PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
October 7, 2026

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/82086188552

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 2, 2026

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. WORK SESSION

6.A. **Land Management Code Amendments – Historic Structure Reuse and Renovation** – The Historic Preservation Board Will Review Options for Incentivizing the Preservation of Historic Structures. PL-26-06872

6.B. **Land Management Code – Window Frames in the Historic District on Non-Historic Structures** – The Historic Preservation Board Will Conduct a Work Session on Window Materials and Requirements. PL-26-07044

7. REGULAR AGENDA

7.A. **Land Management Code Amendments – Historic Structure Regulations** – The Historic Preservation Board Will Review Proposed Amendments to Chapter 15-11 *Historic Preservation* to Consolidate and Section 15-13-4 *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures;* Codify Standards for Protection of Historic Structures During Lifting*;* Establish Evaluation Criteria for Review of Material Deconstruction in Section 15-11-12.5; and to Establish Potential Incentives for Ski-Era Architecture. PL-26-06870, PL-26-06871 (60 mins.)
(A) Public Hearing; (B) Possible Recommendation for Planning Commission Consideration on November 18, 2026

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.gov at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF SEPTEMBER 2, 2026

PENDING APPROVAL

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox – Chair, Puggy Holmgren, Katie Noble, Douglas Stephens, John Hutchings, Randy Scott (via Zoom), Dalton Gackle (arrived at 5:45 p.m.)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Mark Harrington, Senior City Attorney; Elissa Martin, Project Planning Manager; Meredith Covey, Planner II

1. CALL TO ORDER

Chair Lola Beatlebrox called the meeting to order at approximately 5:00 p.m.

2. ROLL CALL

Chair Beatlebrox conducted a roll call of the Board Members present. It was noted that Board Member Randy Scott is attending the meeting virtually. Board Member Dalton Gackle arrived at the Historic Preservation Board Meeting at approximately 5:45 p.m.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 5, 2026.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from August 5, 2026. Board Member Stephens seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. 176 Main Street Update.

Planning Director, Rebecca Ward, reported that the Meeting Materials Packet includes Staff Communications about 176 Main Street. The contractor planned to provide an overview of the work during the Board Meeting but was unable to attend. It is possible to reschedule and receive an update during the Historic Preservation Board Meeting in October.

Director Ward noted that during the Historic District Design Review ("HDDR") process, there are often questions about the material requirements. The General Plan recommends the preservation and celebration of the Historic Districts. There is also a strategy that

recommends supporting flexibility while preserving the Historic Districts. Director Ward reported that the Historic Preservation Board has done extensive work on exterior siding materials and finishes, but there have been requests to look at window materials as well.

Since the 1980s, the code has required wood or aluminum clad wood windows, but requests have been made to consider aluminum windows. Stantec, the Historic Preservation Consultant, was contacted, and research was conducted. Their recommendation is to maintain the aluminum-clad window regulations. Stantec looked at the historic preservation framework, physical differences, appearance, and compatibility. The material is generally a better replication of the original wood windows in Old Town, but there have been developments in aluminum windows that now make them comparable in energy efficiency.

Director Ward noted that there has already been work done on exterior siding. She asked if there is interest in pursuing flexibility in the types of windows allowed in the Historic Districts. During the Public Communications portion of the meeting, someone from the community plans to share information about materials. Chair Beatlebrox believed that aluminum windows seen from the outside are currently not allowed. Director Ward reported that aluminum windows are not allowed, but aluminum-clad wood windows are allowed. Those have the appearance of aluminum on the exterior. She reiterated that during the Public Communications portion of the meeting, a property owner will have their representative provide a summary of their request to allow aluminum window installations.

Board Member Douglas Stephens asked if the Historic Preservation Board is being asked to make a motion. Director Ward denied this. She wants to know if the Board would like Staff to return with an analysis. Chair Beatlebrox thought it made sense to consider that question after the Public Communications portion of the meeting took place.

5. PUBLIC COMMUNICATIONS

Chair Beatlebrox opened the Public Communications.

Lou Swaringen gave his zip code as 84098. His client likes the look of the interior aluminum as opposed to wood that is painted to look like aluminum. He shared information about the material and explained that it is difficult to tell the difference between a wood-clad and aluminum exterior. He has samples that can be shared with the Historic Preservation Board.

Chair Beatlebrox asked to review the samples. She is interested in what the powder coating would look like. Mr. Swaringen explained that the majority of people who have aluminum systems prefer the powder coating, with either the wood clad or aluminum. It is possible for the Board to state that the powder coating is required. Several material samples were shared. Mr. Swaringen highlighted the differences between the different material options.

The Historic Preservation Board considered whether there should be a future discussion about window materials. Board Member Stephens noted that there are new products becoming available. He pointed out that it would be possible to differentiate between historic homes, infill projects, and new construction projects. Members of the Historic Preservation Board expressed support for conducting additional research on window materials. Board

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Member Katie Noble reported that a solid framework already exists. Director Ward stated that window materials will be considered further and information will be brought back.

Jennifer Franklin gave her zip code as 84060 and shared comments about the Historic District Grant Program. Approximately a year ago, there was a grant received in her community at 555 Deer Valley Drive. She suggested that the Board look at how the program handles deed-restricted properties and properties with Homeowners Associations ("HOA").

Ms. Franklin expressed appreciation to the City Attorney's Office and Planning Department for their assistance navigating the program, as there were additional pieces of documentation needed. As the grant is currently set up, the owner who occupies the home receives the grant check, but there is a tax burden with that. There was work done with the two owners, and the City Attorney's Office drew up an additional document for an Assignment of Grant. Those owners had to reallocate the funds to be paid to the HOA. Ms. Franklin explained that there are complications when the HOA pays for maintenance. However, there could also be complications when there is a deed-restricted property. She asked that when the Board considers updates to the Historic District Grant Program, there be thought given to deed-restricted properties and HOAs where maintenance is paid for by the association.

Board Member John Hutchings asked for additional information about deed-restricted properties. He wanted to understand if the lien is the main concern. Ms. Franklin explained that if the property is sold within five years, the grant has to be paid back at a certain level.

Senior City Attorney, Mark Harrington, explained that the maximum resale price is already fixed by the deed restriction regardless of the improvement that is made. As a result, the work does not add value to the home for resale, and there is no recapture. He stated that there could be a future discussion about exclusions or exceptions for these properties.

Chair Beatlebrox suggested that this topic be added to a future Historic Preservation Board Meeting agenda. Director Ward explained that the evaluation of the Historic District Grant Program will continue. There was Staff Communications included in the last Meeting Materials Packet outlining the current process. If there is Board support, the HOA and deed-restriction concerns can also be considered. Board Member Stephens explained that the five-year restriction was put in place when the market was very different. At that time, there was a desire for grant programs to assist primary residents. However, circumstances have changed, and there should be a discussion about whether a five-year restriction is needed.

Board Member Hutchings mentioned the HOA issue that was raised. He asked if there should be a process created to sign the grant over to the HOA rather than the homeowner. Attorney Harrington explained that different solutions can be explored to address HOAs. Ms. Franklin clarified that she understands the initial rationale for the five-year requirement. She expressed her appreciation that the Historic District Grant Program exists.

There were no further Public Communications.

6. WORK SESSION

PENDING APPROVAL

A. Land Management Code Amendments – The Historic Preservation Board Will Conduct a Work Session Regarding Proposed Amendments to the Historic District Regulations in LMC Chapter 15-11 - Historic Preservation and LMC § 15-13-4 - Regulations For Relocation And/or Reorientation of Intact Buildings or Structures to Clarify and Consolidate Regulations in Order to Improve Efficiency in the Review Process and Ensure the Preservation of Park City's Landmark and Significant Historic Structures. PL-26-06781.

Planning Project Manager, Elissa Martin, and Planner II, Meredith Covey, shared information about proposed Land Management Code ("LMC") Amendments. The presentation will focus on different subsections of Chapter 15-11, and there will be questions posed to the Board. She suggested there be a discussion after each subsection is reviewed.

The Historic Preservation Board first discussed potential LMC Amendments to Historic District Regulations on December 3, 2025, in relation to recommendations in the 2025 General Plan. The plan calls for regularly assessing and evaluating the Regulations for Historic Districts and Historic Sites in the LMC for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility. Staff presented the first round of LMC Amendments at a Work Session on August 5, 2026. This focused on the Material Deconstruction regulations. The current Work Session will look at the feedback provided by the Historic Preservation Board on Material Deconstruction. The Work Session will also introduce potential amendments to the Chapter 15-11 subsections on Relocation and Reorientation, Disassembly and Reassembly, and Reconstruction.

One of the main changes discussed during the previous Work Session was incorporating key criteria or core principles from the Definitions section to form the basis of review for Material Deconstruction applications. As explained, this section currently requires requests for Material Deconstruction to be reviewed for compliance with Chapter 15-13 regulations. It lacks evaluation criteria to support Historic Preservation Board decision-making.

The definition of Rehabilitation includes: "when an addition to a Historic Structure is proposed." Manager Martin outlined how this would be applied to the evaluation of Material Deconstruction applications. The applicant would need to demonstrate how portions or features of the historic structure, which convey the historical, cultural, or architectural values of the site, will be preserved. The core principle of Preservation calls for repairing and retaining materials of a historic property. When salvageable material is proposed for removal, it will be incorporated on site. She shared an example scenario with the Board.

The core principle of Restoration has to do with how proposed changes to a historic structure will accurately depict the form, features, and character of a Historic Site as it appeared at a particular period of time. This would be applicable when an applicant is requesting to modify or remove architectural features that may have been added after the home was constructed. Those features may or may not contribute to the historic era of significance. There are often situations when an applicant is proposing to remove or modify windows or doors to restore a structure to a certain period. The requirement would be that applicants must demonstrate that the changes are appropriate to the era of significance associated with the site.

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During the last Work Session, the Historic Preservation Board discussed how the seven aspects of Historic Integrity apply to Material Deconstruction applications. The Board recommended revisions to Aspect Six of the Historic Integrity definition to emphasize Period Character. Staff was asked to look into the various types of Material Deconstruction applications to better understand what would be reviewed for the core principles. Staff recommends that the core principles not apply to a Material Deconstruction application for an addition where no other modifications are proposed to the Historic Structure.

Another proposed change is to reference LMC 15-11-10(A) – Criteria for Designating Sites to the Park City Historic Sites Inventory. This would ensure that proposed modifications to Historic Sites do not endanger the Landmark or Significant status. If the criteria in LMC 15-11-10(A) were incorporated into the Material Deconstruction review, then proposed changes to Landmark Historic Sites would be reviewed for retaining Historic Integrity. Significant Sites would be reviewed for retaining Essential Historic Form, which is defined as:

- Essential Historic Form:
    - The physical characteristics of a structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to, the structure's form, roof forms, window and door configuration, and materials.

There is the potential to include protections for Historic Structures that are proposed to be lifted as part of a Material Deconstruction application. The standards that were incorporated into the section for lifting were pulled from 15-13-4(A). Manager Martin reported that the final code update that was discussed for Material Deconstruction has to do with clarifying what types of Material Deconstruction activities should be reviewed by Planning Staff. Currently, the code states that replacement and repair of historic features would be an administrative review. However, Staff proposes amending this to require Historic Preservation Board review of the proposed replacement of historic features and materials.

Chair Beatlebrox referenced the language on the presentation slide that states: “Re-Roof (no historic roof material is proposed for removal).” She asked if that should state non-historic. Manager Martin explained that for a re-roof, the historic roof material remains on the structure, and the new material is laid over top. If there was a roof replacement, then the historic roofing material would be removed, but that does not fall under the re-roof language.

Board Member Puggy Holmgren believed it is only possible to re-roof a certain number of times. Manager Martin confirmed that there is a limit established, but that does not necessarily need to be included in the code amendment. Board Member Stephens suggested that there be additional clarification provided. He believes what has been proposed by Staff makes sense, but it would be beneficial to have more detail included. Manager Martin confirmed that the language can be clarified so it is easier to understand.

Director Ward reported that there have been instances where a roof has been removed and that has resulted in panelization. The intention is to clarify that the re-roof component is limited. If a historic roof form is proposed to be removed, the request would come to the Historic Preservation Board to ensure there is a financial guarantee and stabilization plan.

PENDING APPROVAL

Board Member Gackle arrived at approximately 5:45 p.m.

Chair Beatlebrox noted that the presentation slides state that the Planning Director or designee shall review routine maintenance (re-roof, chimney repair, foundation repair, and certain other repairs) and the removal or replacement of non-historic features or materials. She asked about the repairs listed, such as historic wood features, historic doors or windows, and historic site features. She wondered whether routine maintenance items should come before the Historic Preservation Board. Manager Martin explained that Staff purview would cover repair of historic wood features, historic doors or windows, and historic site features.

Board Member Noble asked about the following language in the Meeting Materials Packet:

- 2. The Historic Preservation Board shall review the following:
    - A. Removal of Historic Material to accommodate new additions, new construction, or structural upgrades.

Board Member Noble noted that if someone is removing historic material as a cosmetic matter, that should not necessarily make a difference. She thought the language should only state: "Removal of Historic Material." Manager Martin explained that the code generally discourages or regulates against removing historic material. Exceptions would be for an addition or structural upgrade. Board Member Noble is not certain that the current language makes sense. Manager Martin confirmed that Staff can look into this further. However, any time something is proposed for removal, it will likely fall under one of the listed categories. She shared an example scenario and reiterated that Staff can look into the language.

Board Member Stephens explained that it is important to consider when an item should come to the Historic Preservation Board for review. It is also important to consider when a request could be handled through an administrative review. Manager Martin noted that when Staff looked into peer communities, some areas had different tiers for modifications. For example, if there were over three modifications proposed, it would be reviewed by the Board. If there were fewer than three modifications, there could be an administrative review.

Board Member Hutchings suggested that Planning Director discretion be allowed. Several example scenarios were considered by the Historic Preservation Board. Planner Covey asked if there is a desire to eliminate the language that mentions the removal of historic materials to accommodate new additions. Alternatively, that can remain, and there can be clarification made to 1(A)(4) that if there is a like-for-like replacement of a window or door of a deteriorated historic material, it can be handled through an administrative review. Board Member Hutchings confirmed that there should be clarification made to 1(A)(4).

Board Members considered the earlier suggestion related to Item 2(A), which was to only mention the removal of historic material. Manager Martin stated that removal of material in order to repair would be under the purview of Staff, but it seems the Board is suggesting allowing replacement if it is like-for-like. Adding in a reference to the like-for-like replacement might be beneficial. Board Member Stephens reiterated that the language in this section needs clarification. Manager Martin believed "like-for-like" would be appropriate clarification.

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Board Member Stephens stressed the importance of consistency during the application process. It is important for everyone to be able to move forward efficiently. He thinks what has been proposed by Staff is an improvement, but still feels additional clarity is needed. Board Member Gackle asked if there should be examples included in the code. Board Member Stephens pointed out that there could be confusion about what the word repair actually means. With a historic home, repair can become complicated, especially if a home has been neglected. Board Member Holmgren asked if it is possible to clarify that repairs need to come to the Planning Department. Manager Martin explained that this is required.

Board Member Stephens believed the question is whether the Planning Department is making the decision or if the Historic Preservation Board is making the decision. Board Member Noble stated that if the scope of work exceeds what the Planning Department reasonably feels it should review, it should be sent to the Historic Preservation Board for consideration. Board Member Stephens believed the Planning Department has that ability.

Board Member Stephens explained that if he was an applicant, there might be uncertainty about what could be handled administratively and what would need to be considered by the Historic Preservation Board. That could create issues with the timing of the work. Manager Martin confirmed that clarification could be added. Board Member Stephens thought it was important to simplify the application process, so applicants are aware of what to expect.

Manager Martin believed there is a desire to add language that clarifies that the Planning Department has discretion to recommend that certain items be reviewed by the Historic Preservation Board. Chair Beatlebrox asked if an applicant will realistically be looking at the LMC and making decisions based on the language. She believes what is proposed is clear.

Director Ward reported that during the last Work Session, the definition of Material Deconstruction was proposed to be substantially modified. The definition could be another area where clarification is provided. Board Member feedback can be used to clean up the broader definition. Additional discussions were had about “like-for-like” language. Director Ward suggested the language mention the same material, dimensions, type, and style.

Staff posed the following questions to the Historic Preservation Board:

- Does the Historic Preservation Board support Staff's proposed amendments to LMC 15-11-12.5 - Material Deconstruction Applications:
    - Incorporate key criteria from Definitions to form the basis of review for Material Deconstruction applications;
    - Exempt limited Material Deconstruction applications from review through the lens of Restoration, Period of Significance, and Historic Integrity;
    - Reference LMC 15-11-10(A) - Criteria for Designating Sites to the Park City Historic Sites Inventory within LMC 15-11-12.5 - Material Deconstruction;
    - Update standards when lifting is proposed as part of a Material Deconstruction application;
    - Clarify what Staff reviews and what the Historic Preservation Board reviews.
- Are there additional considerations the Historic Preservation Board would like Staff to evaluate for Material Deconstruction amendments?

PENDING APPROVAL

Manager Martin asked if there is consensus on the amendments that have been proposed. There was consensus on the first two items outlined in the Staff questions. Manager Martin asked about the distinction between the way that Landmark Historic Sites and Significant Sites were evaluated for designation to the Park City Historic Sites Inventory. For Landmark Historic Sites, the site must retain its Historic Integrity. Significant Sites must retain Essential Historic Form. Chair Beatlebrox asked for clarification about language in the Staff Report:

- 4. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration form a Historic Site.

Board Member Gackle stated that it makes him think of a mining structure where other elements of the operation that existed historically might contribute to the site. Planner Covey explained that it is one of the seven elements in the National Park Service definition. She interprets this as someone bringing other historic materials or elements to a site at the time of the period of historic significance and it remained. That would be a deposited material.

Board Member Noble expressed concerns about massing and moving historic structures in order to add a larger addition. She wants to make sure the changes that are being implemented will discourage that, as it changes the historic character of the area. Manager Martin believed this is covered under Relocation and Reorientation. Planner Covey reported that there is proposed language that states relocating a historic structure to the rear or a parcel to accommodate a new building in front is not appropriate. There is also other criteria related to the visual massing of an addition on a historic structure, which is in LMC 15-13.

Manager Martin believed there is consensus on the third item outlined in the Staff questions. She asked about the fourth item, which has to do with standards when lifting is proposed. There are generally Conditions of Approval proposed, but it is possible to codify standards.

Manager Martin shared information about Relocation and Reorientation. The qualifying criteria is strict, and Staff proposes to maintain the current qualifying criteria in LMC 15-11-13. The proposal is also to add standards of review, with modifications, from LMC 15-13-4 to LMC 15-11-13. She noted that the duplicative criteria in LMC 15-13-4 would be omitted.

Planner Covey reviewed proposed changes to the standards to protect historic structures:

- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-13;
- Update standards to include requirements for lifting Historic Structures:
    - Require an Engineer's Report that certifies the structure can be lifted and/or relocated/reoriented and provides a detailed plan for the process.
    - Require a maintenance and reporting plan;
    - Structures may not be lifted for more than 45 days.

Board Member Scott asked if the 45-day requirement is already in place. Planner Covey explained that it is already required, but the proposal is to include this language in the code. Board Member Stephens wanted to know how this is reviewed and monitored. Planner Covey reported that when a structure is lifted, the applicant reaches out, a timer is set, and there is later verification that the structure has been returned to the ground. Another proposed section of code requires there to be notification when the structure is lifted.

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Staff posed the following questions to the Historic Preservation Board:

- Does the Historic Preservation Board support the proposed amendments to LMC 15-11-13 - Relocation and/or Reorientation to include defined terms and incorporate criteria and standards outlined in LMC 15-13-4 - Regulations for Relocation and/or Reorientation of Intact Buildings or Structures:
    - Reference defined terms in LMC 15-15-1 - Definitions applicable in LMC Chapter 15-11 Historic Preservation subsections;
    - Amend LMC 15-11-13 - Relocation and/or Reorientation of a Historic Building or Historic Structures to (i) consolidate qualifying criteria and incorporate applicable standards from LMC 15-13-4 and (ii) relocate and update standards for protection of Historic Structures during Lifting or Relocation/Reorientation.

Board Member Hutchings noted that a lot of the time, applicants want to panelize rather than lift. The Historic Preservation Board typically states that there is no support for panelization unless a report is provided that states the structure cannot be lifted. Manager Martin reported that the Engineer's Report would have to prove that the structure cannot be lifted. Planner Covey explained that the Building Official reviews the submitted report. If the report proposes panelization, there will often be a site visit with the engineer, property owner, and Building Official. Manager Martin noted that there are instances where an applicant will state that a structure can be lifted, but when it comes time to do the actual work, it is believed that lifting will be too difficult. The applicant then might choose to return with a different proposal.

Planner Covey shared information about Disassembly and Reassembly with the Historic Preservation Board. The standards for protecting historic structures were outlined:

- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-14;
- Update standards to include:
    - Scaled as-built drawings prepared by a licensed architect;
    - Labeled photographs corresponding with Site Plan;
    - Requirements if there is damage to the structure or materials during construction;
    - Requirements for storing materials off-site;
    - Maintenance and reporting plan.

The following question was posed to the Historic Preservation Board:

- Does the Historic Preservation Board support proposed amendments to LMC 15-11-14 - Disassembly and Reassembly of a Historic Building or Historic Structure to clarify and consolidate applicable standards located in LMC 15-13-4 requiring protection of Historic Structures and materials during Panelization?

Planner Covey next reviewed Reconstruction information and highlighted the following:

- Clarify and consolidate applicable standards;
- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-15;
- Update standards to:

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- Clarify regulations for non-executed historic designs;
- Require reconstructed structures retain Historic Integrity and Historic Site's Period of Significance;
- No-longer-extant features may be reconstructed.

Planner Covey posed the following question to the Historic Preservation Board:

- Does the Historic Preservation Board support the above amendments to LMC 15-11-15 - Reconstruction of an Existing Historic Building or Historic Structure to clarify and consolidate applicable standards located in LMC 15-13-4?

Board Member Stephens asked under what circumstance a structure would be allowed to be duplicated. Planner Covey explained that there could be a case where there was demolition by neglect and there was a desire to reconstruct the previously existing structure.

Manager Martin shared information about the Definitions section. When something is capitalized, it means that it is a defined term. In Chapter 15-11, there are several terms that have definitions, but are not capitalized. The proposal is to make those necessary changes.

Staff will return to the Historic Preservation Board in October with comprehensive updates to Chapter 15-11 and the proposed amendments to Section 15-13-4. There can be a Historic Preservation Board recommendation to the Planning Commission and City Council.

Chair Beatlebrox asked about the status of a property that was previously discussed by the Historic Preservation Board. Director Ward shared information about 1011 Woodside Avenue. The existing historic structure is proposed to become an accessory apartment to a new single-family home on Park Avenue. The applicant went through the administrative process and obtained permit approval for the accessory apartment use. There was also HDDR approval for both the accessory apartment and the new home. The Condition of Approval set by the Historic Preservation Board about the window under the porch was incorporated. There has been work done with the applicant on timing. The property is still occupied, so the interior demolition has not started. The Historic Preservation Consultant and Planning Staff will visit the site in the future to determine the original window dimension.

7. ADJOURNMENT

MOTION: Board Member Holmgren moved to ADJOURN the Historic Preservation Board Meeting. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 6:36 p.m.

PENDING APPROVAL

Historic District Regulations

WORK SESSION



Historic Preservation Board

September 2, 2026

BACKGROUND

- December 3, 2025 HPB reviewed priorities for Historic Preservation identified in 2025 General Plan.
- August 5, 2026, HPB work session on proposed amendments to Material Deconstruction regulations.
- Today's works session follows up on HPB feedback from 8/5 and introduces amendments to Relocation/Reorientation, Disassembly/Reassembly, and Reconstruction.



Image courtesy of Park City Museum

Material Deconstruction

(a) Incorporate key criteria (or core principles) from Definitions section to form basis of review for Material Deconstruction applications:

- **Rehabilitation** – when an addition to a Historic Structure is proposed;
- **Preservation** – requires on-site re-use of salvaged Historic Materials.
- **Restoration** – how proposed changes will accurately depict the form, features, and character of a Historic Site as it appeared at a particular period of time;
- **Historic Integrity** – using the seven aspects are used to evaluate modifications to Historic Sites

~~Feeling~~ Period Character: A Site's ~~expression~~ character defining features that express ~~of the aesthetic of Historic sense of~~ a particular period of time. Period ~~Association~~ Character results from the presence of physical features that, taken together, convey the Property's Historic character.

Material Deconstruction

(b) Exempt limited Material Deconstruction applications from review through the lens of Restoration, Period of Significance, and Historic Integrity.

Planning recommends that the core principles *not* apply Material Deconstruction application for an *addition* where no other modifications are proposed to the Historic Structure.



Image courtesy of Park City Museum

Material Deconstruction

(c) Reference LMC § 15-11-10(A) Criteria for Designating Sites to the Park City Historic Sites Inventory

- For Landmark Historic Sites, the site must retain its *Historic Integrity*
- Significant Sites must retain *Essential Historic Form*, defined as

> ESSENTIAL HISTORIC FORM. *The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, roof forms, window and door configuration, and materials*.



Image courtesy of Park City Museum

Material Deconstruction

(d) Update standards when lifting is approved as part of a Material Deconstruction application.

- Staff proposes incorporating elements of LMC § 15-13-4(A) that pertain to protection of Historic Structures if lifting is proposed as part of Material Deconstruction to replace a Historic foundation or construct a basement addition.



Image courtesy of Park City Museum

Material Deconstruction

(e) Clarify what staff reviews and what the HPB reviews.

1. The Planning Director or his/her designee shall review the following:
    a. Routine Maintenance, including, but not limited to:
        (1) Re-Roof (no Historic roof material is proposed for removal);
        (2) Chimney repair;
        (3) Foundation repair; or
        (4) ~~Replacement or r~~ Repair of the following:
            Historic wood features;
            Historic Doors or Windows ~~replacement~~; and
            Historic Site Features.
    Removing or Replacing Non-Historic Features or Material.
3. The Historic Preservation Board shall review the following:
    a. Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.
    b. Modifications or replacement of Historic features, Doors, Windows or site features.

QUESTIONS FOR HPB

Does the HPB support staff's proposed amendments to LMC § 15-11-12.5 Material Deconstruction Applications:

- *Incorporate key criteria from Definitions to form basis of review for Material Deconstruction applications.*
- *Exempt limited Material Deconstruction applications from review through the lens of Restoration, Period of Significance, and Historic Integrity.*
- *Reference LMC § 15-11-10(A) Criteria for Designating Sites to the Park City Historic Sites Inventory within LMC § 15-11-12.5 Material Deconstruction.*
- *Update standards when lifting is proposed as part of a Material Deconstruction application.*
- *Clarify what staff reviews and what the HPB reviews.*

Are there additional considerations the HPB would like staff to evaluate for Material Deconstruction amendments?

Relocation and Reorientation

(a) Consolidate qualifying criteria and incorporate applicable standards from LMC §15-13-4, *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures*

Staff proposes:

- Maintaining current qualifying criteria in 15-11-13 for Relocation/Reorientation as is
- Adding standards of review (with modifications) from LMC § 15-13-4 to 15-11-13 under the main section heading
- Omitting duplicative criteria found in LMC § 15-13-4

Relocation and Reorientation

Standards to Protect Historic Structures:

- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-13
- Update standards to include requirements for lifting Historic Structures
    - Require an Engineer's Report that certifies the Structure can be lifted and/or relocated/reoriented and provides a detailed plan for the process
    - Require a maintenance and reporting plan
    - Structures may not be lifted for more than 45 days



Image courtesy of Park City Museum

QUESTIONS FOR HPB

Does the HPB support proposed amendments to LMC § 15-11-13 *Relocation and/or Reorientation* to include defined terms and incorporate criteria and standards outlined in LMC § 15-13-4 *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures*:

- Reference defined terms in LMC § 15-15-1 *Definitions* applicable in LMC Chapter 15-11 Historic Preservation subsections.
- Amend LMC § 15-11-13 *Relocation and/or Reorientation of a Historic Building or Historic Structures* to (i) consolidate qualifying criteria and incorporate applicable standards from LMC §15-13-4 and (ii) relocate and update standards for protection of Historic Structures during Lifting or Relocation/Reorientation.

Disassembly and Reassembly

Standards to Protect Historic Structures:

- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-14
- Update standards to include:
  - Scaled as-build drawings prepared by a licensed architect
  - Labeled photographs corresponding with site plan
  - Requirements for if damage of structure or materials occurs during construction
  - Requirements for storing materials off-site
  - Maintenance and reporting plan

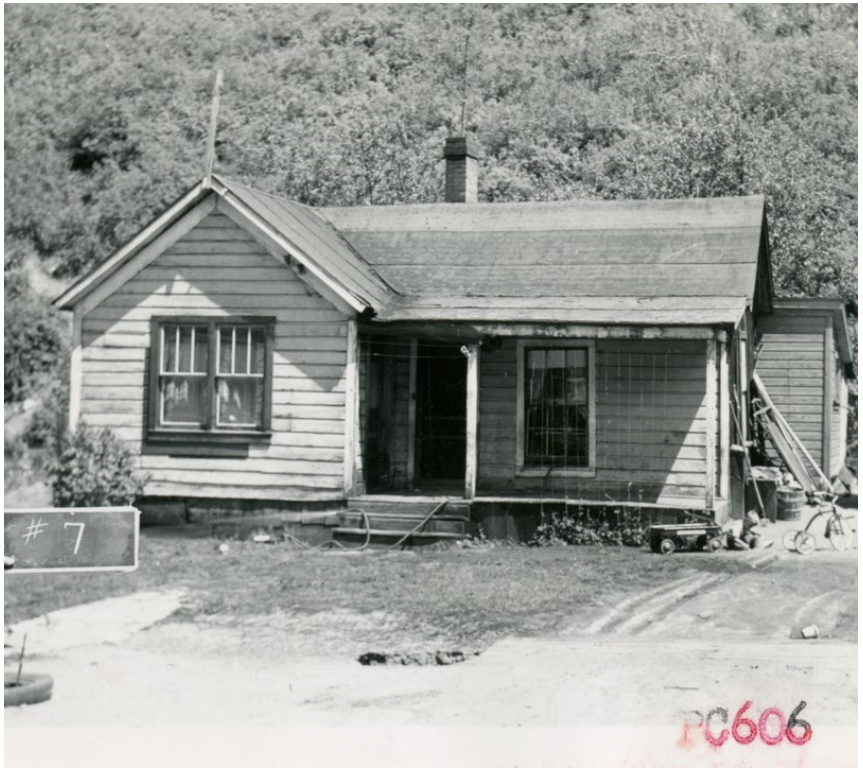


Image courtesy of Park City Museum

QUESTIONS FOR HPB

Does the HPB support proposed amendments to LMC § 15-11-14 *Disassembly and Reassembly of a Historic Building or Historic Structure* to clarify and consolidate applicable standards located in LMC § 15-13-4 requiring protection of Historic Structures and materials during Panelization?

Reconstruction

- Clarify and consolidate applicable standards
- Relocate existing standards from LMC Section 15-13-4 to LMC Section 15-11-15
- Update standards to:
  - Clarify regulations for non-executed historic designs
  - Require reconstructed Structures retain Historic Integrity and Historic Site's Period of Significance
  - Allow that no-longer-extant features may be reconstructed



Image courtesy of Park City Museum

QUESTIONS FOR HPB

Does the HPB support the above amendments to LMC § 15-11-15 *Reconstruction of an Existing Historic Building or Historic Structure* to clarify and consolidate applicable standards located in LMC § 15-13-4?

Definitions

Capitalize defined terms in LMC § 15-15-1 *Definitions* applicable in LMC Chapter 15-11 *Historic Preservation* subsections.

> Pursuant to LMC *Definitions*, *[f]or the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.*

- *Preservation* is referenced throughout Chapter 15-11, and should be capitalized
- *Historic/historical integrity* is referenced in the Relocation/Reorientation review criteria and should be capitalized
- *Reconstruction* is referenced as a defined term under LMC § 15-11-15 Reconstruction and should be capitalized

Next Steps

Historic Preservation Team will return to HPB in October with the comprehensive update to Chapter 15-11 and proposed amendments to Section 15-13-4, for HPB recommendation to Planning Commission and City Council.

Aluminum windows in the Historic District

Brief for the Historic Preservation Board, September 2 2026

To: Historic Preservation Board, Park City, through Rebecca Ward, Planning Director

From: Matt Keiser and Charly Cohen, owners, 954 and 958 Woodside Avenue, with Lou Swaringen, Epic Window and Door

Date: September 2 2026

Re: All aluminum windows in the Historic District. What was proposed, what the record shows, and the question for the Board

Why this is in front of you

We proposed a 100 percent aluminum window, thermally broken, factory powder coated, triple glazed, for two new infill homes at 954 and 958 Woodside. The Department denied it on August 28 under LMC 15-13-8(B)(2)(d)(6), which names aluminum windows inappropriate for new infill while accepting aluminum clad wood. We accept that the determination stands under the current code. Director Ward has said she will ask you whether the code itself deserves another look. This brief is the owners' contribution to that question. We are not asking the Board to overturn any regulation tonight, and we are not asking for a variance or for vinyl.

What we showed the Department

On August 6 we put two windows from the same factory on the Department's table, side by side, exterior out. One was the aluminum clad wood window the code accepts, a red oak frame with a powder coated aluminum skin. The other was the all aluminum window we proposed, the same powder coated aluminum, with the wood simply absent. From the street they are virtually identical. The visible material is the same, the finish is the same, and the color is the same. The frame widths differ slightly. The material the district sees does not.

That is the point we would ask the Board to hold onto. Every aluminum clad wood window the district has approved for years already presents a powder coated aluminum exterior. The appearance the community has accepted is aluminum. What the code protects, appearance from the street, is the same on both windows.

The old account of aluminum no longer holds

The concern behind the aluminum sentence is that an aluminum window reads less historic than wood or clad wood. That was a fair description of the product the sentence was written against, a bare or painted, single glazed, non thermally broken storefront frame. The code itself draws that line: LMC 15-5-5(I)(1) prohibits untreated aluminum and untreated metal frames, and treats other aluminum frames as a matter for the Planning Director's discretion on a sample.

The product proposed is factory powder coated architectural aluminum with a thermal break, warm edge spacers, and triple glazing. It is the same exterior material and finish system as the clad wood window the code endorses. The City's own historic preservation consultant, Stantec, wrote on August 28 that property owners are correct that contemporary aluminum windows can appear similar to clad wood. The consultant then listed seven physical characteristics as the way to tell them apart and did not measure any of them on either window. Nothing in the record shows a visible difference at the street.

What the record shows on performance, uncontradicted

Director Ward named five criteria on August 19: lifespan, energy performance, suitability for Park City's climate, fire resistance, and overall quality. We answered all five with certified data already in the file. The Department did not dispute any of it. Stantec wrote that the basis for the code distinction "does not appear to be energy performance."

