main Street) and Moderne elements found on the War Veterans Memorial Building (427 Main Street). The most unique brick structure on Main Street is the Utah Independent Telephone Company building (447 Main Street), which was designed in the Mission style with a curvilinear gable roof line and an interior ceiling constructed of brick barrel vaults.

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

Unlike most of the residential buildings in Park City, several commercial buildings were designed by prominent architects practicing in Utah at the time. Frederick A. Hale designed the brick structure that housed the First National Bank of Park City and the Silver King Mining Company offices (305 Main Street). In addition, The Rocky Mountain Bell Telephone Company hired Richard K. A. Kletting, Utah's foremost architect who also designed the State Capitol, to design their office building at 434 Main Street.



Traditional storefront components



One Part Block



Two Part Block



Central Block with Wings

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

One Part Block

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

Two Part Block

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

Central Block with Wings

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

Though these are the most common commercial building types in Park City, some buildings may exhibit elements of more than one type while others seem to adhere to none of them. Deviation from the standard elements of façade composition was not uncommon in towns dominated by vernacular architecture.

A word about “Vernacular”

Vernacular is a term typically used to describe architecture that is non-stylized and is constructed using locally available resources to meet specific local needs rather than to embody a particular style. Though stylistic elements were used on many buildings along Main Street, most commercial buildings in Park City could be classified using the broad term “vernacular”.

References:

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

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

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

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



**DESIGN REVIEW
PROCESS**





Landmark Site located at 517 Park Avenue.



Signifiant Site located at 354 Maiin Street.

DESIGN REVIEW PROCESS

Park City recognizes that its historic resources are unique and should be protected as a community resource for the benefit of both residents and visitors. The purpose of design review is to protect the integrity of these resources by requiring projects undertaken in the Historic Districts and projects involving Historic Sites to comply with these Design Guidelines. This process cannot guarantee good design, but ideally will prevent projects that are insensitive, incongruous or incompatible with adjacent structures, the immediate neighborhood and the community as a whole.

The City, through the Planning Department staff, will determine when a project complies with the Design Guidelines. Projects involving **Landmark Sites** must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site. Projects involving **Significant Sites** are also held to a high standard, but because in many cases the sites have been substantially modified in the past, there is greater flexibility when interpreting the Guidelines. However, these projects must be designed and executed in such a manner as to retain designation as a Significant Site. The City requires owners of Significant Sites, when possible, to design and execute rehabilitation projects in a manner that will result in the Historic Site being designated as a Landmark Site.

Compliance with the Design Guidelines is determined when a project meets the Universal Guidelines and Specific Guidelines. Because the scope of one project will differ from another, the City requires each application to meet all of the Universal Guidelines and Specific Guidelines unless the Design Review Team determines certain Specific Guidelines are not applicable.

In most cases, a building permit will also be required. The permit will not be issued until your project meets all of the requirements of the Land Management Code (LMC) and receives design approval. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply. As a result, elements such as building height, building pad and/or building footprint may be limited.

Your project requires design review and approval if:

- 1) it is listed in the Historic Sites Inventory OR located within Old Town—the HRL, HR-1, HR-2A/B, HRM, HRC, or HCB Zones AND
- 2) you are planning to:
 - Undertake major alterations on an existing structure;
 - Undertake minor alterations, other than painting and routine maintenance, on an existing structure;
 - Construct an addition onto an existing structure;
 - Add or remove decorative elements or light fixtures;
 - Remove or demolish part or all of an existing structure - principal or accessory;
 - Build a new structure - principal or accessory; and/or
 - Perform exterior site work such as landscaping or constructing a fence sor retaining wall.

Step 1: Pre-Application - Define the Design Parameters

When planning your project, determine how best to execute the design so that it supports the City's historic preservation goals. If your project involves **new construction**, answer the following questions: How will I use the site and its building or structures? What are the height, mass, and scale of the Historic Sites in the immediate neighborhood? What elements, such as window shapes, roof pitches, building materials, and entryway treatments, are used in the neighborhood? What are the setbacks, parking solutions and streetscape aspects seen in the area? What style of architecture will my building reflect and how can I interpret the stylistic elements in a contemporary manner that is compatible with the Historic Sites in the immediate neighborhood? and finally How will my project respect the features that give the neighborhood its unique character?

If your project involves a **Historic Site**, answer the following question: How will I use the site and its building or structures? What steps do I need to take to retain the important architectural features? How will I stabilize and preserve important historic materials? Will I restore the buildings and/or structures to their original condition or rehabilitate them for contemporary use? Will I need to reconstruct part or all of the Historic Site? and finally, How will my project respect the features that give the site and neighborhood its unique character?

The City's Historic Preservation goals are stated in the General Plan, Chapter 12 – Historic Preservation Element (adopted May 23, 2002). The General Plan can be viewed on line at www.parkcity.org/government/codesandpolicies/documents/GeneralPlanBook_000.pdf

Step 2: Pre-Application - Pre-Design Conference with Design Review Team

It is recommended that the applicant talk with the City's Planning Department Staff before preparing a Historic District/Site Design Review Application. The Planning Department staff will answer general questions, provide the applicant with an application packet outlining all of the application requirements, and will schedule the project for a mandatory pre-application meeting with the Design Review Team.

The Project Planner is the planner assigned by the Planning Director to administer an application. The Project Planner is the primary contact between the applicant and the City.

The Design Review Team (DRT) consists of the Project Planner, Planning Department staff architect, the Planning Department's historic preservation expert, one member of the Building Department, the applicant and/or the applicant's design professional. The DRT meets for a pre-design conference prior to submission of a Historic District/Site Design Review Application and serves as a resource to the project until a building permit is issued or the project is denied.

The Historic District/Site Design Review Application packet contains a detailed list of required application materials. For the Design Review Team meeting, you will need 1) the Historic Site Form, 2) a written project description, 3) an existing site plan, 4) a completed physical condition report, 5) photographs of the site, and 6) basic schematic drawings of the proposed project.

The DRT will discuss the proposed project with the applicant and/or applicant's representative so that all parties have an understanding of the general scope of the project. The DRT will discuss the potential impacts of the project and identify issues that will require special attention or mitigation on the part of the applicant.

Step 3: Pre-Application - Document Existing Conditions Requirements for Historic Sites

The application process begins with requirements for identifying the architectural elements, materials, and physical features that define the

Determine whether or not your building has already been documented. The Park City Historical Society & Museum (435/649-7457) and the Preservation Office of the Utah State Historical Society (801/533-3500) have information on hundreds of buildings in Park City. Copies of materials are available for a nominal fee.

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

site’s historic character. These attributes should be retained in order to preserve the historic character and to maintain designation as a Historic Site.

The following information determined by the Design Review Team to be relevant to the scope of the proposed project must be submitted as part of a Historic District/Site Design Review Application involving a Historic Site:

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

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

Historic Site Form, on file at the Planning Department, include most of the required information and should be consulted before gathering additional information. When preparing additional information, list all sources consulted such as permit records, title abstracts, tax assessor records, Sanborn Insurance maps, Polk directories, and newspapers. Include copies of all research notes and source documents used in preparing the history.

B. Dimensioned Site Plan: Provide a site plan showing the location of all structures on the site including topographical (USGS elevations) and boundary information. Clearly identify known encroachments.

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

- Provide copies (photocopy or digital format) of historic/earlier photographs held by Park City Historical Society & Museum, Utah State Historical Society, Summit County archives, or other sources.
- Provide photographs of each exterior elevation of all buildings and structures on the site, including retaining walls and fences.
- Provide photographs of exterior details (façade materials, porches, columns, cornices, evidence of missing historic elements, window trim, wall materials, and fence materials).
- Provide photographs of the streetscape to include the subject site and its structure(s) and all adjacent properties, including those across the street.
- Provide photographs detailing the Physical Conditions listed in Section D below.

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

- Description of the condition of the foundation to include any settlement problems, ground water issues, deterioration or insect infestation.
- Description of the condition of the exterior wall envelope with findings on deterioration/moisture problems, settlement issues, lead based paints, asbestos or other hazardous material.
- Description of the condition of the roof framing to include existing roof sheathing and roof coverings with appropriate snow load calculations.
- Description of the floors, walls and roof structure as to the size and spacing of framing members.

Along with the written description, provide a cross section through the exterior bearing wall to illustrate the existing footing/foundation, floor joists, wall and roof framing. Park City will allow limited demolition (non-structural) in the interior of structures for the purposes of discovery of the items listed above.

Requirements for Non-Historic Buildings and Vacant Lots

A. History: Provide a brief written history of the site (uses, owners, build date of the primary structure, and dates of additions and/or alterations made to the primary structure). List all sources of information such as permit records, title abstracts, tax assessor records or other verifiable information.

B. Dimensioned Site Plan: Provide a site plan showing the location of all structures on the site including topographical (USGS elevations) and boundary information. Clearly identify known encroachments.

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

- Provide photographs of each exterior elevation of all buildings and structures on the site, including retaining walls and fences.
- Provide photographs of exterior details (façade materials, porches, columns, cornices, window trim, wall materials, and fence materials).

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE. • PO BOX 1480
PARK CITY UT 84300
(435) 615-5000 • (435) 615-4908 FAX

PHYSICAL CONDITION REPORT
For use with the Historic District/Site Design Review Application

For Office Use Only

PROJECT PLANNER _____ APPLICATION # _____
DATE RECEIVED _____

PROJECT INFORMATION

NAME: _____
ADDRESS: _____
TAX ID #: _____ OR _____
SUBDIVISION: _____ OR _____
SURVEY: _____ LOT #: _____ BLOCK #: _____

CONTACT INFORMATION

NAME: _____
PHONE #: _____ FAX #: _____
EMAIL: _____

Instructions for Completing the PHYSICAL CONDITION REPORT
The purpose of the Physical Condition Report is to document the existing conditions of the site, its buildings and structures. This form should be completed electronically (descriptions entered into the shaded form fields) and submitted to the Planning Department as a printed copy (4-color) prior to your Pre-Design Meeting with the Design Review Team.

WRITTEN DESCRIPTION
The features listed below, if extant on your site, must be described in this report in the space provided. Most of the form fields allow for 500 characters; no descriptions should be deleted, concealed, and include materials, dimensions, present condition, and approximate date (if applicable). The sections will expand as you type your descriptions. "See attached" will not be accepted as a description. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS
Digital photographs must be included with this report. The specifications and a template for organizing and labeling photographs are provided on the last page of this report. Copies of photographs used in this report should be saved separately on a CD-R. The image size should be at least 3,000 x 2,000 pixels at 300 ppi (pixels per inch) or larger. It is recommended that digital images be saved in 8-bit (or larger) format. TIF images are preferred; but JPEG images will be accepted. The CD-R should be labeled as follows: PCR Form "Property Address" "Date".

If you have questions regarding the requirements of this form or the process, please contact a member of the Park City Planning Staff at (435) 615-5000 or email us online at www.parkcity.org.

A physical condition report, like this one, is required as part of the Historic District/Site Design Review Application and should provide thorough information about the existing condition of the site and its structures.

- Provide photographs of the streetscape to include the subject site and its structure(s) and all adjacent properties, including those across the street.
- Provide photographs detailing the Physical Conditions listed below.

D. Physical Condition – Written & Graphic: Provide a detailed written disclosure on a Physical Condition Disclosure form (from the architect or structural engineer) that includes the following information. Provide photographs showing the conditions described.

- Description of the condition of the foundation to include any settlement problems, ground water issues, deterioration or insect infestation.
- Description of the condition of the exterior wall envelope with findings on deterioration/moisture problems, settlement issues, lead based paints, asbestos or other hazardous material.
- Description of the condition of the roof framing to include existing roof sheathing and roof coverings with appropriate snow load calculations.
- Description of the floors, walls and roof structure as to the size and spacing of framing members.

Along with the written description, provide a cross section through the exterior bearing wall to show the existing footing/foundation, floor joists, wall and roof framing. Park City will allow limited demolition (non-structural) in the interior of the structure for the purposes of discovery of the items listed above.

Step 4: Design Review Application - Completion, Submission & Certification

Once the Historic District/Site Design Review Application is submitted to the Planning Department and it is deemed complete by Planning Department Staff, the Project Planner will send written confirmation to the applicant of the complete application.

Step 5: Public Comment Period

Following the submission and written confirmation (sent to the applicant) of a complete Historic District/Site Design Review Application, Planning Department staff will post a notice on the site indicating a fourteen (14) day public comment period has begun. Notice of receipt of an application is sent to property owners within 100 ft. of the subject property. The public may come to the Planning Department office to look over the application and make written comments. These written comments will become part of the public record and will be considered when the application is evaluated for compliance with the Design Guidelines.

Step 6A: Design Review - Compliance with Design Guidelines - Approval

Following the public comment period, the Project Planner will schedule an evaluation of the design review application within forty-five (45) days. Upon the Planning Department’s determination of compliance with

the relevant design guidelines and approval of the proposed project, an Action Letter will be issued to the applicant that will stipulate specific conditions of approval for the project. At this time, notice of the decision is also sent to property owners within 100 ft. of the subject property.

Following Approval

After the Historic District/Site Design Review Application has been approved and before a building permit can be issued, the applicant must attend a final meeting with the Design Review Team to verify that the final plans comply with all the necessary provisions, conditions, and requirements of the Planning and Building Departments. Any modifications to the approved plans must be authorized by the Planning Department and Building Department in writing prior to the start of site disturbance. The conditions of approval must be met or the City will initiate an enforcement action against the applicant.

Step 6B: Design Review - Non-Compliance with Design Guidelines – Denial

Following the public comment period, the Project Planner will schedule an evaluation of the design review application within forty-five (45) days. If the application is determined to be in non-compliance with any of the relevant design guidelines, the Planning Department will deny the application and the Project Planner will send an Action Letter to the applicant denying the application. At the time, notice of the decision is also sent to property owners within 100 ft. of the subject property.

Step 7: Appeals

First Appeal: All appeal requests must be submitted to the Planning Department in writing within ten (10) days of the Planning Department's date of either the Action Letter of approval noted in Step 6A or the Action Letter of denial noted in Step 6B. Anyone determined by Utah State Code and Park City Land Management Code to have legal standing may appeal the Planning Department's decision to the Historic Preservation Board.

The Appeals process is described in the Land Management Code. See Title 15-11-11 Historic District Design Review.

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

Step 8: Project Review - In-Progress Inspections & Final Inspection

In-Progress Review: The Project Planner will conduct periodic site visits to verify that the project is being executed in accordance with the approved plans.

Final Review: The Design Review Team will conduct a Final Inspection to verify the project was executed in accordance with the approved plans. The conditions of approval must be met or the City will initiate an enforcement action against the applicant.



**DESIGN GUIDELINES FOR
HISTORIC SITES IN PARK CITY**



NO
PARKING
ANY
TIME
←

PUBLIC LIBRARY



DESIGN GUIDELINES FOR HISTORIC SITES

If your structure or lot is located within one of Park City's historic zoning districts—HRL, HR1, HR2, HRM, HRC or HCB—but is not a Historic Site, you should seek guidance in the "Guidelines for New Construction in Historic Districts" section of these guidelines.

These Design Guidelines apply to all Historic Sites in Park City. Because residential, commercial, civic, and institutional buildings are found in all of Park City's six "H" zones, these guidelines are inclusive and may include sections that do not apply to your particular building or project.

The City, through the Planning Department staff, will determine when a project complies with the Design Guidelines. Projects involving Landmark Sites must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site. Projects involving Significant Sites are also held to a high standard, but because in many cases the sites have been substantially modified in the past, there is greater flexibility when interpreting the Guidelines. However, these projects must be designed and executed in such a manner as to retain designation as a Significant Site.

Compliance with the Design Guidelines is determined when a project meets the Universal Guidelines and Specific Guidelines. Because the scope of one project will differ from another, the City requires each application to meet all of the Universal Guidelines and Specific Guidelines unless the Design Review Team determines certain Specific Guidelines are not applicable.

All proposed projects must also meet the legal requirements of the Land Management Code before a building permit can be issued. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply. As a result, elements such as building height, building pad and/or building footprint may be limited.

UNIVERSAL 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.

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

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.

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

SPECIFIC GUIDELINES

A. SITE DESIGN

A.1. 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, if extant.

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

A.2. Stone Retaining Walls

A.2.1 Maintain historic stone retaining walls in their original locations.

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



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



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

A.3. Fences & Handrails

A.3.1 Maintain historic fences and handrails.

A.3.2 Historic fences and handrails 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 should reflect the building's style and period.

A.4. Steps

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

A.5. Landscaping & Site Grading

A.5.1 Maintain landscape features that contribute to the character of the site.

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

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

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

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

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

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

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

B. PRIMARY STRUCTURES

B.1. Roofs

B.1.1 Maintain the original roof form, as well as any functional and decorative elements.

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



These skylights are flush mounted and unobtrusive when viewed from the public right-of-way.

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

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

B.2. Exterior Walls

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

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

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

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

B.2.5 Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, and the compressive or tensile strength—have been proven not to damage or cause the deterioration of adjacent historic materials.

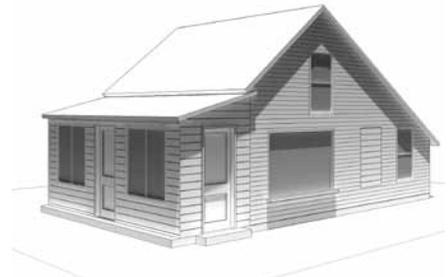
B.2.6 Substitute materials should not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used (as stated in B.2.4 and B.2.5).

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

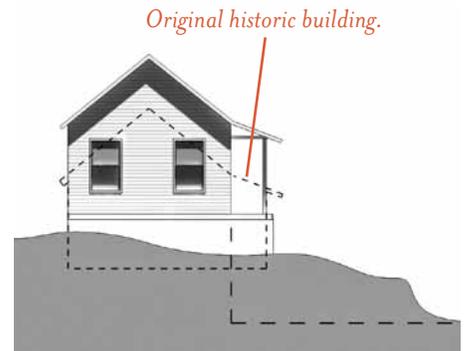
B.3. Foundations

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

B.3.2 The original placement, orientation, and grade of the historic building should be retained.



Top: The front porch and window configurations are original. Bottom: Window openings have been altered and the front porch enclosed. These treatments are incompatible and should be avoided.



Raising the historic building as shown above does not significantly diminish its integrity.

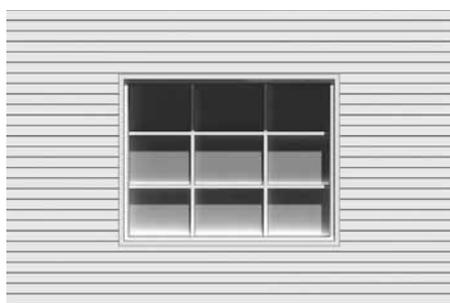
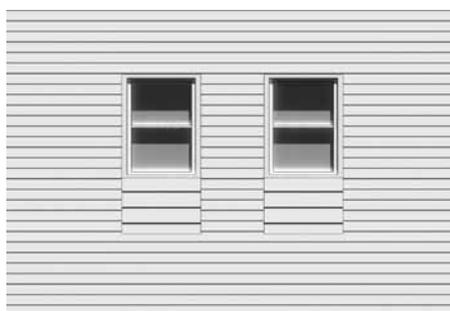
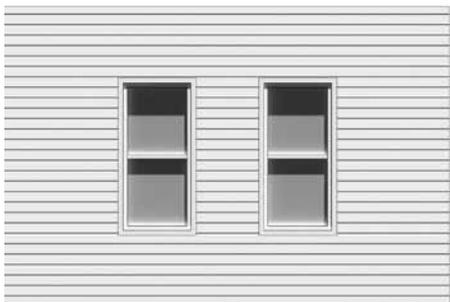
B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.

B.4. Doors

B.4.1 Maintain historic door openings, doors, and door surrounds.

B.4.2 New doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style.

B.4.3 Storm doors and/or screen doors should not be used on primary or secondary facades unless the applicant can show that they will not diminish the integrity or significance of the building.



Top: These window openings are tall and narrow with wide trim and are spaced evenly on the wall plane. Middle/bottom: Original window openings and trim should not be altered, nor should the window itself be replaced with a type or style that is incompatible.

B.5. Windows

B.5.1 Maintain historic window openings, windows, and window surrounds.

B.5.2. Replacement windows should be allowed only if the historic windows cannot be made safe and serviceable through repair. Replacement windows should exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

B.5.3 Storm windows should be installed on the interior. If interior installation is infeasible, exterior wood storm window dimensions should match the historic window dimensions in order to conceal their presence. Frames should be set within the window opening and attach to the exterior sash stop.

B.6. Mechanical Systems, Utility Systems, and Service Equipment

B.6.1 Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, should be located on the rear façade or another inconspicuous location (except as noted in B.1.2) or incorporated into the appearance as an element of the design.

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

B.6.3 Avoid removing or obstructing historic building elements when installing systems and equipment.

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

B.7. Paint & Color

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

B.7.2 Provide a weather-protective finish to wood surfaces that were not historically painted.

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

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

The Land Management Code provides exceptions to off-street parking requirements for existing Historic Sites in the HRL, HR1, HR2, HRM, and HRC zones. Because off-street parking is not required in these circumstances, applicants must show that proposed parking areas, detached garages, and/or related driveways will not substantially diminish the integrity and significance of the Historic Sites.

C. PARKING AREAS, DETACHED GARAGES, & DRIVEWAYS

Accommodating the automobile, specifically off-street parking, garages, and driveways, is one of the greatest challenges in the Historic Districts. It is the city’s intention to encourage a range of design solutions that address the conditions of the site and meet the needs of the applicant while also preserving the character of the Historic Site and the Historic Districts.

C.1 Off-street parking

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.



Because of the narrow lots in Old Town, off-street parking areas may need to be located in the front yard. The visual impact and total paved surface of front yard parking areas should be minimized.

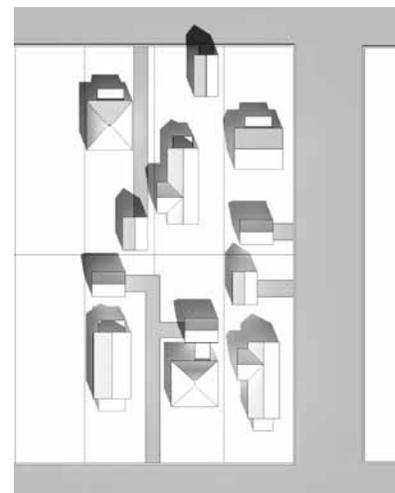
C.1.3 When locating new off-street parking areas, the existing topography of the building site and significant site features should be minimally impacted.

C.2 Driveways

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

C.2.2 New driveways should not exceed twelve (12) feet in width.

C.2.3 Shared driveways should be used when feasible.



Above are preferred locations for driveways on flat lots; the grade and orientation of buildings on uphill and downhill lots may dictate a different design solution.

C.3. Detached Garages

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

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

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



These detached garages complement the primary structures. Left: The garage complements the new house--the garage and the front gable of the house are original to the site. Right: The house was moved to this site and rehabilitated.

D. ADDITIONS TO HISTORIC STRUCTURES

D.1. Protection for Historic Structures and Sites

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

D.1.2 Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.



Left: This rear addition complements the historic building and is a preferred solution. Right: This rear addition overwhelms and engulfs the historic building and is not recommended.



A transitional element between a historic building and an addition is preferred.

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

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

D.1.5 Retain additions to structures that have achieved historic significance in their own right.

D.2. General Compatibility

D.2.1 Additions should complement the visual and physical qualities of the historic building.

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

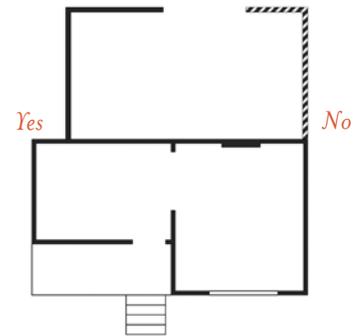
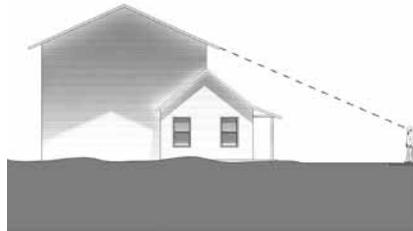
D.2.3 Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

D.2.4 Large additions should be visually separated from historic buildings when viewed from the public right of way.

D.2.5 In-line additions should be avoided.

Left: Additions that engulf a historic building are not recommended.

Right: In-line additions that extend the wall plane of the historic building should be avoided.



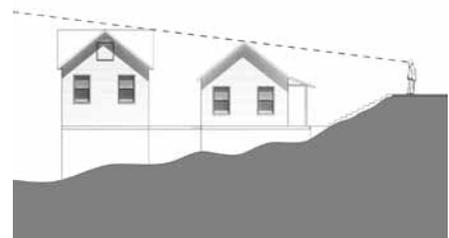
D.3. Scenario 1: Residential Historic Sites—Basement Addition without Garage

D.3.1 The addition should not raise the historic structure generally more than 2' from its original floor elevation.

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

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

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



D.4. Scenario 2: Residential Historic Sites—Basement Addition with Garage

D.4.1 The addition should not raise the historic structure more than two (2) feet from its original floor elevation. Historic buildings on downhill lots may be raised to accommodate a basement garage provided 1) access to

Large additions, whether constructed on downhill or uphill lots, should be visually separated from the historic building.

In the HRL, HR-1, HR-2, HRM, and HRC zones, additions to historic buildings that do not create a Lockout Unit or Accessory Apartment are exempt from off-street parking requirements. As a result, applicants must demonstrate that a proposed basement garage and related driveway will not diminish the integrity and significance of the Historic Site.

the garage is from the side or rear yard, 2) the structure is not raised above finished road grade adjacent to the primary facade, and 3) the integrity and significance of the structure will not be destroyed by the action.