Energy. The proposed all aluminum window certifies at U-factor 0.19 to 0.22 in triple pane (NFRC CPD DRN-M-4). The clad wood window as priced for these homes is double pane and certifies at 0.27 to 0.29 (NFRC CPD DRN-M-8). The all aluminum window loses roughly 30 percent less heat. Requiring clad wood here costs energy performance.

Climate. Condensation resistance, the number that matters at 7,000 feet with a minus 10 degree design temperature, rates up to 67 on the proposed window against 57 to 58 on the double pane clad wood. Clad wood also carries the one cold climate failure a solid aluminum frame cannot have: moisture behind the cladding degrading the wood underneath.

Fire. Aluminum is non combustible. The clad wood frame and sash are Northern Red Oak. The owners are building both homes toward Class A fire resistance wherever possible.

Lifespan and quality. Same factory, same ten year warranty, same hardware and glazing options, same powder coated exterior. One frame is wood that can rot; the other is aluminum that does not. Lou Swaringen has sold windows in Park City for forty years and can speak to how clad wood ages here.

Environment. The clad wood window consumes hardwood, and the species owners actually select are often imported. The all aluminum window consumes no forest and recycles cleanly at end of life, where a bonded assembly of wood, aluminum, glass, and sealant leaves the building as landfill.

The code question for the Board

LMC 15-13-8(A)(11) sets six characteristics for evaluating new and alternative materials: longevity, energy performance, durability in this climate, fire resistance, environmental benefit and impact, and compatibility with the district's character. On this window only the last one was applied. On the first five the record favors the all aluminum window and nothing in the file says otherwise. On the sixth, the two windows present the same material to the street.

The Board adopted an alternative materials framework for siding on June 3 2026. Windows have no equivalent. A powder coated, thermally broken aluminum window that matches the exterior of the clad wood window the code already accepts has no path to yes except the Planning Director's sample discretion, which the Department declined to use here. We would ask the Board to consider whether the window sentence should be brought in line with the six criteria the code already sets, or whether a window framework like the siding framework is worth building.

What the owners are asking tonight

Only that the Board hear this as a policy question worth research, which is what Director Ward is putting to you. The owners, Lou Swaringen, and Epic Window and Door will make the samples, the certification reports, and our time available to the Board or to staff for any research that follows.

Matt Keiser, 917-216-1103, mrkeiser@gmail.com
Lou Swaringen, Epic Window and Door, 435-647-1770

Historic Preservation Board
Staff Report

Subject: Historic Structure Reuse and Renovation
Application: PL-26-06872
Authors: Lillian Zollinger, Senior Planner
Jacob Klopfenstein, Planner II
Date: October 7, 2026
Type of Item: Land Management Code Amendments

Recommendation
Review and provide feedback on potential Land Management Code amendments to possible Use updates in the Historic Residential Zoning Districts for Historic Structure Reuse, Renovation, and Preservation.

Description

Applicant:	Planning Department
Location:	Historic Residential Zoning Districts, Historic Residential Sites
Zoning Districts:	Historic Residential - Low, Historic Residential – 1, Historic Residential – 2, Historic Residential - Medium Density
Reason for Review:	The purpose of the Historic Preservation Board includes recommending to the Planning Commission and City Council ordinances that may encourage Historic preservation.[1]

ACUP	Administrative Conditional Use Permi
CUP	Conditional Use Permit
HDDR	Historic District Design Review
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background
The General Plan Strategy 5O outlines regularly assessing and evaluating the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility. Additionally, Strategy 5O outlines, “[e]valuat[ing] the potential for a Carbon Tax or Land Management Code update to incentivize the reuse and renovation of existing and historic structures rather than demolition.”

On January 7, 2026, the Historic Preservation Board (HPB) recommended Staff

[1] LMC § 15-11-5(D)

research opportunities to encourage the reuse and renovation of Historic Structures to avoid demolition (Work Session Item 6.B; Minutes, p. 6). Staff findings and research into existing code requirements and possible incentives are outlined below.

Analysis

(I) There are a limited number of unoccupied or dilapidated Significant or Landmark Historic Sites that would be impacted by code updates.

Of the over 400 Landmark and Significant Historic Sites on Park City's Historic Site Inventory (HSI), 12 sites remain unoccupied or dilapidated. Of those 12, eight have pending Historic District Design Review (HDDR) applications submitted this past year and are undergoing review or have issued approvals or building permits. Of the remaining four, one is a Primary Dwelling, and the other three are Accessory Structures.

Chapter 12 of the International Building Code (IBC) allows for exceptions to building code for Historic Structures to preserve historic materials and allow for original methods of construction if safety or egress concerns are met. If, however, pursuant to Land Management Code (LMC) § 15-11-16, the Chief Building Official determines a Historic Site to be structurally unsound and a hazardous or dangerous Building pursuant to the IBC, then the Chief Building Official may require the Historic Structure to be demolished, reconstructed, or repaired.

To promote the rehabilitation, LMC amendment options are proposed below. However, any proposed LMC amendments would most likely only impact the one Primary Dwelling and three accessory buildings that have not yet applied for an HDDR, or significant upgrades to previously updated Historic Sites that may impact the shell of the Historic Structure (lifting, panelizing, etc.). The other avenue is to incentivize preservation through the Historic District Grant Program.

(II) Specific reuse incentives for Historic Residential Sites are limited at a local government level.

Currently, Park City has several residential Historic Structures that were adapted to host a new Use in the Historic Recreation Commercial (HRC) Zoning District:

Address	***Historic Site***	***Business***	***Use***
651 Park Avenue	Landmark	Nelson Cottage	Restaurant
690 Park Avenue	Landmark	Davanza's	Restaurant
698 Park Avenue	Landmark	Utah Ski & Golf	Retail
703 Park Avenue	Landmark	High West Saloon	Restaurant

Staff researched similar communities to understand what additional reuse incentives may be adopted. Communities, such as Boulder, Colorado; Eugene, Oregon; and Spokane, Washington offer grants to promote rehabilitation and repair of Historic Structures similar to Park City.[2]

[2] See the April 1, 2026 Historic District Grant Program Staff Report pages 1-3 for additional details regarding these programs

Both the National Park Service and the State of Utah offer a 20% tax credit for rehabilitation costs on Historic Structures.[3] Projects using the federal tax credit must be used for income-producing purposes and projects using the Utah State tax credit must be used for residential purposes.

The State of Colorado offers a Commercial Historic Preservation Tax Credit that is available for anyone rehabilitating a historic commercial building;[4] however this funding is issued only at the State level. Boston, Massachusetts has a state-funded 50% reimbursable matching grant program to support Historic Sites, as well as a local Community Preservation Fund used partially for historic preservation. Park City currently offers a 50% matching grant for eligible work on Historic Sites.[5]

The State of Oregon offers a 10-year property tax break in exchange for work completed on National Register commercial properties.[6] The Mills Act, enacted in California in 1976, allows local governments to grant a property tax reduction for properties that enter into a preservation contract to restore and preserve historic properties.[7] However, these are both opportunities granted at a State level.

Staff found that most local governments promote rehabilitation via tax credits or grants. Reuse incentives were typically financial and limited for larger structures or projects that can create a significant amount of housing or revenue, such as mixed-use or adaptive reuse projects.[8] Outside of matching expenses (via a grant or other funds) for preservation work, Staff could not find examples of communities that promoted commercial reuse for smaller Historic residential structures. Regarding private homeowners, the City of Boston notes, "[u]nfortunately there are no specific programs at the state or federal level that provide financial assistance to the owner-occupants of historic homes for their maintenance or restoration."[9]

Another option for preserving existing Historic Structures is offering a Transfer of Development Rights, which allows a property owner to transfer development from a Historic Site to a different site. On March 31, 2011, the City Council approved Ordinance No. 11-12, which added the Transfer of Development Rights (TDRs) Overlay Zone to the LMC.

Any site in the Historic District is currently eligible to be a Sending Site, and not able to receive any Development Rights.[10] LMC § 15-2.24-4 allows for one Development Credit per existing minimum Lot area within the underlying Zoning District and one Development Credit per 2,000 square feet of unused development potential for Historic Sites to be sent to a Receiving Site.

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[3] Utah State Historic Preservation Office financial assistance for historic preservation page
[4] State of Colorado Commercial Historic Preservation Tax Credit
[5] Park City's Historic Grant & Tax Credits
[6] State of Oregon Federal Tax Incentive
[7] California Mills Act Program
[8] Adaptive reuse is defined as redesigning existing buildings to serve new functions per the Environmental Protection Agency.
[9] City of Boston's Historic Preservation Funding and Tax Benefit Resource List
[10] See Park City's Zoning Map for Sending and Receiving Zones

Pursuant to LMC § 15-2.24-4(B), the Planning Director makes the Development Credit determination. Since 2011, two letters have been issued and no Development Credits have been requested or approved to be transferred, indicating that the Development Credit option does not provide significant incentive to preserve a Historic Structures, and move the Development Credit to another site.

Staff also researched possible consequences for Historic Structures determined to be hazardous and requiring demolition. The American Planning Association published a Historic Preservation Memo that discusses Demolition Deterrence. The memo states:

> "Many jurisdictions do not charge fees that adequately reflect the true cost of demolition and disposal of demolition debris, thereby making it easier for owners to choose demolition rather than repurposing of existing buildings. The City of Tacoma, Washington provides an example of how this is changing. By increasing demolition and permitting fees to reflect true costs, the city is externalizing the cost of demolition into project costs, potentially discouraging demolition instead of subsidizing it. New York City has also implemented high demolition fees, in part because demolition and construction debris make up such a large percentage of that city's waste stream.
>
> In Telluride, Colorado, if the demolition of a historic building occurs without a permit, that property will be precluded from redevelopment for 10 years. While this policy is limited to historic structures, there may be the potential to apply such a strategy to existing buildings more generally. Denver has also implemented a number of strategies to deter demolition, including the outright denial of building demolition requests unless "all economically viable use of the property" is precluded. Buildings with approved demolition cannot be demolished until the new building is approved by the city, thus preventing the creation of empty lots and surface parking lots (Collins, Waters, and Dotson 1991).
>
> Perhaps one of the most thoughtful and progressive approaches to accounting for the costs of demolition can be found in San Francisco. Under that city's green building ordinance, if a building is demolished, stricter green-building code requirements apply to the new building that will be constructed in its place — in essence requiring the new building to achieve a higher level of environmental performance to offset the negative impacts associated with demolition and new construction. However, requirements for additional green features are reduced if the new building will provide additional density, thereby acknowledging the environmental benefits associated with added capacity to a site. San Francisco's requirements are unique in their acknowledgement of the environmental costs associated with demolition; they attempt to require developers to either rethink their decision to demolish or compensate for these impacts in some way."

In 2024, Salt Lake City updated their municipal code, creating penalties for work done on Historic Structures without approval, including daily accruing fees and recording a certificate of noncompliance for 25 years unless the site was returned to the original

conditions.[11]

LMC § 15-11-9 states, "[i]t is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required."

Pursuant to LMC § 15-11-12.5(A)(2), the HPB reviews projects that propose the removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. As a part of the HPB review and approval of these projects, Applicants must provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of a Historic Preservation Plan presented to the board.[12] The Financial Guarantee ensures work is completed as approved on the Historic Structure, and if not, the Applicant may lose some or all of the Financial Guarantee as a penalty for the destruction of Historic materials.

Additionally, LMC § 15-11-17 prohibits the Demolition of Historic Structures without the issuance of a Certificate of Appropriateness for Demolition Hearing and approval.[13]

Exploration of an additional demolition deterrence program in Park City would require careful evaluation from Planning and other City staff to confirm whether a program would be allowed under State code.

Based on Staff's findings, does the HPB have interest in exploration of additional reuse incentives or deterrence measures? As noted above, some of the options described may not be viable in Utah.

(III) Existing code allows for minor commercial Uses in Historic Structures.

The Historic Residential – Low Density (HRL), Historic Residential – 1 (HR-1) and Historic Residential – 2 (HR-2), and Historic Residential – Medium Density (HRM) Zoning District are the four Historic Residential Zoning Districts in Park City.[14] Allowed or Conditional Uses in the above Historic Districts could be altered or expanded to allow property owners more flexibility in Historic Site Uses. Allowing more flexibility could abate demolition of Historic Structures and encourage reuse.

[11] Salt Lake City Ordinance No. 22 of 2024
[12] LMC § 15-11-9(B)
[13] LMC § 15-11-19
[14] Park City Zoning Map

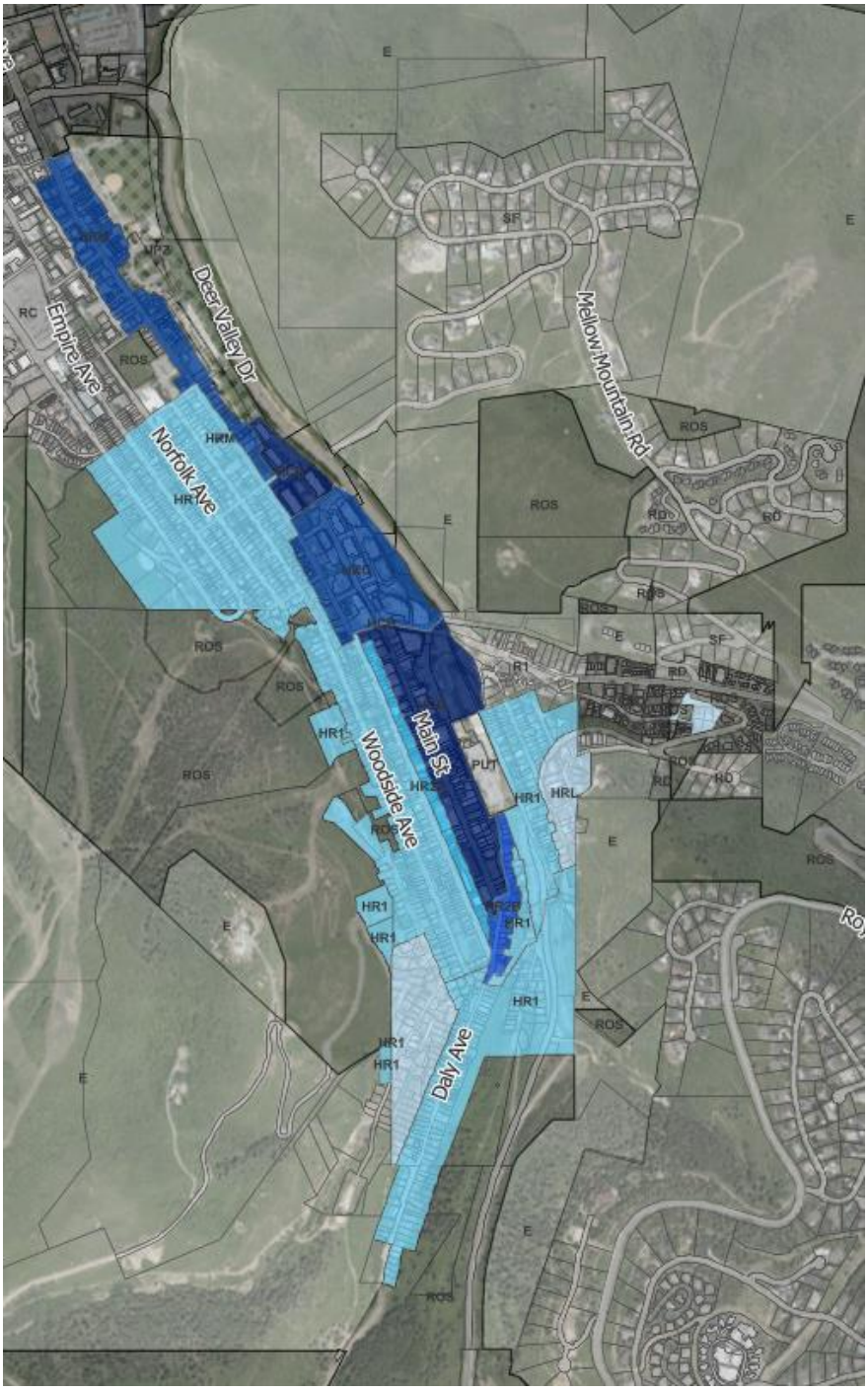


Figure 1: Excerpt from the Zoning Map showing the Historic Districts in blue.

While Uses in residential Historic Districts are strictly limited, the LMC establishes exceptions for Historic Sites and allows expanded Use under Conditional Use Permits (CUP). CUPs are reviewed by the Planning Commission[15] for compliance with 17 criteria found in LMC § 15-1-10(E).

[15] LMC § 15-1-8(G)

Zoning District	*Conditional Uses in Historic Sites*
HRL	*Nightly Rentals*
HR-1	*Duplex, Bed and Breakfast Inn, Hostel/Boarding House, Minor Hotel*
HR-2	*Duplex, Bed and Breakfast Inn, Hostel/Boarding House, Minor Hotel, General and Moderative Intensive Office, Medical Office and Clinic, Personal Improvement, Minor Retail and Service Commercial, Café or Deli, Bar*
HRM	*Triplex, Multi-Unit Dwellings, Bed and Breakfast Inn, Hostel/Boarding House, Minor Hotel, General Office, Minor and Personal Improvement Retail and Service Commercial, Neighborhood Market, Café/Deli and Outdoor Dining, Bar*

Bed and Breakfast Inns require a CUP in the HR-1[16] and HR-2[17] Zoning Districts, require an Administrative Conditional Use Permit (ACUP) in the HRM[18] Zoning District, and are currently prohibited in the HRL[19] Zoning District. The following must also be met in the HR-1 Zoning District, to approve a Conditional Use for a Bed and Breakfast Inn:

A. *The Use is in a Historic Building and/or Structure, or an addition thereto.*

B. *The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.*

C. *The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.*

D. *The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.*

E. *The rooms are available for Nightly Rental only.*

F. *An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.*

G. *Food service is for the benefit of overnight guests only.*

H. *No Kitchen is permitted within rental room(s).*

I. *Parking on-Site is required at a rate of one (1) space per rentable room.*

    1. *no on-Site parking is possible without compromising the Historic Buildings and/or Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and*

[16] LMC § 15-2.2-2(B)(10)
[17] LMC § 15-2.3-2(B)(9)
[18] LMC § 15-2.4-2(B)(9)
[19] LMC § 15-2.1-2(C)

2. *the Structure is not economically feasible to restore or maintain without the adaptive Use.*

J. *The Use complies with Section 15-1-10, Conditional Use review process.*

The requirements for the HR-2 Zoning District are the same as the HR-1 Zoning District, except for criteria I, wherein:

I. *Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the inn. The Planning Commission may waive the parking requirement for Historic Buildings and/or Structures, if the Applicant proves that:*

1. *no on-Site parking is possible without compromising the Historic Buildings and/or Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and*

2. *the Structure is not economically feasible to restore or maintain without the adaptive Use.*

The requirements for the HRM Zoning District are the same as the HR-1 Zoning District, except for criteria A, D, and I wherein:

A. *The Use is in a Historic Building and/or Structure, addition thereto, or a historically Compatible Structure.*

D. *In a Historic Building and/or Structure, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.*

I. *Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the Bed and Breakfast Inn. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:*
   1. *no on-Site parking is possible without compromising the Historic Building and/or Structure or Site, including removal of existing Significant Vegetation and all alternatives for proximate parking have been explored and exhausted; and*
   2. *the Structure is not economically feasible to restore or maintain without the adaptive Use.*

LMC § 15-15-1 defines Bed and Breakfast Inns as, “A Business, located in an Owner or on-Site manager occupied dwelling, in which up to ten (10) Bedrooms are rented nightly or weekly, and where one (1) or more meals are provided to the guests only, the price of which is usually included in the room rate. Bed and Breakfast Inns are considered a lodging Use where typical lodging services are provided, such as daily maid service.” Bed and Breakfast Inns have been a Conditional Use in the HR-1 and HR-2 Zoning

Districts since 1989[20].

Currently, no other Uses in the Historic Residential Zoning Districts have specific LMC criteria. ACUPs and CUPs require compliance with LMC § 15-1-10(E), wherein:

> "The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:
>
> 1. *size and location of the Site;*
> 2. *traffic considerations including capacity of the existing Streets in the Area;*
> 3. *utility capacity, including Storm Water run-off;*
> 4. *emergency vehicle Access;*
> 5. *location and amount of off-Street parking;*
> 6. *internal vehicular and pedestrian circulation system;*
> 7. *Fencing, Screening, and landscaping to separate the Use from adjoining Uses;*
> 8. *Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;*
> 9. *usable Open Space;*
> 10. *signs and lighting;*
> 11. *physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;*
> 12. *noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;*
> 13. *control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas;*
> 14. *expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities;*
> 15. *within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and*

[20] Bed and Breakfast Inns were originally an Allowed Use in the HR-1 Zoning District under the 1988 LMC, but when the HR-2 Zoning District was added in 1989, the Use became Conditional.

16. *reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.*
17. *radon mitigation; the Planning Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes."*

The LMC could be updated to include new CUP or ACUP Uses for Historic Structures only that are mitigated by the above criteria.

Currently in Park City, there are a limited number of Historic Structure that require rehabilitation to prevent demolition due to hazardous conditions. There are lots of Federal, State, and local tools for property owners to use to help rehabilitate existing structures, however the financial opportunities may not be significant enough to prevent demolition of hazardous Historic Structures. Staff did not uncover successful reuse programs for residential structures and commercial Uses, but there may be opportunities for minor commercial Uses in the Historic Residential Districts to help encourage reuse of Historic Structures.

Based on Staff's findings, does the HPB have interest in:

- *Adding Uses (Allowed, Administrative, or Conditional) to all the Historic Residential Zoning Districts to allow for more options for Uses in Historic Structures?*
    - *If so, Staff will prepare options for a future work session to discuss.*
    - *If not, are the existing requirements for Bed and Breakfast Inns too restrictive, or do they align with the purpose to reuse a structure without creating significant impacts on surrounding sites?*

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Historic Preservation Board
Staff Report

Subject: **Window Frames on Non-Historic Structures in Historic Districts**
Application: **PL-26-07044**
Author: **Lillian Zollinger, Senior Planner**
Date: **October 7, 2026**
Type of Item: **Work Session**

Recommendation
Review and provide feedback on Land Management Code requirements regarding window frames for new infill in residential Historic Districts.

Description

Applicant:	Planning Department
Location:	Historic Residential Zoning Districts
Zoning Districts:	Historic Residential - Low, Historic Residential – 1, Historic Residential – 2, Historic Residential - Medium Density
Reason for Review:	The purpose of the Historic Preservation Board includes recommending to the Planning Commission and City Council ordinances that may encourage Historic preservation.[1]

HDDR Historic District Design Review
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background
The General Plan Strategy 5O recommends regularly assessing and evaluating the *Regulations for Historic Districts and Historic Sites* in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility. Additionally, Strategy 5O recommends annually evaluating and updating the LMC to maintain regulatory consistency and to reflect changes and developments in available materials and best practices for sustainability.

On September 2, 2026, during staff communications, staff informed the Historic Preservation Board of a request to install aluminum windows on residential infill within the Historic Districts and provided an overview of a memo completed by the City's historic preservation consultant outlining the purposes for requiring wood or aluminum-clad wood within Historic Districts and recommending that aluminum-frame windows

[1] LMC § 15-11-5(D)

continue to be prohibited. During public communications, a property owner submitted a request (Exhibit H) and sent a representative who specializes in windows to provide information and samples to the Historic Preservation Board requesting consideration of aluminum-frame window allowances. The Board supported further discussion on the topic (Meeting Media).

The report below outlines the background on window frame regulations in both the Land Management Code and the Historic District Design Guidelines, with considerations recommended by staff and the historic preservation consultant.

Analysis

(I) Since at least the 1970s, the Land Management Code has prohibited materials like aluminum and metal window frames citywide. However, in 2020, Planning Director discretion was established to grant exceptions.

The LMC Architectural Design Guidelines establish underlying requirements for structures citywide. A summary regarding windows from each decade is provided below from the 1970s to today:

1970s Architectural Criteria
Prohibited Aluminum Materials
The use of natural materials such as wood, brick and stone is encouraged. Stucco was also used on some original buildings and is considered a compatible material. Though the shape of the original structures placed emphasis on verticality, wood siding was normally a horizontal clapboard. Windows and doors were also of wood construction. Alien materials such as exposed concrete block, aluminum, asphalt, untextured plywood, will be discouraged. Wood shingle is the preferred roofing material, but standing seam metal and asphalt shingles are also acceptable. Roof tops should be treated to respect views of the city from mountain elevations (Exhibit A).

1980s Architectural Criteria
Prohibited Aluminum Materials.
Renumbered, but no change to the language above (Exhibit B).

1990s Architectural Criteria
Specified Window Treatments
Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or bay windows as the primary window treatment are prohibited.

Untreated aluminum or metal window frames are prohibited. Small pained [sic] colonial style windows are not allowed (Exhibit C).

2000s – Substantial Land Management Code Rewrite
Specified Window Treatments
No substantive changes. Rather the two separate provisions were combined (Exhibit D).

2020 – Current Regulations Enacted to Clarify Metal Frames are Not Appropriate for Historic Districts with Planning Director Discretion to Approve an Exception

On September 17, 2020, the City Council adopted Ordinance No. 2020-42,[2] enacting the current regulations.

The staff report for the proposed modifications to windows outlines the purpose of the amendments:

> "The goal of the revisions is to promote Compatible additions and infill construction in the Historic Districts. With that, materials are an important component of the Historic District Design Review process. Staff recommends amending LMC 15-5-5(H) to list vinyl and untreated HPB July 1, 2020 metal frames as inappropriate materials in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB) and on any site designated as Historic that is outside of the Historic Districts" (Packet, p. 29-30; Minutes, p. 6).

Ordinance No. 2020-42 enacted the LMC in effect today:

> **WINDOW TREATMENTS**. Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or Bay Windows as the primary window treatment are prohibited. Untreated aluminum and untreated metal window frames are prohibited. Small pane colonial style windows are not allowed. Untreated aluminum, untreated metal, vinyl, and other similar window frames are generally not considered appropriate in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB), and on any site designated as Historic outside of the Historic Districts. The Planning Director may, however, consider requests for the Use of these materials. The design of the Structure shall be consistent with the Park City Design Guidelines. The Applicant will be required to bring a sample of the type and color of the material to be approved by the Planning Director.

This is now codified in LMC § 15-5-5 *Architectural Design Guidelines* Subsection I. Staff interprets this provision to mean:

- Untreated aluminum and metal window frames are prohibited citywide.
- Specific to Historic Districts and Historic Sites, untreated aluminum, untreated metal, vinyl, and other similar window frames are generally not considered appropriate.
    - The Planning Director may grant an exception, but there is no clarity regarding the criteria that should be considered.

While Planning Director discretion is established to grant an exception to untreated aluminum, untreated vinyl, and other similar window frames, the Historic District regulations clearly recommend wood or aluminum-clad wood window installations on new residential infill, and this has been the case from the earliest established guidelines.

[2] The Historic Preservation Board reviewed on July 1, 2020 (Packet, p. 26; Minutes, p. 6); the Planning Commission reviewed on July 22, 2020 (Packet, p. 174; Minutes, p. 17); and the City Council reviewed on September 17, 2020 (Packet, p. 231; Minutes, p. 21).

(II) While the earlier Land Management Code versions outlined window materials and certain limitations on window types, the Historic District Design Guidelines established solid-to-void ratio requirements, window proportions, dimensions and finishes, and compatibility. In 2019, these concepts were incorporated into the Land Management Code Historic District regulations.

While materials of windows were regulated through the LMC as outlined in Section I, the Historic District Design Guidelines focused on solid-to-void ratio requirements, window proportions, dimensions and finishes, and compatibility. For example, the 1983 Design Guidelines (Exhibit E) required the following:

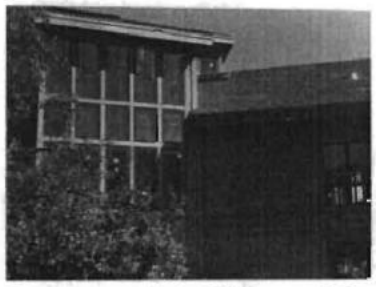
79 Use Ratios of Windows to Walls That Are Similar to Historic Structures

This proportion of solid-to-void is important and should be repeated as much as possible in new construction.

In general, ***about two-thirds of the front facade is "solid"*** on historic structures. The balance is openings—windows and doors.



Appropriate ratio of window to wall. *Inappropriate ratio for the street side.*



This is an appropriate design if a large amount of glass is desired.

83 Use Window and Doors of Similar Size and Proportion to Those Historically Seen in Park City

Windows with vertical proportions similar to those of the original double hung sash are most appropriate. New operating designs, such as casement windows are readily available in well proportioned sizes. Arched and bay windows may provide interesting accents if used with restraint. Small pane windows as seen on colonial buildings are not appropriate for Park City. (See also Guideline #57).

Use of windows with ***tall proportions is encouraged.*** Wide openings may be filled with two or more vertically proportioned windows paired together.

Large areas of glass should be ***located on facades which do not directly face on streets.***

Contemporary interpretations of special windows may be considered if they are used in limited numbers as accents.

Doors should be of a simple uncluttered design. Scalloped, "Dutch" or "Colonial" doors are not appropriate. (See Guideline #64.)



New windows that repeat the vertical proportions of older windows are preferred.

84 Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City

Framing surrounding windows and doors should have a visual mass that appears as heavy as that found on the older buildings in the historic district. The substantial cross section of framing around windows and doors creates interesting shadow lines that add interest to the building's facade. (See also Guideline #58.)

Most high quality wood windows manfactured today offer dimensions appropriate for new compatible architecture, metal and vinyl cladding over wood frames may be acceptable.

Raw aluminum windows and door frames will not be accepted. Most aluminum frames, even those with anodized finishes, lack the mass and detail necessary to be acceptable.



85 New Wood Windows With Dimensions Appropriate for New Compatible Architecture

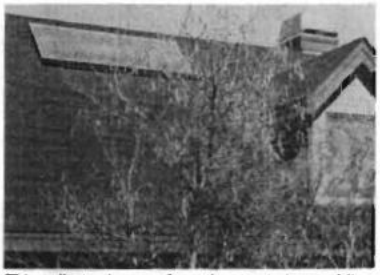
Creative energy conserving designs that respect the character of the street are encouraged.

For ***roof-mounted collectors,*** locate them on the rear or a side.

The angle of the collector ***should conform to the slope of the house.*** If this is not feasible, consider locating the panels on a secondary structure in the back yard.

If using Trombe walls and greenhouses, ***locate them also so they are not on the front of the building.*** These can be located on the side or rear of the building.

All visible hardware must be finished in a color to match the roof.



This collector is away from the street view and lies close to the roof.

In the updated 2009 Historic District Design Guidelines (Exhibit F), these regulations were simplified and while there was flexibility established for siding, shingles, and trim that met certain sustainability criteria, window requirements focused on solid-to-void ratios and the material limitations established in the LMC would have applied.

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.

In 2019, the City Council adopted Ordinance No. 2019-06, and this is the foundation of today's regulations, outlined below.

(III) The Land Management Code states vinyl and aluminum windows are inappropriate in the residential Historic Districts and outlines design considerations.

The Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) in Historic Districts[3] now in effect establish solid-to-void ratio requirements, window proportions, dimensions and finishes, and compatibility and materials, outlined below:

d. **Windows**

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

(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.

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

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

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

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

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

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

Wood or metal windows like those used historically may be considered. The City's Historic Districts highlight architecture and structures from three periods:

- Settlement & Mining Boom Era (1868-1893)

[3] LMC § 15-13-8(B)(2)(d)(6)

- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

In 1984, the City's Mining Boom Era Residences Thematic District was listed on the National Register of Historic Places, featuring residential structures built during the mining boom period of 1872-1929. Most residential structures designated Significant or Landmark Historic Structures on the City's Historic Sites Inventory fall within the Settlement & Mining Boom Era and Mature Mining Era.

While aluminum windows were installed in railcars and buses in the early 20th century, it was not until the 1930s that they used in commercial and industrial buildings, and it was not until the 1950s that aluminum windows were incorporated into residential structures. As a result, if aluminum windows are considered in Historic Districts for new infill, staff recommends attention be given to compatibility and enhanced performance criteria.

(IV) If flexibility for window frames is considered, staff recommends overall compatibility and energy performance standards.

The Planning team received a request to install aluminum-frame windows for new residential infill in the Historic District. The Planning team requested input from the City's historic preservation consultant, and on August 28, 2026, the consultant prepared a memo comparing the characteristics of aluminum and aluminum-clad windows (see Exhibit G).

Overall Compatibility Should Be Required

Currently, while the LMC requires windows on new residential infill to be historic size and relate to the human scale, be proportional to the scale and style of the building, and be compatible with historic buildings, the LMC does not establish specific window profile dimensions such as frame and sash proportions or depth and shadow patterns. Aluminum windows typically have more modern, slimmer dimensions than those seen historically.

The consultant memo determines, "[w]hile modern aluminum windows may sometimes resemble aluminum-clad wood windows in photographs or distant views, aluminum wood windows more closely reflect the materials, detailing, and architectural character that define Park City's historic residential neighborhoods. Therefore, the current code distinction remains supportable from a historic preservation perspective."

The City's historic preservation consultant recommends the City continue to require aluminum-clad wood windows because of their key characteristics, their overall appearance, and their compatibility with material and form.

If the Historic Preservation Board is interested in exploring flexibility in window frames for new residential infill in Historic Districts, staff recommends the following considerations outlined in the consultant's memo be established:

- Replication of traditional frame and sash proportions.
- Features and finishes compatible with the historic use of wood windows.

Energy Performance and Fire Ratings Should Be Evaluated

In June of this year, the Historic Preservation Board established flexibility for exterior siding materials on residential infill in Historic Districts (Packet, Item 6.B; Minutes, p. 6). When applicants propose a siding material that is not wood, the following is evaluated according to an established framework:

Durability
- Lifetime durability
- UV exposure/image fade
- Moisture absorption rate, freeze/thaw resistance
- Fire resistant rating

Sustainability
- Recycled content
- Low-impact manufacturing
- End-of-life impact
- Energy performance

Compatibility
- Image repeat/texture pattern repeat
- Image resolution
- Sheen
- Profile and dimensions

The Planning team requested advisory committee input on aluminum frame windows and more information is to come.

The historic preservation consultant memo notes that both aluminum and aluminum clad-wood windows have similar durability and material performance ratings, and are similar when viewed from a distance, but that the construction dimensions vary and as a result, the overall appearance and compatibility considerations support the LMC as drafted.

The siding materials framework criteria do not account for or apply to window evaluation because minimum energy efficiency requirements for windows are established through the building and energy code with a U-factor of 0.32 or better. However, overall energy performance is tied to not only how the window is made and with what materials, but to the design of the building, including interior ceiling height and types of insulation. Also, aluminum-clad wood windows generally have a lower embodied carbon footprint than aluminum windows.[4] As a result, if aluminum frame windows are considered, staff recommends establishing a separate sustainability framework for evaluation of energy

[4] Embodied impacts of window systems: A comparative assessment of framing and glazing alternatives

performance.