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

D.4.3 The vertical wall area of the basement addition that is visible from the primary public right-of-way should be minimized.

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

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

D.4.6 Single vehicle garage doors not greater than nine (9) feet wide and nine (9) feet high should be used.



Left: The garage is tucked under the house which allows character-defining features such as center steps, the porch, and the site grading and landscaping to be retained. Right: The vertical wall area of the basement is visually minimized by the addition of the diagonal retaining wall.

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered ONLY

- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or*
- if relocating the building onto a different site is the only alternative to demolition; or*
- if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.*

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team 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 historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

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

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

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

F. DISASSEMBLY/REASSEMBLY OF ALL OR PART OF A HISTORIC STRUCTURE

F.1. General Principles

F.1.1 Disassembly of a historic building should 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.

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

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

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

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

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

F.3. Disassembly

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

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

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

Disassembly/Reassembly of historic structures is not a common practice in the field of Historic Preservation. Therefore, a proposal to disassemble/reassemble a historic structure will be considered ONLY:

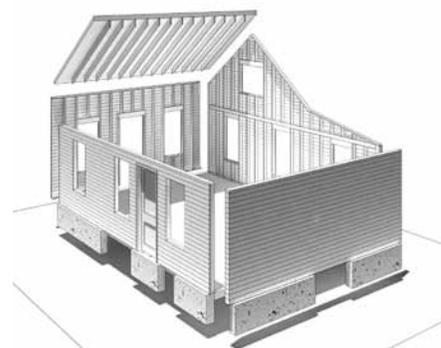
-if a licensed structural engineer certifies that the building cannot reasonably be moved intact; or

-if disassembly/reassembly is the best alternative to demolition; or

-if the building is determined by the Chief Building Official to be a hazardous or dangerous building, pursuant to Section 115.1 of the International Building Code; or

-if the Planning Director and the Chief Building Official determine that unique conditions and overall quality of the historic preservation effort warrant the disassembly/reassembly of part or all of the building, AND

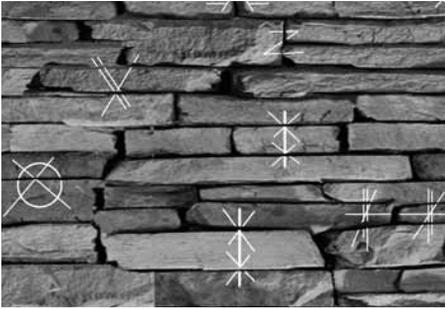
-if it is to be accurately reassembled in its original form, location, placement and orientation.



Structures should be disassembled in the largest pieces possible.

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

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



Parts of the structure or architectural element being disassembled should be marked to ensure accurate reassembly.

F.4. Protecting the Disassembled Components

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

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

F.5. Reassembly

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

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

G. RECONSTRUCTION OF EXISTING HISTORIC STRUCTURES

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

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

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

G.4 Reconstruction should 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.

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

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

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

G.8 A reconstruction should 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 original site.

H. ACCESSORY STRUCTURES

H.1 Historic accessory buildings that contribute to the significance of the property should be retained.

H.2 New accessory buildings on flat or downhill sites with an existing historic building should generally be located at the rear of the lot.

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

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

I. SIGNS

I.1 Existing historic signs should be retained.

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

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

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

I.5 Painted signs on brick facades or side walls may be appropriate. Size and placement should be compatible to historic examples within the Historic Districts or the building's style and period.

I.6 Lighting applied to signs should be placed so that light globes are not visible to the public and comply with Park City's Lighting Ordinance.

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

J. EXTERIOR LIGHTING (building mounted)

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



Awnings should be compatible with the style of the historic building and should not obstruct important architectural features.

The National Trust for Historic Preservation also provides extensive resources for owners who want to make a difference. Go to www.preservationnation.org/issues/sustainability

The U.S. Green Building Council is a leader in green building techniques and practices. The non-profit organization provides resources for owners and building managers. Go to www.usgbc.org/ for more information.

K. AWNINGS

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

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

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

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

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

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

L. SUSTAINABILITY

Historic Preservation is an important component of any effort to reduce your carbon footprint. Taking the steps necessary to make your historic building more energy efficient is often the easiest and most cost-effective way to be more eco-friendly.

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

L.2 Construction and renovation waste should be diverted from disposal if 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.

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

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

M. SEISMIC SYSTEMS

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

N. ADA COMPLIANCE

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

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

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

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

The State Historic Preservation Office provides information on ADA compliance for historic buildings. Go to http://history.utah.gov/historic_preservation/documents/ADABrochure.pdf

SUPPLEMENTAL REHABILITATION GUIDELINES

In addition to the Universal and Specific Guidelines, the following supplemental guidelines apply to properties located within the Main Street National Register Historic District. (See appendix for map) Proposals involving historic buildings in the historic district are carefully reviewed to ensure that they will strengthen the character of the area.

Main Street National Register Historic District

MSHS1. The proposed project must not cause the building or district to be removed from the National Register of Historic Places.

MSHS2. The alignment and setback along Main Street are character-defining features of the district and should be preserved.

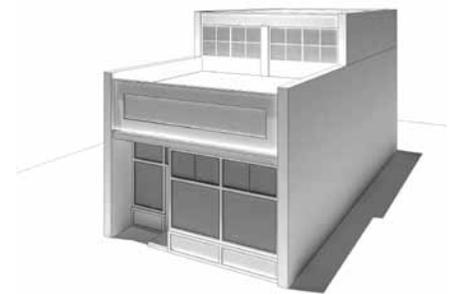
MSHS3. Traditional orientation with the primary entrance on Main Street should be maintained.

MSHS4. Street furniture, planters and other elements proposed for the building-sidewalk interface should not diminish the integrity or significance of the property or district.

MSHS5. Lighting elements (not building mounted) should be compatible in design, scale, and material with the historic character of the district.

MSHS6. Rooftop additions may be allowed; they should generally not exceed one story 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.

MSHS7. Additions to the rear of Main Street buildings that will front Swede Alley should be reduced in scale as they reach Swede Alley 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.



Rooftop additions generally should not exceed one story.



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



DESIGN GUIDELINES FOR NEW CONSTRUCTION IN HISTORIC DISTRICTS

These design guidelines apply to new construction in Park City's Historic Districts; specifically, all new construction on undeveloped lots or previously occupied lots where a structure exists and would be demolished.

Because Park City's Historic Districts ("H" zones) include both residential and commercial districts, these guidelines are inclusive and may include sections that do not apply to your particular building or project.

The City, through the Planning Department staff, will determine when a project complies with the Design Guidelines. Compliance with the Design Guidelines is determined when a project meets the Universal Guidelines and Specific Guidelines. Because the scope of one project will differ from another, the City requires each application to meet all of the Universal Guidelines and Specific Guidelines unless the Design Review Team determines certain Specific Guidelines are not applicable.

All proposed projects must also meet the legal requirements of the Land Management Code before a building permit can be issued. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply. As a result, elements such as building height, building pad and/or building footprint may be limited.

UNIVERSAL GUIDELINES

1. New buildings should reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.
2. New buildings should not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports should not be directly imitated. Reconstructions of non-surviving historic buildings are allowed.
3. A style of architecture should be selected and all elevations of the building should be designed in a manner consistent with a contemporary interpretation of the chosen style. Stylistic elements should not simply be applied to the exterior. Styles that never appeared in Park City should be avoided. Styles that radically conflict with the character of Park City's Historic Sites should also be avoided.

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

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

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

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

8. New construction activity should not physically damage nearby Historic Sites.

SPECIFIC GUIDELINES

A. SITE DESIGN

A.1. Building Setbacks & Orientation

A.1.1 Locate structures on the 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.

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

A.2. Lot Coverage

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

A.3. Fences

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

A.4. Site Grading & Steep Slope Issues

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

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

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



Step a new building to follow the contours of the site.

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

A.5. Landscaping

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

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

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

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

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

The term "visually compatible" means that the new construction visually relates to the surrounding Historic Sites in terms of the factors of visual compatibility. Those factors are:

- Height,
- Width,
- Scale of buildings,
- Proportion of façade elements,
- Relation of solids to voids on primary facades
- Rhythm of spacing of buildings on streets,
- Rhythm of entrance and/or porch projections,
- Roof shapes, and
- Directional expression of front elevation.

B. PRIMARY STRUCTURES

B.1. Mass, Scale & Height

B.1.1 The size of a new building, its mass in relation to open spaces, should be visually compatible with the surrounding Historic Sites.

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

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

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

B.1.5 New buildings should not be significantly taller or shorter than surrounding historic buildings.

B.1.6 Windows, balconies and decks should be located in order to respect the existing conditions of neighboring properties.

B.1.7 Regardless of lot frontage, the primary façade should be compatible with the width of surrounding historic buildings. The greater width of the structure should be set back significantly from the plane of the primary façade.



Historic buildings establish a range of building heights in a neighborhood; New construction should not significantly deviate from that established range.

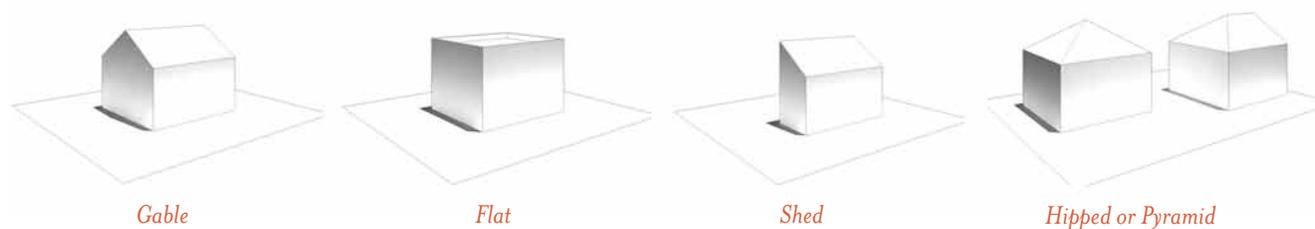
B.1.8 Buildings constructed on lots greater than 25 feet wide should be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, building depth, and patterns within the façade.

B.2. Key Building Elements

Foundations

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

Roofs



B.2.2 Roofs of new buildings should be visually compatible with the roof shapes and orientation of surrounding Historic Sites.

Typical roof forms seen in the Historic Districts.

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

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

Materials

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

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



With residential buildings, stone was traditionally used for retaining walls and as a foundation material.

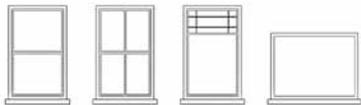


On commercial and institutional buildings, stone was used for foundations, exterior walls, sills, and/or coping.

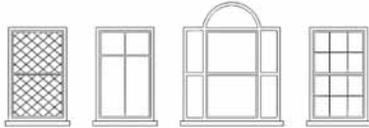




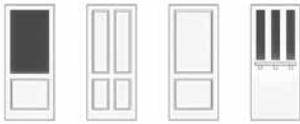
Non-traditional window configurations like those shown above should be avoided.



Preferred solution – windows



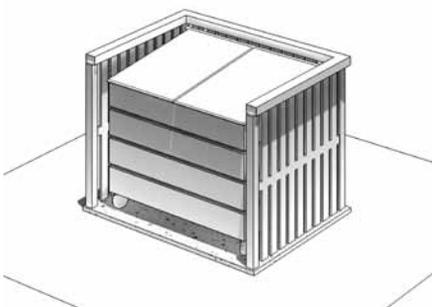
Not recommended – windows



Preferred solution – doors



Not recommended – doors



Service equipment should be screened.

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

Windows and Doors

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

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

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.

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

Paint & Color

B.2.12 Exterior surfaces that are painted should have an opaque rather than transparent finish.

B.2.13 Provide a weather-protective finish to wood surfaces that were not historically painted.

B.2.14 When possible, low-VOC (volatile organic compound) paints and finishes should be used.

Mechanical and Utility Systems and Service Equipment

B.2.15 Equipment should not be located on the roof or 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 be screened using landscape elements such as fences, low stone walls, or perennial plant materials.

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

C. RECONSTRUCTION OF NON-SURVIVING STRUCTURES

C.1 Reconstruction of a 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.

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

C.4 Reconstruction should 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 accurately duplicate the appearance of the non-surviving historic property in materials, design, color, and texture.

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

C.7 A reconstruction should 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.

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

Accommodating the automobile, specifically off-street parking, garages, and driveways, is one of the greatest challenges in the Historic Districts. It is the city's intention to encourage a range of design solutions that address the conditions of the site and meet the needs of the applicant while also preserving the character of the Historic Districts.

D.1. Off-Street Parking Areas

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

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

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



Preferred Solution - front yard paving



Not Recommended - front yard paving

Because many of the lots in Old Town are too narrow to accommodate off-street parking in the rear, these parking areas may need to be located in the front yard. The visual impact should be minimized.

D.2. Garages

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

Left: This design solution is preferred because it effectively minimizes a garage beneath the living space, a front yard driveway, and garage door. Right: This design is not recommended because the garage and hard surface dominate the primary facade.

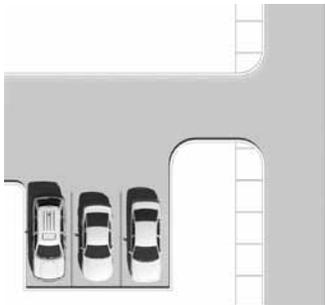


D.2.2 If the lot size dictates that the garage must be located above, below, or adjacent to the primary living space, its visual impact should be minimized.

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

D.2.4 Single vehicle garage doors that do not exceed 9'x9' are recommended.

D.2.5 Carports should be avoided.



Preferred Solution



Not Recommended

D.3 Driveways

D.3.1 Driveways should not exceed twelve (12) feet in width.

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

E. SIGNS

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

E.2 Select sign styles, colors, types and materials that reflect the building's style and are compatible with the surrounding Historic Sites.

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

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

F. AWNINGS

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

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

G. EXTERIOR LIGHTING

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

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

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

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

H. ACCESSORY STRUCTURES

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

I. SUSTAINABILITY

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

The U.S. Green Building Council is a leader in green building techniques and practices.

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

The non-profit organization provides resources for owners and building managers.

I.3 Owners are encouraged to use sources of renewable energy—on- or off-site. Photovoltaic cells should be located on roofs such that they will be visually minimized when viewed from the primary public right-of-way and should be mounted flush with the roof.

Go to www.usgbc.org/ to learn more about the Leadership in Energy and Environmental Design (LEED) programs for residential and commercial sustainable building practices.

J. MAILBOXES, UTILITY BOXES, AND OTHER VISUAL ELEMENTS IN THE LANDSCAPE

J.1 Cluster mail boxes (commonly referred to as gang-boxes) located within rights-of-way or on private property are discouraged in the Historic Districts.

J.2 Utility boxes should be located underground when possible. Where not possible, such boxes should be visually minimized and/or concealed by landscaping or other appropriate features.

J.3 Electrical lines and other utilities should be located underground.

SUPPLEMENTAL GUIDELINES

SWEDE ALLEY

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

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

SANC1. Swede Alley should remain subordinate but complementary to Main Street with regard to public access and streetscape amenities.

SANC 2. Rear entrances, if developed, should accommodate both service activities and secondary access.

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

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

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

MAIN STREET NATIONAL REGISTER HISTORIC DISTRICT

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

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

MSNC1. New construction in the Main Street National Register Historic District should be approved only after it has been determined by the Planning Department that the proposed project will not jeopardize the integrity of the district and the surrounding Historic Sites.

MSNC2. New construction should utilize the standard components of historic commercial buildings in the district. Street-level facades and upper facades should be designed to be compatible with the surrounding historic buildings.

MSNC3. Primary entrances should be oriented toward Main Street.

MSNC4. Maintain the range of building heights seen historically on Main Street.



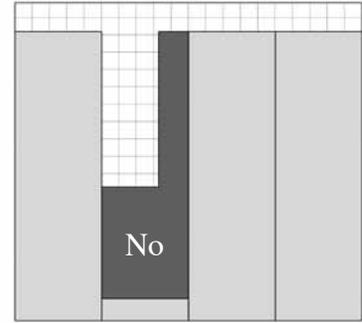
Unlike the central example above, new construction should respect the range of building heights established by the historic buildings in the district.

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 be maintained—the use of cornices, moldings and other façade treatments.

MSNC6. New buildings, in general, should be constructed in line with adjacent historic structures and should avoid large setbacks that disrupt the continuity of the street wall.

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

MSNC8. Roof-mounted mechanical and/or utility equipment should be screened.



Setbacks should not deviate significantly from the street edge established by historic buildings in the district.

APPENDICES



Appendix A: MAPS

Historic Sites in Park City located outside the H Zones

HRL: Historic Residential - Low Density

HR-1: Historic Residential, Page 1

HR-1: Historic Residential, Page 2

HR-2A/B: Historic Residential

HRM: Historic Residential - Medium Density

HRC: Historic Recreation Commercial

HCB: Historic Commercial Business

Main Street National Register Historic District

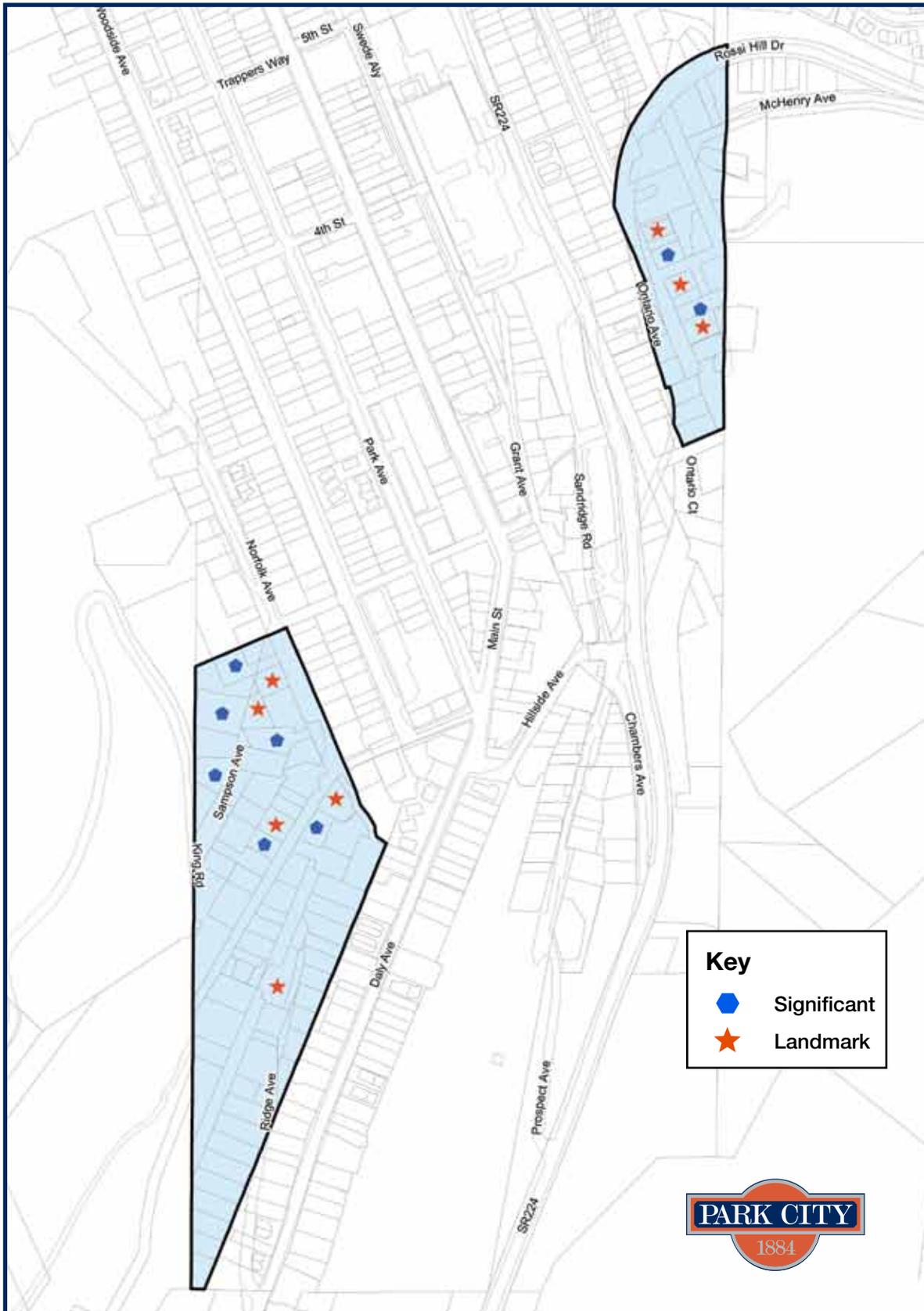
Mining Boom Era Residences Thematic

National Register Historic District

Historic Sites in Park City located outside the Historic Zoning Districts

555 Deer Valley Drive - Significant Site
560 Deer Valley Drive - Significant Site
577 Deer Valley Drive - Significant Site
595 Deer Valley Loop Road - Significant Site
632 Deer Valley Loop Road - Significant Site
2465 Doc Holliday Drive - Significant Site
3000 Highway 224 - Landmark Site
2780 Kearns Boulevard - Landmark Site
1400 Lucky John Drive - Significant Site
2245 Monitor Drive - Significant Site
2414 Monitor Drive - Significant Site
1255 Park Avenue - Landmark Site
1354 Park Avenue - Landmark Site
1503 Park Avenue - Landmark Site
622 Rossie Hill Drive - Landmark Site
652 Rossie Hill Drive - Landmark Site
660 Rossie Hill Drive - Landmark Site
601 Sunnyside Drive - Landmark Site
1895 Three Kings Drive - Landmark Site
1323 Woodside Avenue - Significant Site
1439 Woodside Avenue - Significant Site
1445 Woodside Avenue - Significant Site
1455 Woodside Avenue - Significant Site
Glenwood Cemetery - Landmark Site
PC Mountain Resort (mining-related structures) - Significant Sites

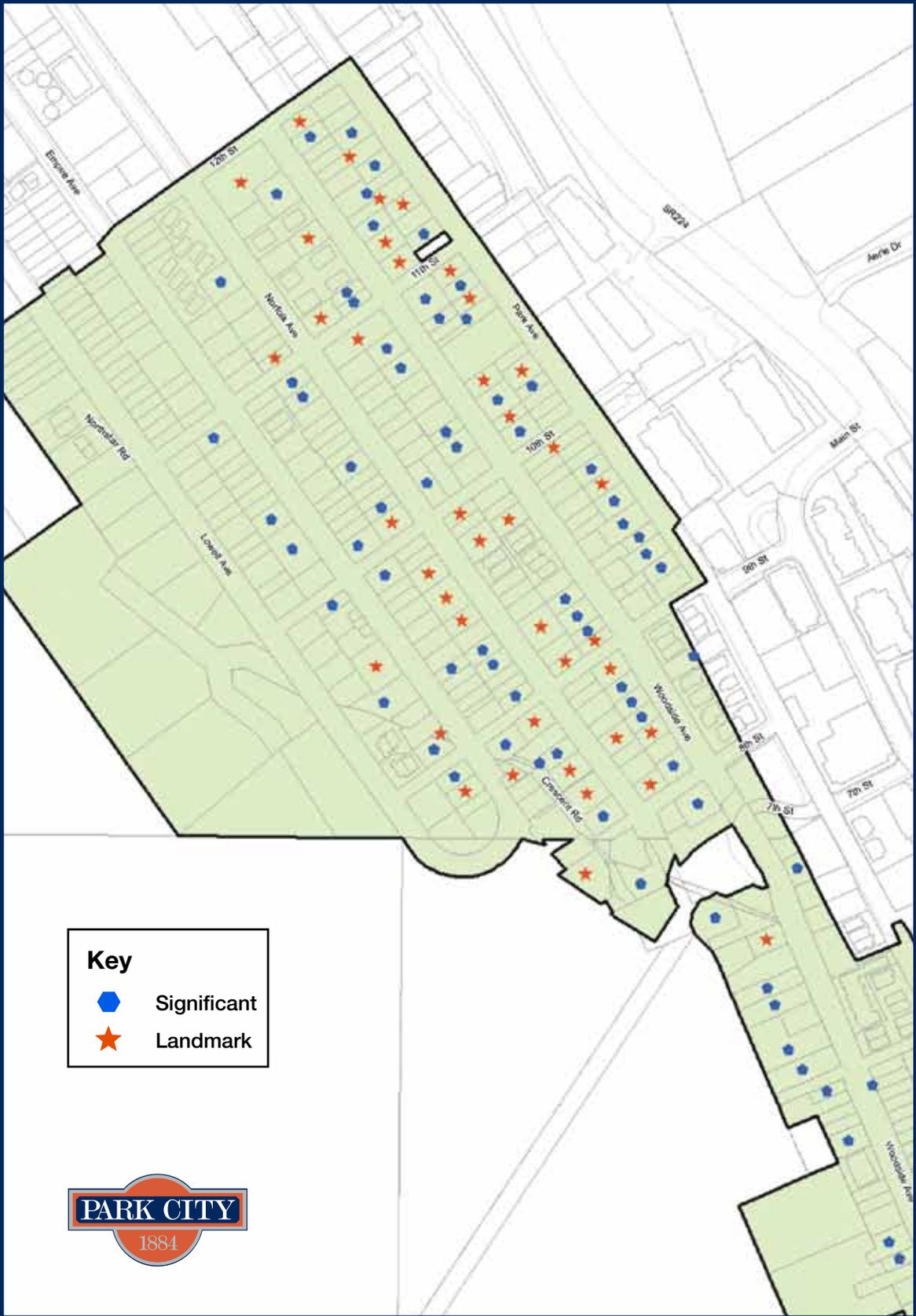
Historic Sites in the HR-L Zone



Historic Sites in the HR-L Zone by address

69 King Road - Landmark Site
74 King Road - Landmark Site
80 King Road - Significant Site
81 King Road - Significant Site
253 McHenry Avenue - Landmark Site
257 McHenry Avenue - Significant Site
143 Norfolk Avenue - Landmark Site
264 Ontario Avenue - Landmark Site
308 Ontario Avenue - Significant Site
316 Ontario Avenue - Landmark Site
147 Ridge Avenue - Landmark Site
16 Sampson Avenue - Significant Site
40 Sampson Avenue - Significant Site
41 Sampson Avenue - Landmark Site
60 Sampson Avenue - Significant Site
115 Sampson Avenue - Significant Site