Lastly, if aluminum-frame windows are allowed, staff will continue to research the types of treatments that would be required to support fire-resistant materials. Without certain treatments, aluminum frames may fail due to their low melting threshold.[5]

Questions for the Historic Preservation Board:

- ***Would the Board like staff to continue the evaluation of allowing aluminum frame windows in the Historic Districts?***
- ***If so, in addition to the items outlined in this report, what other factors would the Board like staff to evaluate?***

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Exhibits

A: 1970s Architectural Criteria
B: 1980s Architectural Criteria
C: 1990s Architectural Criteria
D: 2000 Architectural Review
E: 1983 Historic District Design Guidelines
F: 2009 Historic District Design Guidelines
G: Historic Preservation Consultant Memo
H: Property Owner Submittal

[5] Fire Safety Research Institute Window Shutter and Frames

to the health, safety and general welfare of persons nor injurious to property or improvements in the community, and

(3) That the proposed use will comply with the regulations and conditions specified in this Code for such use, and

(4) That the proposed use conforms to the goals, policies and governing principles and emerging land use of the Master Plan for Park City.

(5) That the proposed use complies with the approved character of the community to be preserved.

(6) That the proposed use is in harmony with and furthers the architectural and aesthetic qualities of the community to be achieved.

(7) That such use by reason of its physical design partakes of the historical tradition of the City that has been agreed to be preserved.

(g) ARCHITECTURAL CRITERIA. All buildings housing uses requiring conditional use approval shall be reviewed by the Planning Commission to assure compliance with Park City's Architectural Design objectives. Architectural review shall consider the following criteria:

(1) All buildings housing uses requiring conditional use approval within the Park City Historic District (HR1, HRM, and the HCB Zone Districts) shall be designed in compliance with architectural criteria as established in Chapter 11, Section 7.

(2) Buildings housing uses requiring conditional use approval in all other zone districts of Park City shall be reviewed for compliance with general architectural criteria as follows:

a. Scale - multi-unit dwelling structures should emphasize the individual units by variations of roof line or front building walls. The design of all buildings should emphasize verticality and take advantage of opportunities to minimize the visual impression of the mass of the building or complex of buildings.

b. Style - architectural objectives of Park City place emphasis upon preservation of its small, mountain, resort/mining town character. Preference will be granted to design concepts that respect the simplicity and verticality of the original buildings, the use of pitched roofs and natural materials and colors.

Though the more specific design criteria of the historic district are not required in other districts, the degree of compatability with those criteria will be considered a positive factor. Compatibility with the historic district criteria need not necessarily preclude innovative contemporary design.

c. Materials - the use of natural materials such as wood, brick and stone is encouraged. Stucco was also used on some original buildings and is considered a compatible material. Though the shape of the original structures placed emphasis on verticality, wood siding was normally a horizontal clapboard. Windows and doors were also of wood construction. Alien materials such as exposed concrete block, aluminum, ashpalt, untextured plywood, will be discouraged. Wood shingle is the preferred roofing material, but standing seam metal and asphalt shingles are also acceptable. Roof tops should be treated to respect views of the city from mountain elevations.

(h) RIGHT OF APPEAL

1. Any person shall have the right to appeal any decision rendered by the Planning Commission, to the City Council or if so designated, to a Review Board appointed by the City Council. Such Review Board shall consist of three (3) members of the City Council and two (2) members of the Planning Commission.

2. Such appeal shall be filed in writing with the City Recorder within fourteen(14) days of the Planning Commission's decision and shall include statements to substantiate the claim that the decision of the Planning Commission is in error, and the reasons therefore.

3. The City Council or the Review Board may, after proper review, reverse, alter or remand for further review and consideration any action taken by the Planning Commission and its decision shall be final.

(i) BUILDING PERMIT. Following conditional use approval by the Planning Commission, the Building Inspector shall approve an application for a building permit pursuant to Chapter 1 of this Code and shall insure that development is undertaken and completed in compliance with said approval and conditions pertaining thereto.

(j) TIME LIMIT. Unless there is actual construction or other substantial action initiated after conditional use approval within a period of one (1) year, of approval, the conditional use approval shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

(k) TEMPORARY CONDITIONAL USE. It is possible for the zoning administrator to grant a temporary conditional use permit if in his opinion the proposed use is in keeping with the city's desires. A temporary permit is only good until the next regularly scheduled Planning Commission meeting unless specifically issued otherwise.

2.7. ARCHITECTURAL CRITERIA. All buildings housing uses requiring conditional use approval shall be reviewed by the Planning Commission to assure compliance with Park City's Architectural Design objectives. Architectural review shall consider the following criteria:

2.7.1. All buildings housing uses requiring conditional use approval within the Park City Historic District (HR1, HRM, and the HCB Zone Districts) shall be designed in compliance with architectural criteria as established in Park City Land Management Code, section 2.7.

2.7.2. Buildings housing uses requiring conditional use approval in all other zone districts of Park City shall be reviewed for compliance with general architectural criteria as follows:

2.7.2.1. Scale. Multi-unit dwelling structures should emphasize the individual units by variations of roof line or front building walls. The design of all buildings should emphasize verticality and take advantage of opportunities to minimize the visual impression of the mass of the building or complex of buildings.

2.7.2.2. Style. Architechtural objectives of Park City place emphasis upon preservation of its small, mountain, resort/mining town character. Preference will be granted to design concepts that respect the simplicity and verticality of the original buildings, the use of pitched roofs and natural materials and colors.

Though the more specific design criteria of the historic district are not required in other districts, the degree of compatability with those criteria will be considered a positive factor. Compatibility with the historic district criteria need not necessarily preclude innovative contemporary design.

2.7.2.3. Materials. The use of natural materials such as wood, brick and stone is encouraged. Stucco was also used on some original buildings and is considered a compatible material. Though the shape of the original structures placed emphasis on verticality, wood siding was normally a horizontal clapboard. Windows and doors were also of wood construction. Alien materials such as exposed concrete block, aluminum, asphalt, untextured plywood, will be discouraged. Wood shingle is the preferred roofing material, but standing seam metal and asphalt shingles are also acceptable. Roof tops should be treated to respect views of the city from mountain elevations.

2.8. BUILDING PERMIT. Following conditional use approval by the Planning Commission, the Building Inspector shall approve an application for a building permit pursuant to the Park City Land Management Code, section I and shall insure that development is undertaken and completed in compliance with said approval and conditions pertaining thereto.

2.9. TIME LIMIT. Unless there is actual construction or other substantial action initiated after conditional use approval within a period of one year, of approval, the conditional use approval

(e) Roofing Materials. Because of the steep grade changes within Park City, and the fact that residents and visitors are frequently in a position to look down on the City from the adjoining mountains, the appearance of roofs in Park city is of more significance than in other communities. The following roofing materials are prohibited, either because of their appearance, or because they are not likely to perform satisfactorily in the harsh climate of Park City:

Untreated aluminum or metal (except that copper may be used);

Reflective materials;

Brightly colored roofing materials such as bright red, blue, yellow, or similar colors that are highly visible;

Except on historic renovations or reconstructions with adequate documentation, roof ornamentation such as scroll work, finials, and bead-and-dowel work are prohibited.

(f) Roof Shapes. The following roof shapes are prohibited in Park City because they either do not perform well in the harsh climate, or tend to detract from the values of adjoining property:

Mansard or fake mansard roofs;

Gambrel roofs;

Curvalinier roofs;

Domed roofs;

Geodesic domes;

Conical roofs;

A-frame or modified A-frame roofs;

Mechanical equipment on roofs must be hidden with a visual barrier so it is not readily visible from nearby properties.

(g) Skylights and Solar Panels. Skylights and solar panels must be designed to fit flush with the roof surface, or up to a maximum of two feet above the roof's surface. No reflective materials may be used unless thoroughly shielded to prevent reflection into adjoining or nearby properties.

(h) Window Treatments. Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or bay windows as the primary window treatment are prohibited.

Untreated aluminum or metal window frames are prohibited. Small pained colonial style windows are not allowed.

9.6. PERMITTED DESIGN FEATURES. Any design, or any material that is not expressly prohibited by this Chapter, or a resolution adopted to supplement it, or by the Historic District Guidelines are permitted.

9.7. EXCEPTIONS. In some cases, the Community Development Director may vary from these standards if warranted by unusual and unique circumstances. In single family subdivisions, the Community Development Department will consider the predominant architectural style and materials in the neighborhood to determine compatibility. This may result in variation from the strict interpretation of this section and may be granted by the Community Development Director.

9.8. FACADE LENGTH AND VARIATIONS.

(a) Structures greater than 60 feet, but less than 120 in length must exhibit a prominent shift in the facade of the structure so that no greater than 75% of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten foot change in building facade alignment or a 10 foot change in roof line height, or a combined change in facade and roof line totaling 10 feet.

(b) Structures which exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the structure at each 120 foot interval (or less if the developer desires) reflecting a change in function or scale. The shift shall be in the form of either a 15 foot change in building facade alignment or a 15 foot change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the building plane, a 15 foot total change will be considered as full compliance.

(c) The special facade and volume requirement of the Historic District are found in Chapter 7 and in the Historic District Guidelines.

CHAPTER 9. ARCHITECTURAL REVIEW

9.1. POLICY AND PURPOSE. As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and property owners of Park City. It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those building materials which, by their nature, are foreign to this area, and this climate, and therefore tend to detract from the appearance of the community. Park City's older neighborhoods are a National Register Historic District, which is a point of considerable importance to the tourism industry. New development, while distinct from the Historic District, should not detract from it. Park City is densely developed due to the shortage of level, buildable land. The effects of one development are felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a unified architectural theme.

It is also the intent of this section to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment. It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a starry night is an experience the community desires to preserve. The City of Park City, through the provisions herein contained, promotes the reduction of light pollution that interferes with enjoyment of the night sky.

9.2. HISTORIC DISTRICT. All uses within the Historic District, both permitted and conditional, are subject to design review by the Community Development Department for compliance with the Architectural Guidelines adopted by the City Council in a resolution of June 16, 1983. Those guidelines are incorporated into this Code by this reference, but may be revised from time to time by resolution of the Council. Design review is initially performed by the Community Development Department, with a right of appeal to the Historic District Commission. Review by the Historic District Commission is limited to matters of design compliance, with all functional review (of conditional uses) performed by the City staff. Decisions regarding design review may be reviewed by the City Council in the manner described in Chapter 1 for appeals from the Historic District Commission.

9.3. CONDITIONAL USE REVIEW. Conditional uses outside the Historic District zones are subject to design review by the Community Development Department, with a right of appeal to the Planning Commission. The standards of review are set forth in this Code, but additional design review standards may be adopted by

resolution of the Council, provided that resolution is consistent with the provisions of this Code.

9.4. PERMITTED USE REVIEW. Permitted uses in all zones outside the Historic District are subject to design review by the Community Development Department, with a right of review by Planning Commission. The standards of review are set forth in this Code, and design review standards in the Park City Design Guidelines as adopted by resolution of the Council, provided that the guidelines are consistent with the provisions of this Code.

(a) Single-family dwelling design review is intended to be a broad review to ensure neighborhood compatibility.

9.5. ARCHITECTURAL DESIGN GUIDELINES. The following architectural design guidelines apply to all conditional and permitted uses in all zones outside the Historic District:

(a) Prohibited Architectural Styles and Motifs. The following architectural styles and motifs are prohibited in Park City:

A-frame structures;

Geodesic dome structures;

Mediterranean motifs;

Tudor or mock tudor (half timbering)

"Swiss" chalets;

Highly ornate victorian;

Rustic frontier;

Colonial;

Nouveau-Chateau, French Provincial, Fairy Tale or Castle. Tower features and turrets may be allowed if roofs are not conical and if the roof line is integrated into the main structure. Round exterior walls are permitted but not as semi-detached round rooms (i.e., a round room may not exceed 270 degrees).

Other historical or period design motifs that have a strong connection or association with other regions, or which have no historical connection with Park City.

New structures designed to imitate historic structures built in Park City or elsewhere, unless the project complies with the Historic District Design Guidelines.

The above provisions addressing tudor, victorian, and colonial styles and tower elements shall not apply in the Prospector Park Subdivision.

(b) Prohibited Siding Materials. The following materials have proved to be unsuitable for use in Park City due to the extremes of climate, or because their appearance is such that the values of adjoining or abutting properties are adversely affected:

Thick shake shingles;

Ceramic tile;

Slump block, weeping mortar;

Plastic or vinyl siding;

Used brick;

Simulated stone or brick, cultured stone or brick, synthetic stone products, pre-cast stone or concrete imbedded with stone fragments;

Lava rock, clinkers;

Asphalt or hardboard siding;

Plywood siding;

Aluminum siding is generally not considered an appropriate material. The Planning Commission may, however, consider requests for the use of aluminum siding. The design of the structure shall be consistent with the Park City Design Guidelines. The applicant will be required to bring a sample of the type and color of siding to be approved by the Planning Commission. When aluminum siding is approved by the Planning Commission, it shall have a minimum thickness of .019 inches and shall be backed or insulated with a minimum of 3/8 inch fiberboard or polystyrene foam.

Exemption: In Prospector Village, Park Meadows and Prospector Park Subdivisions, aluminum and vinyl siding may be permitted for new single family dwellings when such structures are located in areas predominately developed with structures utilizing the same types of materials.

In order to avoid architectural styles which are foreign to Park City (particularly Mediterranean, Southwestern, or Adobe), building designs which include large, unbroken expanses of stucco will not be approved. Stucco must be of earth tones; white and pastel colors are prohibited.

(c) Design Ornamentation. Architectural design in Park City has historically been simple. Highly ornate buildings are inconsistent with the architectural patterns of the community, and due to the close proximity of one development to another, inconsistent ornamentation may become unsightly and detract from property values. To add architectural interest to buildings, special ornamental siding materials may be used, provided that no more than 25% of any facade of the building may be covered with ornamental siding. Examples of ornamental siding, provided for information purposes only and not as a limitation, are as follows:

Fish scale cut shingles;

Half timbered stucco;

Match-sticked wood or other inlays;

(d) Number of Exterior Wall Materials. Different exterior siding materials add interest to a building, and to the community as a whole, however, the use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining properties. Exterior walls of any building may be sided with up to three different materials per building, but no more than three materials may appear on any one wall, including ornamental siding. Trim shall not be counted as a siding material, but ornamentation is counted as a siding material. If trim covers more than 10% of a side of the building, it shall be counted as a siding material on that side.

(e) Roofing Materials. Because of the steep grade changes within Park City, and the fact that residents and visitors are frequently in a position to look down on the city from the adjoining mountains, the appearance of roofs in Park City is of more significance than in other communities. Some roof types do not perform well in Park City's harsh climate. In addition, the area's dry climate creates a high potential for wildland fires which makes the use of wood roofs unsafe in some areas. For these reasons, the following roof types are prohibited in Park City:

Untreated aluminum or metal (except that copper may be used),

Reflective materials,

Brightly colored roofing such as bright red, blue, yellow, green or similar colors that are highly visible. Exception: Green shall be allowed if it is determined that its hue, color, chroma and other attributes of color are similar to other earth tone colors currently approved in Park City. In no case shall the color be determined to be bright or highly reflective or towards the yellow tones of the color spectrum.

Wood shingles, including fire retardant (prohibited only in wildland interface zones). Wood roofs may be allowed on additions to existing structures with wood roofs. In addition, wood roofing may be allowed on later phases which continue the specific design of existing projects and where the original phase has wood roofing. Existing non-conforming structures must comply with this section when the structure's roof is replaced.

Except on historic renovations or reconstructions with adequate documentation, roof ornamentation such as scroll work, finials, and bead-and-dowel work are prohibited.

(f) Roof Shapes. The following roof shapes are prohibited in Park City because they either do not perform well in the harsh climate, or tend to detract from the values of adjoining property:

Mansard or fake mansard roofs;

Gambrel roofs;

Curvalinier roofs;

Domed roofs;

Geodesic domes;

Conical roofs;

A-frame or modified A-frame roofs;

Mechanical equipment on roofs must be hidden with a visual barrier so it is not readily visible from nearby properties.

(g) Skylights / Solar Panels and other translucent roof accessories. Any skylight or other translucent roof material which allows the transmission of light from the interior of the building to the exterior shall be designed as follows:

i. the feature is limited to no more than 25% of the roof area;

ii. the design shall facilitate the use of natural light in to the building and any light emitted from the feature shall be shielded from adjacent properties;

iii. the feature may not be the highest point of the structure; and

iv. the feature shall be designed to fit as flush as possible with the roof. In no case shall the feature exceed two feet above the roof plan.

Solar panels shall be designed so as to be incorporated into the roof plan or architectural feature to the best extent possible. In no case shall the panels project more than 6" above the roof plane.

(h) Window Treatments. Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or bay windows as the primary window treatment are prohibited. Untreated aluminum or metal window frames are prohibited. Small pained colonial style windows are not allowed.

(i) Lighting:

1. Purpose. The functional objectives in providing exterior area lighting are to illuminate areas necessary for safe, comfortable and energy efficient use. The number of fixtures shall be limited to provide for safe entry and egress and for sign or business identification.

Illumination of new building features for architectural enhancement is prohibited. Historic structures may be illuminated under the terms prescribed in this code.

With the exception of Americans with Disabilities Act lighting requirements, the minimum lighting standards generally applied and recommended by the Illuminating Engineering Society of North America,(IES) are observed by this code.

2. Conformance with applicable codes. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code, and the Sign Code under the appropriate permit and inspection. When discrepancies in these codes exist, the most restrictive shall apply.

3. Definitions. As used in this Code, unless the context clearly indicates, certain word and phrases used in this chapter shall mean the following:

"Average Foot-candle(afc)" means the level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the walkway surface.

"Cutoff-type Luminaire" means a luminaire with elements such as shields, reflectors, or refractor panels that direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

"Filtered" means any outdoor light fixture which has a refractive light source. Quartz or clear glass does not meet this requirement.

"Foot candle" means a unit for measuring the amount of illumination on a surface. The measurement is candlepower divided by distance.

"Fully Shielded" means outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

"Horizontal Foot-candle(hfc)" means a unit of illumination produced on a horizontal surface, all points of which are one(1)foot from a uniform point source of one(1)foot candle.

"Illuminance" means the amount of light falling on a surface.

"Installed" means the attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

"Light Source" means a single artificial point source of luminescence that emits measurable radiant energy in or near the visible spectrum.

"Lumen" means a measurement of light output or the amount of light coming out of the luminaire from the source.

"Luminaire" means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

"Outdoor Light Fixture" means electrically powered illuminated devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include but are not limited to exterior lights for:

(1) all new residential projects;
(2) hotel, commercial and light industrial structures;
(3) recreational areas and facilities;

(4) parking lot lighting;
(5) landscape lighting for commercial, hotel, multi-family over four units and light industrial developments;
(6) billboards and other signs (advertising or others)
(7) outdoor product display area lighting;
(8) building overhangs and open canopies (including gas stations);
(9) underground parking garage entryways; and
(10) public and private pedestrian thoroughfares.

"Partially Shielded" means luminaries that are constructed so that no more than ten percent of the light rays are emitted by the installed fixtures at angles above the horizontal plane as certified by a photometric test report. This means that the shield is not flush or parallel with the light source or bulb.

"Refractive light source" means a light source that controls the vertical and horizontal foot candles and eliminates glare.

"Uniformity Ratio" means the ratio between the average and minimum light distribution or illuminance across a given area.

"Vertical Foot-candle" means a unit of illumination produced on a vertical surface, all points of which are one (1) foot from a uniform point source of one (1) foot candle.

4. Approved Materials and Methods of Construction or Installation/Operation. The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Chief Building Official may approve any such proposed alternate providing that he/she finds that:

i. The alternative provides approximate equivalence to the applicable specific requirement of this Code;

ii. The alternative is otherwise satisfactory and complies with the intent of this Code; or

iii. The alternate has been designed or approved by a registered professional engineer and the content and function promotes the intent of this Code.

5. Submissions of Plans and Evidence of Compliance with Code.

Submission Contents. The applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit (as part of the application for permit) evidence that the proposed lighting fixtures and light source will comply with this Code. The submission shall contain the following: (Additional information may be required elsewhere in the laws of this jurisdiction upon application for the required permit)

i. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and installation and electrical details;

ii. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings, (including section where required);

iii. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may also be required to determine the adequacy of lighting over the entire site.

Lamp or Fixture Substitution. On commercial structures if any outdoor light fixture or the type of light source therein is proposed to be changed after the permit has been issued, a change request must be submitted to the Community Development Department for approval. Adequate information to assure compliance with this Code must be provided and the request must be received prior to substitution.

6. Shielding. All non-exempt outdoor lighting fixtures shall have shielding as required by Table 7 of this Code.

Historic District Shielding and Fixture Exemption. Fixtures in the HR1, HR-2, HTO, HCB, and HRC Zoning Districts that replicate a historic fixture shall be permitted to be installed without partial shields with the approval of the Community Development Director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed. Historic Fixtures that are fifty years or older and contribute to the architectural and cultural character of the Historic District are exempt from these requirements. Architectural features on historic structures may be illuminated with fully shielded fixtures.

7. Wattage/Fixture and Light Source Requirements. Wattage, fixture and light source requirements as outlined below apply to all zones throughout the City.

Table 7. Permitted Light Sources, Shielding and Maximum Watt Requirements.

Light Source	Fully Shielded	Partially Shielded	Watt (Maximum Per fixture)
High Pressure Sodium 1		X	50
Low Pressure Sodium		X	55
Metal Halide 2	X		1000
Low Voltage/Halogen 3		X	50
Compact Fluorescent		X	75
Other Sources	As approved by the Community Development Director		

Note: "X" indicates the required standard.

1/This is the standard light source for Park City and Summit County unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this light source. Other sources are only permitted as noted. Wattages outlined are the maximum and can be decreased under the building permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

2/Metal Halide sources shall be permitted only for recreational sport field or ski area uses and installed only in 100% fully enclosed luminaries. Metal Halide lights shall also be filtered.

3/Low voltage/Halogen sources are permitted in landscaping lighting only.

8. Gas Station Canopies. Gas station canopies may not exceed an average horizontal illuminance level of eight (8) foot-candles across the site and the maximum point levels should not exceed fifteen (15) foot-candles within the area directly underneath the canopy.

9. Area Lighting - Building Canopy and Soffit, Wall Mounted. Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18) as measured from the top of the fixture to the adjacent grade or horizontal plane

being lit by the fixture The horizontal illuminance level along the sidewalk or building facade shall not exceed 1 horizontal foot-candle with a uniformity ratio of 4:1.

10. Construction sites. All commercial construction sites shall submit a lighting plan as part of the Construction Mitigation plan for the project prior to building permit issuance. Criteria for review shall include duration, number, location, height, light source and hours of operation.

11. Landscape Lighting. The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

    i. Pathway lighting. Two types of lights can be selected: Three-foot bollards with louvers and ten-foot, pole mounted, down-directed luminaries. Bollard lights shall be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum foot-candle permitted on the ground is 1 horizontal foot-candle or less.

    ii. Highlighting, backlighting. Only low voltage systems are permitted. Lights must be partially shielded and light must not be directed off the property. A maximum foot candle permitted at 10' is 0.6 horizontal foot candles form the light source. Up-lighting is prohibited.

    iii. Moonlighting. Low voltage systems may be placed in trees or on buildings to give the effect of moonlight. Lights must be down-directed and partially shielded. A maximum foot candle permitted at 10' is 0.25 horizontal foot candles from the light source. Up-lighting is prohibited.

12. Recreational Lighting. Because of their unique requirements for nighttime visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may use the light source permitted under Table 6 of this Section of the Code with the following conditions and exceptions:

    i. The height of outdoor recreational posts shall not exceed seventy (70) feet above natural grade. The average horizontal foot-candle shall not exceed 3.6 across the area boundary with a uniformity ratio of 4:1. Ski area lighting may require higher

illumination levels in some instances. Those levels shall be reviewed and approved by the Planning Commission under the Conditional Use Process outlined in this Code.

ii. All fixtures used for event lighting shall be fully shielded as defined in Section 3 of this Code, or be designed or provided with sharp, cutoff capability, so as to minimize up-light, spill light and glare.

iii. Recreational lighting shall be turned off within 30 minutes of the completion of the last game, practice or event. In no case shall recreational lighting occur after 11:00 p.m.

13. Residential Lighting.

i. All exterior lights on porches, garage doors or entryways shall be shielded to prevent glare onto adjacent property or public right of ways and light trespass in to the night sky. Lights shall be direct at walkways or entries and shall not be directed in to the night sky.

ii. High-pressure sodium fixtures are the recommended light source, compact fluorescent are also permitted.

iii. Bare bulb light fixtures such as flood or spotlights are not permitted.

iv. Lighting exterior building features for architectural interest is prohibited.

v. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.

vi. Private sport court facilities shall use fully shielded fixtures and shall not use the lights past 11 p.m.

14. Seasonal Display of Lights

i. Seasonal restrictions apply to the HCB, GC, LI and HRC zones. Residential uses in the HR-1, HR-2, E, HRL, SF, RM, R-1, RDM, and RD zones are exempt from this requirement. Winter seasonal displays are permitted from the first of November to the 31st of March. Displays should be turned off at midnight.

Any color or lights may be used; however the lights shall not be used to create advertising messages or signs (e.g. spelling out the name of a business is prohibited).

15. Outdoor Display Lots. Any light source permitted by this Code may be used for lighting of outdoor display lots such as, but not limited to, automobile sales or rental, recreational vehicle sales, building material sales, and seasonal goods, provided all the following conditions are met:

    i. All fixtures shall be Fully Shielded as defined in Section 9.5(I)(3.13) of this chapter.

    ii. The maximum horizontal illumance across the site shall not exceed an average foot candle of 2 across the site with a uniformity ratio of 4:1.

    iii. Display lighting shall be turned off within 30 minutes of closing of the business. Any lighting used after 11 p.m. shall be used as security lighting. Security lighting shall be required to be motion sensitive not permanently illuminated. Infrared sensor security lights are the only type of security light permitted.

16. Prohibitions. The following light fixtures and light sources are prohibited: Mercury Vapor Lamps, Laser Light sources, Unshielded Floodlights or Spotlights, Metal Halide (except for recreational uses - see Section 9.5(I)(7) and Searchlights.

17. Other Exemptions.

    i. Nonconformance. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this chapter are exempt from all requirements of this Code. On commercial projects, all such fixtures shall be brought into compliance with this code upon any application for any exterior building permit. On residential structures, only new exterior fixtures on remodels or new additions must comply with this ordinance.

    ii. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from the requirements of this Code.

18. Temporary Exemption.

i. Requests. Any person may submit a written request to the Community Development Director for a temporary exemption request. A temporary exemption request shall contain the following information:

1. Specific exemption or exemption request;
2. Type and use of outdoor light fixture involved;
3. Duration of time for requested exemption;
4. Total wattage;
5. Proposed location on site;
6. Description of event or reason for need of exemption;
7. Other data as deemed necessary to adequately review and make a determination on the request.

ii. Approval; Duration. The Community Development Department shall have ten business days from the date of a complete submission of the temporary request to act, in writing, on the request. The Community Development Department shall approve the request if it finds that the exemption is necessary for public safety, security or other public necessity and the exemption does not materially subvert the purpose of this Chapter.

If approved, the exemption shall be valid for not more than thirty days from the date of approval. The approval shall be renewable by the Community Development Director upon consideration of all the circumstances and provided a finding of public safety/necessity is made, and no intent to circumvent the intent of this chapter is present. Each such renewed exemption shall be valid for not more than thirty days.

iii. Denial/Appeal. If the request for a temporary exemption is denied, the person making the request, in writing, may appeal the decision to the Planning Commission within ten (10) days of the denial as provided for in Chapter 3 of this Code.

(j) Trash Enclosures. In addition to County health standards, the following trash enclosure design standards shall apply. Exemption: These standards shall not apply to existing structures that have been built with zero setbacks or when such enclosures would negatively impact access, circulation, or snow removal efforts.

1. Trash and storage areas shall be screened by landscaping, fencing, berms or other devices integral to overall site and building design.

2. Trash and storage enclosures shall be constructed of materials that are compatible with the proposed or existing building and with surrounding structures.

3. Trash and storage areas shall be well maintained including prompt repair and replacement of damaged gates, fences or plants.

4. Openings of trash enclosures shall be oriented away from public view or screened with sturdy gates wide enough to allow easy access for trash collection, where practical.

5. The consolidation of trash areas between businesses and the use of modern disposal techniques is encouraged.

(k) Mechanical Equipment. All electrical service equipment and subpanels and all mechanical equipment, including but not limited to, air conditioning, pool equipment, fans and vents, utility transformers (except those owned and maintained by public utility companies) and solar panels, shall be painted to match the surrounding wall color or painted or screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.

9.6. PERMITTED DESIGN FEATURES. Any design, or any material that is not expressly prohibited by this Chapter, or a resolution adopted to supplement it, or by the Historic District Guidelines are permitted.

9.7. EXCEPTIONS. In some cases, the Community Development Director may vary from these standards if warranted by unusual and unique circumstances. In single family subdivisions, the Community Development Department will consider the predominant architectural style and materials in the neighborhood to determine compatibility. This may result in variation from the strict interpretation of this section and may be granted by the Community Development Director.

9.8. FACADE LENGTH AND VARIATIONS.

(a) Structures greater than 60 feet, but less than 120 in length must exhibit a prominent shift in the facade of the structure so that no greater than 75% of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten foot change in building facade alignment or a 10

foot change in roof line height, or a combined change in facade and roof line totaling 10 feet.

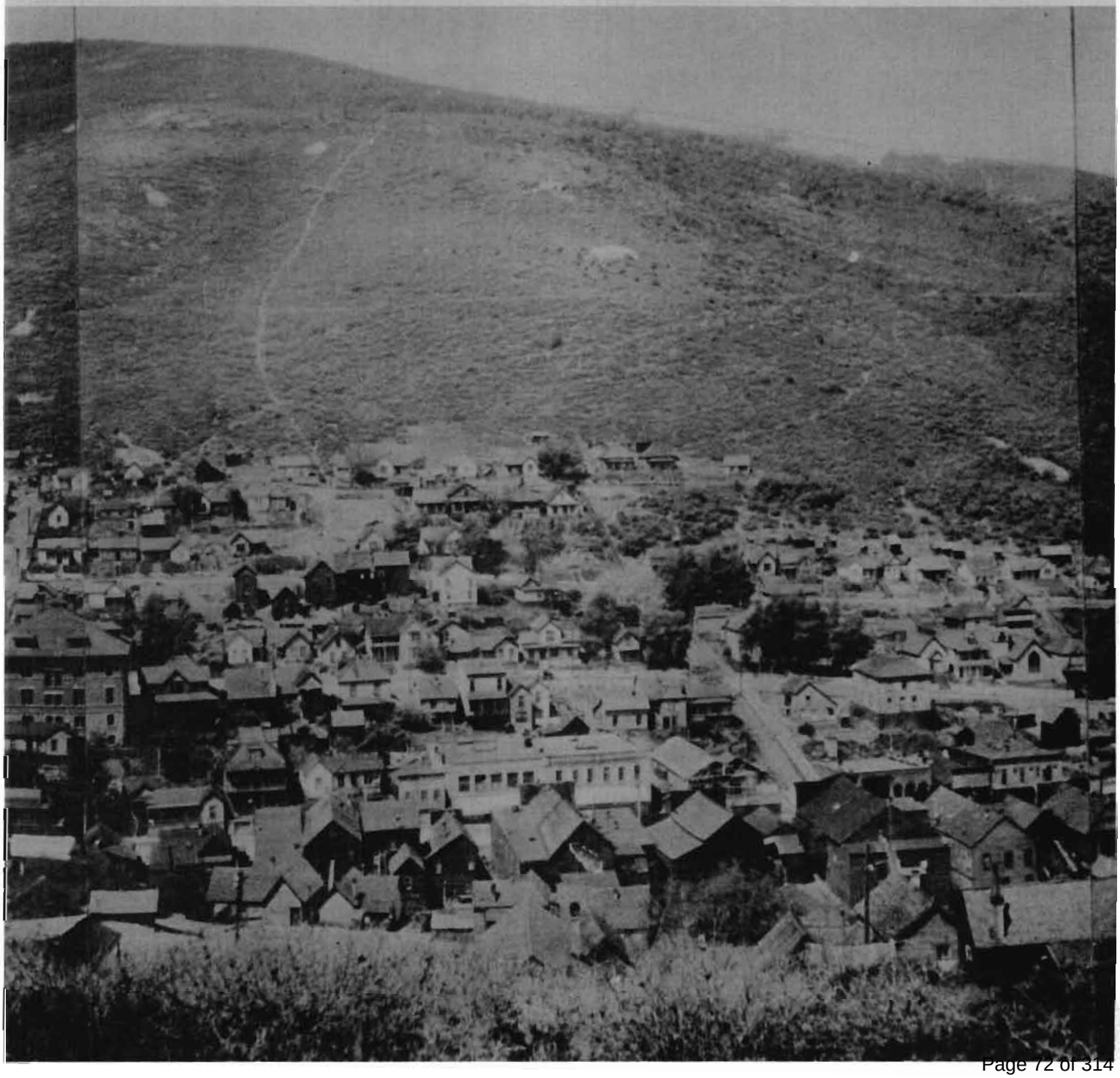
(b) Structures which exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the structure at each 120 foot interval (or less if the developer desires) reflecting a change in function or scale. The shift shall be in the form of either a 15 foot change in building facade alignment or a 15 foot change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the building plane, a 15 foot total change will be considered as full compliance.

(c) The special facade and volume requirement of the Historic District are found in Chapter 7 and in the Historic District Guidelines.

(d) The facade length and variation requirements apply to all sides of a building.

9.9. SENSITIVE LANDS REVIEW. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations.

HISTORIC DISTRICT DESIGN GUIDELINES PARK CITY, UTAH



Park City
Historic District
Design Guidelines

Prepared by

Park City Planning Department
Park City, Utah

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Boulder, Colorado

Adopted by City Council Resolution
June 16, 1983

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History



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

Mining helped to diversify the state's economy by stimulating much of the area's subsequent industrial development. Many of the mining ventures attracted, and provided ample profits for numerous entrepreneurs, both on a state and national level.

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

Sources are uncertain as to who made the first discovery, but the first claim filed in the district became the Young American lode, recorded on December 23, 1868. The first claim to be seriously mined, however, was the Ontario, whose rich lode ore yields acted as the catalyst for Park City's rapid rise as a great silver mining camp. Located in Ontario Canyon, just south of present-day Park City, the mine became the first of major interests by investors nationwide. In 1872, shortly after the discovery, the mine was sold to George Hearst, a San Francisco "mining man," for $27,000. The mine was run locally by R.C. Chambers until 1901. It reportedly produced some $50,000,000 in ore.

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.