Historic Sites in the HR-1 Zone, Page 1



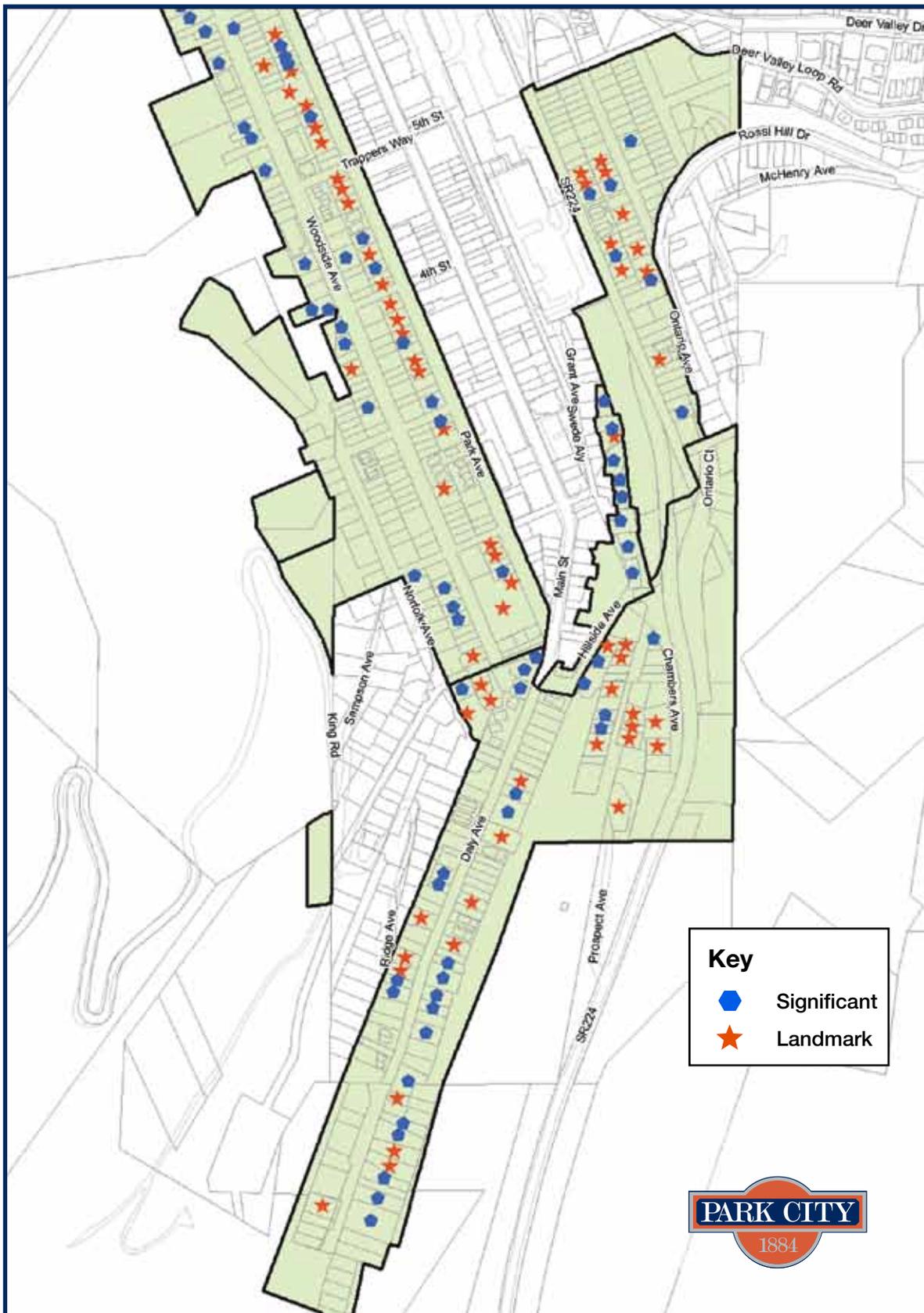
Historic Sites in the HR-1 Zone, Page 1 by address

732 Crescent Tram - Landmark Site
 830 Empire Avenue - Landmark Site
 835 Empire Avenue - Landmark Site
 841 Empire Avenue - Significant Site
 844 Empire Avenue - Significant Site
 901 Empire Avenue - Significant Site
 911 Empire Avenue - Landmark Site
 920 Empire Avenue - Significant Site
 923 Empire Avenue - Significant Site
 939 Empire Avenue - Landmark Site
 963 Empire Avenue - Significant Site
 964 Empire Avenue - Significant Site
 1004 Empire Avenue - Significant Site
 1011 Empire Avenue - Significant Site
 1063 Empire Avenue - Significant Site
 1013 Empire Avenue - Significant Site
 668 Norfolk Avenue - Significant Site
 713 Norfolk Avenue - Significant Site
 802 Norfolk Avenue - Landmark Site
 803 Norfolk Avenue - Significant Site
 811 Norfolk Avenue - Landmark Site
 823 Norfolk Avenue - Landmark Site
 824 Norfolk Avenue - Landmark Site
 827 Norfolk Avenue - Significant Site
 835 Norfolk Avenue - Significant Site
 843 Norfolk Avenue - Landmark Site
 901 Norfolk Avenue - Significant Site
 902 Norfolk Avenue - Landmark Site
 915 Norfolk Avenue - Significant Site
 920 Norfolk Avenue - Landmark Site
 921 Norfolk Avenue - Significant Site
 933 Norfolk Avenue - Landmark Site
 945 Norfolk Avenue - Landmark Site
 946 Norfolk Avenue - Landmark Site
 955 Norfolk Avenue - Landmark Site
 962 Norfolk Avenue - Landmark Site
 1002 Norfolk Avenue - Significant Site
 1002.5 Norfolk Avenue - Landmark Site
 1003 Norfolk Avenue - Landmark Site
 1009 Norfolk Avenue - Significant Site
 1021 Norfolk Avenue - Significant Site
 1055 Norfolk Avenue - Significant Site
 1063 Norfolk Avenue - Significant Site
 1101 Norfolk Avenue - Landmark Site
 1102 Norfolk Avenue - Landmark Site
 1135 Norfolk Avenue - Significant Site
 909 Park Avenue - Significant Site

915 Park Avenue - Significant Site
 923 Park Avenue - Significant Site
 929 Park Avenue - Significant Site
 937 Park Avenue - Significant Site
 943 Park Avenue - Landmark Site
 949 Park Avenue - Significant Site
 959 Park Avenue - Landmark Site
 1015 Park Avenue - Significant Site
 1021 Park Avenue - Landmark Site
 1043 Park Avenue - Significant Site
 1049 Park Avenue - Landmark Site
 1059 Park Avenue - Significant Site
 1063 Park Avenue - Landmark Site
 1109 Park Avenue - Significant Site
 1119 Park Avenue - Landmark Site
 1125 Park Avenue - Landmark Site
 1129 Park Avenue - Significant Site
 1135 Park Avenue - Significant Site
 1141 Park Avenue - Landmark Site
 1149 Park Avenue - Significant Site
 605 Woodside Avenue - Significant Site
 615 Woodside Avenue - Significant Site
 627 Woodside Avenue - Significant Site
 633 Woodside Avenue - Significant Site
 655 Woodside Avenue - Landmark Site
 664 Woodside Avenue - Significant Site
 733 Woodside Avenue - Significant Site
 805 Woodside Avenue - Significant Site
 817 Woodside Avenue - Landmark Site
 823 Woodside Avenue - Significant Site
 827 Woodside Avenue - Significant Site
 835 Woodside Avenue - Significant Site
 839 Woodside Avenue - Landmark Site
 901 Woodside Avenue - Landmark Site
 905 Woodside Avenue - Significant Site
 909 Woodside Avenue - Significant Site
 919 Woodside Avenue - Significant Site
 951 Woodside Avenue - Landmark Site
 1002 Woodside Avenue - Significant Site
 1007 Woodside Avenue - Significant Site
 1010 Woodside Avenue - Landmark Site
 1013 Woodside Avenue - Significant Site
 1020 Woodside Avenue - Significant Site
 1026 Woodside Avenue - Landmark Site
 1045 Woodside Avenue - Significant Site
 1053 Woodside Avenue - Significant Site
 1057 Woodside Avenue - Landmark Site

1060 Woodside Avenue - Significant Site
 1062 Woodside Avenue - Significant Site
 1100 Woodside Avenue - Landmark Site
 1103 Woodside Avenue - Significant Site
 1107 Woodside Avenue - Significant Site
 1110 Woodside Avenue - Landmark Site
 1120 Woodside Avenue - Significant Site
 1127 Woodside Avenue - Landmark Site
 1147 Woodside Avenue - Significant Site
 1158 Woodside Avenue - Significant Site
 1162 Woodside Avenue - Landmark Site
 1167 Woodside Avenue - Landmark Site

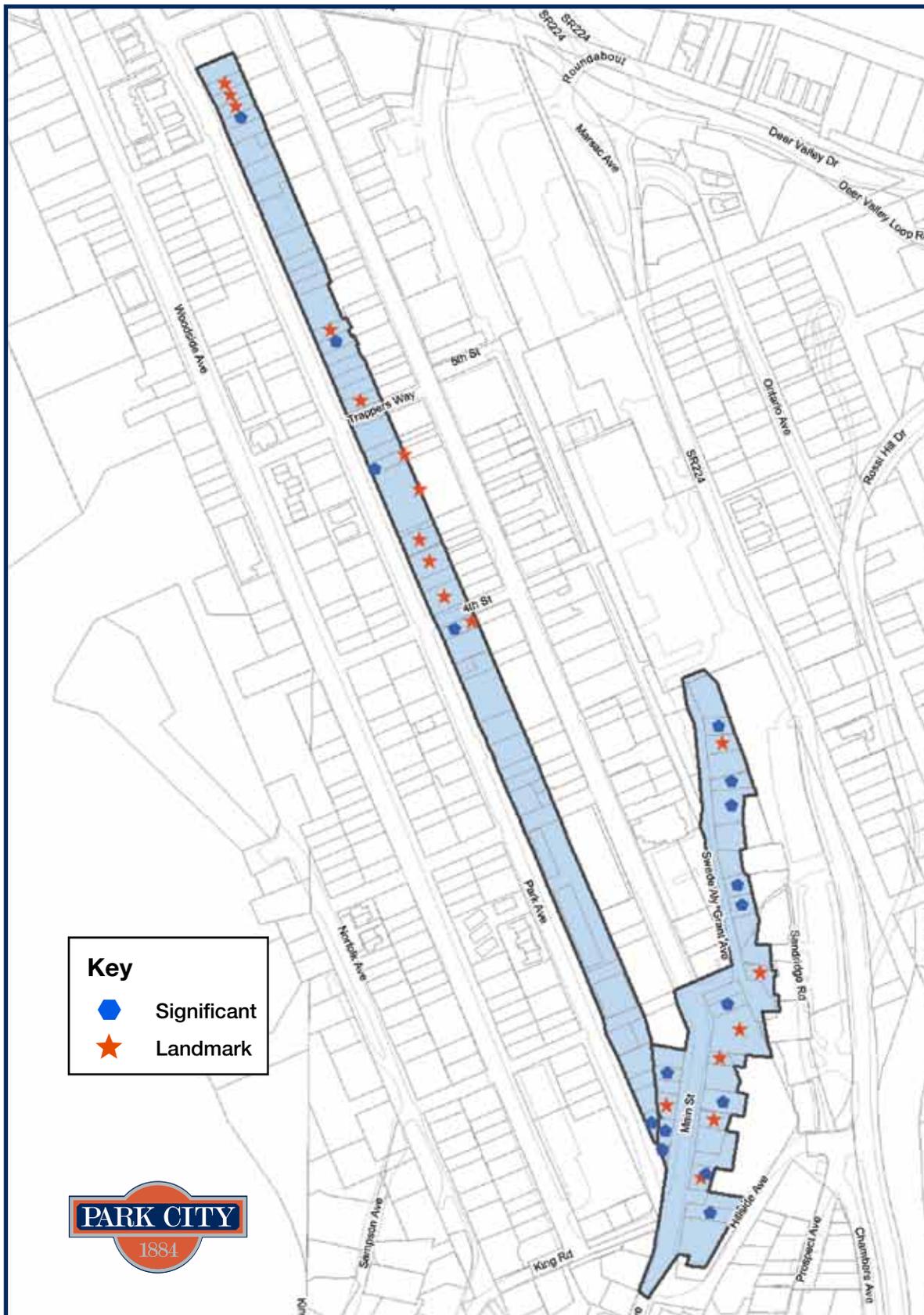
Historic Sites in the HR-1 Zone, Page 2



Historic Sites in the HR-1 Zone, Page 2 by address

55 Anchor Avenue - Landmark Site	445 Marsac Avenue - Landmark Site	57 Prospect Street - Landmark Site
44 Chambers Avenue - Landmark Site	508 Marsac Avenue - Significant Site	59 Prospect Street - Landmark Site
64 Chambers Avenue - Landmark Site	164 Norfolk Avenue - Significant Site	60 Prospect Street - Significant Site
5 Daly Avenue - Significant Site	317 Ontario Avenue - Significant Site	68 Prospect Street - Landmark Site
10 Daly Avenue - Significant Site	323 Ontario Avenue - Landmark Site	101 Prospect Street - Landmark Site
24 Daly Avenue - Significant Site	335 Ontario Avenue - Landmark Site	130 Sandridge Road - Significant Site
61 Daly Avenue - Landmark Site	355 Ontario Avenue - Landmark Site	152 Sandridge Road - Significant Site
71 Daly Avenue - Significant Site	405 Ontario Avenue - Significant Site	156 Sandridge Road - Significant Site
81 Daly Avenue - Significant Site	413 Ontario Avenue - Landmark Site	164 Sandridge Road - Significant Site
97 Daly Avenue - Landmark Site	417 Ontario Avenue - Landmark Site	218 Sandridge Road - Significant Site
118 Daly Avenue - Significant Site	422 Ontario Avenue - Significant Site	222 Sandridge Road - Landmark Site
124 Daly Avenue - Significant Site	121 Park Avenue - Landmark Site	228 Sandridge Road - Significant Site
131 Daly Avenue - Landmark Site	139 Park Avenue - Landmark Site	244 Sandridge Road - Significant Site
142 Daly Avenue - Landmark Site	145 Park Avenue - Significant Site	39 Seventh Street - Landmark Site
145 Daly Avenue - Landmark Site	157 Park Avenue - Landmark Site	41 Seventh Street - Significant Site
161 Daly Avenue - Significant Site	161 Park Avenue - Landmark Site	109 Woodside Avenue - Landmark Site
162 Daly Avenue - Landmark Site	259 Park Avenue - Landmark Site	133 Woodside Avenue - Significant Site
166 Daly Avenue - Landmark Site	263 Park Avenue - Significant Site	139 Woodside Avenue - Significant Site
167 Daly Avenue - Significant Site	305 Park Avenue - Significant Site	149 Woodside Avenue - Significant Site
172 Daly Avenue - Significant Site	323 Park Avenue - Landmark Site	232 Woodside Avenue - Landmark Site
173 Daly Avenue - Significant Site	325 Park Avenue - Landmark Site	311 Woodside Avenue - Significant Site
180 Daly Avenue - Significant Site	339 Park Avenue - Significant Site	335 Woodside Avenue - Landmark Site
187 Daly Avenue - Significant Site	343 Park Avenue - Landmark Site	347 Woodside Avenue - Significant Site
199 Daly Avenue - Significant Site	351 Park Avenue - Landmark Site	359 Woodside Avenue - Significant Site
239 Daly Avenue - Significant Site	363 Park Avenue - Landmark Site	401 Woodside Avenue - Significant Site
243 Daly Avenue - Landmark Site	401 Park Avenue - Landmark Site	405 Woodside Avenue - Significant Site
255 Daly Avenue - Significant Site	411 Park Avenue - Significant Site	424 Woodside Avenue - Significant Site
257 Daly Avenue - Significant Site	421 Park Avenue - Landmark Site	429 Woodside Avenue - Significant Site
269 Daly Avenue - Landmark Site	435 Park Avenue - Significant Site	481 Woodside Avenue - Significant Site
279 Daly Avenue - Landmark Site	445 Park Avenue - Landmark Site	501 Woodside Avenue - Significant Site
291 Daly Avenue - Significant Site	455 Park Avenue - Landmark Site	505 Woodside Avenue - Significant Site
297 Daly Avenue - Significant Site	463 Park Avenue - Landmark Site	543 Woodside Avenue - Significant Site
309 Daly Avenue - Significant Site	517 Park Avenue - Landmark Site	563 Woodside Avenue - Significant Site
314 Daly Avenue - Landmark Site	525 Park Avenue - Landmark Site	564 Woodside Avenue - Landmark Site
360 Daly Avenue - Significant Site	527 Park Avenue - Significant Site	586 Woodside Avenue - Significant Site
9 Hillside Avenue - Significant Site	539 Park Avenue - Landmark Site	
27 Hillside Avenue - Landmark Site	543 Park Avenue - Landmark Site	
37 Hillside Avenue - Significant Site	553 Park Avenue - Landmark Site	
114 Hillside Avenue - Significant Site	557 Park Avenue - Significant Site	
33 King Road - Landmark Site	561 Park Avenue - Significant Site	
220 Marsac Avenue - Significant Site	569 Park Avenue - Significant Site	
252 Marsac Avenue - Landmark Site	575 Park Avenue - Landmark Site	
334 Marsac Avenue - Landmark Site	9 Prospect Street - Significant Site	
338 Marsac Avenue - Significant Site	14 Prospect Street - Landmark Site	
342 Marsac Avenue - Landmark Site	22 Prospect Street - Landmark Site	
402 Marsac Avenue - Significant Site	36 Prospect Street - Landmark Site	
412 Marsac Avenue - Landmark Site	51 Prospect Street - Landmark Site	
416 Marsac Avenue - Landmark Site	52 Prospect Street - Significant Site	

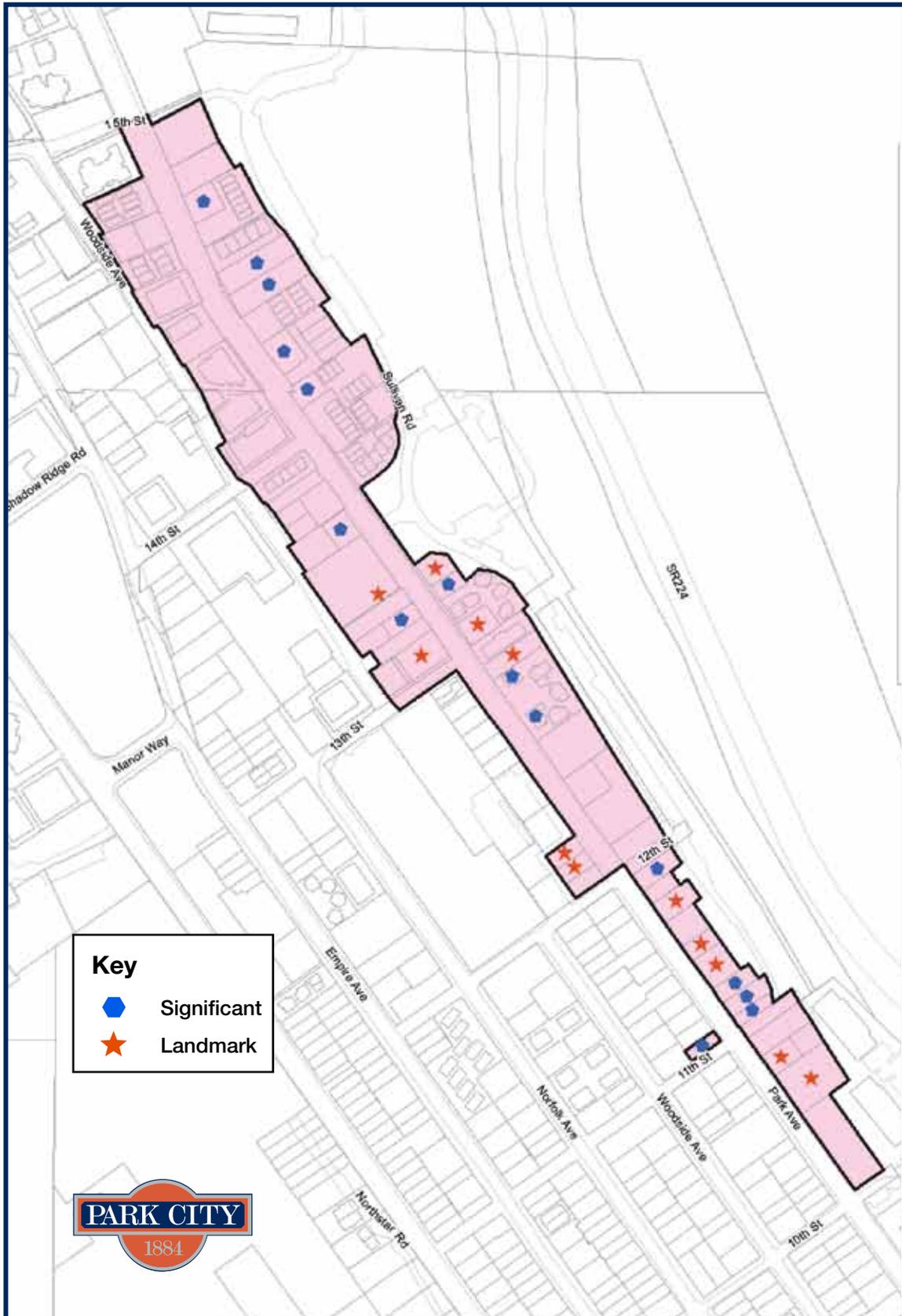
Historic Sites in the HR2A/B Zone



Historic Sites in the HR2A/B Zone

120 Fourth Street - Significant Site
104 Park Avenue - Significant Site
364 Park Avenue - Significant Site
402 Park Avenue - Landmark Site
416 Park Avenue - Landmark Site
424 Park Avenue - Landmark Site
450 Park Avenue - Significant Site
502 Park Avenue - Landmark Site
526 Park Avenue - Significant Site
528 Park Avenue - Landmark Site
602 Park Avenue - Significant Site
606 Park Avenue - Landmark Site
610 Park Avenue - Landmark Site
614 Park Avenue - Landmark Site
210 Grant Avenue - Significant Site
222 Grant Avenue - Significant Site
250 Grant Avenue - Significant Site
262 Grant Avenue - Significant Site
270 Grant Avenue - Landmark Site
304 Grant Avenue - Significant Site
109 Main Street - Significant Site
115 Main Street - Significant Site
122 Main Street - Significant Site
125 Main Street - Landmark Site
133 Main Street - Significant Site
140 Main Street - Landmark Site
148 Main Street - Significant Site
150 Main Street - Landmark Site
158 Main Street - Significant Site
170 Main Street - Landmark Site
176 Main Street - Landmark Site
186 Main Street - Significant Site
147 Swede Alley - Landmark Site