Park City's heritage derives from its days as a mining center. The buildings that survive from this period represent the character of life in a mountain mining town. (Bea Kummer collection)

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. The character of the street was drastically altered June 19, 1898, when a major fire swept downtown. Most of the buildings in town—literally hundreds—were destroyed in the rapidly spreading conflagration. All but a few of Main Street's buildings were lost, along with homes on the adjacent streets. It was the greatest fire in Utah history. Loss was estimated at over $1,000,000.

Rebuilding on Main Street began immediately, and many post-fire buildings survive today. Today, Main Street and the residential streets that flank it form the historic core of what is now a much larger community. Contemporary Park City spreads out into the broader valley to the north of the old town.

In many respects, the history of Park City is like that of most western mining towns, especially those for which the skiing industry has become their economic salvation in the twentieth century. What distinguishes Park City's mining area is that there is validity in the claims that the mining deposits were exceptional even among western mining circles. It was world famous as a producer of silver, lead, gold, and zinc.

Modern researchers like to believe that life in a mining town like Park City was colorful, lively, and exciting. It was all those things, but there was a reverse side as well: one has only to look at early photographs to see that it also could be hard, drab, tedious, and dangerous.

For more detailed histories of Park City, the reader is directed to two books: *Treasure Mountain Home, Park City Revisited* by George A. Thompson and Fraser Buck, and *Diggings and Doings in Park City* by Raye Carleson Ringholz.



Main Street, with many buildings intact was traditionally the center of activity for Park City.

DISAPPEARING RESOURCES

Change has always been a part of Park City, but because so many historic structures have already disappeared, the preservation of those that remain is even more important.



Salt Lake House. (Demolished)



Park City Hotel—now the site of the Claimjumper. (Demolished)



Grand Opera House. (Burned)



Park City Bank. (Burned 1889)

Architectural Summary

Architecturally, Park City is like most western mining towns both in its physical appearance and its historical development. The majority of commercial and residential structures fall within a few basic categories that were built (or rebuilt) over an extended period of time, not only in Park City but throughout the West. These include such house types as the ell-shape with the gable roof and the square shape with hip roof, and such commercial types as the false front or the flat roof rectangular building.

Scattered throughout Park City are a number of landmark buildings that have historical, architectural, and/or cultural importance on an individual basis. Several of these, the Union Pacific Railroad Station, the Egyptian Theatre, the Raddon house, and St. Mary's Church, are distinctive architecturally as well as important historically. Other landmark buildings such as the War Memorial Building are important primarily because of cultural associations. Individuals who made large sums of money from the Park City mines built their fashionable houses in Salt Lake City, thus depriving the town of many examples of large fashionable residential architecture of that period.

Wood is the predominant material for the pre-1940 buildings in Park City, except for the many brick commercial structures. Dwellings are almost all frame with one exception of brick and several examples that include stone elements. Masonry was utilized for commercial, institutional, and public buildings. According to the National Register nomination for the Main Street district, the construction of commercial buildings in frame rather than masonry after the 1898 fire represented a regression in the architectural and physical development of the town. However, Main Street now exhibits a respectable number of brick structures that were built in the early to mid 1900's.

It is easier and more logical to categorize the majority of buildings in Park City by type and/or form rather than style. This is especially true for the simpler vernacular buildings, both residential and non-residential. "Victorian" elements are distinguishable on many buildings, especially details of porches, cornices and patterned shingles. There are buildings, frequently the landmark buildings, that suggest a conscious effort to acknowledge stylistic trends. For example, the Depot reflects the stick style that was popular throughout the nation, and several of the older churches represent the Gothic Revival style. A unique representative of Art Deco influences is the Egyptian Theatre on Main Street. Another national style, the bungalow, also appeared in Park City, but its arrival may reflect less of an interest in current trends than in the low cost of developing such homes.

Sanborn insurance maps, specifically for the years 1889, 1900, and 1907, and supplemented by documentory photographs, disclose a great deal about the development and appearance of Park City. In 1889, Main Street between 3rd and 5th Streets was the most heavily developed commercial area. The greatest concentrations of residential buildings were on Marsac, Park, Prospect, Daly, and Woodside. Many of the houses were very small. The town was dominated by large mills on the south, east, and north sides of town, their locations were determined by the water source.



By 1900, development had become more concentrated on the west side of town. Empire exhibited some dwellings and Lowell had been platted but no construction had occurred. South Main Street showed more development by 1907.

The Sanborn maps allow other observations regarding the residential areas. In addition to the primary structures, there was (and is, to a degree) a network of secondary or support buildings. These were placed to the rear of the properties except along Daly Avenue. Lots on the east side of Daly Avenue were divided by Silver Creek, and the primary buildings were placed to the east of the creek while the support structures were placed to the west of the creek directly on the road. This practical arrangement is maintained today.

Covered walkways extending from the main dwellings to support buildings were a result of the severe winters. Most of these have disappeared, however, one example may be

seen at 86 Prospect. Many dwellings, large and small, have covered side porches that terminate with an entrance into a small projecting addition. These also were in response to the weather. Economics and weather demanded improvisation by the Park City homeowner, an approach that continues today.

Following are the types and forms of buildings that have been identified in Park City, and that are referred to in the guildelines.

Residential Building Types

Ell-Shape: This appears to have been the most common residential building type built in Park City. It usually has an intersecting gable roof although there are a few examples where the building core has a hip roof that intersects with a gable. Porches usually are attached, sometimes with a side extension. Most ell-shape houses are one-story but there are one-and-a-half and two-story examples also.



Hip roof: Although most hip roof structures appear to be square in shape, there are also rectangular examples. A center dormer is common. Porches usually are attached and usually extend the width of the building. Some examples have a portico entrance. One and one-and-a-half stories are most typical although there are a few two-story examples.





Rectangular: Buildings that are described as "rectangular" are simple, rectangular in shape with a gable roof and usually with the ridge parallel to the street (a few were placed with the gable to the street). Most common are one and one-and-a-half stories but there are two-story rectangular houses. Porches may extend across part or all of the front and sometimes to the side. The rear roofline of a number of the dwellings has a saltbox or shed roof profile.



Gable end: Gable end dwellings have the gable end toward the street and although similar to rectangular houses, the proportions of the "gable end" structure differ from the rectangular type. Porches are attached, and most are one-and-a-half or two-stories.

Victorian: This is a term used in reference to decorative elements rather than as a specific building type. In Park City some of the characteristic elements of the Victorian period appear in the form of steeply pitched roofs with ornamental jig-saw work in the gable, assymetrical bay windows, broad decorative porches and patterned shingles. In Park City, Victorian styles are evidenced only in details such as balustrades, turned posts and applied details and not in complex forms or floor plans. (For more information on Victorian Architecture see the Technical Bibliography)



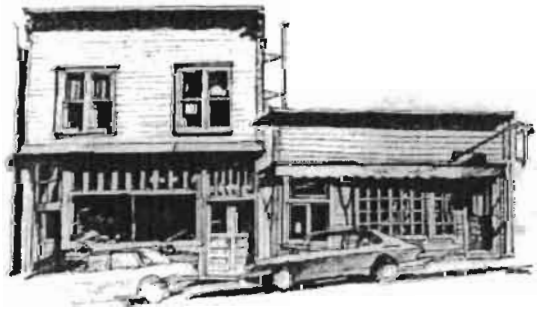
Vernacular: Typically this is a term used to indicate that a building is non-stylized and has been constructed using native designs and materials. These utilitarian buildings were built to serve a function and no attempt was made to copy another style. Most buildings in Park City could be classified using the catchall term "vernacular".



Bungalow or bungalow-related: These structures are an easily recognized later house type. They are rectangular, low slung, frequently with a double gable on the front facade, and an inset porch. They often have hipped roofs, deep eaves and exposed rafter tails.



Commercial Building Types

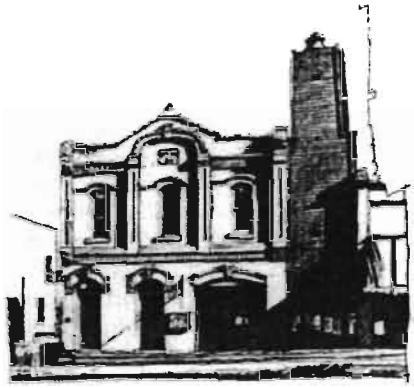


Vernacular: This term refers to small, one or two story, wood frame commercial buildings. Most have very simple cornices, trim around window and door openings and "flat" roofs.

False-front: A relative of Vernacular types, these have a noticeable false front projecting above a gabled roof. Also frame construction, these buildngs often have a second story with vertical windows, a more decorative cornice, and sometimes a projecting canopy.



Victorian: These are the more ornate commercial structures, usually with an upper portion of the facade that has decorative strap-work; window frames and storefront bases are more elaborate. Cornices are deeper, are supported on jig-saw brackets and may even have dentils for detailing.





Early Twentieth-Century: These are buildings, usually built between 1910 and 1935, that are derived from earlier types, but with a change from traditional materials. Most are brick, and window arches are stone or concrete. Facades are rather flat, with slight relief around windows and in pilasters at the edges of facades. Parapets are capped with a simple concrete course rather than a deep cornice. Some ornamentation exists as inset geometric shapes of concrete or stone.



Revival styles: A few special buildings are derivative of revival styles—Egyptian for the theater; Mission for the Alamo bar; Gothic for the BPOE building. These exhibit a more adventuresome use of materials—brick and stucco and are molded to create special shapes and patterns on the facade.

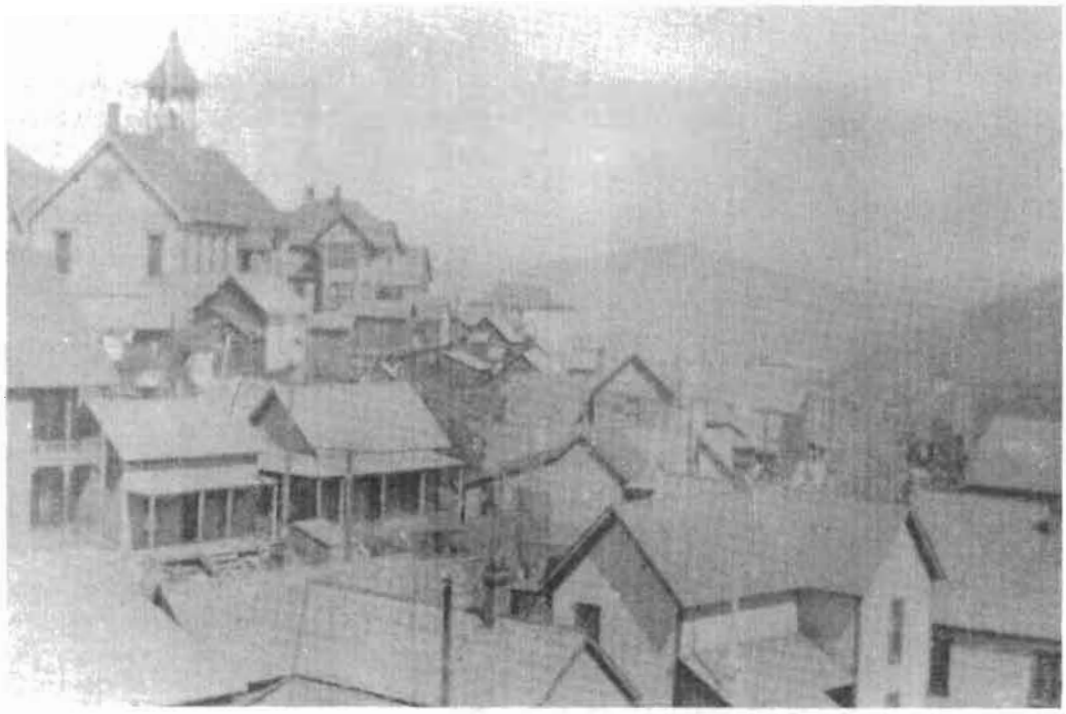
A review of historic photographs of Main Street shows buildings with ornate cornices, towers, arched openings, and canopies. In general, these were major buildings of public significance, such as the Grand Opera House. Virtually all of the ornate buildings are gone—lost in fires or demolished for new development. The remaining buildings, although modest, are equally important as records of Park City's heritage. They now form the context within which new buildings must fit.

Scant documentation exists about the people who actually built Park City—the carpenters, suppliers, and designers—who left their mark in the structures that survive. Early photographs indicate that many of the houses were built as a neighborhood effort in traditional "house raising" fashion, but professional builders were more likely involved in the "grander" houses, and commercial buildings. Certainly, the availability of ready-cut lumber in standard sizes facilitated quick construction and contributed to the similarities among structures. By the time that Park City was built, lumber, nails, and roofing materials were shipped throughout the region. Decorative brackets, turned posts, and even stamped metal storefronts were available as well, all to be combined creatively on site at the owner's whim.

Although some builders were obviously influenced by the styles popular in the eastern United States, no information indicates direct copying of buildings from elsewhere. Instead, Park City's buildings appear to be a unique combination of general national tastes with local practicality.

One striking characteristic is that many of the buildings, especially houses, were not built using the finest construction practices of the day. Foundations were minimal, sometimes consisting simply of stones or wood sills laid on undisturbed earth. Some walls were a double thickness of planks, with no studs in between. Because of such conditions, consistent maintenance is a critical element in the presrvation of these resources.

Mining town architecture is unique in this aspect—that it was built quickly in response to a single purpose economy, and as a result, few such western towns survive with enough of the building stock intact that the quality of the historic living environment can be understood. It is for this reason that the architecture of Park City is so important to the interpretation of the mining era in the Rocky Mountain West.



About the Guidelines



Introduction to the Design Guidelines

Park City recognizes the historic district as a special place, to be protected as a community resource, because its history is an important part of our heritage and because its unusual character creates the identity of Park City today. The district is enjoyed by residents and visitors. It is the intent of these guidelines to assure that the district is preserved for future enjoyment.

The design guidelines contained in this book are for your use when planning changes within the historic district. They will help to:

Identify specific issues that may affect the integrity of the district.

Define the criteria by which the City will evaluate your design.

The guidelines are based on visual characteristics of the historic district as it exists today. The scale of buildings, their materials, and their site relationships are examples of the specific characteristics that were analyzed and from which the guidelines were developed. These characteristics were identified in public meetings and reflect community values with regard to the visual character of the district. The guidelines will be updated periodically in response to changes in community attitudes.

Objectives of the Guidelines

To encourage the retention of the visual and historic integrity of the district while also encouraging creative design solutions. The guidelines do not dictate styles or specific design motifs, but instead suggest a choice of approaches for achieving design compatibility.

To protect property values by managing changes so they reinforce the assets of the district. The value of individual historic structures, and groups of historic buildings will thus be strengthened.

How the Guidelines are Organized

This book is organized into five major chapters:

History of Park City
Commercial Buildings
Signs
Residential Buildings
Color

The chapters dealing with commercial buildings and residential buildings are divided into sections discussing renovation of existing buildings and construction of new buildings. The first part of these two sections deals with broad design concepts. The sections end with guidelines for detailed design considerations.

How to Use the Guidelines

Skim over all the guidelines to get a feeling for their tone. This will orient you to the general objectives of the guidelines.

Identify which section(s) you need to work with in detail.

Decide on a design approach. The guildelines should help you establish a direction and sensitize you to the issues that Park City thinks are important.

How the City Uses the Guidelines

Remember that design review always is a matter of judgment, and in order to assure that decisions are made with consistency of policy, these guidelines are applied.

The Planning Staff will refer to the guidelines to remind them of issues they should consider for each project. The Staff will decide when a project is appropriate by balancing all of the applicable guidelines. There is no scoring or minimum number of guidelines that must be met.

Renovation

If you are planning a renovation, you must decide what there is about your building that contributes to its historic significance.

There is a form on file at the Planning Department for each building found in the district in January 1982. These forms describe some of the important features of individual buildings.

Study old photographs to find where original windows were and how the porch railings were designed. Pay particular attention to the proportions of original openings and to the amount of trim that existed on the building.

The original character of each building is an honest part of Park City's heritage, and therefore should be preserved. Even simple stores represent an important segment of the mining population that built Park City, and are to be valued. Those features of a structure that combine to establish its historic significance should not be removed or altered.

Adding "historic" details that were not in fact used in Park City, or "modernizing" a building are equally damaging to the original character of historic buildings. For example, adding fancy bric-a-brac to a modest miner's cottage is inappropriate, because these decorations were only used on a few of the larger, more expensive houses in town. Similarly, cutting picture windows out of walls, or replacing turned wooden posts with wrought iron ones are modernizations that will substantially alter the character of the building.

Many buildings already altered may have their historic character strengthened by careful renovation. The changes made in the past thirty years have in many cases eroded the character of historic structures, but these changes are reversible.

New Buildings: Choosing a Style

For new construction, choosing a "style" is an important beginning. The guidelines in this book encourage new buildings that are compatible with historic buildings without imitating older styles. This is based on strongly-established trends in preservation theory nationwide.

The National Park Service, the federal branch that administers the National Register of Historic Places, encourages compatible new designs for National Districts and can revoke National Register designations where the integrity of the district has been compromised with imitative infill construction.

The National Trust for Historic Preservation, the only private preservation organization chartered by Congress, also discourages historic imitations in its policies, and promotes compatible new architecture. Following these policies, the majority of communities nationwide that have guidelines for historic districts encourage compatible new designs.

This new building uses traditional materials and forms in a contemporary manner.



The National Register designation is of value to the community in defining its image, and contributes to Park City's tourist appeal. It is a responsibility of the City to maintain this district as a part of the nation's heritage. New buildings that reinforce the continuity of the street and help to highlight the historic structures will meet this responsibility.

This new addition respects the forms and patterns of the original structure.



How the Review Process Works

In 1981, the City Council set up a Historic District Commission to create design guidelines to be used as a guide for people planning projects in the Historic District. The Planning Staff now uses the guidelines as a tool for assessing the architectural compatibility of new buildings proposed in the district.

If you are contemplating a project, the first thing you should do is discuss it with a staff member of the Planning Department. Here are some of the first questions you will need to answer.

Is the site within the historic district? If it is within the historic district boundaries, it is subject to design approval.

Is the work to be done subject to review?

Any ***exterior*** changes to existing buildings and any ***new construction*** must be reviewed, such as:

Minor alterations to existing buildings such as a new door or window.
A ***new paint*** scheme for an existing building.
Signs and sign plans.
New residential construction.
Additions to historic residences.
New buildings in the Historic ***Commercial*** zone.
Restorations.
Reconstructions.
Demolitions.
Major ***alterations*** to any existing building.
Public sector improvements which affect the character of the historic district.

Could the Work Proceed without Review?

Only the following activities may be done without further review.

Repair of a building component for a previously approved design.
Repainting with the existing color, if the color was part of a previously approved design.
Interior design changes require only building department review.

If a Building Permit Is Not Required, Will Design Review Be Necessary?

Certain projects require Planning review even though a building permit is not required. For example:

Change in ***paint*** color.
Construction of ***fences.***
Adding or removing ***ornamentation.***
Exterior ***light fixtures.***

In order to receive final approval for a project, it is recommended that an applicant follow these steps:

Step One: (Optional): ***Preapplication Conference***

An applicant may meet with the Planning Staff in an informal meeting in which the project's broad concept will be discussed. Design sketches are highly recommended. The Staff will provide a list of the drawings required for review.

Step Two (Optional): ***Interim Review***

Large or complex projects may require this step to consider the basics of the design before developing details of the structure as it is intended to be built.

Step Three: ***Final Review Required***

Detailed drawings of a design as it's to be built are needed. At this point the Staff will approve or disapprove the proposal.

How Will the Review Process Start?

The review process will be automatically triggered if you submit a request for a building permit. Before starting to design, here are some steps to help you organize.

Check Other Regulations

Remember that the guidelines supplement other adopted Park City Ordinances. Other ordinances that may influence the project are:

Land Management Code: This code contains the zoning ordinance which establishes basic land use controls such as uses, heights, setbacks, parking, etc.

The Sign Code: Signs are regulated by a separate ordinance that applies to all of Park City.

The Building Code: A new building or a renovation must meet the building code. The code allows some flexibility for historic structures.

Planning Department staff can provide information about most of these regulations, and can direct you to other City departments for specific details. Other considerations may be:

Renovation Incentive Programs: Occasionally, the City may adopt special programs to encourage preservation in the district, or may be able to direct building owners to others sources of assistance.

Tax Incentives: Portions of Park City are designated a National Register Historic District, as well as being a locally-designated district. Because federal income tax laws provide incentives for National Register properties, many historic structures on Main Street and other parts of the district may be eligible for substantial tax benefits. The Preservation Office of the Utah State Historical Society, 533-7039, can answer questions and assist with applications for tax incentives. Some buildings in the residential portions of the Historic District may be eligibile for tax benefits.

Define the Design Constraints

Whether renovating an historic structure or building something new, the next step is to establish the limitations you should place on the design in response to historic preservation goals. These guidelines are not intended to take the place of professional design assistance which is often highly recommended, but rather to assist the owner and designer in creating the best project.

When Renovating, Survey the Condition of Your Building

Determine elements that contribute to historic character. Do some detective work! Sometimes windows and doors may have been sealed, and you may wish to reopen them. This may require peeking behind newer wall cladding to find the original openings.

To locate decorative trim, look for scars where ornamental brackets were removed—a line of built-up paint may indicate where another piece of wood once stopped the painter's brush.

Check under the building in a crawl space, or in the attic for old brackets, porch railings, or doors that may have been stored.

Carefully ***examine the building*** for important details.

Refer to historic ***photographs.***

Refer to ***Planning Department files*** on each building.

Evaluate the physical condition of the building with the help of a professional who is experienced in historic renovation.

Examine wiring, plumbing, foundations, roof joists.

Remember that appearances are sometimes deceiving so ***be thorough and objective.***

Define the Scope of the Project. If it is not possible to perform a complete renovation within the budget, prioritize work tasks.

Stabilize the building by repairing items that effect the safety of occupants and surrounding buildings.

Weatherproof the building to protect your improvements.

Make improvements as the funds are available to do them ***correctly*** the first time. In renovation it is especially important to complete tasks fully and correctly. Poorly executed repairs such as improper plumbing solutions will cause later problems when correction will be more difficult.

When Planning New Construction, Analyze the Setting for the New Building

Look at the ***siting and mass*** of other buildings in the neighborhood.

Notice the ***setbacks, heights, parking arrangements, and building shapes.***

Examine how other buildings have adapted to natural features such as slopes and vegetation.

Observe the building forms and materials of surrounding buildings.

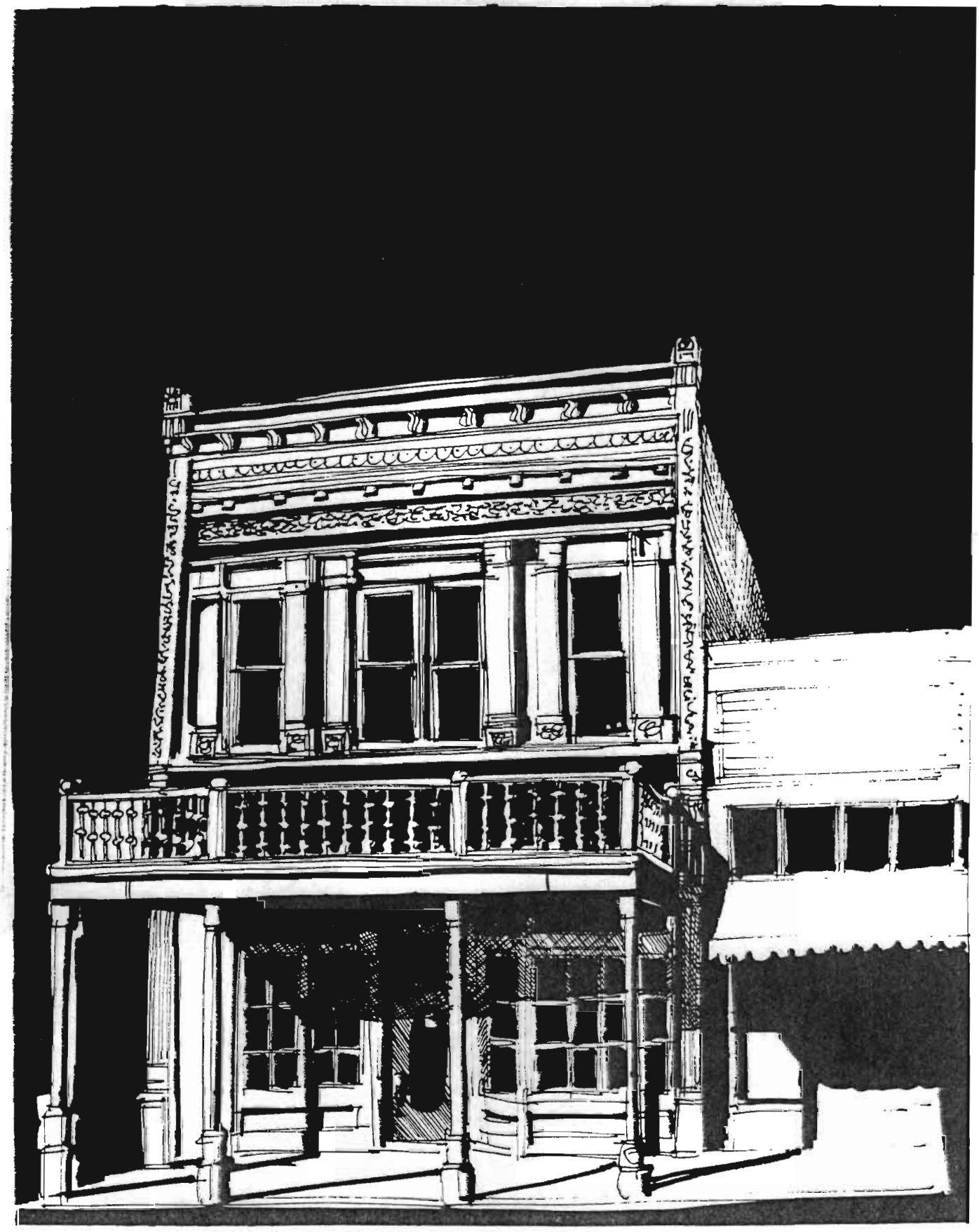
Be aware of the ***elements that are repeated*** nearby, such as certain roof pitches, window shapes, porch orientations.

Notice how ***building materials*** such as shingles, siding, and window trim have traditionally been used. New construction should blend with the neighborhood without copying older buildings.

Summary

As you read through the guidelines, please feel free to call the Planning Department if you have questions or comments. It is hoped that these guidelines will encourage a quality of design within Park City's Historic District that will be a source of pride to its residents and enjoyment to visitors.

Commercial Buildings



Commercial Renovation

These guidelines apply to the renovation of all historic buildings within the Historic Commercial District. To find out if a building is designated as being "historic," refer to the building survey on file at the Planning Department.

For buildings that are not designated as "historic," use the Guidelines for New Commercial Buidlings.



THESE GUIDELINES APPLY TO THE CONCEPTUAL REVIEW STAGE

1 Maintain the Stepping Alignment of Storefronts

The top edge of most storefronts is usually defined by a horizontal band. Since most of the buildings have the same height at the first level, they create a stair-step effect at this line.

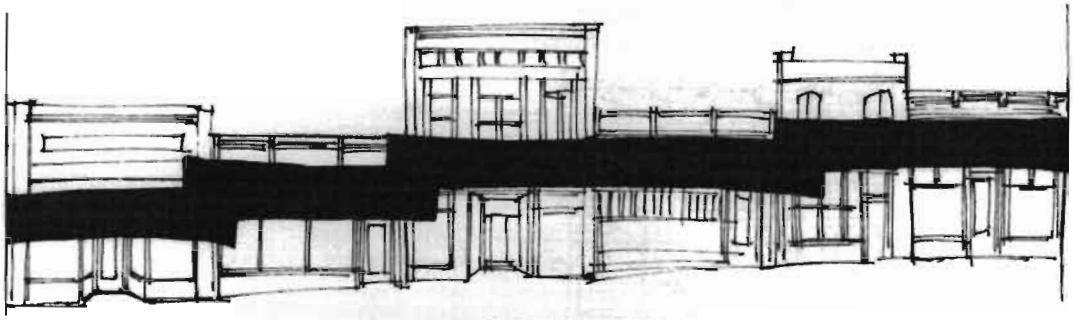
Maintain this alignment by ***keeping the original storefront height.***

If the interior ceiling is now lower than the original storefront, ***maintain the original height by creating a solid panel*** in the upper band of glass to simulate the shape of the original windows. (Refer to Guideline #11 for more details).



Historically, all storefronts aligned at the sidewalk. Notice the canopies and awnings. (Kummer collection)





Storefront renovations should preserve the stair-step line on the street.

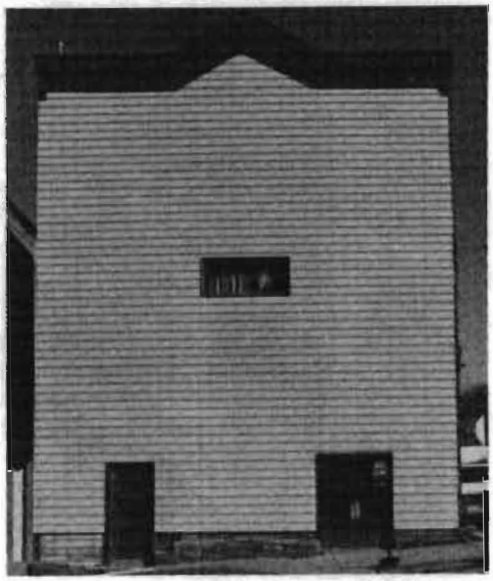
2 Maintain Original Storefront Openings

The size and shape of original windows and doors are important historic characteristics.

Avoid altering the shape of these elements if they still exist.

If these elements have already been altered, ***consider restoring them*** if their original condition can be determined.





The photo on the left shows the original openings on this building, which are covered in the recent photo on the right. Original openings, including upper story windows, should be preserved.

3 Maintain Original Storefront Components

Most storefronts have similar components that are combined in different ways for each building, but the repetition of these standard elements creates an important visual unity on the street.

All renovations should preserve these elements:

Display window: The main portion of glass on the storefront.

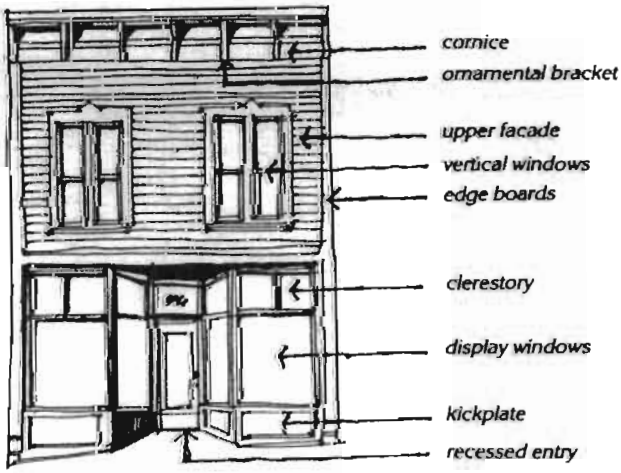
Clerestory, or transom: The upper portion of the display, separated from the main display window by a frame.

Kickplate, or base: Found beneath the display window. Sometimes called a bulkhead panel.

Entry: Usually set back from the sidewalk in a protected recess.

Upper facade: Mostly solid wall, with smaller windows where a second story exists. On one-story buildings, this may be a plain solid surface.

Cornice molding: A decorative band at the top of the building.



Preserve or restore these typical storefront components.



The door at the second level indicates a balcony once was on this building.

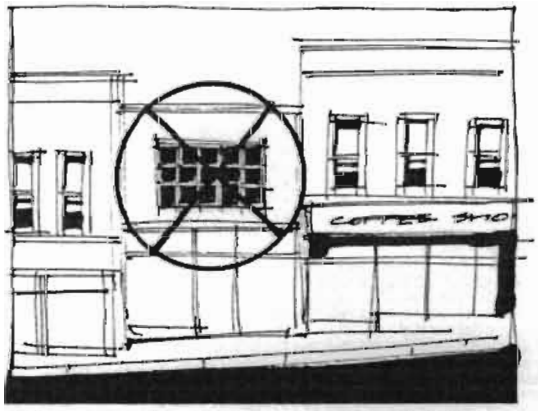


These early photos of Park City buildings show how the standard facade components illustrated above were combined to create storefronts with unique identity.

4 Maintain Original Upper Story Windows

The size and shape of these windows contribute to the character of the building front, and when repeated along the street, creates a visual unity.

Preserve original windows.
Restore windows that have been altered.



This large window would not be approved because it breaks the window pattern.



Preserve the upper story window pattern.

5 Preserve the Pattern Created by Recessed Entrances

Most buildings have a recessed entry, and when repeated along the street, they create an important visual pattern.

Restore the recessed entry if it has been altered.



Maintain recessed entrances where they occur.

NOTE: The positioning of signs will be reviewed at the conceptual stage. See the section on sign guidelines.

THESE GUIDELINES APPLY TO THE FINAL REVIEW STAGE

6 Preserve Original Door Proportions

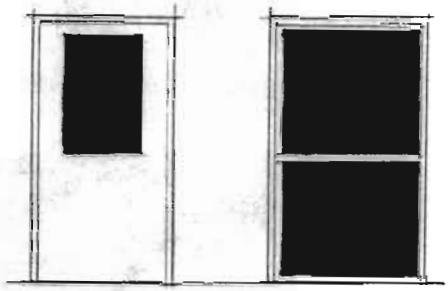
Retain original doors where feasible. If a replacement is needed, use one that ***fits the original opening.***

7 Preserve the Original Dimensions of Window and Door Frames

Frames used historically were wider than many stock frames available today. Narrow frames will alter the proportions of these openings, and negatively affect the historic integrity of the building.

Narrow frames will not be approved. Use frames that ***match the original dimensions***.

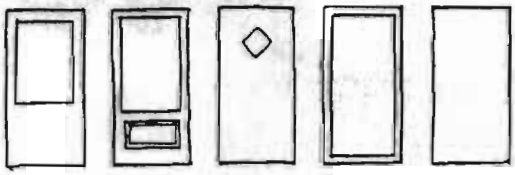
Unfinished aluminum frames are not appropriate. Metal frames should have a painted or bronzed finish.



Yes
Frames appropriate

No
Frames too thin.

DOOR FRAMES



YES *YES* *NO* *NO* *NO*

8 Consider Using Awnings or Canopies to Provide Color and Depth to the Facade

Awnings are appropriate on most storefronts and upper story windows, and can reinforce the color scheme of the facade. They also provide an opportunity to use signs. When repeated along the block, they create a unifying pattern.

Canvas material used on operable awnings can be protected during winter storms by rolling them up, and thus extend their life. Newer fabrics offer even more durability.

Awnings should ***match the shape of the opening.*** If the window is arched, the awning should be also.

Awnings should ***match the width of the storefront*** or window opening. They should not obscure important details.

Awnings should align with others within each building.

Canopies are appropriate ***at the ground level only,*** and should match the width of the storefront.

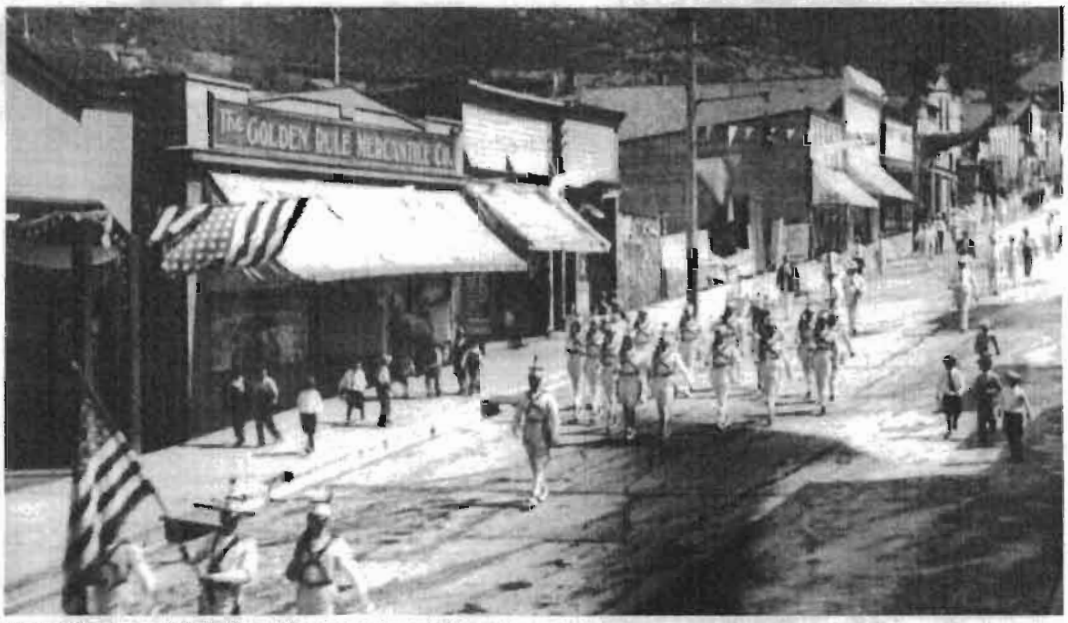
Aluminum, fiberglass and other rigid materials are not historically correct and cannot be approved.



Awnings and canopies reinforce the pattern of storefronts along the street.



This awning is positioned properly because it fits the store width and does not cover the interim cornice.



This early scene of Main Street illustrates the unifying pattern that awnings created on the street, while emphasizing the widths of the individual buildings. (B. Kummer Collection)



This building, shown as the Golden Rule Mercantile Company in the historic photo above, is now the Black Pearl.



These recent photos demonstrate the appropriate use of awnings. Each fits within the "frame" created by storefront openings. (See Guideline No. 8.)

9 Avoid Concealing Original Facade Materials

Brick, clapboards, and stone have interesting colors and textures that are assets to individual buildings and to the street.

Synthetic imitations of wood and masonry are not allowed.

Clapboard ***lap dimensions should be the same*** as the original.

Brick sizes should ***match the original*** also.



Inappropriate: Original storefront components removed.



Inappropriate: Portions of the original facade concealed.

10 Leave Brick Unpainted Where Feasible

The original finish of masonry is historically important, and should be retained, unless the condition is so poor that a protective coating is necessary. In most cases, painting the brick will not help to stablize it. If the brick requires cleaning, use a gentle wash method. Sometimes brick was painted immediately after construction in which case the paint should not be removed.

Sandblasting will not be approved.



Unpainted brick is preferred. Notice the good positioning of the awning.

11 Retain the Original Shape of the Clerestory Glass

The shape of this glass panel is important to the proportion of the storefront.

Preserving the clerestory as glass is preferred.

If the clerestory must be blocked out, ***use it as a sign panel or decorative band,*** but be sure to retain the original proportions.



This sign is appropriate because it fits within the original clerestory frame.



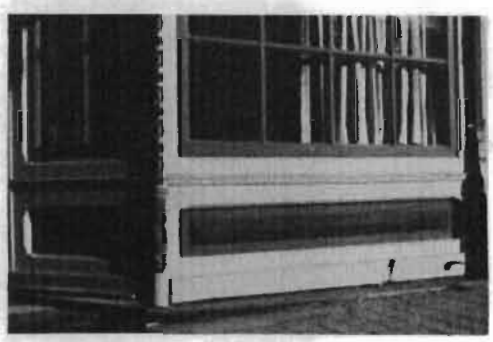
Glass, decorative panels and signs are options for clerestory designs.

12 Retain the Kickplate as a Decorative Panel

Restore the kickplate if it is missing.

Wood is preferred in most cases, but masonry may be appropriate for brick buildings.

Coordinate the color of the kickplate with other trim elements.



The kickplate at the base of the storefront adds interesting detail.



Kickplates at the base of store windows should be preserved.

13 Reconstruct a Missing Cornice When Historic Evidence is Available

Historic buildings need a cornice to cap the facade. Their repetition along the street also contributes to the stair-step alignment.

Use historic photographs to determine design details of the original cornice.

The substitution of another old cornice for the original may be considered, provided that the substitute is similar to the original.

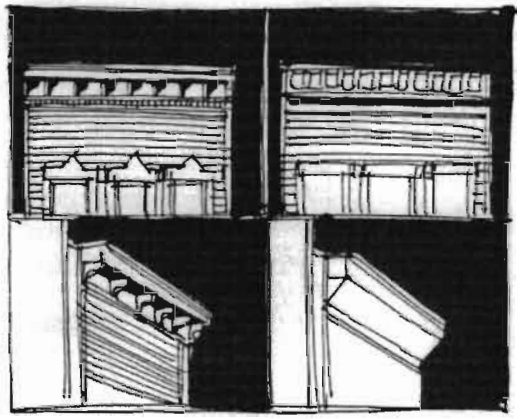
If no photographic evidence exists, ***a simplified cornice*** may be considered. (See Guideline # 14.)

14 Maintain Established Horizontal Lines When Using Simplified Versions of Original Cornices

Most original cornices in Park City were simple in their design to begin with, and will be easy to replicate. However, there were examples of very ornate cornices, and reconstruction of these may not always be feasible. In these cases, simplified versions may be acceptable, however reconstructions are preferred.

The new cornice should have the ***same overall height and width*** of the original.

The ***basic horizontal lines*** of the original molding should be kept in the new simplified design.



Original cornice designs from photographs (top row) may be simplified for replacements.

15 Replace Decoration Where It Is Known to Have Existed, If Feasible

A special concern is what to do in a renovation where details are missing. In some cases, a portion of the original detail remains; in others, everything is missing.

Use remaining pieces to reproduce missing parts if they exist, or refer to old photographs.

Simplification of original designs may be acceptable where reproduction of the original is not feasible.

Attention to ***proportion and detail*** is essential.

Don't misrepresent history by creating ornate details when no evidence of original detailing exists. Fancy jig-saw trim and art glass will not be approved, unless historic photographs document their original existence.



Replacement details may be designed from evidence in historic photographs of the building.

16 Contemporary Interpretation of the Historic Storefront Design May Be Appropriate Where the Original is Lost

If good evidence of the original condition is not available, a simple design using standard storefront components is acceptable.

Painted wood or anodized metal frames may be used.

Rustic facade designs will will not be approved.



This new storefront inserted into the location of the original on this historic building uses new bronzed metal frames in a design that echoes the original pattern. Although this building style is not typical of Park City, the same concept applies.

17 Trim Materials should be Surbordinate to the Major Facade Materials

Brick and wood are the major facade materials in the Historic Commercial District.

Use masonry, painted wood, or metal for molding, cornices, and other ornamentation.

Large surfaces of plastic or unfinished wood and metal are not appropriate and will not be approved.

18 Preserve the Proportions of Original Window Panes

Historically, most windows had large panes, usually one large pane over one other of similar size. In some cases, the upper portion was divided into two panes, but never into several small sections.

If existing windows are subdivided into panes ***retain them*** as such.

Avoid removing original glass. If improved insulating factors are desired, the installation of storm windows is preferred over replacing original glass with double glazing.

If glass must be replaced, be sure to ***match the original pane size.***

Small multiple-paned designs will not be approved.



19 External Light Fixtures Should be Simple in Design

Historically, buildings in Park City had very little external lighting, usually only to illuminate some signs. Outdoor lighting is used more frequently today, and must be used sparingly so as not to overpower the building.

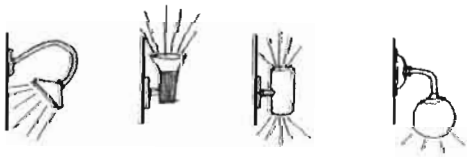
Fixtures should be ***simple*** in form.

Mount fixtures so they ***do not obscure ornamentation.***

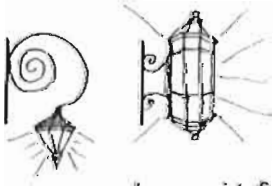
Fixtures that predate Park City's history, such as "colonial lights," will not be approved.

Fluorescent lights are not appropriate. See the section on Sign Guidelines for more on lighting.

Lights may be used to ***highlight ornamentation, illuminate entrances, or for signs.***



Appropriate fixtures.



Inappropriate fixtures.



This simple light fixture is appropriate.

NOTE: FOR GUIDELINES CONCERNING ADDITIONS TO HISTORIC BUILDINGS AND THE DEVELOPMENT OF ALLEY-FACING STOREFRONTS, SEE THE GUIDELINES FOR NEW CONSTRUCTION.

(THIS IS THE END OF THE SECTION OF GUIDELINES FOR THE RENOVATION OF HISTORIC COMMERICAL BUILDINGS.)

New Commercial Construction

Main Street is recognized as an historic district because of the visual character of the buildings as a set, not because of individual landmarks. This character is derived from the many similarites among the buildings, of materials, details, and scale, while also being contrasted with accents of individual designs. Historically, most buildings were modest in their decoration. While there were several buildings with more flamboyant decoration, these also fit well with their background because of the basic similarities discussed in the Commercial Renovation Guidelines.

The City holds that new buildings designed for Main Street can support the existing character of the street while also contributing visually interesting architecture to the district by interpreting the traditional elements of Main Street buildings in creative new designs.

New construction is expected on Main Street and the potential exists to drastically alter the original character of this important district. New building need not damage the historic integrity of Main Street if it is designed to respect the established relationships among buildings. When developing a design for a new structure, consider the standard components of the individual facade, and also the ways in which it relates to the broader context of sets of buildings.

Broad-scale characteristics—such as the range of building heights and their alignment at the sidewalk—are important to consider, as well as more fine-grained aspects of the way each facade is composed of doors, windows and decoration.

These established characteristics can be respected while at the same time developing new creative building designs that avoid imitating the historic styles of the district. The following guidelines will help you in the task.



This early post card illustrates the variety in building heights, upper story window patterns and canopies that contributed to Main Street's character.

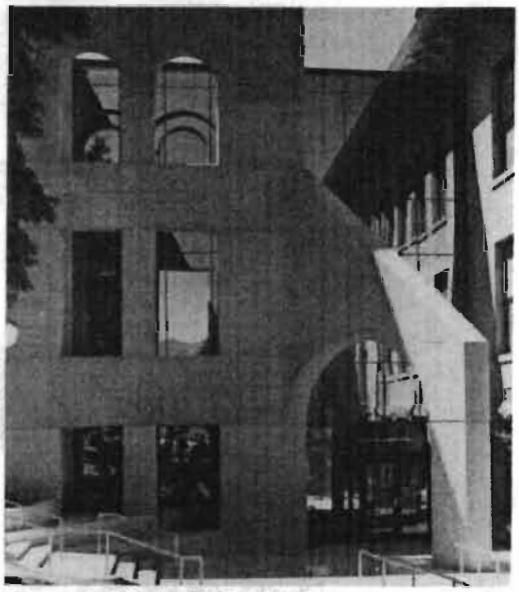
THESE GUIDELINES ARE FOR THE CONCEPTUAL REVIEW STAGE IN NEW COMMERCIAL DESIGNS.

20 Avoid Designs that Imitate Historic Styles of Main Street

The City considers that the integrity of the genuine historic structures will be compromised by the introduction of new buildings that appear to be older than they really are, and therefore will not approve historic imitations. New designs are encouraged.

New buildings ***designed to imitate historic styles*** that were built in Park City or elsewhere will not be approved.

Reconstructions may be considered. (See Guideline #21.)



This new addition reflects today's technology and materials. Notice that the window shapes and alignment matches the original building.

21 Reconstruction of Earlier Park City Structures may be Considered

Although contemporary designs are encouraged, historic designs may be considered if they are accurate reconstructions of buildings that actually existed in Park City. To be considered, these designs must meet these conditions:

The building must be a ***reconstruction on its original site,*** in its original orientation for which adequate documentation exists. In exceptional cases, buildings may be reproduced on another site.

The style ***must be one that did occur*** in Park City as a typical building form.

The ***principles of the style must be used correctly.*** The rules of proportion, use of materials, and sense of ornamentation must be in character.

A plaque must be mounted on the building which designates the date of construction.

The Planning Staff must determine that the ***integrity of neighboring historic structures*** will not be severely compromised.

The design must be based on ***adequate historic evidence.***

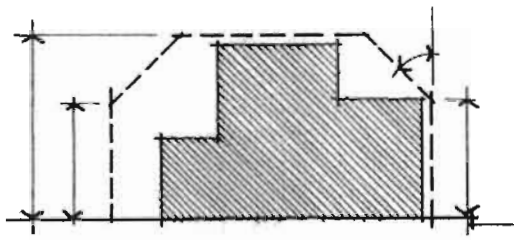
The design must be ***compatible*** with existing buildings.

22 Maintain the Variety of Building Heights on Main Street

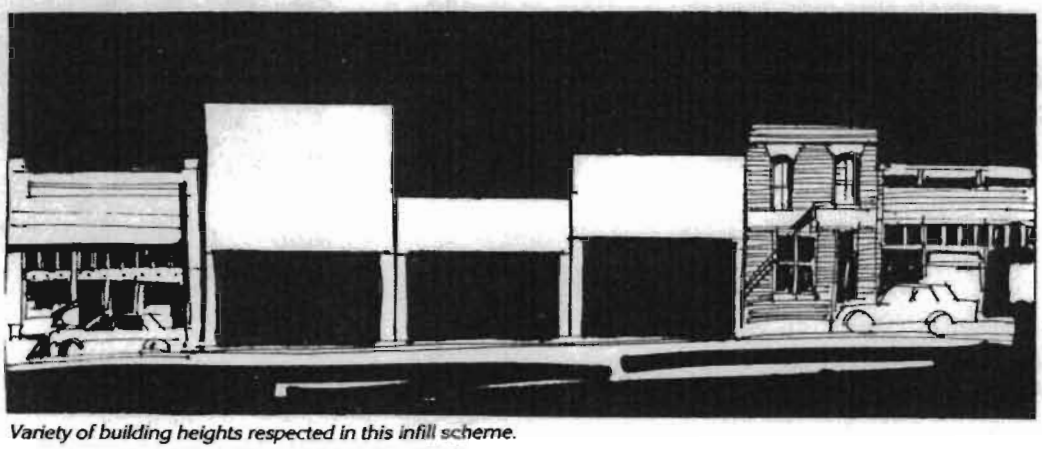
Buildings vary in height on Main Street, which is an especially important characteristic. The normal range is between one and two stories for historic structures, although buildings existed that were taller.

No more than 75 feet of street front may have the same facade height at the sidewalk edge.

Consider achieving ***variety in building heights*** by creating set-backs in the facade, by stepping back upper stories, and by building decks and balconies, when this is appropriate for the design.



The maximum building envelope is defined by the Land Management Code.



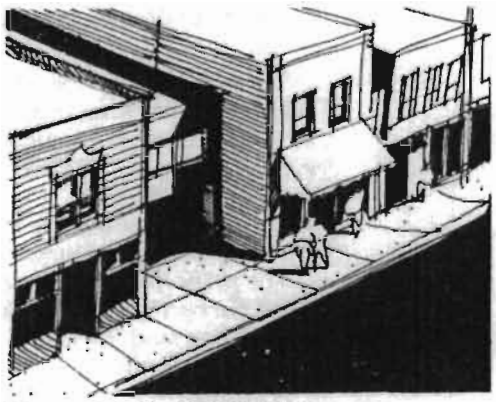
Variety of building heights respected in this infill scheme.

23 Maintain the General Alignment of Facades at the Sidewalk Edge

Most buildings on Main Street were built right up to the sidewalk edge, and this alignment defines the Main Street space.

The basic ***alignment of buildings*** at the sidewalk must be maintained, although some exceptions—in the form of courtyards—may be considered, if they have an active function.

Projections over the sidewalk may be acceptable in the form of awnings, balconies and porches, so long as a significant portion of the facade aligns at the sidewalk edge.



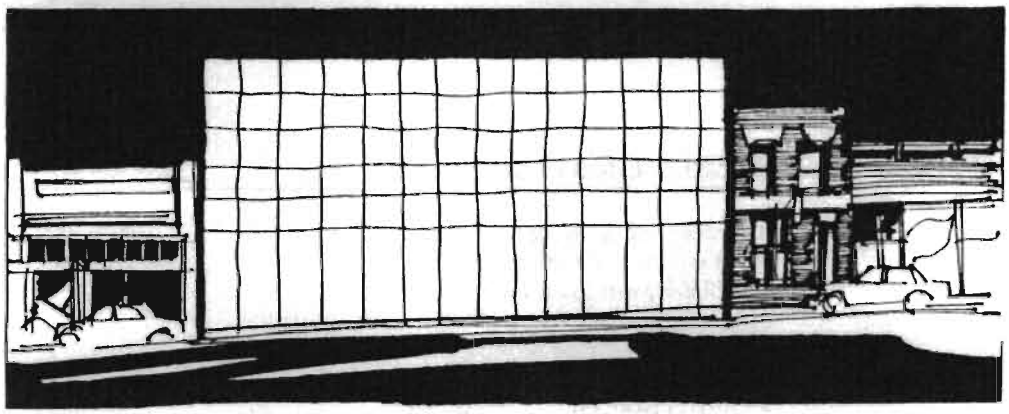
Alignment at sidewalk edge not respected.

24 Maintain the Pattern of Uniform Facade Widths

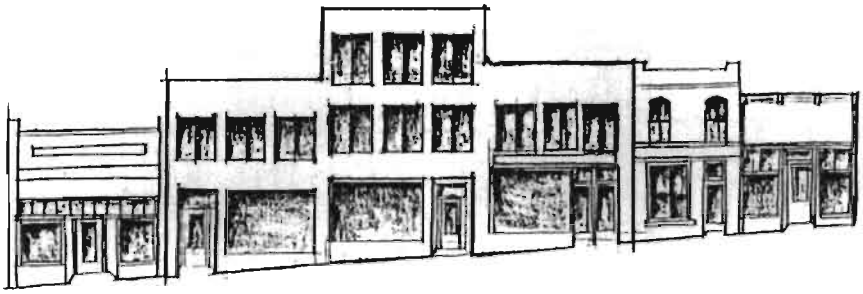
Most buildings on Main Street were built out to the side property lines; therefore the typical building width is 25 feet. This dimension repeated along the street creates a strong pattern that contributes to the visual continuity.

New construction should reinforce this by ***expressing the dominant facade patterns of the street.***

Where new buildings are to be wider than this dimension, consider ***subdividing the facade*** into portions that reflect this pattern.



Uniform facade widths ignored in this infill scheme.

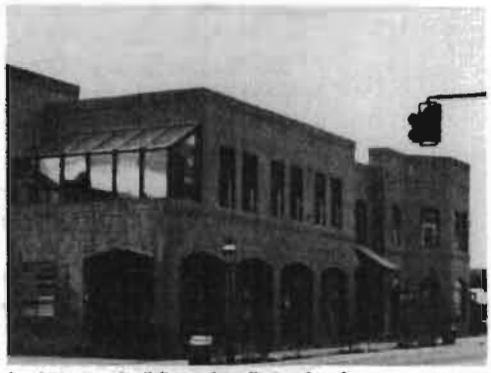


Facade width and stepping of building heights follows pattern of the street.

25 Maintain the Distinction between Upper and Lower Floors

Typical historic structures on Main Street have a retail function on the first floor, and offices or residential uses above. This separation of function is shown in the facade: the first floor is predominantly large sheets of display window glass, while the upper levels are mostly solid wall, with small windows cut out.

In new buildings, these relationships should be ***innovatively used.***

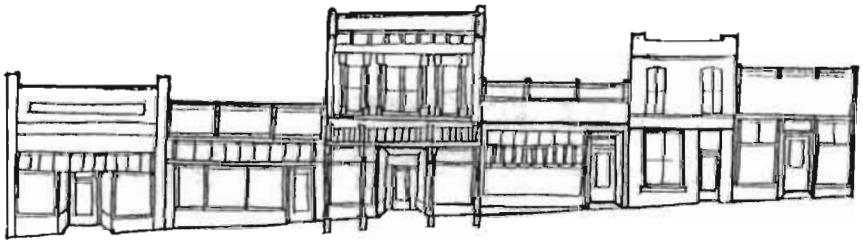


In this new building, the distinction between upper and lower floors is maintained.

26 Maintain the Stair-Step Effect of Storefronts

Because most storefronts on Main Street were built using standard dimensions for kickplates and display windows, the first levels have a uniform height. Since these storefronts are situated on the steep slope of Main Street, a stair-step effect has resulted.

This is an ***important visual pattern*** of the historic district, and should be continued in new construction.



Note the stepping of original storefronts.

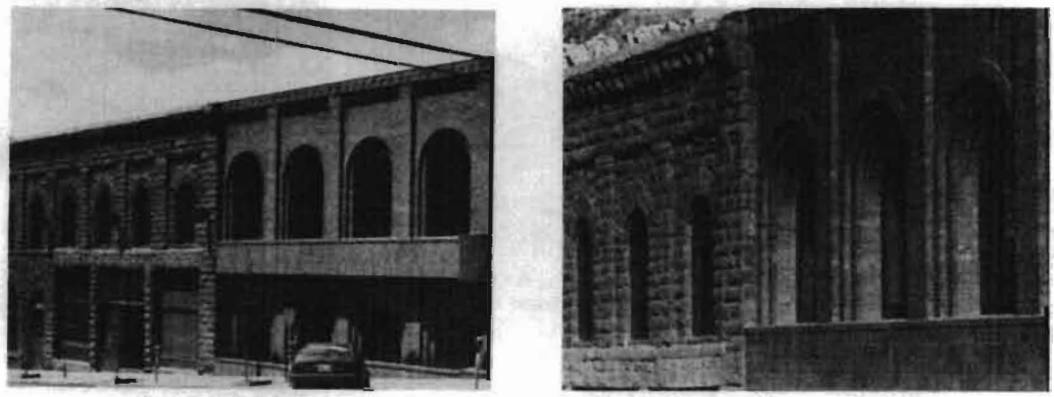
27 Maintain the Spacing Pattern of Upper Story Windows

Historically, most of the upper story windows in town were built from common stock of similar dimensions, and therefore this uniform shape is repeated along the upper floors of buildings on Main Street.

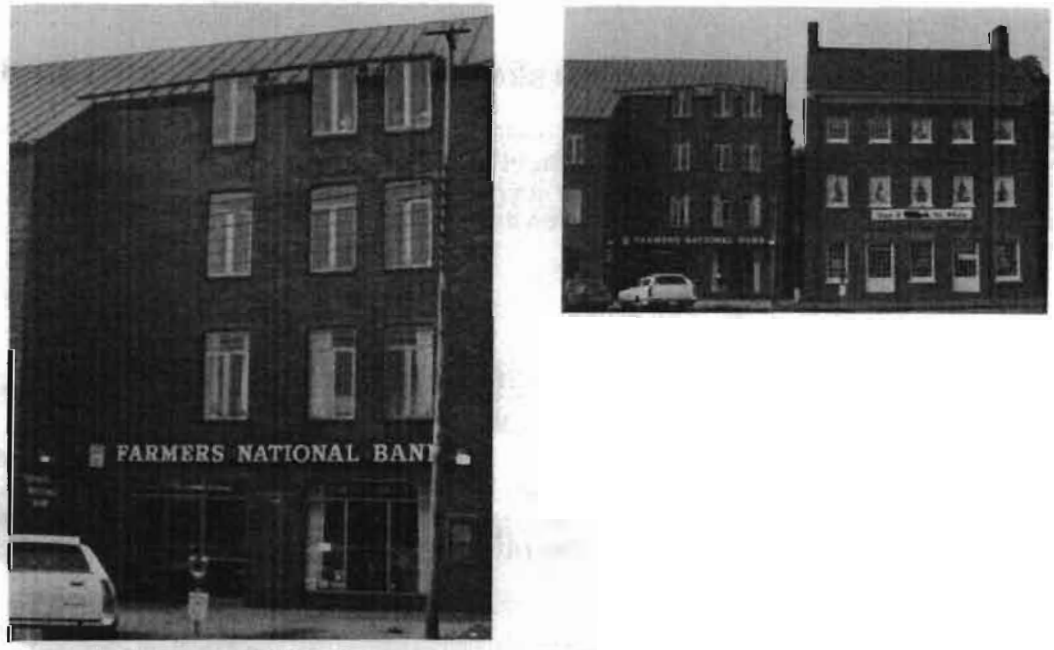
Reinforce this pattern in new construction by ***using windows of a similar size,*** or by using other design features to continue this pattern.

Avoid shapes that were not typical of the street, and ***maintain the typical ratio of solid to void,*** with respect to windows and walls.

Bay windows were not a typical feature, although a few did occur, but only on upper floors. Bay windows may be considered appropriate only in limited numbers on the street.



Patterns of windows and storefront lines are maintained in the new addition on the right.



The new building on the left demonstrated that a contemporary design can be compatible with its historic neighbors without imitating older styles. Notice the effect of the similar spacing of the windows and of similar materials.

28 Develop Back Entrances for Public Access to New Commercial Uses

Back entrances offer great potential for new entrances and store display windows along Swede Alley. Development of this area should be in keeping with the character of the main building front and the simple functional quality of the alley. Since the back sides of buildings were not traditionally used for display, their conversion to new use represents a departure from their original character.



An addition to the side of this building houses a new exit stair. Its simple design is subordinate to the front facade.

Opportunities exist here for the ***introduction of new features*** not found traditionally on the Main Street side.

New features, such as decks, greenhouses and courtyards, may be considered in these areas.



This new alley storefront is appropriate.

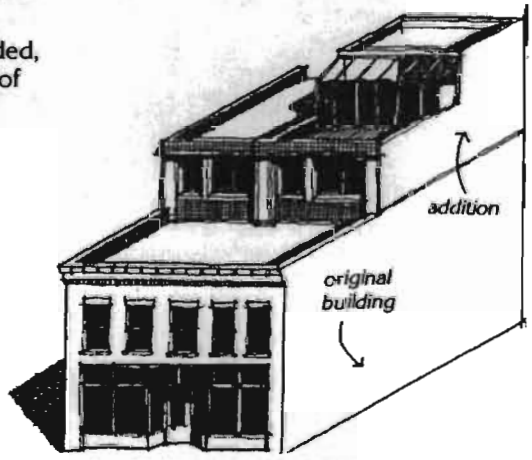
29 Respect the Pedestrian Scale of Swede Alley when Adding Extensions to the Rear of Existing Buildings

Additions should ***step down in the rear.*** ***Additions may jog*** in and out rather than follow a straight alignment as on the Main Street facade.

30 Maintain the Existing Scale of the Storefront when Adding Extra Stories

The original proportions should always be preserved.

If an additional story is planned to be added, it should be placed far enough to the rear of the building so as ***not to alter the front facade.***



New levels added to historic buildings should be stepped back to preserve the scale of the facades. (See also guideline # 22.)

THESE GUIDELINES APPLY TO THE FINAL REVIEW STAGE FOR NEW COMMERCIAL BUILDINGS AND NEW ADDITIONS TO EXISTING BUILDINGS

31 Use Building Materials that are Similar in Texture and Finish to those Found Historically

The majority of buildings on Main Street are made of brick or horizontal wood siding. Both of these building materials have distinct textures, and establish patterns along the street. These materials are important in establishing the scale of buildings.

New buildings should continue to ***reinforce these patterns and textures.***

Wood and brick are recommended, but other building materials, such as textured concrete and metal, may be considered as long as the finish and texture reinforce the existing characteristics.

Historically, ***clapboard was painted,*** and therefore new construction should not include unpainted wood surfaces.

Clapboard lap dimensions should be similar to those of historic structures.

Brick used was of a ***standard dimension*** that established a pattern to walls. Jumbo brick sizes are not allowed.

Brick colors which use the ***colors of brick originally found*** on Main Street are encouraged. (See Guideline #5.)

32 Maintain the Pattern of Recessed Entrances

Most storefront entrances are recessed to provide clearance for door swings and to create shelter from inclement weather. The repetition of recessed entrances has established a pattern along the street.

Consider ***using recessed entrances*** to reinforce this characteristic.

33 Align Windows, Moldings, and Other Horizontal Elements when Feasible

Typically, edges of buildings were finished with edge boards and trim, and major subdivisions of facades were also emphasized with molding. An example is the molding band typically found separating storefront display windows from upper portions of a building. Virtually all buildings were capped with a cornice, and this design concept should be expressed in new construction. Since storefronts do exist in a stair-step fashion, it is appropriate if moldings and decorative bands reinforce this feature.

34 Use Components of the Facade that are Similar in Size and Shape to those Found Historically

Windows, doors, moldings, and siding materials are examples of building components that were employed, and each of these had a standard range of sizes. The repetition of these similarly-sized components is the chief factor that establishes the scale of the buildings on Main Street, and the pedestrian's relationship to them.

Use components in new construction that ***maintain the historic scale*** of materials in Old Town.

New interpretations of the components are encouraged. (See also illustration for Guideline #3.)



Traditional storefront components are retained in this new scheme.



The new windows on the left are similar in size and shape to the older neighbor. (The small panes on the right would not be appropriate in Park City).

35 Use Window Pane Proportions Similar to those that Exist on the Street

Most windows have large panes with few subdivisions.

Small multi-paned windows are inappropriate, because they alter the scale of openings, and imply earlier historic styles not appropriate to Park City. (See Guideline # 57.)

THESE GUIDELINES APPLY TO RENOVATIONS AND NEW CONSTRUCTION:

Selecting a concept for a sign is one of the most important design decisions for your building, because it is such a prominent part of the business image. First, consider what type of signs will be appropriate:

Flush on the building
On the ***window***
Projecting from the wall
Awnings over the display window
Living signs—the real product on display



Consider the entire building front as one composition. That way, the whole front should function as a sign that makes a stronger image than any usual sign can convey. In this case the conventional sign becomes a label, identifying the occupant of the building and the services offered, because the sign is a part of a greater design. Using this approach of coordinating signs in an overall facade composition allows the character of the building to "come through." Symbols as signs are encouraged because they add interest to the street, are quickly read, and are remembered better than written words.



Symbols are encouraged as signs.



The Sign Code

These Guidelines should be used in conjunction with Park City's adopted Sign Code. The Code is a legal regulatory document that controls amounts of sign area, sign placement, and permit approval processes. This document is intended to supplement the Code by establishing positive criteria for well designed signing.

36 Position Signs to Fit Within Features of the Facade

Signs must be carefully located so they do not dominate the building they are trying to identify. Due to the pedestrian and slowly moving vehicle orientation of Main Street, signs should be incorporated into the first floor design of the building.

Use signs to emphasize ***architectural elements***—the storefront opening, the entrance, or some other feature.

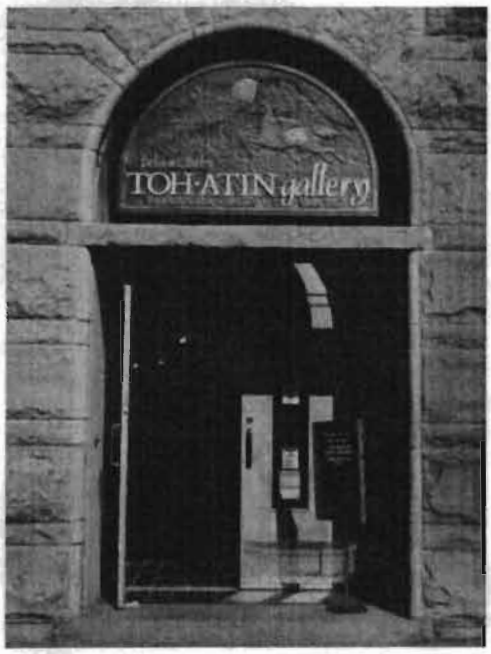
Do not obscure details of the building, especially on historic structures.

Avoid covering moldings or windows.

The ***sign should be surordinate*** to the overall building design.

Individually applied letters located on the building siding rather than contained by a building detail will generally not be allowed.

If second story signing must be used ***window signs using gold leaf*** or other traditional materials are most appropriate.



Signs should fit within existing shapes of the architecture, and not obscure important details.



One appropriate position for a sign is in the clerestory panel. In this case, it is positioned to emphasize the entrance of this business. Notice the contemporary storefront elements. The door, however, is not appropriate because of its unfinished metal frame.



Flush-mounted signs that fit within frames established by the architecture are an on-going characteristic that is encouraged.



Then.....



.....and now.



Then.....



.....and now.

37 Align Signs on an Individual Building

This will help unify the composition.

The sign code provides for the use of a ***sign plan*** to encourage coordination of signs for several businesses in one building.



The signs align on this new building.

38 Where Feasible, Mount Signs to Reinforce the Stair-Step Effect of Storefront Elements on the Street

Since most storefronts are of similar heights, their position on the hillside creates a stepped effect, which should be maintained. (See also illustrations for Guideline #1 and #24.)

39 Use Sign Materials That Are Compatible with Those of the Building Front

When purchasing a sign insist on high quality durable materials that will continue to look good as the years pass. Park City's seasonal extremes will cause poorly fabricated signs to deteriorate quickly. It is important to deal with designers and fabricators who understand Park City's design guidelines and who have the facilities and expertise to produce signs which will serve the business and enhance the historic district. These are recommended signing materials.

Custom cut and applied wood letters. Elegant well proportioned letter styles should be used, avoiding complicated or contrived hard-to-read letter forms. Gold leaf is a recommended finish.

Galvanized sheet metal may be formed as letters and designs if painted.

Gold Leaf. Applicable to panel signs, three dimensional letters, stone and glass.

Glass. May be gilded, painted, sandblasted or etched. Graphics applied to glass should not obscure overall visibility through windows. Stained glass should be used with care to insure that the technique does not interfere with functionality and legibility.

Carved Wood Sign Panels. Solid wood may be carved and finished. Care in design must be taken to insure legibility.

Brass letter and numbers.

Unacceptable materials and techniques include:

Internally lit thermo-formed plastic letters and signs and cut plastic letters.

Rustic or primitive cut letters or signs.

Imitation "stained glass" or wood grain materials.

Flourescent colors or plastic or paint.