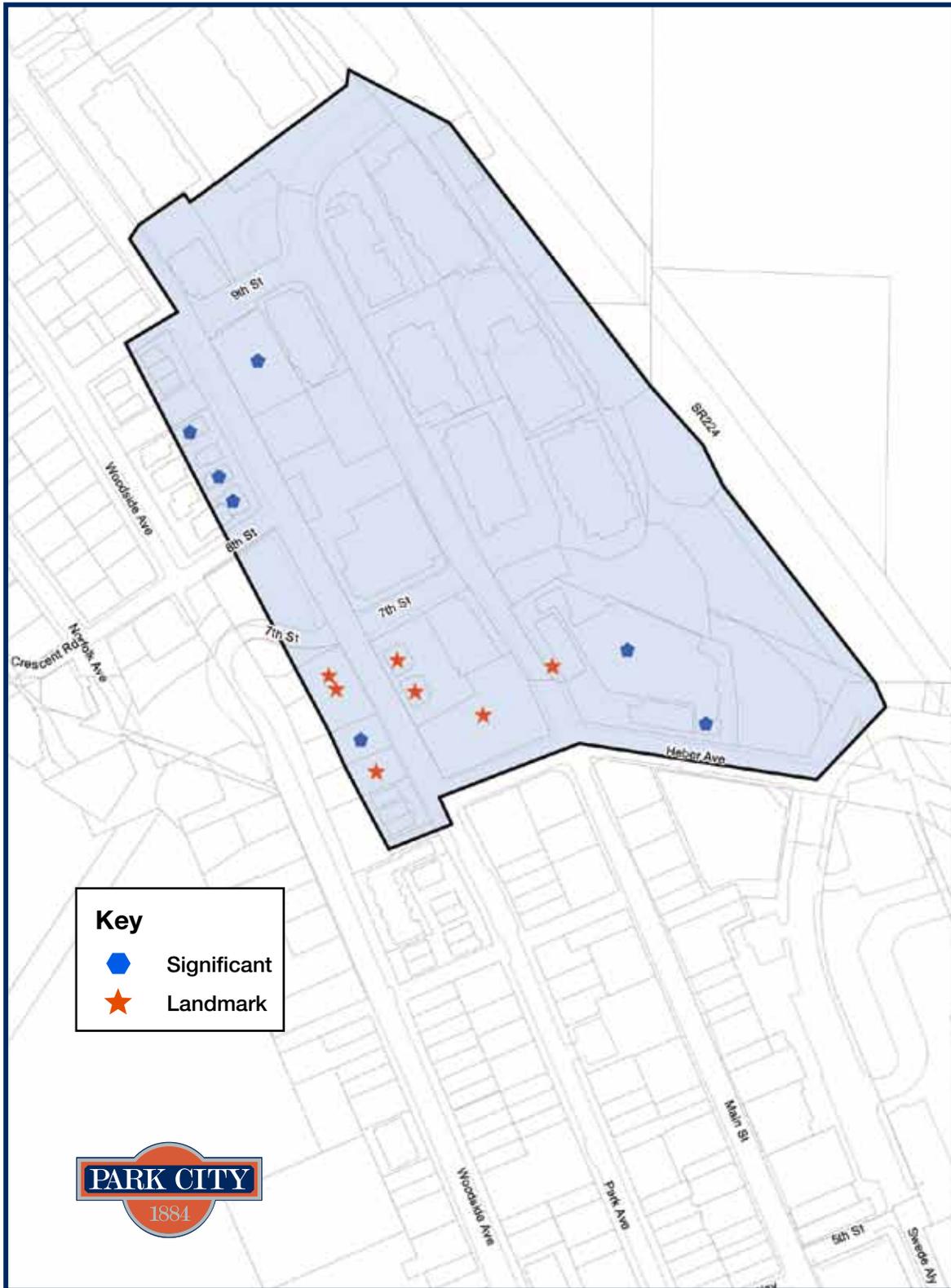
Historic Sites in the HR-M Zone



Historic Sites in the HR-M Zone by address

1062 Park Avenue - Landmark Site
1101 Park Avenue - Significant Site
1102 Park Avenue - Significant Site
1108 Park Avenue - Significant Site
1114 Park Avenue - Significant Site
1124 Park Avenue - Landmark Site
1128 Park Avenue - Landmark Site
1150 Park Avenue - Landmark Site
1160 Park Avenue - Significant Site
1209 Park Avenue - Landmark Site
1215 Park Avenue - Landmark Site
1266 Park Avenue - Significant Site
1274 Park Avenue - Significant Site
1280 Park Avenue - Landmark Site
1301 Park Avenue - Landmark Site
1304 Park Avenue - Landmark Site
1323 Park Avenue - Significant Site
1326 Park Avenue - Significant Site
1328 Park Avenue - Landmark Site
1333 Park Avenue - Landmark Site
1359 Park Avenue - Significant Site
1406 Park Avenue - Significant Site
1420 Park Avenue - Significant Site
1450 Park Avenue - Significant Site
1460 Park Avenue - Significant Site
1488 Park Avenue - Significant Site

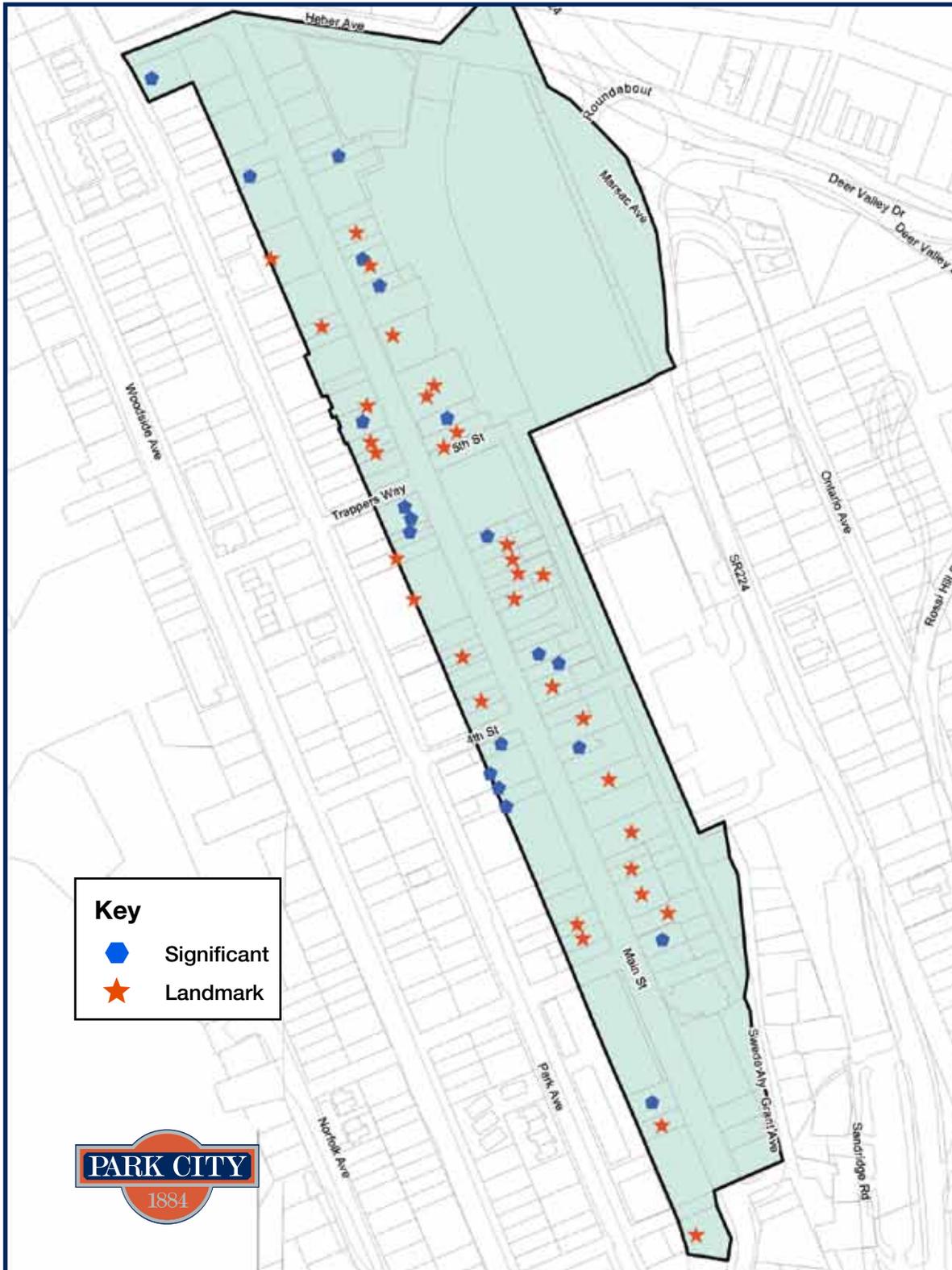
Historic Sites in the HR-C Zone



Historic Sites in the HR-C Zone by address

199 Heber Avenue - Significant Site
201 Heber Avenue - Significant Site
638 Park Avenue - Landmark Site
651 Park Avenue - Landmark Site
657 Park Avenue - Significant Site
690 Park Avenue - Landmark Site
698 Park Avenue - Landmark Site
703 Park Avenue - Landmark Site
801 Park Avenue - Significant Site
811 Park Avenue - Significant Site
817 Park Avenue - Significant Site
819 Park Avenue - Significant Site
820 Park Avenue - Significant Site

Historic Sites in the HCB Zone



Historic Sites in the HCB Zone by address

151 Main Street - Landmark Site	562 Main Street - Landmark Site
221 Main Street - Landmark Site	573 Main Street - Landmark Site
227 Main Street - Significant Site	586 Main Street - Significant Site
268 Main Street - Significant Site	591 Main Street - Significant Site
305 Main Street - Landmark Site	660 Main Street - Landmark Site
306 Main Street - Landmark Site	630 Park Avenue - Significant Site
309 Main Street - Landmark Site	
312 Main Street - Landmark Site	
322 Main Street - Landmark Site	
328 Main Street - Landmark Site	
347 Main Street - Significant Site	
350 Main Street - Landmark Site	
354 Main Street - Significant Site	
355-357 Main Street - Significant Site	
359 Main Street - Significant Site	
361 Main Street - Landmark Site	
368 Main Street - Landmark Site	
402 Main Street - Landmark Site	
405 Main Street - Landmark Site	
408 Main Street - Significant Site	
412 Main Street - Significant Site	
419 Main Street - Landmark Site	
427 Main Street - Landmark Site	
430 Main Street - Landmark Site	
434 Main Street - Landmark Site	
436 Main Street - Landmark Site	
438 Main Street - Landmark Site	
440 Main Street - Landmark Site	
442 Main Street - Significant Site	
447 Main Street - Landmark Site	
449 Main Street - Significant Site	
453 Main Street - Significant Site	
461-463 Main Street - Significant Site	
508 Main Street - Landmark Site	
509 Main Street - Landmark Site	
510 Main Street - Significant Site	
511 Main Street - Landmark Site	
515 Main Street - Significant Site	
523 Main Street - Landmark Site	
524 Main Street - Landmark Site	
526 Main Street - Landmark Site	
528 Main Street - Landmark Site	
540 Main Street - Landmark Site	
541 Main Street - Landmark Site	
550 Main Street - Landmark Site	
556 Main Street - Significant Site	
558 Main Street - Significant Site	

Main Street National Register Historic District

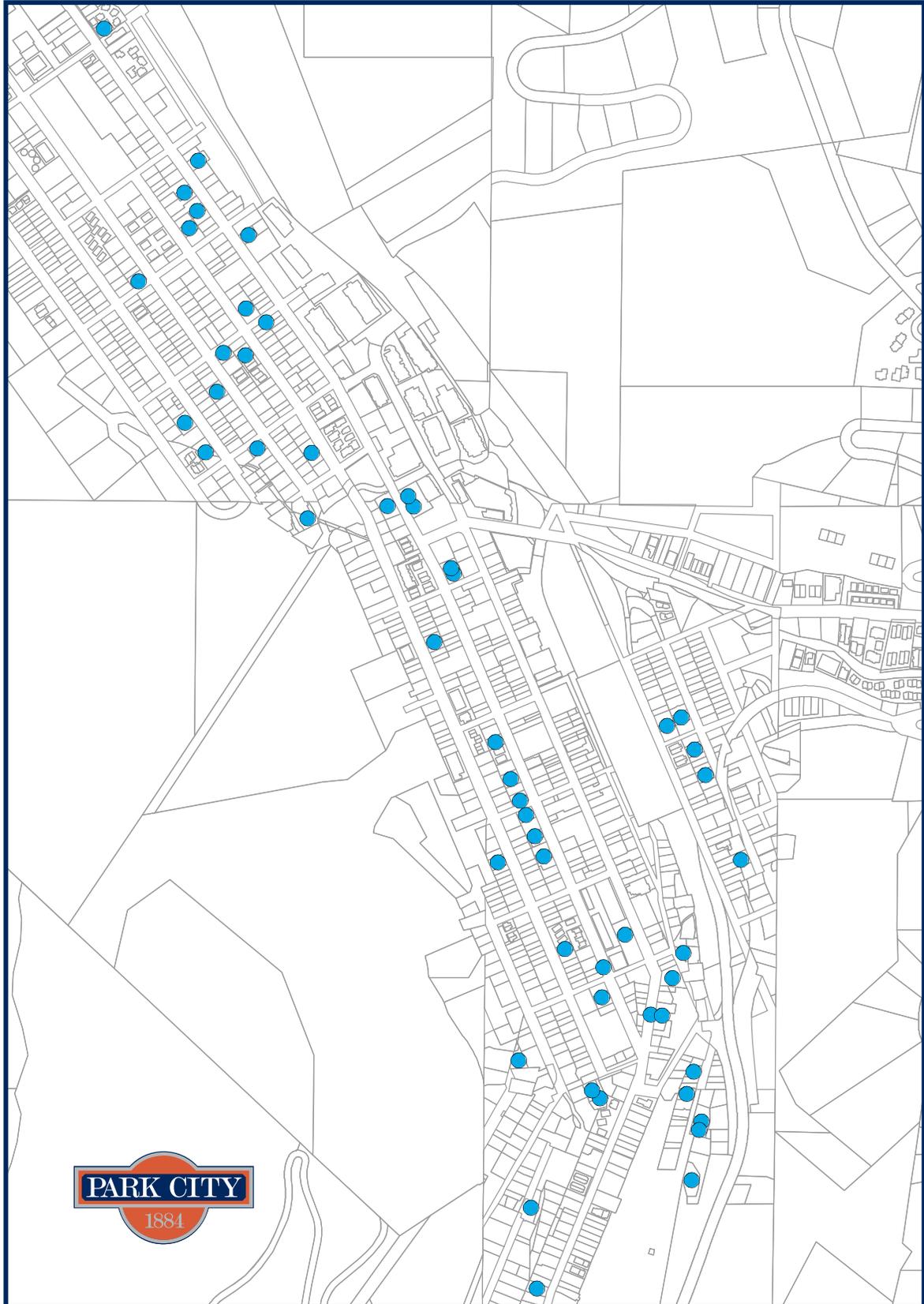


Main Street National Register Historic District

305 Main Street	427 Main Street	526 Main Street
306 Main Street	430 Main Street	528 Main Street
309 Main Street	434 Main Street	540 Main Street
312 Main Street	436 Main Street	541 Main Street
322 Main Street	438 Main Street	550 Main Street
328 Main Street	440 Main Street	556 Main Street
347 Main Street	442 Main Street	558 Main Street
350 Main Street	447 Main Street	562 Main Street
354 Main Street	449 Main Street	573 Main Street
355-357 Main Street	453 Main Street	586 Main Street
359 Main Street	461-463 Main Street	591 Main Street
361 Main Street	508 Main Street	660 Main Street
368 Main Street	509 Main Street	630 Park Avenue
402 Main Street	510 Main Street	638 Park Avenue
405 Main Street	511 Main Street	199 Heber Avenue
408 Main Street	515 Main Street	201 Heber Avenue
412 Main Street	523 Main Street	
419 Main Street	524 Main Street	

Mining Boom era Residences National Register Thematic Historic District

See addresses on following page



Mining Boom Era Residences Thematic National Register Historic District - Addresses

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

Appendix B: Glossary of Terms

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

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

Aspect(s): Nature, quality, character.