40 Keep the Number of Signs to a Minimum

Consolidate sign information wherever possible, and consider directories where more than one business is located in the building.

The sign code ***limits the surface area*** of all signs to a percentage of the area of the building face. This percentage is a maximum and should not be considered as guaranteed amount.

Signs should not overpower other facade elements in size and they should relate to others in the block.

41 Select Letters Styles and Sizes Which Do Not Overpower the Building Facade

Increasing the size of letters or length of message will not necessarily increase legibility. The personal scale of Main Street businesses is an attractive characteristic of the historic district.

Letter forms ***should look comfortable*** within the sign's perimeter.

Letters should generally ***not exceed ten inches*** in height.

On residences limit address numbers to ***6" in height.***

Avoid hard-to-read, overly intricate, faddish or bizarre type styles.

42 Coordinate Colors with the Building Front

Select colors that repeat those of the facade or that complement them. In general, dark backgrounds with light letters are more legible. When feasible, also coordinate colors with adjacent buildings.

Brilliant luminescent or "day-glo" colors will not be permitted.

Too many colors can overwhelm the signs communication functions, and create a distracting, garish visual element rather than an integral part of the texture of the street.

43 Design Lighting as an Integral Part of the Sign

If lighting is applied to a sign, the fixture itself should be placed in such a way that the light globe is not visible to passers-by. Mounting hardware and electrical ducting for lighting must be integrated in the sign design.

Use incandescent lights for exterior lighting.

Bare flood lights without reflectors project an intense glaring light that is not acceptable for illuminating signs in the Historic District.

Residential Buildings



How this Section is Organized

The guidelines in this section apply to all buildings within the historic district that are designated as being of historic significance individually, or as contributing to the character of the district. For renovations of buildings that are not so designated, use the guidelines for new construction, beginning on page 67.

The first part contains guidelines for the Conceptual Review and should be considered first. The second part contains the more specific guidelines for the Final Review.



This historic photograph shows the typical scale and spacing pattern of the west side of the residential historic district. (See guidelines #70 &71.)

THESE GUIDELINES ARE FOR THE CONCEPTUAL REVIEW STAGE IN RENOVATION DESIGNS.

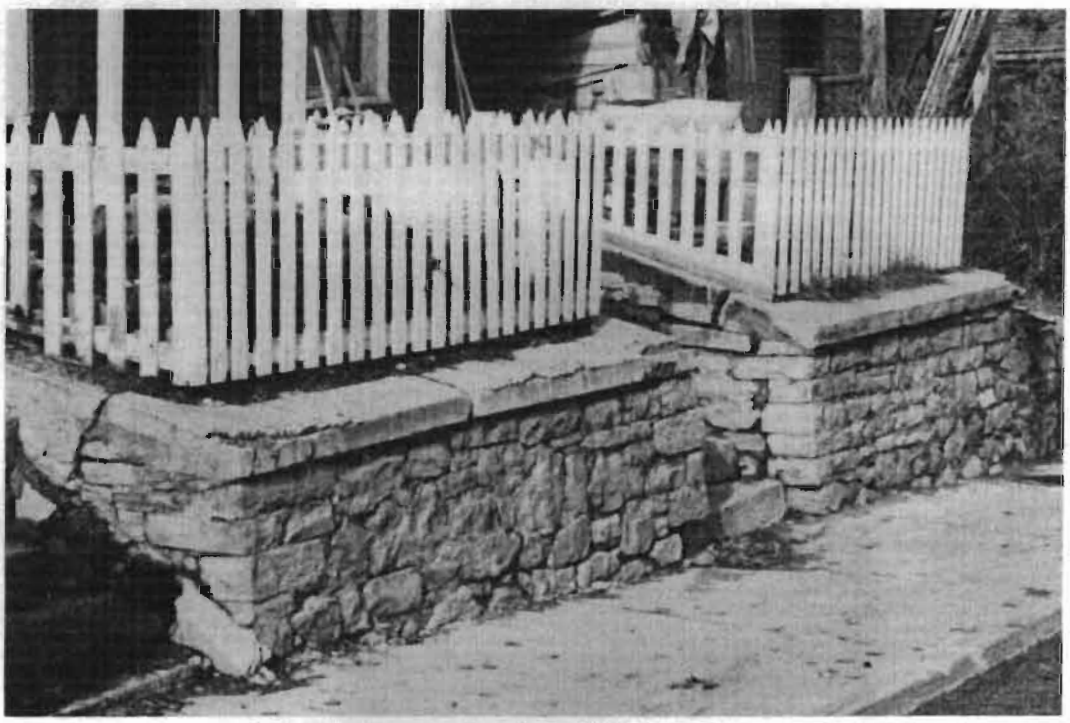
45 Maintain the Line of Stone Retaining Walls Along the Street

The stone retaining walls are an important asset of the historic district. As they align along the edge of the street, they establish a visual continuity.

These walls require constant maintenance, as water running down the hillside erodes the mortar and forces walls outward.

To reduce failure of the walls, ***improve drainage*** behind them, so that water drains away from the walls. Also provide drains in the wall to allow moisture to pass through.

Preserve walls by repairing existing stone and mortar. (See Guidelines #56.) (For entirely new retaining walls, see Guideline #70.)



The alignment of stone retaining walls along a street creates a pattern.

46 Use Fences to Define Yard Edges

Typically, wood picket fences were used and these were painted. The height of the fences was generally less than three feet, the boards were 3 1/2" wide with a spacing of 1 3/4" between boards.

Avoid using solid "wood" fences that have no spacing between vertical boards.

Chain link is not an appropriate material in the district.

Simple ***wrought iron*** fences may be considered. (Iron railings on porches, however, are not appropriate. See Guideline #60.)



The picket fence defines the yard edge while adding interest to the lot.

47 Preserve Existing Exterior Stairs

Stairs are a typical feature both on residential sites and in public areas—they are used as direct entrances into houses. The wood steps that are built as pedestrian walks across the canyon are particularly important, and should be preserved.

When replacing steps on houses, ***wood is preferred***. The proportions of the steps should be similar to the original. Concrete stairs do not complement the character of Park City's early dwellings.



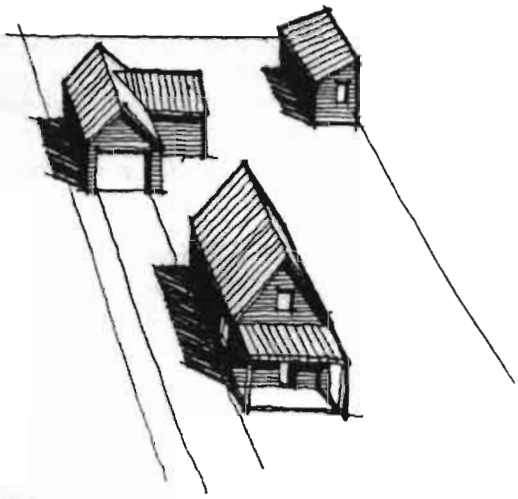
One of Park City's outstanding characteristics is the use of stairs up hillsides.



48 Maintain the Visual Unity of Building Clusters on Individual Sites

Some lots have a collection of buildings smaller than the main house, such as sheds and barns, that were used to support the needs of the owners. Many of these buildings were finished with materials similar to those of the main house. The result is a strong sense of visual unity, which should be maintained.

Retain the ***similarity of materials*** on a lot where clusters of existing buildings occur by retaining the matching siding.



49 Locate Additions to Original Houses so they do not Alter the Front Facade

Additions should be designed so they ***do not obscure the size and shape of the original house.***

One option is to ***set back the addition*** on the lot so it does not affect the building's front. (See also guidelines for new residential construction.)



This house has been converted to commercial use without altering its original residential character. An addition has been positioned to the rear of the building so that the street facade maintains its original scale.



This addition is placed to the rear, where it does not alter the front.

50 Maintain Front Porches as an Important Facade Element

Porches protected entrances from snow and provided shade in summer. When they are repeated along the street, porches create a pattern that adds to the visual unity of the district.

Do not remove original porches unless reconstruction is necessary, and avoid enclosing them, as their open quality contributes to their character.

Replace missing posts and railings where they have been removed. (See Guideline #60.)



Even though the sizes and shapes of these facades vary, the pattern created by the porches unifies this row. The pattern is reinforced by equal porch widths, porch roof heights and uniform setbacks. Picket fences create another pattern.

51 Preserve the Original Shape of the Roof

Typical shapes are gabled, shed and hip. Flat roofs are not typical. The roof slope was usually within the range of 35 degrees to 55 degrees.

Dormers were used to create more head room in finished attics and to provide windows. Most had a vertical emphasis, and roof slopes on dormers were steep. Only one or two dormers were used on a side.

Flat skylights mounted flush with the roof may be considered. ***Bubble-shaped skylights*** are not appropriate. (See Guideline #62.)



These roof shapes should be retained. The windows in the far dormer should be restored to a vertical emphasis.

52 Avoid Changing the Position of the Windows

Relocating windows may alter the historic character of the house.

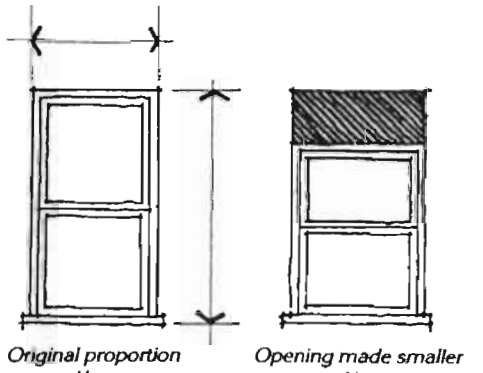
53 Maintain Original Window Proportions

Typically single windows have a vertical emphasis. Their basic dimensions were that the height was at least twice the width.

Do not close down the original opening to accommodate current stock window shapes.

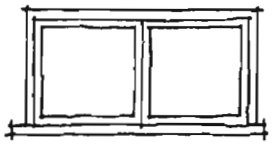
Use ***trim borders*** to frame the window opening. (See Guideline #58.)

Do not add additional windows to facades visible from the street.



Original proportion
Yes.

Opening made smaller
No.



No.

54 Maintain the Original Position of Main Entrances

Typically, the primary entrance faces the street and is framed by a porch.

This ***characteristic orientation*** is important to the sense of neighborhood and must be retained.



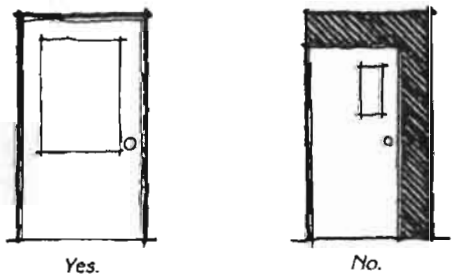
This porch provides shelter as well as defining the front entrance. Note the ornate detailing of the railing and brackets.

55 Maintain Original Proportions of Doors

The vertical emphasis of entrances is to be maintained.

Avoid "modernizing" by adding sliding patio doors on the street side.

Do not replace tall doors with transoms with shorter doors. (See Guideline #64.)



Yes.

No.

56 Preserve Specific Details when Repairing Stone Retaining Walls

Preserve the color, texture, and shape of the stone, and avoid painting or plastering over it.

Replace deteriorated stones with new ones to match the originals, or use concrete cast to simulate the original stone.

Field stone veneer is not appropriate.

Existing ***stone walls should not be painted.***

When replacing lost mortar, ***use a mix that is similar in color and texture*** to that of the original. This usually means using a ***softer mortar*** than is popular today. Be certain to ***shape the joints*** to match the pattern of the original.



Imitation stone is not permitted.



Patches in historic retaining walls should match the original. The mortar joints in this patch are not appropriate.

57 Maintain the Original Number of Window Panes

Most windows were double hung. Usually the upper and lower sliding sash each had one pane of glass. Occassionally the panes were divided by a vertical muntin. Small pane windows as seen on colonial buildings such as six panes over six panes were not used in Park City.

Retain and repair the original parts or have new parts specially made. Replacement parts are not as expensive or difficult to obtain as many people suspect.

Do not replace sliding sash with single sheet fixed glass.

Do not use small pane windows. Snap-in muntins or frames glazed between two sheets of glass are equally inappropriate, also these simulated dividers lack the depth and fail to show the shadow lines of true dividers.

If storm windows are desired, ***wood windows with sash matching the sash of the original windows are most appropriate.***

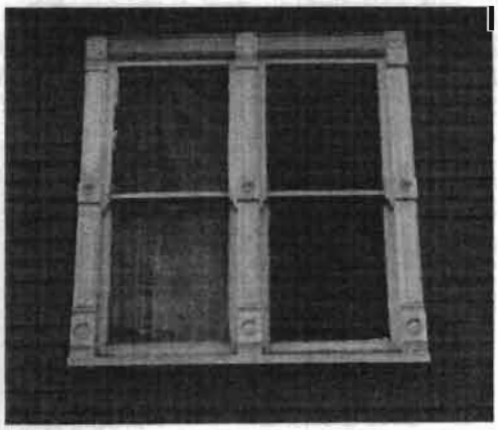
Aluminium storm windows may be permitted only if ***the frames match the proportions of the original windows*** and if the frames are anodized or painted so that raw aluminium is not visible.

The framing surrounding windows was substantial: the sliding sash was typically about one and a half inches wide, casing trim boards were typically about three and one half inches wide.

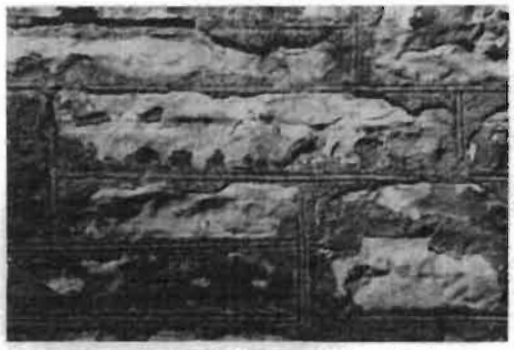
If original frames can be found, use them as patterns to have new materials made.

Do not use new replacements of smaller dimensions since that will seriously alter the character of the building.

Window framing was always painted.



Original windows have a vertical emphasis and wide trim boards.



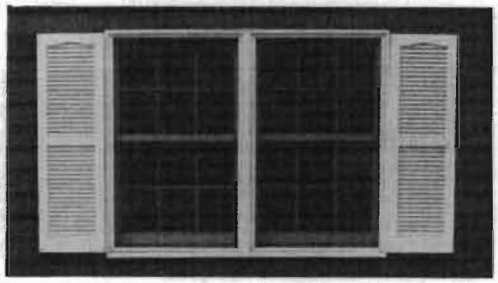
Notice how the stone in this original wall is "semi-coursed" in a regular pattern. Notice also the carefully formed patterns of the street.



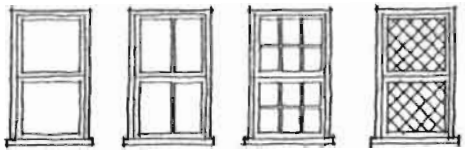
The stone in this new wall is obviously a veneer. The random pattern distracts from the more formal patterns of the street.

58 Sash Dimensions

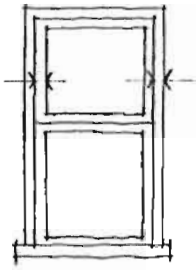
The casing (or frame) surrounding the window was substantial—usually the sash was about one and a half inches wide, and next to these were the casing trim boards of about three and a half inches in width.



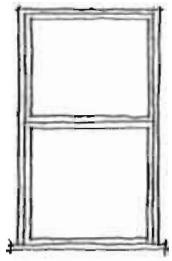
The dimensions of these frames are too thin. The shutters are also too narrow to cover the windows.



YES *YES* *NO* *NO*



Appropriate dimensions Yes



Frames too thin No.

59 Maintain Original Siding

Although there are some examples of brick houses, wood is the predominant building material in the residential areas. To preserve the wood, it is important to maintain the painted finish of the siding.

Original building materials may not be covered with synthetic sidings—such as vinyl, aluminum, asbestos, or imitation brick.

If portions of wood siding must be replaced, be sure to ***match the lap dimensions of the original.***

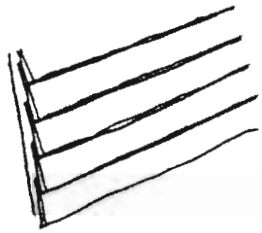


These asbestos shingles cover the original wood siding of this house. Compare the perceived scale of this house with that of the house below.

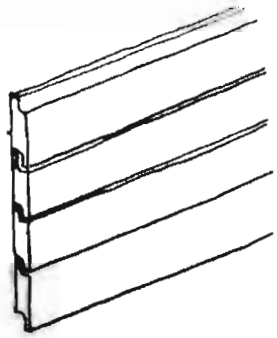


Shingles are appropriate ***only in gables and on dormers.***

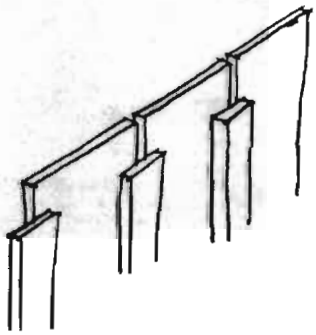
Use wood lap siding on new additions if the main building originally had wood siding. Except for very minor additions, this applies to all conditions, even buildings where synthetic siding now covers the original.



Clapboard



Ship Lap



Board and Batten



The lap dimension of this synthetic siding has altered the character of this house. The wrought iron porch supports are also not appropriate, and the new windows with horizontal emphasis are not typical of historic houses.

60 Preserve Original Porch Materials

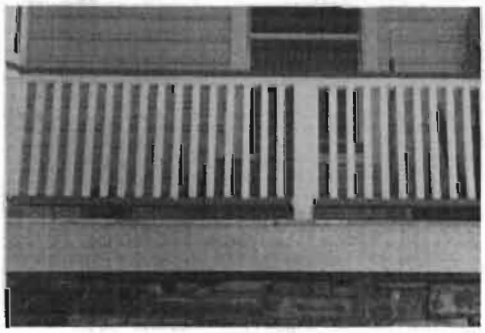
Traditionally, simple wood members were used for railings and posts. Occasionally, turned posts were used, and on the more decorative houses, grillwork and brackets were also found. Today, these are some of the most important elements of the houses in the district.

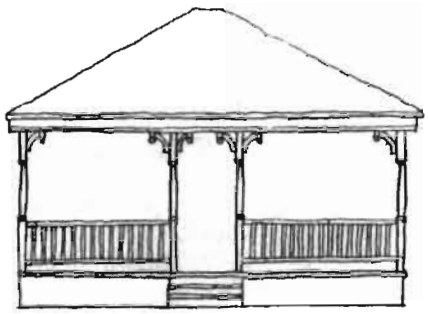
When these elements must be replaced, ***construct new wood members*** that match or resemble the original.

Care must be taken to ***duplicate original spacing of balusters.*** Balusters were typically about two inches in diameter with about two inch spacing. Balusters which are too thin or too widely spaced will appear as a weak part of the building facade.

Do not use metal "wrought iron" posts and railings, and do not obscure original porch decking with indoor-outdoor carpets.

Avoid adding decorative elements that are not known to have been used on your house or others like it. That is to say, don't make it fancier than it really would have been.





Typical porch elements. Note proportions of balusters and their spacing.



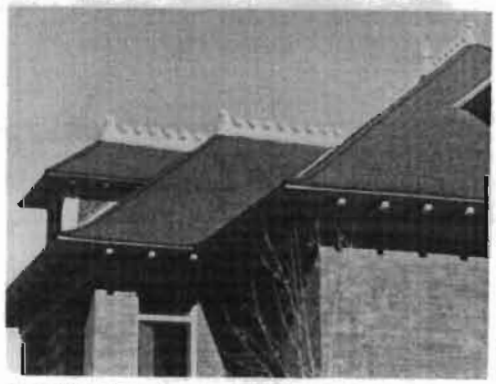
These porch details are appropriate: turned wood posts, decorative trim and railing. The railing heights are typical.

61 Use Roof Materials that Were Typical

Wood shingles or standing seam metal roofs are appropriate.

Asphalt shingles are discouraged, but may be acceptable in earth tones only.

"Rustic" shake shingles, aluminum shingles and tile roofs are not appropriate.



Wood shingle roofs are appropriate in the historic district.

62 Preserve the Essential Character of the Roof Lines

Avoid adding inappropriate features such as new skylights unless their appearance is concealed from principal views.

Skylights should not be placed on any portion of the roof ***that faces the street.***

Skylights should be ***mounted flush*** with the roof to avoid altering the lines of the roof.

Skylights should ***have flat surfaces*** rather than a bubble dome.

Framing and flashing materials should be painted to match the roof color.

63 Locate Solar Panels so They Are Not Visible from the Street

Creative energy conserving designs that respect the character of the street are encouraged.

For roof-mounted collectors, locate them on the rear or a side.

The angle of the collector ***should conform to the slope of the house*** and be flush with the roof. If this is not feasible, consider locating the panels on a secondary structure in the backyard.

If using Trombe walls and greenhouses, ***locate them also so they are not on the front of the building.*** These can be located on the side or rear.



This collector is away from the street view and lies close to the roof.

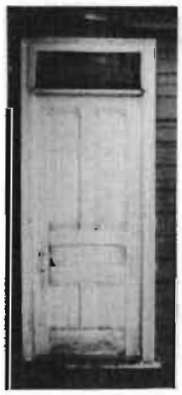
64 When Replacing Doors, use Designs Similar to Those that Were Found in Park City

Paneled doors were typical, and many had a vertical pane of glass. Most had simple, rectilinear motifs in the decoration of the panels.

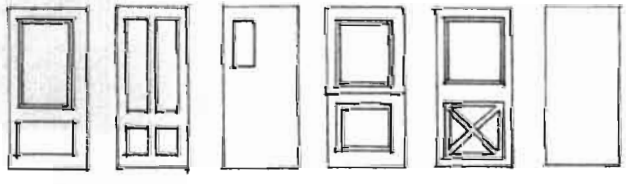
Scalloped, "Dutch" or "Colonial" doors are not appropriate.



The door on this house shares elements with a typical door, circa 1902: paneling, single glass pane, simple carved motifs. Also notice the simple spindle brackets on the porch posts. When such doors survive, they should be carefully maintained.



This door is typical of those on historic Park City houses.



65 Preserve Original Architectural Detailing

Many architectural details now covered have not actually been destroyed, and uncovering them offers an opportunity for an interesting renovation. These details also contribute to the historic value of the building and add visual interest to the district. Don't add decorative elements that cannot be documented as existing originally.

If original details are presently covered, ***expose them and incorporate them into the renovation design.***



Historically, brackets were simple jig-saw cut outs.



These original wood porch brackets have been kept in repair. A good coat of paint has prevented decay.



Small details such as this gable embellishment add distinction to a house.



A contrasting trim color accentuates the unique details of window bands. Notice the brackets on the bay window, and the cut out arches on the balustrade. The screen doors are also typical.

66 Replace Decoration Where It Is Known to Have Once Existed

A special concern is what to do in a renovation scheme where details are missing. In some cases, a portion of the ornamentation remains from which copies can be made. In other situations, all is missing. Where feasible, these should be replaced.

Use remaining portions of details as models if they exist. Also, you should refer to old photographs for information.

Simplification of original details may be acceptable if it helps tie the building with its surroundings. If you can't find what was there originally, it is best to design something new that will reinforce other patterns and lines along the block. (See also guideline #67.)



Old photographs or sections of ornamentation can help you detect what decoration was on your house.

67 Simplified Modifications May Be Appropriate Where Historic Elements have Already Been Lost

Where no evidence of elements such as railings, columns or eave trim exists, new designs may be substituted, if they maintain the traditional proportions that original elements would have had.

Simplicity and restraint should be used to avoid detracting from the characteristically simple lines of Park City's houses.



Simplified details, such as these brackets, may be substituted for the originals when necessary.

THESE GUIDELINES ARE FOR THE CONCEPTUAL REVIEW STAGE OF NEW RESIDENTIAL DESIGNS

68 Avoid Designs that Imitate Historic Styles

The City considers that the integrity of the genuine historic structures will be compromised by the introduction of new buildings that appear to be older than they really are, and therefore will not approve historic imitations.

New designs are encouraged.

Historic styles will not be approved (with the exception of accurate reconstruction. See guideline #69.)



The form and massing of this new residence is compatible with the existing buildings in the residential district.



This new house at the rear of an older one has combined traditional shapes and materials in a new way that is compatible with its neighbors without imitating them. (Crested Butte, Colorado).

69 Reconstruction of Earlier Park City Structures May Be Considered

Although contemporary designs are encouraged, historic designs may be considered if they are accurate reconstructions of buildings that actually existed in Park City. To be considered, these designs must meet these conditions:

The building must be reconstructed on its original site, in its original orientation for which adequate documentation exists. In exceptional cases, alternate locations may be considered.

The style ***must be one that did occur in Park City*** as a typical building form.

The principles of the ***style must be used correctly***. The rules of proportion, use of materials, and sense of ornamentation must be in character.

A ***plaque must be mounted*** on the building which designates the date of construction.

The Planning Staff must determine that ***the integrity of neighboring historic structures will not be compromised***.

The design must be based on ***adequate historic evidence.***.

The design must be ***compatible with existing buildings***.

70 New Retaining Walls Should Be Similar in Color

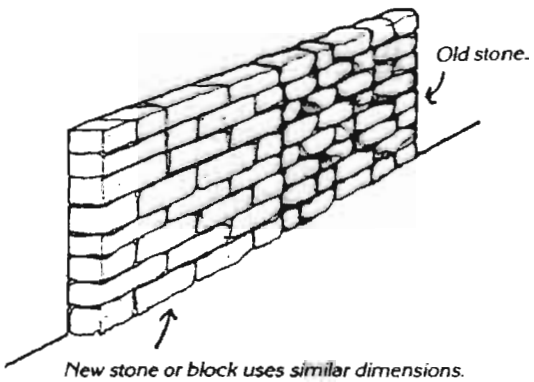
Retaining walls are a necessity on many sites, and their repetition along the street contributes to the visual continuity of the block. (See Guideline #56.)

New stone walls are encouraged.

Stone veneer may be considered if the material and method of installation are typical of that found historically in the district.

Textured specially formed and sandblasted concrete walls are encouraged. Stucco finish concrete is not appropriate.

Align new walls with existing ones where feasible.



New stone or block uses similar dimensions.

71 Maintain the Typical Size and Shape of Historic Facades

Traditionally, the fronts of houses facing the street were 15 to 20 feet wide, depending upon the width of the lot, the orientation on the slope, and the floor plan of the house. Building fronts had a vertical emphasis. The similarity in size and the repetition of these similar sizes and shapes is an important element in establishing the "pedestrian scale" of the residential district.

New construction should include ***facades that have similar widths and heights*** to those found elsewhere on the street.

In cases where a new building is wider than the typical historic building, ***consider breaking up the facade into smaller components*** that resemble the scale of typical buildings in the neighborhood.

Where the height of new buildings will exceed the norm on the street, ***consider ways to minimize the visual impact on the street.*** One method might be to step the height down as it nears the street.

See also specific size limits in the ***Land Management Code.***



Shape of adjacent buildings not respected.



Shape of adjacent buildings respected.

72 Maintain the Typical Spacing Pattern of Street Facades

Historically, combined side yards were 6 to 16 feet wide, and this has established a pattern of building-space-building. Although this is not a rigid pattern of exactly repeating dimensions, it is still an important element in the visual character of the neighborhood.

In new construction, consider the ***relationship of the new building*** and its side yard setbacks to those of ***existing buildings.***

Remember that ***minimum setback requirements*** as defined in the Land Management Code must still be met.



This row of new condominiums repeats the spacing patterns of existing houses. In this case, all ridge lines are perpendicular to the street. (Telluride, Colorado).

73 Maintain Typical Roof Orientations

Most houses have the ridge of their roof set perpendicular to the street, but one style exception is the one-story house with a gallery porch across the entire front. In this case, the ridge of the roof was parallel to the street. This orientation creates a horizontal street facade, rather than a vertical one.

Ridges set perpendicular to the street will minimize the mass of roof material visible from the street.



The roof shape on this new house is compatible with the existing homes in the residential area.

74 Use Roof Shapes Similar to Those Found Historically in the Neighborhood

The majority of roofs are hipped or gabled, and have a steep roof pitch. The repetition of these forms is an important one, especially because the steep slopes expose the roofs to view from above and from across the canyon. Shed roofs usually had a gentler slope when used on attachments to the main part of the building.

Note that a ***new roof may be similar*** to the older roof without exactly mimicking it.

Given the basic concept of the typical roof pitch and the range of shapes found historically, ***a wide variety of designs is possible.***





Typical roof shapes can be combined in new ways to create compatible infill buildings.

75 Maintain the Orientation and Dimensions of Porches

Historically, the porch protected the entrance to the house. The main porch faced the street, and it ran across the entire front of the house, or a portion of it.



A modern interpretation of a conventional porch strongly establishes a relationship with the neighborhood.

76 Maintain the Typical Orientation of Entrances Toward the Street

Traditionally, the primary entrance for the house faced the street. This is an important feature that helps to establish the sense of "neighborhood" that we associate with the Old Town residential streets.

Orient the main entrance of buildings toward the street to maintain this characteristic.

Avoid facing main entrances toward the side yards, especially in multi-family dwellings.

77 Maintain the Typical Setback of Front Facades

Most buildings are set back from the street to provide a front yard. Although this dimension varies, the typical range is from ten to twenty feet. Usually, each block will have a fairly uniform range of setbacks, which should be respected.

In new construction, ***set buildings back from the street*** in conformance with the typical alignment of facades in the block. Remember that minimum setback requirements in the Land Management Code must be met.



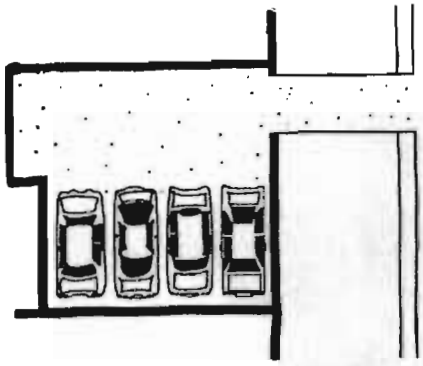
Note the uniformity of the setbacks.

78 Minimize the Visual Impact of One-Site Parking

The residential areas of Old Town were developed before the advent of automobiles, and therefore the site plans of the older lots were not designed to accommodate parking. Typically, the front yards were landscaped, and this is an important characteristic of the neighborhood. The trend to provide parking spaces and driveways in front yards is threatening to alter this important visual element of the street. Therefore, innovative design solutions are needed to help minimize the visual impact of cars on the historic areas.

When designing multi-family units, ***consider using a single driveway*** to provide access to a multiple-space parking garage rather than providing each unit with a separate driveway and garage door. This will also help to minimize the amount of facade that must be broken up with garage doors.

Another alternative to consider is to ***provide a driveway along the side yard of the property.*** Special zoning provisions allow a shared driveway with the neighboring lot. The side drive can then provide access to parking in the rear of the lot.

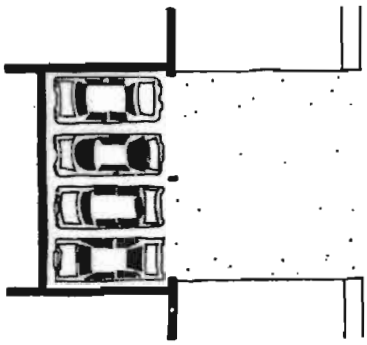


This preferred design for parking several cars uses only one drive, but applies only to wider lots.

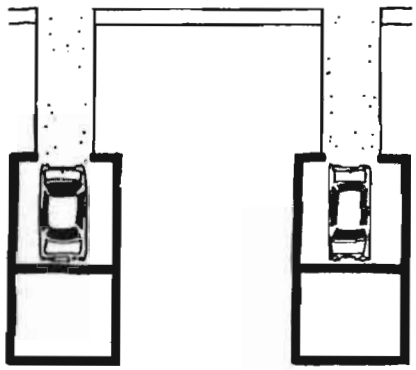
Also, consider using ***textured and porous paving*** materials other than smooth concrete for driveways in front yards.

New zoning regulations now ***permit tandem parking*** so that one car may be parked behind another.

The Land Management Code defines ***limits for drives*** that must also be met.



This design is discouraged.

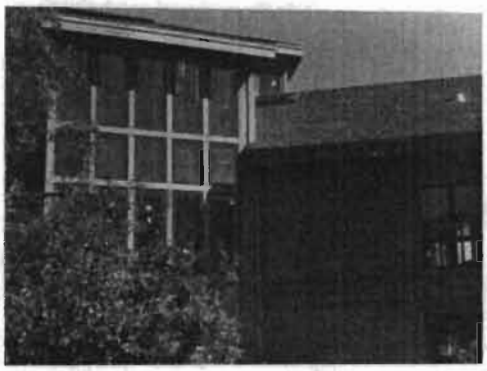


Tandom parking allows additional landscaped area.

79 Use Ratios of Windows to Walls That Are Similar to Historic Structures

This proportion of solid-to-void is important and should be repeated as much as possible in new construction.

In general, ***about two-thirds of the front facade is "solid"*** on historic structures. The balance is openings—windows and doors.



This is an appropriate design if a large amount of glass is desired.



Appropriate ratio of window to wall.



Inappropriate ratio for the street side.

80 Use Materials That Are Similar in Finish and Texture and Scale to Those Used Historically

The majority of buildings are made of wood clapboards or drop lap siding, although some brick exists. These building materials have distinct textures, and establish patterns on individual facades that repeat along the street. These materials are important in establishing the scale of buildings.

New buildings should continue to ***reinforce these patterns and textures.***

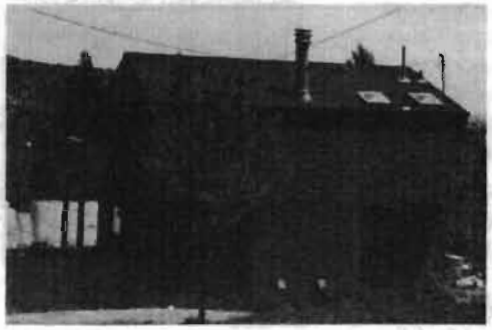
Wood and brick are recommended, but other building materials may be considered as long as the finish and texture reinforce the existing characteristic. For example, concrete may be formed to create a horizontal pattern similar in texture to clapboard siding.

Historically, ***clapboard was painted,*** and therefore new construction should not include unfinished wood surfaces.

Clapboard lap dimensions should be similar to those of historic structures ***roughly 4 to 6 inches exposed.***

Brick was of a standard dimension that established a pattern to walls. ***Jumbo brick sizes are therefore not allowed.*** Brick is preferred for chimneys.

Aluminum, vinyl and other ***synthetic sidings will not be approved.***





New siding that matches the lap dimension of existing houses is preferred.

81 Reserve the Use of Special Ornamental Siding Materials for Limited Surface Areas

Historically, shingles were used to create ornamental siding patterns as an accent to the predominant clapboard siding. Shingles were used in the ends of gables, for example, but not as siding for lower portions of walls.