Association: An idea, image, object, etc., connected with something other than itself; National Register of Historic Places (National Park Service): Association is the direct link between a property and the event or person for which the property is significant. Integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association.

Attribute(s): A quality or characteristic whereby an entity can be distinguished.

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

Building: Any structure, or part thereof, built or used for the support, shelter or enclosure of any use or occupancy by persons, animals or chattel. (See Structure).

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

Character: The aggregate of features and traits that form the individual nature of some thing.

Circa: About; (used especially in) approximate dates.

Component(s): A constituent element, as of a system.

Configuration: The relative disposition or arrangement of the parts or elements of a thing.

Context: The interrelated conditions in which something exists or occurs.

Coping: The highest course of a masonry wall, often made of the same material as the masonry field or a complementary material. The sides are often sloped to shed water. Also called capping.

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

Design Review: A systematic and comprehensive analysis of a Historic District/Site Design Review Application by the Planning Department to evaluate and determine compliance with the Park City's Design Guidelines for Historic Districts and Historic Sites. A design review also identifies problems requiring mitigation in order to achieve compliance.

Design Review Team (DRT): A team consisting of the Project Planner, the Planning Department staff architect, the Planning Department's historic preservation expert, one member of the Building Department staff, the applicant and/or the applicant's design professional. The DRT meets for a conference in advance of and in preparation for the completion of a Historic District/Site Design Review Application and serves as a resource to the project until a building permit is issued or the project is denied.

Disclosure: The process of revealing or uncovering.

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

Easement: An interest in land owned by another that entitles its holder to a specific limited use.

Element(s): A part or component serving to make a whole, or one of the parts by which a whole may be determined by analysis.

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

Feature(s): A prominent or conspicuous part or characteristic, a typical quality or an important part of something.

Fenestration: The arrangement and design of windows on a building.

Historic Integrity: The ability of a Site to retain its identity and, therefore, convey its significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

A) Location: The place where the Historic Site was constructed or the Historical event took place.

(B) Design: The combination of physical elements that create the form, plan, space, structure, and style of a Site. Design includes such considerations as the structural system, massing, scale, arrangement of spaces, pattern of fenestration, textures and the presence of physical features that, taken together, convey the Property's Historic character.

(C) **Setting:** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

(D) **Materials:** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

(E) **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

(F) **Feeling:** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results A list of Historic Sites, as determined by the Historic Preservation Board, that meets specified criteria set form in Land Management Code Chapter 15-II.

(G) **Association:** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

Historic Sites Inventory: Park City's list of historic sites, as determined by the Historic Preservation Board, that meets specific criteria set forth in LMC Chapter 15-II.

Incompatible: Incapable of associating or blending or of being associated or blended because of disharmony.

Incongruous: Out of place, inappropriate.

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

Mass: The physical volume or bulk of a structure.

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

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

Project Planner: The planner assigned by the Planning Director to administer an application. The Project Planner is the primary contact between the applicant and the City.

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

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. One of the four treatments for historic sites.

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

Scale: A relative or proportionate size.

Size: The physical magnitude of an object based on actual dimensions of its parts.

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

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

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

Structure: Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes "Building".

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

Visual Compatible: Construction that visually relates to the surrounding Historic Sites in term of the factors of visual compatibility. Those factors are height, width, mass, scale, directional expression of front elevation, proportion of facade elements, relation of solids to voids on primary facades, rhythm of spacing of buildings on streets, rhythm of entrance and/or porch projections, and roof shapes.

Appendix C: Historic Preservation Resources

HOW TO RESEARCH YOUR BUILDING

Based on information from the Utah Office of Preservation and the Park City Museum

First, check to see whether your house has already been documented. Contact the Park City Planning Department to get a copy of the Historic Site Form as well as digital copies of photographs; photographs were taken in 2006 and the City digitized other photographs taken in 1995, 1983 (limited to a few properties), and the tax photos (1937). In addition, the Planning department has digital copies of the building cards for most properties. Building cards are records kept by the county tax assessor from 1949 through 1968 and include a sketch of the building footprint, descriptions of exterior materials, and a record of outbuildings.

The Park City Museum (PCM) has an extensive collection of photographs, maps, and records on hundreds of buildings in Park City. The Museum staff has researched the history of many homes and buildings featured each year in their Annual Historic Home Tour and have this information on file. The office is located at 528 Main Street, Park City, Utah 84060 (435-649-7457). Staff of the Park City Museum can help with performing new research. Please call for an appointment.

In addition, the Office of Preservation at the Utah State Historical Society (SHPO) has files on hundreds of buildings throughout the state, including those listed in the State and National registers. Copies of the materials are available for a nominal cost. The Office of Preservation is located in the old Rio Grande depot at 300 Rio Grande, Salt Lake City, Utah, 84101 (801-533-3500).

If your building has not been documented previously or to gather additional information, check the following sources for information:

I. Sanborn Maps (Park City Museum, Utah History Research Center (UHRC) and Marriott Library)-- These fire insurance maps were drawn for Park City in 1889, 1900 and 1907. The maps show each building on the principal residential and commercial blocks in the community and they are color coded to indicate the various construction materials. By comparing the maps from different years, you can establish an approximate date of construction and can determine when and what types of changes have been made to the building and surrounding property.

- Park City Museum has copies of the maps from 1889, 1900, 1907, along with updated maps 1907-1929 (1907 base map updated in 1929), and 1907-1941 (1907 base map updated in 1941). Also available online at www.parkcityhistory.org

- UHRC has maps available on microfilm from 1889, 1900, 1907, 1907-1940 (1907 base map updated in 1940). Original large format folios of the maps from 1907-1958 are also available.
- University of Utah Marriott Library Digital Collections web site (www.lib.utah.edu/digital/sanborn/index.html) has digital copies of the maps from 1889, 1900, and 1907.

1. Title abstracts (County Recorder's Office)--Research all the transactions involving your property, noting the date, names of buyers and sellers, and the dollar amounts and types of transactions (warranty deed, quit claim deed, mortgage, etc.). Large increases in purchase price may indicate construction on the property. Title abstracts can also include liens that detail construction dates and materials. Note: you will need the legal description and/or parcel number of the property to do this research, not simply the address.

3. Photographs (PCHS&M and UHRC)

The Park City Museum has a collection of over 30,000 historic photographs of Park City. Some are available on line (www.parkcityhistory.org). Copies can be ordered in print or digital format from the Park City Museum.

The UHRC also has a photograph collection, though it is limited to primary commercial buildings in Park City.

4. Tax file (PCM and County Assessor's Office)--The current file for a property usually provides building cards with an estimated date of construction (don't trust it completely) and current photos. It may also contain an older photograph of your building and perhaps other structural and construction information, a brief description of the building and the name of the owner.

- Park City Planning Department has digital copies of the original building cards and tax photos from the 1930s to the 1970s for buildings listed on the Historic Sites Inventory.
- Park City Museum holds the original building cards and tax photos in Park City in its archives.

5. Newspapers (The Park Record and the Utah Digital Newspapers Archive www.digitalnewspapers.org) *The Park Record*--*The Park Mining Record* began publication on February 8, 1880. The name was shortened to *The Park Record* in 1884. The earliest issue in the digital collection is June 5, 1880. Information about the construction of major buildings in the community--schools, churches, public buildings, commercial buildings. References to the construction of houses are often found in the "local" column. References to local residents include births, obituaries and wedding notices. Research Historian, Hal Compton and the staff at the Park City Museum have researched many Park City homes and buildings for "Way We Were" articles which have run in *The Park Record*. The Park City Museum, Park City Library and *The Park Record* newspaper partnered with the Marriott Library to digitize the entire collection. Currently the years 1880 to 1952 are available online and key word searchable.

6. Park City Museum website (www.parkcityhistory.org)

Park City Museum website section History of Old Town Homes has maps with links to numerous homes in old town that features the history, 1930s images and current images. The site is also keyword searchable in the Search section.

The Search section also has links to the searchable databases:

- Western State Marriage Records. Copies of original documents are available from the Summit county recorder's office.
- Utah Cemetery database. Original cemetery records and updated information is available at the Park City Museum.
- LDS Family Search database with links to ancestors still living.

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

- Park City Museum holds many original documents, letters etc in its archives.
- Park City Museum Home Tour programs provide research on homes and buildings featured in each year's Annual Historic Home Tour.
- State gazetteers--These annual volumes include virtually every community in the state, but unlike city directories they usually list only those who are involved with business enterprises and they do not give addresses. Copies are available from the Park City Museum or USHRC.
- Biographical index--Arranged alphabetically by name, this card catalog gives specific references for names found in publications at the UHRC.
- Census schedules -- available on both hard copies and digitally (key word searchable) at the Park City Museum, microfilm at UHRC, university and genealogical libraries, and from ancestry.com)--These list the members of each household, their ages, occupations, places of birth etc. In some later census schedules the address of each household may also be given. Census schedules are arranged by county and city and are available for each decade from 1850 to 1930 (1890 excluded).
- Obituary File at the Park City Museum includes copies of Park City residents' obituaries from 1870s to 1970s. Obituary Index (available on microfilm at UHRC, Salt Lake Public Library, university and genealogical libraries)--Indexes obituaries in *The Salt Lake Tribune* and the *Deseret News* from 1850 to 1970. *The Salt Lake Tribune* is also indexed separately from 1941 to 1991.
- Local histories--community county histories contain information about early settlers or prominent community members. *Treasure Mountain Home* by Frasier Buck and *A History of Summit County* by David Hampshire, Martha Sonntag Bradley, and Allen Roberts are useful resources. Both are available for purchase at the Park City Museum or at the Museum Research Library.

PRESERVATION BRIEFS FROM THE NATIONAL PARK SERVICE

Preservation Briefs assist owners and developers of historic buildings in recognizing and resolving common preservation and repair problems prior to work. The briefs are especially useful because they recommend those methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Many Preservation Briefs are available as PDF files from www.nps.gov/history/hps/tps/briefs/preshbhom.htm.

To order copies with a credit card, call toll free 866-512-1800. You can also order Preservation Briefs from the U.S. Government Printing Office Online Bookstore at <http://bookstore.gpo.gov>. Browse by topic "Buildings, Landmarks, and Historic Sites," scroll down to "Preservation Methods" and you will find all the Briefs and much more.

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings. Preservation Brief 3: Conserving Energy in Historic Buildings.

Preservation Brief 4: Roofing for Historic Buildings.

Preservation Brief 5: The Preservation of Historic Adobe Buildings.

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta.

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.

Preservation Brief 9: The Repair of Historic Wooden Windows.

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

Preservation Brief 11: Rehabilitating Historic Storefronts.

Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass).

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows.

Preservation Brief 14: Exterior Additions to Historic Buildings: Preservation Concerns.

Preservation Brief 15: Preservation of Historic Concrete.

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.

Preservation Brief 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings -

Identifying Character-Defining Elements.

- Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs.
- Preservation Brief 20: The Preservation of Historic Barns.
- Preservation Brief 21: Repairing Historic Flat Plaster--Walls and Ceilings.
- Preservation Brief 22: The Preservation and Repair of Historic Stucco.
- Preservation Brief 23: Preserving Historic Ornamental Plaster.
- Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
- Preservation Brief 25: The Preservation of Historic Signs.
- Preservation Brief 26: The Preservation and Repair of Historic Log Buildings.
- Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron.
- Preservation Brief 28: Painting Historic Interiors.
- Preservation Brief 29: The Repair, Replacement, and Maintenance of Slate Roofs.
- Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs.
- Preservation Brief 31: Mothballing Historic Buildings.
- Preservation Brief 32: Making Historic Properties Accessible.
- Preservation Brief 33: The Preservation and Repair of Stained and Leaded Glass.
- Preservation Brief 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament.
- Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
- Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes.
- Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
- Preservation Brief 38: Removing Graffiti from Historic Masonry.
- Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
- Preservation Brief 40: Preserving Historic Ceramic Tile Floors.
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
- Preservation Brief 42: The Maintenance, Repair, and Replacement of Historic Cast Stone.
- Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design.
- Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.