The use of ornamental shingles, and other special siding, ***in new creative ways is encouraged;*** however, the amount of surface area allocated to these materials should be limited.



Ornamental siding used appropriately.



Too much ornamental siding.

82 Contemporary Interpretations of Building Ornamentation are Encouraged; but They Should be Limited in Their Application

Historically in Park City, most residences had modest amounts of ornamental details—and typically these were applied to porches, gables, and dormers. Although new concepts for decoration are encouraged, simplicity of building form should remain dominant.



This home displays an appropriate amount of ornamental siding. The building is obviously new, but uses traditional materials of the historic district.

83 Use Window and Doors of Similar Size and Proportion to Those Historically Seen in Park City

Windows with vertical proportions similar to those of the original double hung sash are most appropriate. New operating designs, such as casement windows are readily available in well proportioned sizes. Arched and bay windows may provide interesting accents if used with restraint. Small pane windows as seen on colonial buildings are not appropriate for Park City. (See also Guideline #57).

Use of windows with ***tall proportions is encouraged.*** Wide openings may be filled with two or more vertically proportioned windows paired together.

Large areas of glass should be ***located on facades which do not directly face on streets.***

Contemporary interpretations of special windows may be considered if they are used in limited numbers as accents.

Doors should be of a simple uncluttered design. Scalloped, "Dutch" or "Colonial" doors are not appropriate. (See Guideline #64.)



New windows that repeat the vertical proportions of older windows are preferred.

84 Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City

Framing surrounding windows and doors should have a visual mass that appears as heavy as that found on the older buildings in the historic district. The substantial cross section of framing around windows and doors creates interesting shadow lines that add interest to the building's facade. (See also Guideline #58.)



Most high quality wood windows manfactured today offer dimensions appropriate for new compatible architecture, metal and vinyl cladding over wood frames may be acceptable.

Raw aluminum windows and door frames will not be accepted. Most aluminum frames, even those with anodized finishes, lack the mass and detail necessary to be acceptable.

85 New Wood Windows With Dimensions Appropriate for New Compatible Architecture

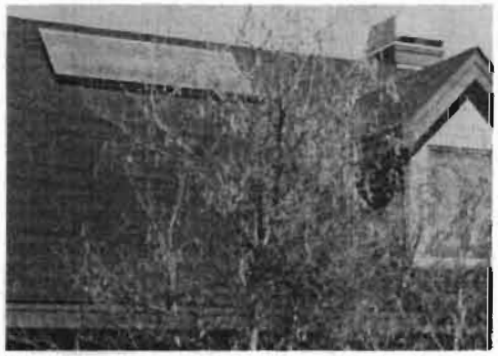
Creative energy conserving designs that respect the character of the street are encouraged.

For ***roof-mounted collectors,*** locate them on the rear or a side.

The angle of the collector ***should conform to the slope of the house.*** If this is not feasible, consider locating the panels on a secondary structure in the back yard.

If using Trombe walls and greenhouses, ***locate them also so they are not on the front of the building.*** These can be located on the side or rear of the building.

All visible hardware must be finished in a color to match the roof.



This collector is away from the street view and lies close to the roof.

Color



Selecting a Color Scheme

The City does not specify colors for buildings. There are certain ranges of colors and methods of combining them that the City does promote through guidelines that focus on the manner in which color is used, rather than on specific colors themselves.

Historic Color Schemes

When renovating an historic building, the first thing to consider is going back to the original color scheme, which can be discovered by carefully cutting back paint layers. To accurately determine the original color scheme requires professional help, but you can get a general idea of the colors that were used by scraping back paint layers with a pen knife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue.

It isn't necessary, however, to use the original color schemes of the building. An alternative is to use colors in ways that were typical in the past. Some good books with representative color schemes are listed in the bibliography.

Color selection is especially important in Park City because the sparse vegetation, narrow canyon setting, and close proximity to houses enable viewers to see many buildings at once. It is essential to choose colors that complement nearby buildings. When in doubt it is best to assume a low profile.

Although the City encourages creative new uses of color, there are certain basic relationships that should be respected, since they contribute to the character of the district.

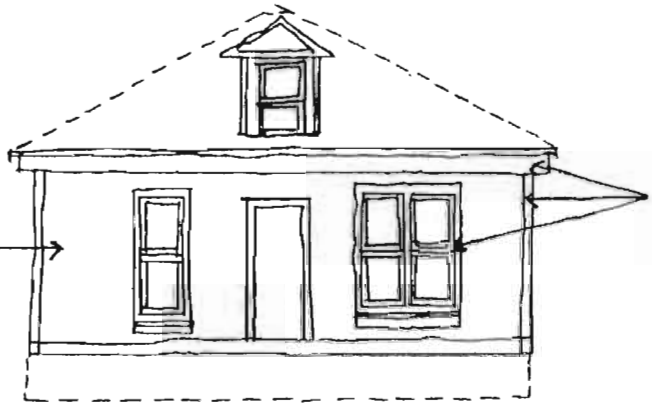
Historic Color Schemes in Park City

Early buildings in Park City were as up-to-date as possible with their paint schemes. Unpainted facades were not typical. The rustic, bare wood look was not considered stylish. Buildings were painted as quickly as possible—both for aesthetic appeal and to protect the wood.

The Planning Staff keeps a set of color samples on file as an advisory tool, although use of these colors is not required.

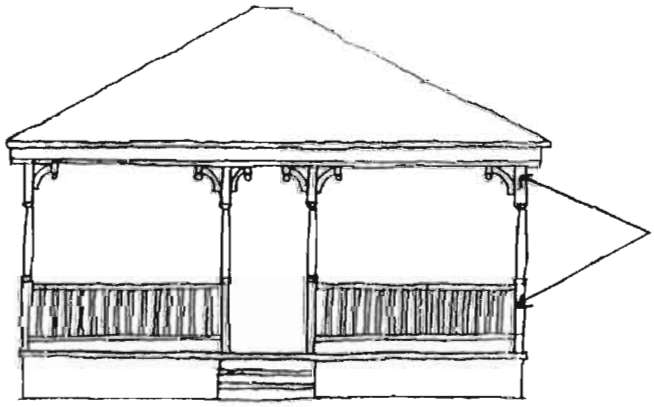


Consider the entire composition:
a. back plane of main facade.
b. front plane of porch.



Apply base color to main plane of the facade.

Apply first trim color to window frames and edge boards.



Apply one (or two) colors maximum to porch. Consider using a different shade of first trim color - or even match it exactly.

Organize planes of the building to sets that each have one color.

Color schemes will be considered at the Final Review stage in terms of their appropriateness as an integral part of the building facade.

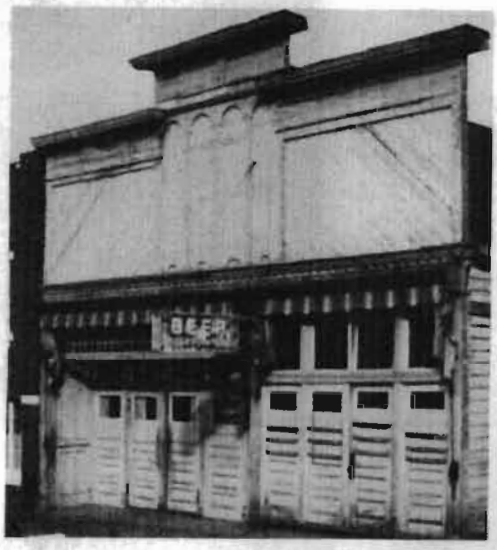




Use color to accentuate existing features of the building, and establish a base color to tie the composition together. In this new color scheme, notice how the sign becomes a part of the entire design.

86 Develop a Color Scheme for the Entire Building Front that Coordinates All the Facade Elements

Choose a base color that will link the entire building face together. For a commercial building, it can tie signs, ornamentation, awnings and entrances together. On residences, it can function similarly. It can also help your building relate better to others in the block.





Before and after new paint schemes: Color should highlight the existing assets of the building while unifying the entire front.

87 Muted Colors Are Preferred for the Background Color of Most Buildings

A darker background color will allow you to use lighter colors for trim—where the highlights will show up better.

Lighter colors can also be used as a background, but with a light background, and accent color on the trim, the entire scheme is more susceptible to becoming too busy. If light background colors are used, it is best to use a different shade of the same hue for the trim.





Notice how the paint scheme has highlighted the details of this pressed metal facade.

88 Use Bright Colors for Accents Only

Reserve the use of ***strong, bright colors for accents,*** such as to the sign, to ornamentation, and to the entrance.

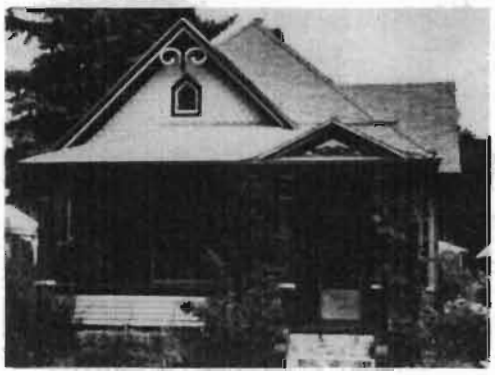
In most cases only ***one or two accent colors*** should be used in addition to the base color.

Doors may be painted a bright accent color, or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.

Window sashes are also an excellent opportunity for accent color.

Brilliant luminescent or "day-glow" colors are not appropriate.







Consider using color to accent details—but limit the colors to two or three hues.

89 Finish Wood Surfaces

The rustic bare-wood look is not a part of the heritage of the historic district.

Painted surfaces are most appropriate. Stains may be accepted in combination with materials that give a well finished appearance.

Rustic finishes will not be approved.

Brilliant luminescent or "day-glow" colors will not be approved.

90 Leave Natural Masonry Colors Unpainted Where Feasible

Where the natural color of building materials exists, such as with stone or brick, they ***should be left unpainted.***

For other parts of the building that do require painting, ***select colors that will complement*** those of the natural materials.

If an existing building is already painted, consider applying ***new colors that simulate the original*** brick color.

91 Select Neutral or Muted Colors for Roofs

Brown and gray were the dominant colors in the past, because of the materials used—wood shingles and sheet metal. That tradition remains today and should be respected.

Although other materials may now be used, such as asphalt shingles, ***grays and browns are still preferred.***

Technical Rehabilitation Guidelines for all Historic Buildings

Maintaining the condition of historic building materials is the most important activity that will protect the character of Park City. Conscientious maintenance of old buildings is essential to prevent deterioration and safety hazards. In the case of building materials, a small amount of preventive maintenance is worth many hours of remedial work. New research about how old building materials respond to various modern methods of renovation continues to improve our ability to take care of these materials. In some cases, research has identified problems with earlier rehabilitation techniques, in which the effort to improve the building actually caused damage in the long term.

Some basic issues to consider are:

Cleaning masonry
Repairing stamped metal cornices
Restoring dry wood siding
Patching shingle roofs
Repointing eroded mortar
Repairing windows

The Utah State Historic Preservation office can provide technical advice on these issues. Attached is a list of the references available in their library. The Planning Department as well as the City Library have technical literature you may use.

Glossary

Arch A structure built to support the weight above an opening. A true arch is curved. It consists of wedge-shaped stones or bricks called *Voussoirs* (vu-swar'), put together to make a curved bridge which spans the opening.

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

Baluster A short, upright column or urn-shaped support of a railing.

Balustrade A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Bay Window A window or set of windows which project out from a wall, forming an alcove or small space in a room; ordinarily begins at ground level, but may be carried out on brackets or corbels.

Board and Batten Vertical plank siding with joints covered by narrow wood strips. See Guideline #59.

Bracket A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss. See Guideline #3.

Canopy A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Clapboards Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that from the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses. See Guideline #59.

Clerestory Windows Windows located relatively high up in a wall that often tend to form a continuous band. See Guideline #3.

Coffering Decorative pattern on the underside of a ceiling, dome or vault, consisting of sunken square or polygonal (many angles) panels.

Column A vertical shaft or pillar that supports, or appears to support, a load.

Contemporary A word sometimes used to describe modern architecture.

Corbel A projection of building, out from a masonry wall, sometimes to support a load and sometimes for decorative effect.

Cornice The exterior trim of a structure at the meeting of the roof and wall. See Guideline #3.

Dentil One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.

Dormer A structure containing a vertical window (or windows) that projects through a pitched roof. The term can also be used to describe the window or windows.

Drop-Lap or Ship-Lap Siding Wood siding in which the boards are rabbeted so that the edges of each board lap over the edges of adjacent boards. See Guideline #59.

Eaves The underside of a sloping roof projecting beyond the wall of a building.

Edge Board or Corner Board One of the narrow vertical boards at the corner of a traditional wood frame building, into which the clapboards butt. See Guideline #3.

Elevation A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade Front or principal face of a building, any side of a building that faces a street or other open space.

Facade Elements See Guideline #3.

False Front A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fascia A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Fenestration The arrangement and design of windows in a building.

Finial The decorative, pointed terminus of a roof or roof form.

Frame See window parts.

Gable The portion, above eaves level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Joist One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another—usually from 1'0" to 2'0" apart—and span between supporting walls or larger wood beams.

Kickplate See Guideline #3.

Lintel A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

Molding A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullion See window parts.

Mutton See window parts.

Oriel Window A projecting bay with windows, which emerges from the building at a point above ground level. It is often confused with a bay window which ordinarily begins at ground level.

Pane See window parts.

Parapet A low protective wall at the edge of a roof.

Pediment A low-pitched gable over a portico taking the shape of a triangle and formed by the sloping roof and a horizontal cornice at the base of the triangle. If the horizontal cornice is lacking, the space is a gable. This form is found over doors and windows.

Perspective Drawing A drawing of a building or an interior as the camera might see it, i.e., with the receding planes "vanishing" according to the laws of perspective. It is usually referred to simply as a "perspective" and, other than building a model, is one of the most realistic ways of illustrating a proposed design.

Pitch The angle of slope of a roof, i.e., a 30° pitched roof, a low-pitched room, a high-pitched roof, and so forth. Typically expressed as a ratio of units of vertical distance to 12 units of horizontal distance, i.e., 8/12.

Plan A drawing representing a downward view of an object or, more commonly, a horizontal section of it. In the case of a floor of a house, it will show the arrangement of the walls, partitions, rooms, doors, windows.

Pointing The outer, and visible, finish of the mortar between the bricks or stones of a masonry wall.

Porch A covered entrance to a building; may be open or partly enclosed.

Portico A porch or covered walk consisting of a roof supported by columns.

Preservation The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Quoin (koin) Dressed stones or bricks at the corners of the buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

Reconstruction The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time.

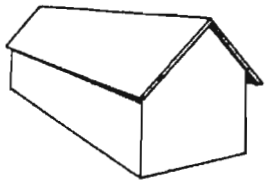
Rehabilitation The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

Renovation The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

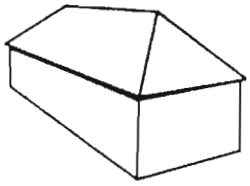
Restoration The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof The top covering of a building. Following are some types:

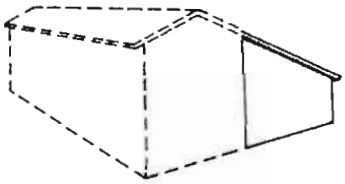
Gable roof has a pitched roof with ridge and vertical ends.



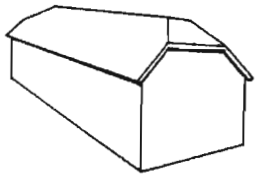
Hip roof has sloped ends instead of vertical ends.



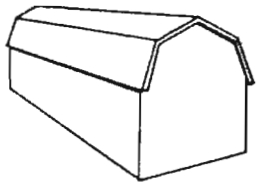
Shed roof (lean-to) has one slope only and is built against a higher wall.



Jerkin-head (clipped gable or hipped gable) is similar to gable but with the end clipped back.



Gambrel roof is a variation of a gable roof, each side of which has a shallower slope above a steeper one.



Sash See window parts.

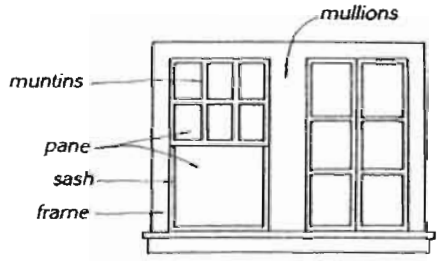
Siding The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also refereed to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish. See guideline #59.

Sill The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Stabilization The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Store Front The street level facade of a commercial building, usually having display windows.

Window Parts The moving units of a window are known as *Sashes* and move within the fixed *Frame*. The *Sash* may consist of one large *Pane* of glass or may be subdivided into smaller panes by thin members called *Muntins* or *Glazing Bars*. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called *Mullions*.



Bibliography

Bibliography on Renovation and Restorations of Homes

Park City Library and Utah State Historical Society

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Saving Old Buildings, by Sherban Cantacuzino and Susan Brandt, London, Architectural Pr., 1980, Ref. No. 720.2 CAN.

Buildings Reborn: New Uses, Old Places, by Barbaralee Diamonstein, 1st ed. N.Y., Harper & Row, c1978, Ref. No. 720.2 DIA.

Sunset Ideas for Remodeling Your Home, by the eds. of Sunset Magazine, Menlo Park, Calif., Lane Publishing Co., copyright 1978, Ref. No. 721. OAK.

Rehab Right: How to Rehabilitate your House without Sacrificing Architectural Assets, by the Oakland, Calif. Planning Dept., Oakland, Calif., City of Oakland, 1978, Ref. No. 721. OAK.

Confronting the Older House: a Homeowner's Guide, by Kip Harris, Salt Lake City, Utah Heritage Foundation, c1979, Ref. No. 728. HAR.

Practical Guide to Home Restoration, by William F. Rooney, N.Y., Bantam/Hudson Idea Books, 1980, Ref. No. 728.3 ROO.

New Energy from Old Buildings, by the National Trust for Historic Preservation, Ed., by Diane Maddex, Washington, D.C., Preservation Pr., c1981, Ref. No. 720.288 NEW.

Respectful Rehabilitation: Answers to your Questions about Old Buildings, by Technical Preservation Services, National Park Service, U.S. Dept. of the Interior, Washington, D.C., Preservation Pr., c1982. Ref. No. 720.288 RES.

Historic Preservation Magazine, by the National Trust for Historic Preservation, Misc. issues, Ref., Hist. Rm. 3rd fl. Utah State Historical Society, Salt Lake City.

Publications available at the Utah State Historical Society, Preservation Magazines and Periodicals.

Association for Preservation Technology. A quarterly journal of APT. This journal deals with highly technical preservation issues. This is an invaluable resource for those involved in the deterioration or preservation of building elements such as brick, stone, wood, and adobe, plus many other facets of preservation. Write APT, Box 2487, Station D, Ottawa, Ontario KIP 5W6.

Historic Houses. Bi-monthly publication of the Historic House Association of America. Write HHAA, Decatur House, 1600 H Street, N.W., Washington, D.C. 20006.

The Old House Journal. Restoration and maintenance techniques for the antique home. A monthly journal. This is an invaluable source of information for the owners of old houses. This publication is especially useful when the entire set is purchased, including indexes of past issues.

Utah Preservation/Restoration. An annual publication. Write Utah State Historical Society, Publications Division, 300 Rio Grande, Salt Lake City, Utah 84101, or University Services, 1159 East Second Avenue, Salt Lake City, Utah 84103.

Preservation Briefs. A randomly published publication. Each issue is a monograph dealing with a different area of preservation. Thus far, nine Preservation Briefs have been published:

Preservation Brief #1, *"The Cleaning and Waterproof Coating of Masonry Buildings".*

Preservation Brief #2, *"Repointing Mortar Joints in Historic Brick Buildings".*

Preservation Brief #3, *"Conserving Energy in Historic Buildings".*

Preservation Brief #4, *"Roofing for Historic Buildings".*

Preservation Brief #5, *"Preservation of Historic Adobe".*

Preservation Brief #6, *"Dangers of Abrasive Cleaning to Historic Buildings".*

Preservation Brief #7, *"Preservation of Historic Glazed Architectural Terra Cotta".*

Preservation Brief #8, *"Aluminum and Vinyl Sidings on Historic Buildings".*

Preservation Brief #9, *"The Repair of Historic Wooden Windows".*

It is the goal of these briefs to provide information concerning professional methods and techniques for preserving, improving, or restoring and maintaining historic properties. Write Publications Division, 300 Rio Grande, Salt Lake City, Utah 84103, or U.S. Department of Interior, Heritage Conservation Recreation Service, Washington, D.C., 20243.

Preservation News. A monthly newspaper published by the National Trust for Historic Preservation. The publication keeps members and general public informed about national and international preservation activities. Write the Preservation Press, 740-748 Jackson Place, N.W., Washington, D.C., 20006.

Fine Home Building. This is a new bi-monthly magazine about building and rebuilding houses dealing with old and new construction techniques with equal emphasis being placed on renovations, additions, restoration, and new construction. Write the Taunton Press, 52 Churchill Road, Box 355, Newton, Connecticut, 06470.

Preservation Books

Paint Color Research and Restoration of Historic Paint. Kevin H. Miller. Published as a publication supplement by the Association for Preservation Technology, 1977. Available from Ann Falkner, Executive Secretary APT, Box 2487, Station 0, Ottawa, Ontario K1P5W6, Canada. This publication contains valuable information and techniques for uncovering and determining the original paint colors found on interiors and exteriors of old buildings.

Basic Construction Techniques for Houses and Small Buildings . . .Simply Explained. Prepared by the U.S. Navy Bureau of Naval Personnel. Published by Dover Publication, Inc., New York, 1972. An excellent book for the homeowner touching on almost every facet of house construction from site layout to painting.

Wood-Frame House Construction. L.O. Anderson, Engineer, Forest Products Laboratory, U.S. Department of Agriculture, Handbook #73, Printing Office, Washington, D.C. 20402. Stock #001-000-03528-2. This is a very good handbook presenting sound construction techniques specifying good quality building materials. It is useful to the owners of old houses since most of the recommended construction principals are found in well-built older structures.

Building Conversion & Rehabilitation...Designing for Change in Building Use. Edited by Thomas A. Markus. Published by Newnes-Butterworths, London-Boston, 1979. An informative British publication concentrating on the reuse of existing buildings and the problems encountered in doing so.

You Can Renovate your Own Home...A Step-By-Step Guide to Major Interior Improvements. Floyd Green and Susan E. Meyer. Published by Dolphin Books, Doubleday & Company, Inc., Garden City, New York, 1980. A useful book for homeowners explaining in photos and text many repair and new construction techniques for the old house.

This Old House...Restoring, Rehabilitating, and Renovating an Older House. Bob Villa and Jane Davison. Published by Little, Brown & Company, Boston/Toronto. Copyright 1980 by WGBH Educational Foundation, Inc. This publication serves as a written companion to the public television program of the same name. The book follows the rehabilitation of a dilapidated old house from acquisition to final painting and landscaping.

Practical Guide to Home Restoration. William F. Rooney. Published by Bantam/Hudson Idea Books, New York, New York, 1980. This book begins with how to recognize a good value in an old house and then proceeds through the brick and mortar phases of rehab work ending with a useful glossary of terms.

So You Want to Fix Up an Old House. Written by Peter Hotton with drawing by M.K. Roach. Published by Little, Brown & Company, Boston, 1979. There is a lot of sound advice for the homeowner contained in this twenty-two chapter book. Most aspects of house repair and rehab are touched on in easy-to-understand text.

Finding & Fixing the Older Home. Joseph F. Schram. Published by Structures Publishing Company, Farmington, Michigan, 1976. The first section of the book deals with finding an older home; subsequent sections offer solutions to common repair problems. Remodeling is stressed rather than adaptive reuse or restoration.

The Old House, Home Repair & Improvement. Editor R.M. Jones. Published by Time-Life Books, Alexandria, Virginia, 1979. The publication is heavy on excellent how-to-do-it graphics and relatively light on text. There are, however, many worthwhile tips, especially in the plaster repair section.

The McGraw-Hill Home Book. Published by Home Information Services, McGraw Hill Information Systems Company. This book contains a surprising amount of very good rehab information plus a great section entitled "The Whole House Energy Inspection", all nestled in amongst the ads. The publication will be most useful to persons planning to purchase an old house for the first time.

The Beaufort Preservation Manual. Prepared by John Milner Associates for the City of Beaufort, South Carolina. This manual is probably one of the finest ever produced using excellent illustrations to help explain appropriate methods for repair of older commercial and residential structures.

The Owner Builder's Guide to Stone Masonry. Written by Ken Kern, Steve Magers and Lou Penfield. Published by Charles Scribner's Son, New York, New York, 1980. A very good book with all the basics on stone masonry. Well illustrated and easy to follow.

Metals in America's Historic Buildings, Uses and Preservation Treatments. Written by Margot Gayle, David W. Look, A.I.A., and Joan G. Waite. Published by U.S. Department of the Interior, National Park Service, Technical Preservation Services Division, 1980. Available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. An excellent new book on a subject on which little information has been published in the past. Part I explains historically which metals were used for what purpose. Part II examines why and how metals deteriorate and how they can be preserved.

Late Victorian Architectural Details. Published by American Life Foundation Study Institute, Library of Victorian Culture, Watkingsglen, New York, 1978. A very handy reprint of an 1898 catalog of sashes, doors, blinds, mouldings, and all types of interior and exterior decorative wood trim.

House Moving, Old Houses Make Good Neighbors. By Rosaria F. Hoogdon and S. Gregory Lipton. Published by Housing & Community Conservation Department, Eugene, Oregon, Copyright 1979. House moving is often the last resort in saving a building. This manual examines all facets and considerations involved in relocating a structure from one point to the next.

Fences, Gates, and Bridges, A Practical Manual. Written by George A. Martin. Published by the Stephen Greene Press, Brattle Boro, Vermont, copyright 1979. Essentially, this book is a reprint of an 1887 publication and is one of the only publications written on pre turn-of-the-century style fences and walls.

The Energy Efficient Home. By Steve Robinson and Fred S. Dubin. Published by the New American Library, P.O. Box 999, Bergenfield, New Jersey 07621, copyright 1978. This book examines methods for reducing energy costs as well as current information on energy producing systems. Information is useful to owners of old or new homes.

The Fuel Savers. By Dan Scully, Don Prowler, and Bruce Anderson. Published by the Northwest New Jersey Community Action Program. Available from Total Environmental Actions, Church Hills, Harrisville, N.H. 03450, copyright 1978. Basically a do-it-yourself idea book for methods of reducing fuel consumption around the house, such as shutters, insulating and glazing.

Site Planning for Solar Access. Author American Planning Association. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402, copyright 1979. A manual for planning the design, location and landscaping for a new residece to make the best use of the sun. Information is useful to existing homes as well.

Confronting the Older House, the Homeowner's Guide. By Kip Harris. Published by Utah Heritage Foundation, Copyright 1979. It is a handy publication for the homeowner describing typical problems encountered with older houses and neighborhoods. General information is given concerning remodeling, restoration, and rehabilitation.

W.E.R. System Manual. Author Paul Stumes. Published by the Association for Preservation Technology (APT), Box 2487, Station D, Ottawa, Ontario K1P5W6 Canada. Simple enough for do-it-yourselfers and thorough enough for engineers. This manual describes how to restore the structural strength of deteriorated timber without disturbing the building.

Main Street Manual. Published by Piedmont Environmental Council, 28-C Main Street, Warrenton, Va 22186, copyright 1978. A useful reference on rehabilitating small commercial districts.

Preservation Source Book. Published by the National Trust for Historic Preservation, Preservation Press, 1600 H Street, N.W., Washington, D.C. 20006. Contains all of the basic information such as building types and uses, preservation methodology, funding sources, and preservation techniques.

Worthwhile Pamphlets & Booklets

Renovate an Old House? U.S. Department of Agriculture Forest Service Home & Garden Bulletin #212. Superintendent of Documents, U.S. Government Printing Office, Washington D.C. 20402. Stock No. 001-000-03505-3. A simple concise booklet for persons considering purchasing a wood frame house. It points out areas of deterioration and areas of structural concern.

Homeowner's Glossary of Building Terms. U.S. Department of Housing and Urban Development, Washington, D.C. 20410, 1979. HUD-369-H(6). While not all inclusive, this publication is a quick reference for homeowners. It defines terms commonly used in home construction, repair, and maintenance.

Tips for Energy Savers. U.S. Department of Energy, Washington, D.C. 20585, 1978. #DOE/OPA 0037. While not an exhaustive study into home energy conservation, this booklet may touch on some areas of potential energy conservation which you may not have thought of.

The Repointing of Masonry Buildings. R.C.Mack, A.I.A. and James S. Askins. Published by Sermac Division of Service Master Industries, Inc., 2300 Warrenville Road, Downers Grove, Illinois 60515. This is an excellent publication.

How to Paint your Wood House, Helpful Tips on Exterior Painting. Published by the National Forest Products Association, 1619 Massachusetts Avenue, N.W., Washington, D.C. 20036. A simple, concise booklet touching on the types of painting equipment, surfaces, paints, finishes, and application techniques which are useful to the homeowner who is considering painting his or her house.

Simple Home Repairs, Inside. U.S. Department of Agriculture Extension Service, Program Aid #1034. Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402 #001-000-02815-4. Problems encountered around the interior of the home such as leaking faucets, the tools needed for repair and how to do it.

Simple Home Repairs, Outside. U.S. Department of Agriculture Extension Service, Program Aid #1193. Superintendent of Documents, U.S. Government Printing Office, Washington D.C. 20402. #001-000-03749-8. This basic booklet is along the same lines as the home repair interior booklet except that exterior building repair problems are dealt with in more detail. The booklet contains some useful repair techniques for exterior elements of the house which are not often dealt with such as dry wells and wood porch repair.

Paint & Painting: Selection, Preparation, Application. Consumer Information Series #2. Published by General Services Administration. Available from Consumer Information Public Documents Distribution Center, Pueblo, Colorado 81009. #022-000-00066-7, 1977. This is a general publication useful to those of us who have had little painting experience. It does contain a fair amount of basic how-to-do-it and how-not-to-do-it information. Caution: Avoid the use of polyurethane on wood floors, contrary to what the booklet suggests.

How to Finish Wood Floors, Old or New. Published by Pience & Stevens Chemical Corporation, P.O. Box 10921, Buffalo, New York 14240. Basic booklet on floor sanding, staining, and finishing.

Preservation & Energy Conservation. Published by the Advisory Council on Historic Preservation, 1522 K Street, N.W. Washington, D.C. 20005. Available from Superintendent of Documents, U.S. Government Printing Office, Washington D.C. 20402. #052-003-00676-6. The primary focus of this booklet is the comparable energy savings of rehabilitating existing buildings versus demolition and new construction.

Home Energy Savers' Workbook. Published by Federal Energy Administration. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. #FEA/D-76/386. This workbook is designed to aid the homeowner in determining what measures will make the home more energy efficient and how cost effective these measures are.

Guidelines for Rehabilitating Old Buildings: Principles to Consider When Planning Rehabilitation and New Construction Projects in Older Neighborhoods. Published by U.S. Department of the Interior, Washington D.C., copyright 1977. Available through Publication Service Center, HUD, Room B-258, Washington, D.C. 20410.

Community Development Block Grants: A Strategy for Neighborhood Groups. By Margaret J. Stone and Barbara L. Brown. Published by National Economic Development and Law Center, 2150 Shattuck Avenue, Berkeley, California 94704, copyright 1978. A worthwhile resource explaining how to organize and apply for C.D. Block Grants as well as monitoring the program once set up.

A Practical Guide to Storefront Rehabilitation. Arthur Norman Mintz. Published by the Preservation League of New York State, copyright 1977. A fine booklet discussing ways to upgrade early storefronts while retaining their original characteristics.

Basic Preservation Procedures. Published by the National Trust for Historic Preservation, Preservation Press, 1600 H Street, N.W. Washington, D.C. 20006. Information Sheet #20, copyright 1979. The basics of establishing a preservation program are covered in this booklet.

Preservation & the Tax Reform Act of 1976: The Tax Reform Act of 1976: Questions and Answers. Available from State Historic Preservation Offices or U.S. Department of the Interior, T.P.S. Section, N.P.S., Washington, D.C. 20243.

Catalogs

The Old House Journal 1980 Catalog: A Buyer's Guide. The Old House Journal Corporation, 199 Berkley Place, Brooklyn, New York, copyright 1979. A real necessity for anyone planning or actively engaged in rehabilitating an old house. Contains listings of hundreds of firms selling products and services for pre-1920 buildings.

The Brand New Old House Catalog. Compiled by Lawrence Grow. Published by Warner Books, 75 Rockefeller Plaza. New York, New York 10019. A large publication listing hundreds of craftsmen, manufacturers, suppliers, distributors, and dealers of old materials.

Restoration Products News. Published by the Old House Journal Corporation, 199 Berkley Place, New York 11217. A monthly publication listing new products and services for old buildings. New suppliers often have short articles explaining the nature of their products or services.

City House Directory. Published by Commission on Chicago Historical & Architectural Landmarks, Room 800, 320 North Clarke Street, Chicago, Illinois 60610. You need not live in Chicago to make use of this illustrated directory full of hard to find old house products.

New Publications for 1981-82.

Brickwork. By Ronald Brunskill and Alec Clifton-Taylor. Published by Von Nostrand Reinhold Company, New York, New York. Copyright 1982, page 160. An excellent graphic publication that, although British, very clearly illustrates early brick, brickwork patterns and types. The glossary has very useful definitions.

Restoring Houses of Brick and Stone. A practical comprehensive guide by Nigel Hutchings. Published by Van Nostrand Reinhold, New York, New York. Copyright 1982, page 192. The book is an interesting general guide to masonry buildings. The information contained tends to be somewhat more useful than Hutchings' earlier work, "Restoring Old Houses".

Porches & Patios...Home Repair & Improvement. By Time-Life Books. Alexandria, VA. Copyright 1981, page 136. This simple but amazingly useful little book uses excellent step-by-step illustrations to illustrate the construction of a wrap-around wood porch from the ground up. Very good for the homeowner with limited carpentry experiences.

The Old House Rescue Book...Buying and Renovating on a Budget. By Robert Kangas. Published by the Reston Publishing Company, Reston VA. Copyright 1982, page 247. This book, like several others on the subject, is useful when used as a group to educate prospective old house owners on the procedures of purchasing an old house.

Additional Reading

APT (Bulletin for the Association of Preservation Technology.) Box 2487, Station D, Ottawa, Ontario, Canada K1P 5W6. A very technical journal which is geared for the restoration/preservation professional. A homeowner may be interested in this publication as it reflects the state of the art in preservation technology and occasionally one of the articles may be of some practical use to him.

Downtown Improvement Manual, by Emanuel Berk, Chicago: The ASPO Press, 1976. Includes a good section on renovation of commercial buildings.

The Parts of a House, by Graham Blackburn, New York: Richard Marek Publishers, Inc., 1980. A good dictionary of construction terms.

Identifying American Architecture, by John J.G. Blumenson, Nashville: American Association for State and Local History, 1977. A very good, quick, introduction to styles.

Architecture in Context: Fitting New Buildings with Old. New York: Van Nostrand Reinhold, 1980.

The Restoration Manual, by Orin M. Bullock, Jr., Norwalk, Connecticut: Silvermine Publishers, Inc., 1966. This book is an excellent guide to the methodology of detailed restoration work. It deals with how to do an authentic restoration. It would be very useful if a homeowner were to become involved in doing complete restoration work.

Cyclical Maintenance for Historic Buildings, by Henry J. Chambers, AIA. Interagency Historic Architectural Services Program, Office of Archeology and Historic Preservation, National Park Service, U.S. Department of the Interior, 1976. More technical than most; includes procedures for upkeep, after a renovation is complete.

Buildings Reborn: New Uses, Old Places, by Barbaralee Diamonstein. New York: Harper and Row, 1978. Good examples of individual renovation projects.

The Architecture of Country Houses, by Andrew Jackson Downing. New York: Da Capo Press, 1968. This is a reprint of a pattern book originally published in 1850. It was one of the most influential of the pattern books on Victorian housing and is known to have been used in Utah.

Exterior Decoration. A Treatise on the Artistic Use of Colors in the Ornamentation of Buildings. Philadelphia: The Athenaeum of Philadelphia, 1976. This is a reprint of an 1885 publication of the Devoe Paint Company complete with new introduction. It is a remarkable book with a full discussion of how and why certain paint colors should be used and comes with two pages of original paint colors and a number of color renderings. This is the best source for authentic Victorian paint colors and has a thorough bibliography.

Metals in America's Historic Buildings, by Margot Gayle, David W. Look; and John G. Waite. U.S. Department of the Interior; Heritage Conservation and Recreation Service; Technical Preservation Services Division; Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 1980. Good for storefront renovations that include cast iron or stamped metal.

Utah Catalog: Historic American Buildings Survey, by Paul Goeldner, Salt Lake City: Utah Heritage Foundation, 1969.

The Architectural History of Utah, by Peter L. Goss. Utah Historical Quarterly 43 (Summer 1975): 208-239.

The Victorian Home in America, by John Maass. New York: Hawthorn Books, 1962. This is a readable appreciation of Victorian houses with some excellent sections on the way in which Victorian houses were built by combining various machine made components together into an eclectic but somehow unified composition.

Introduction to Early American Masonry, Stone, Brick, Mortar and Plaster, by Harley J. McKee. National Trust for Historic Preservation and Columbia University, 1973. Provides technical procedures for repair of brick walls.

Old and New Architecture, National Trust for Historic Preservation. Washington, D.C.: Preservation Press, 1980. A good series of essays on the issue of fitting new architecture with old.

What Style Is It?, by John Poppeliers, Allan S. Chambers, and Nancy B. Schwartz. Washingtron, D.C.: Preservation Press, 1977. Very readable survey of major styles.

A Primer: Preservation for the Property Owner, Preservation League of New York State. The Preservation League of New York State, Inc., 1978. Includes brief descriptions on all major aspects of exterior renovation.

Main Street: The Face of Urban America, by Carole Rifkind. New York: Harper and Row, 1977. Presents a good view of what typical streets looked like in their original state.

Remodeling Old Houses Without Destroying their Character, by George Stephen. New York: Alfred A. Knopf, 1976.

The Origins of Cast Iron Architecture in America, by Knight W. Sturges, New York: Da Copa Press, 1970.

The Old-House Journal 1982 Catalog, the Editors of the Old-House Journal. The Old-House Journal Corporation, 1981. A catalog of replacement parts for historic buildings

Heritage Colors, 1820/1920, the Sherwin-Williams Company. The Sherwin-Williams company, 1981. Includes paint chips and color illustrations.

American Architecture Since 1780: A Guide to the Styles. by Marcus Whiffen. Cambridge: the M.I.T. Press, 1969.

Craftsman Bungalows, by Yoho and Merritt. Seattle: 1910.

Design Guidelines

FOR

Historic Districts

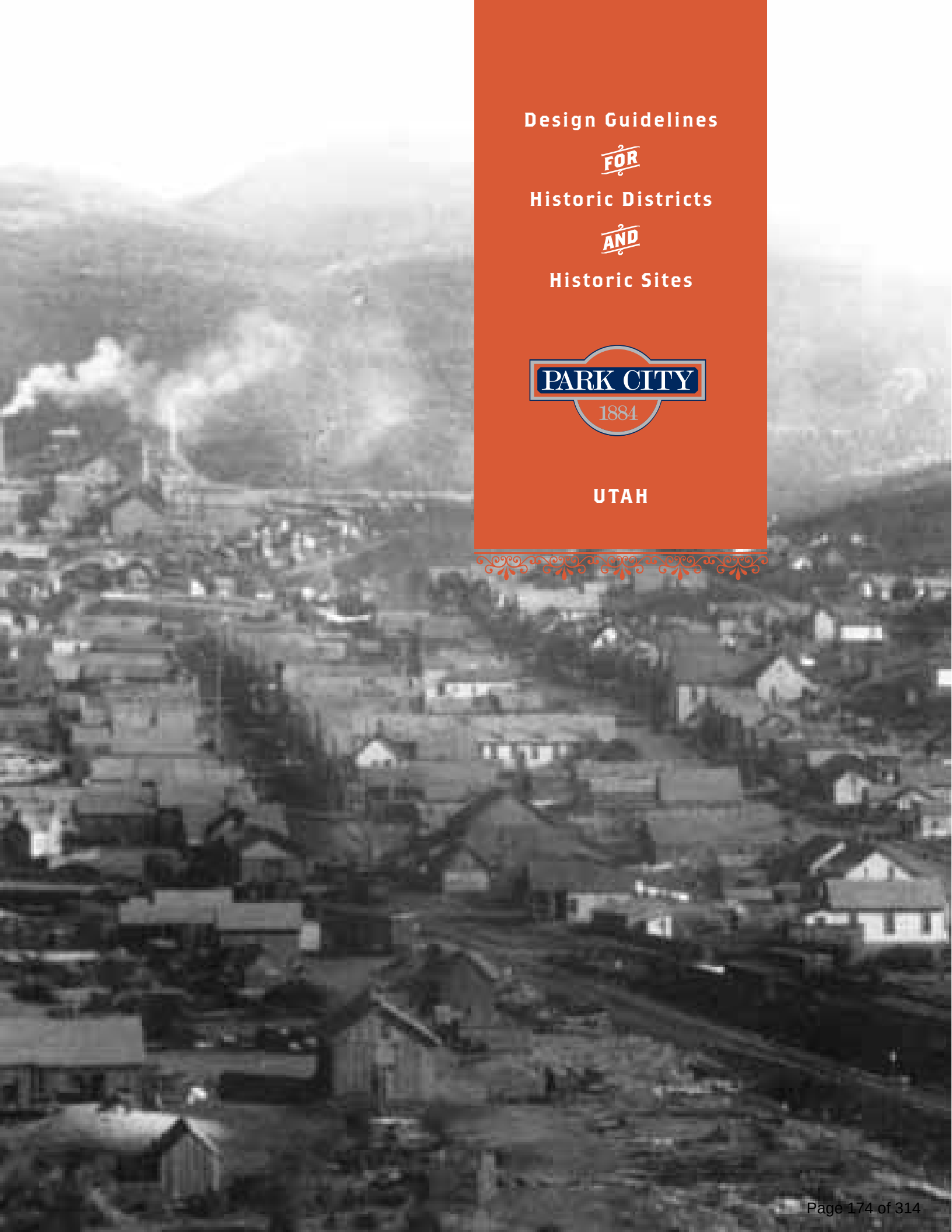
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Design Guidelines

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June 19, 2009

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PARK CITY
1884

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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.

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

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 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.


HISTORIC SITE FORM - HISTORIC SITES INVENTORY

More then 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.

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.

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

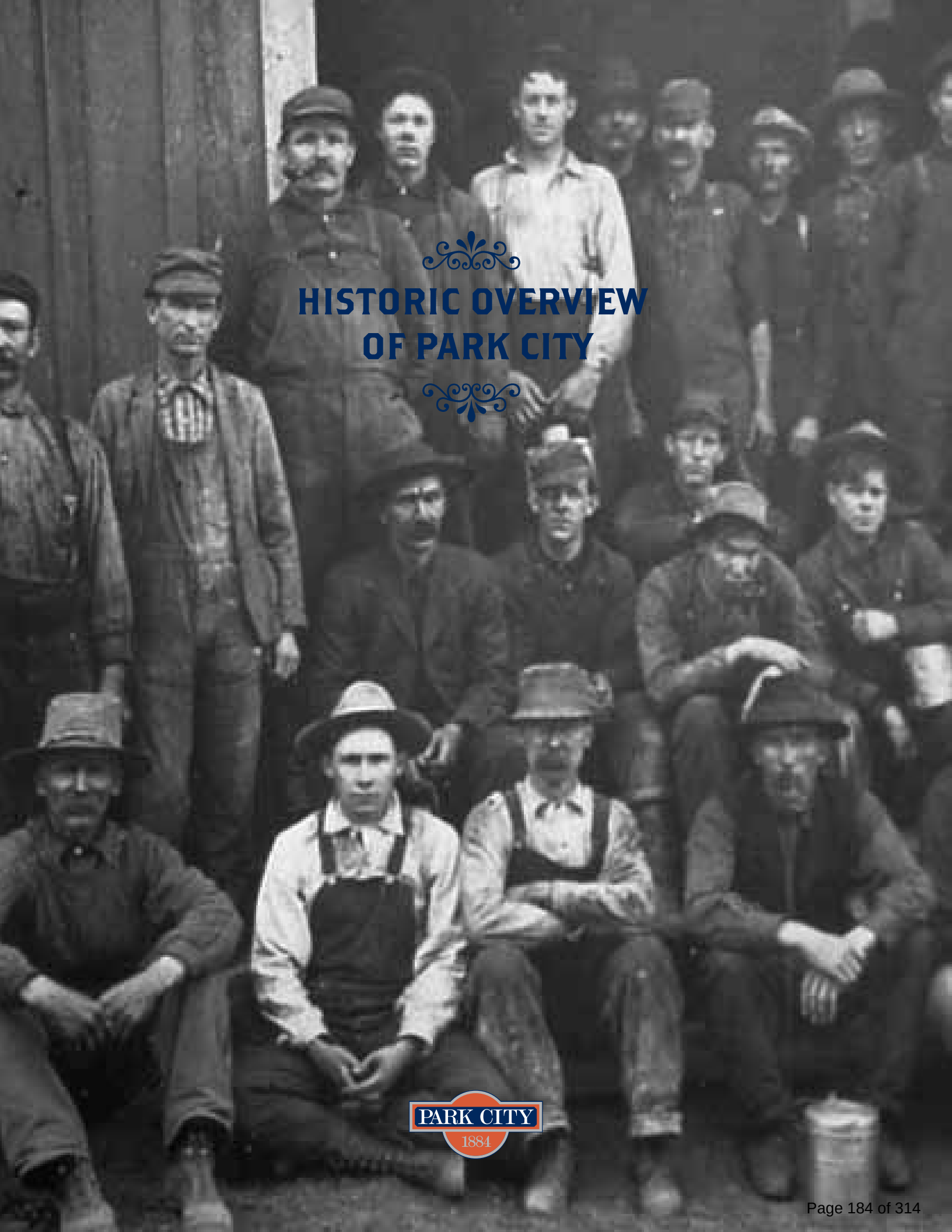
If you want to update a building for its current or a new use, you will be rehabilitating it. **Rehabilitation**, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.

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'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.



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

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.

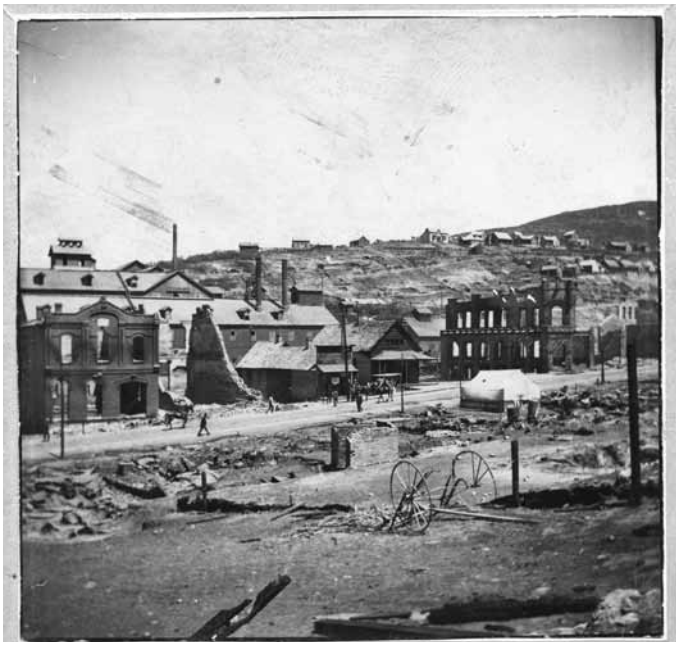


One of many prosporous Main Street businesses (date unknown). Source: Park City Museum.

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

Mature Mining Industry (1894-1930)

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



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.

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.

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.



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

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

Architectural Character of Historic Park City

Mining town architecture is unique. 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



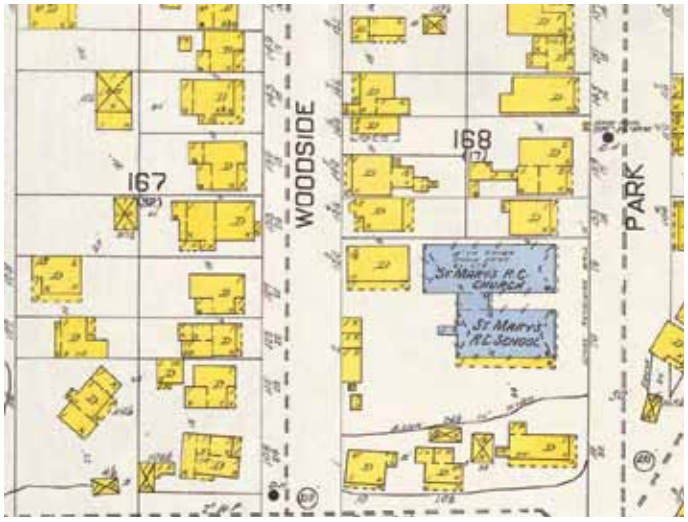
Looking West and South from Rossi Hill with Sandridge in the foreground, c. 1922. Source: Park City Museum.

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.



Construction crew erecting a frame house (date unknown).
Source: Park City Museum.

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

Like the residential structures, the early commercial buildings in Park City were frame, one-story structures with false fronts or two-story structures with offices, social halls or residences on the second floor. They include the typical elements of commercial buildings of the time with a 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

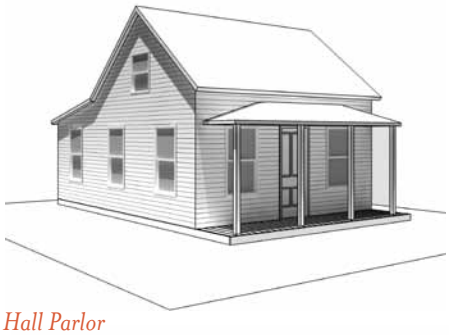
Historically, residential structures built in Park City were most frequently frame construction clad with non-beveled siding of various profiles. Several houses use a simplified version of patterned shingles typically seen on Queen Anne style homes. Sites sloped steeply and as a result many houses were 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.

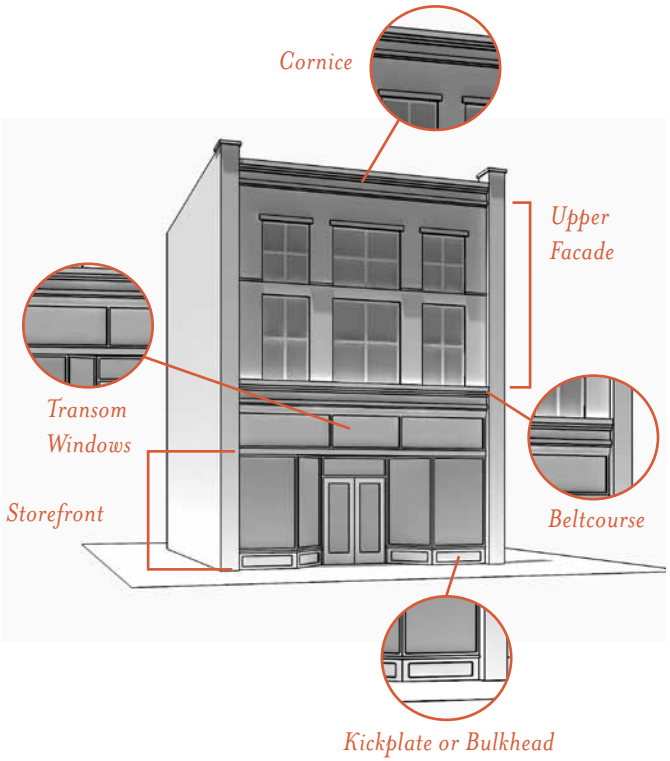
Commercial Building Types & Styles

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 kick-plate below the glass provided protection from the street. For buildings with upper floors, windows were smaller and vertically oriented and walls appeared more opaque. Because of the gradual rise of Main Street from north to south, the buildings step to follow the grade and give the street a unique character.

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

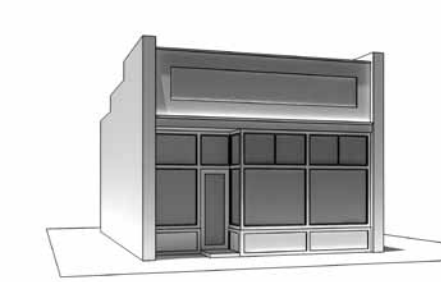
A few buildings that stand out from the fabric of typical Victorian-inspired commercial buildings utilize derivations of Revival styles of the time. For example, Egyptian motifs are used on the theater (328 Main Street) and Moderne elements found on the War Veterans Memorial Building (427 Main Street). 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.



Traditional storefront components

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.



One Par t 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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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?

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

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?

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 aplication 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.

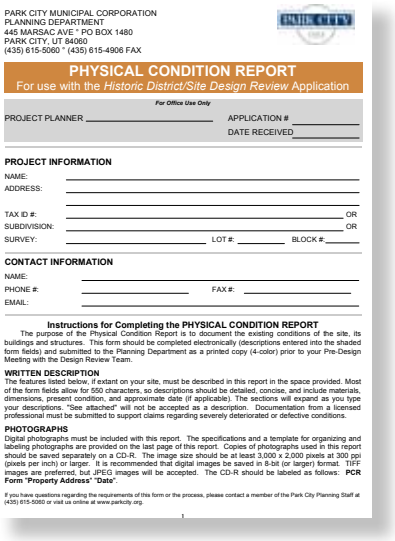
C. Photographs – Historic, Subject Property, & Context: Where appropriate, a measuring scale should be included in the photograph to verify dimensions. Photographs may be standard film or digital; Polaroids are not acceptable. Photographs from standard film must be color prints – 4"x6" or larger, clearly 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.



PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE * PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060 * (435) 615-4906 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 550 characters, so descriptions should be detailed, concise, 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. TIFF 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) 615-5060 or visit 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.

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).

- 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 reciept 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.

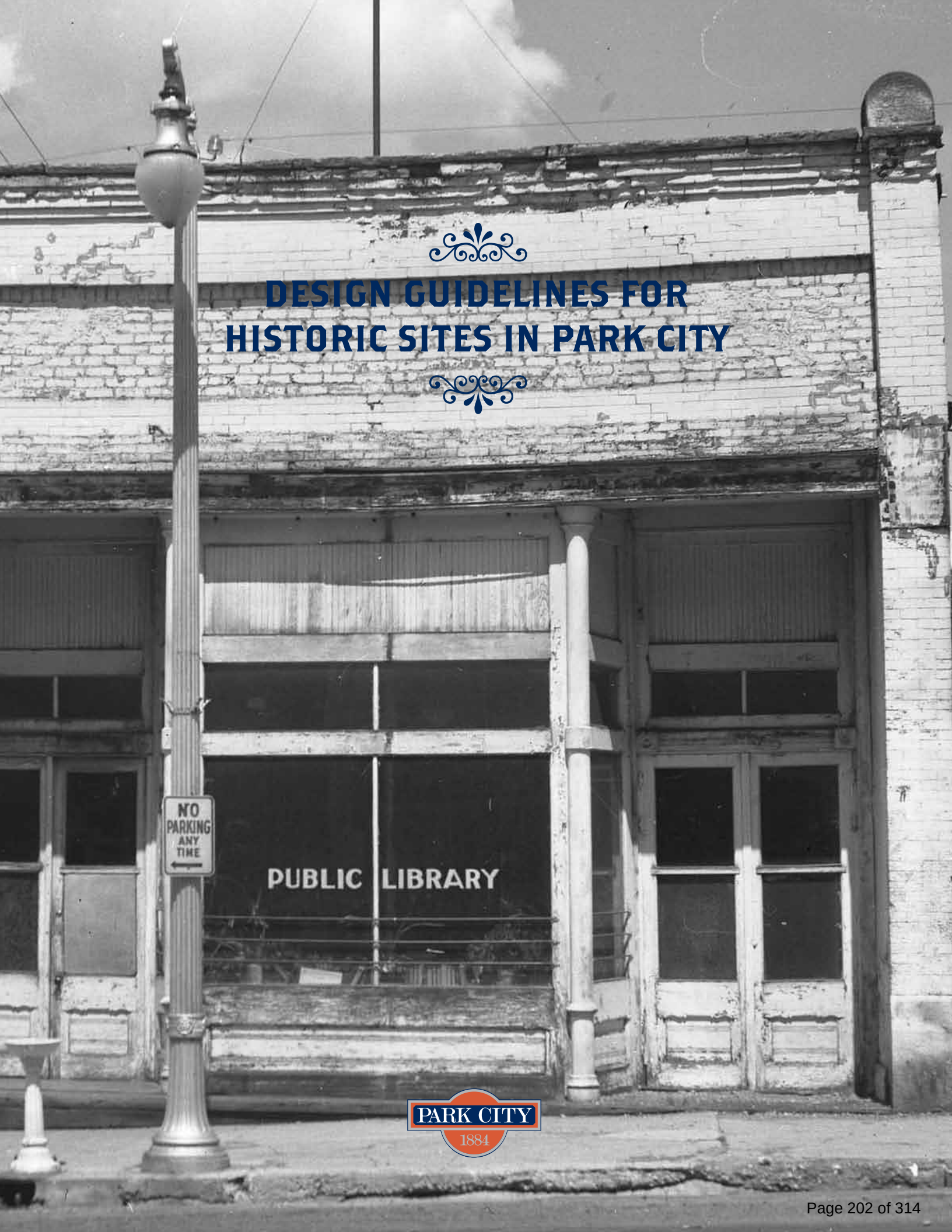
The Appeals process is described in the Land Management Code. See Title 15-11-11 Historic District Design Review.

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

PARK CITY
1884

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.





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

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.



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.



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

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.

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.

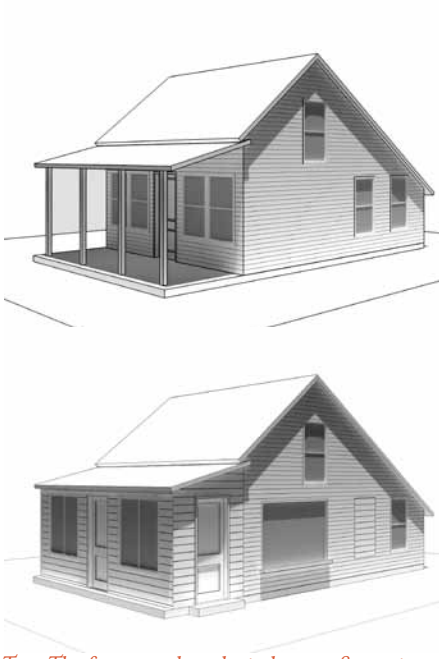
B.2.3 If disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly should be used.

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 widows, and changing porch roofs to balconies or decks.

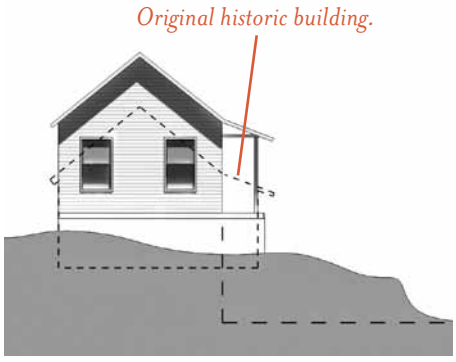


Top: The front porch and window configurations are original. Bottom: Window openings have been altered and the front porch enclosed. These treatments are incompatible and should be avoided.

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.



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.

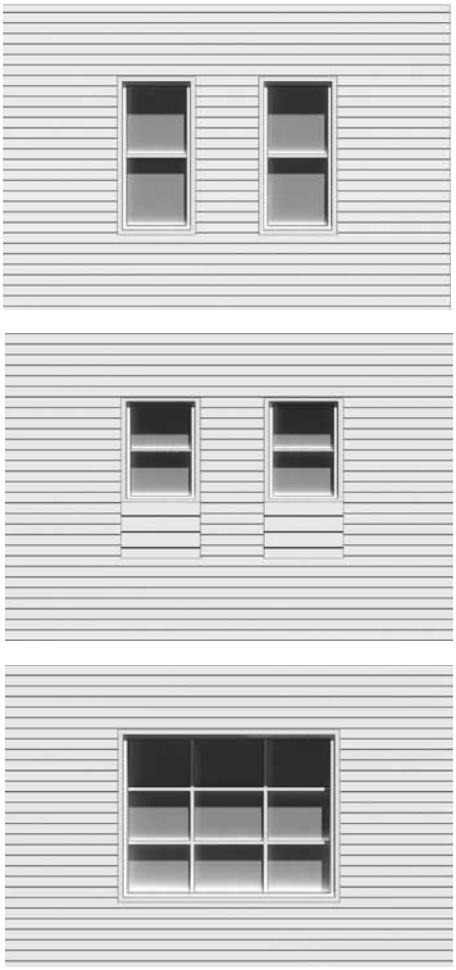
B.4.3 Storm doors and/or screen doors should not be used on primary or secondary facades unless the applicant can show that they will not diminish the integrity or significance of the building.

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.



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.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.

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.

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.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.

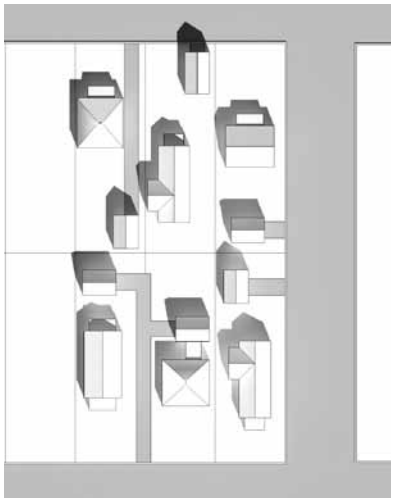
C.1.3 When locating new off-street parking areas, the existing topography of the building site and significant site features should be minimally impacted.

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.

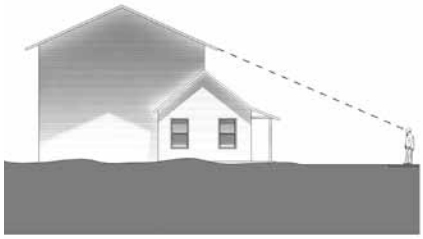
D.2.3 Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

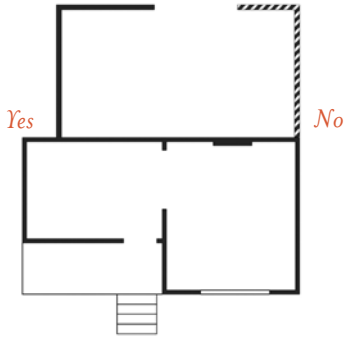
D.2.4 Large additions should be visually separated from historic buildings when viewed from the public right of way.

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 facades.

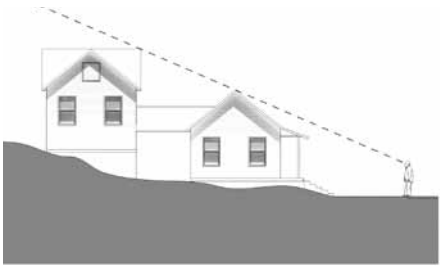
D.3.3 Window or egress wells, if needed, should not be located on the primary façade. Window or egress wells should be located behind the midpoint of the secondary façades or in a location that is not visible from the primary public right-of-way. Landscape elements should be used to screen window/egress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

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.

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.

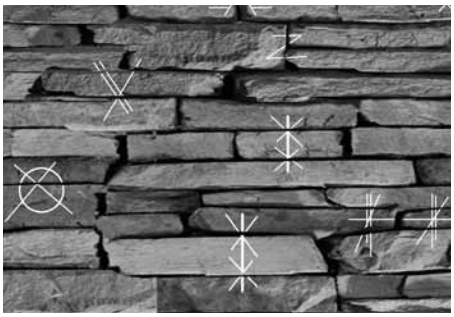
F.3.3 Important architectural features should be removed, marked, and stored before the structure or element is disassembled.



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.

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

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.

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.

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.

The National Trust for Historic Preservation also provides extensive resources for owners who want to make a difference. Go to wws. 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.

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L. SUSTAINABILITY

Historic Preservation is an important component of any effort to reduce your carbon footprint. Taking the steps necessary to make your historic builidng 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.

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

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.

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.

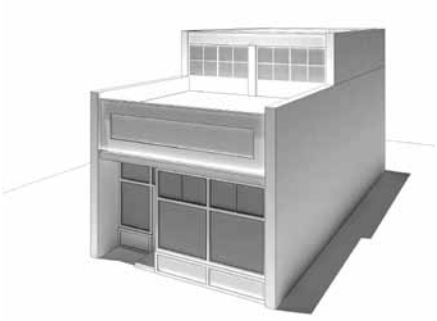
MSHS2. The alignment and setback along Main Street are character-defining features of the district and should be preserved.

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.

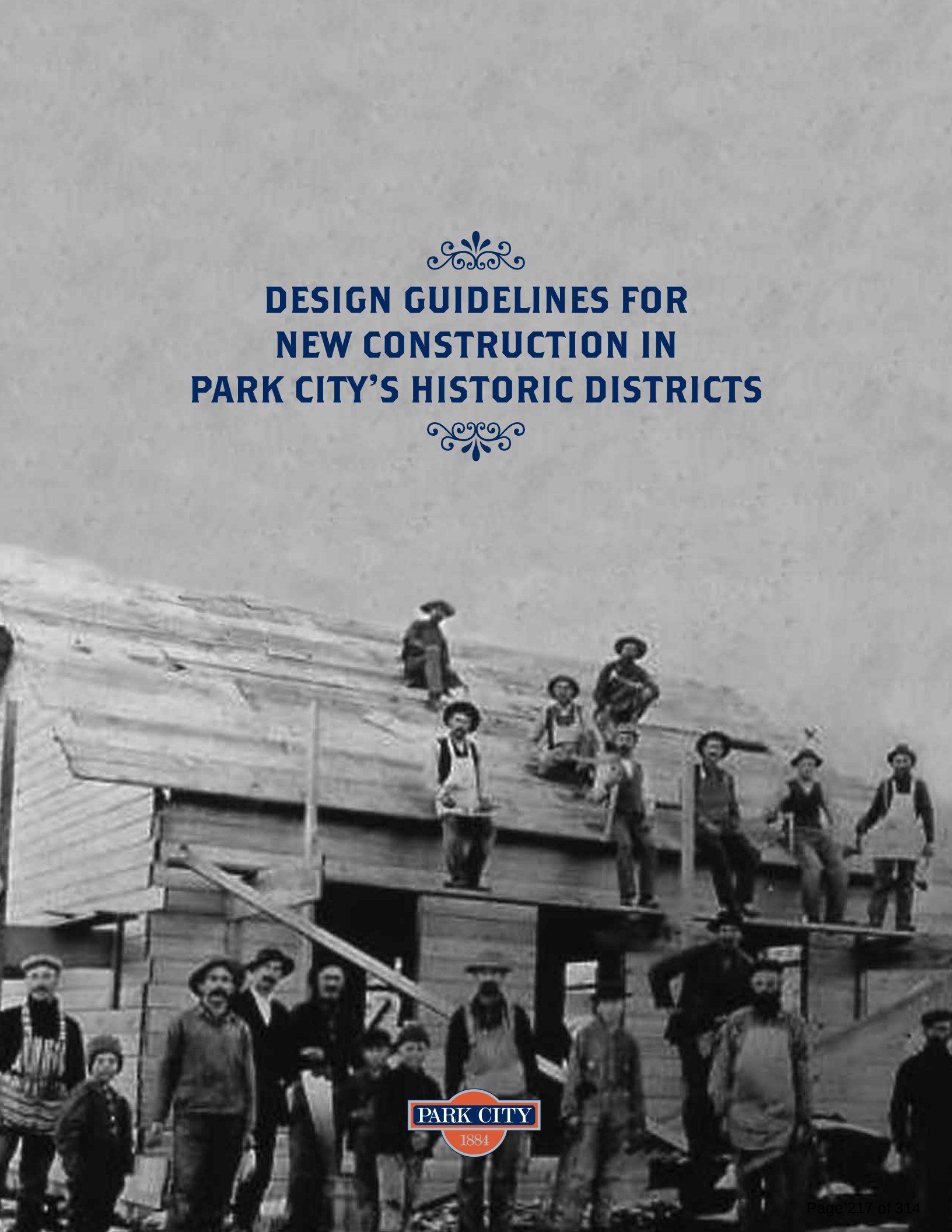
MSHS6. Rooftop additions may be allowed; they should generally not exceed one story and should be set back from the primary façade so that they are not visible from the primary public right-of-way. See the section titled *Additions to Historic Buildings* for further guidance.



Rooftop additions generally should not exceed one story.

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.

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



PARK CITY
1884

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-survivng 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.

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

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

A.2. Lot Coverage

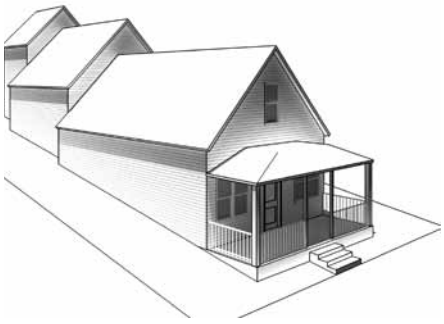
A.2.1 Lot coverage of new buildings should be compatible with the surrounding Historic Sites.

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.



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

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.

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.



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

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.

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



Typical roof forms seen in the Historic Districts.

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

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.

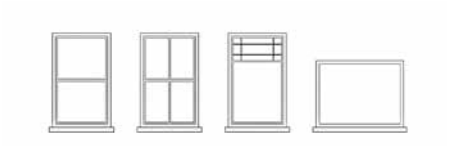




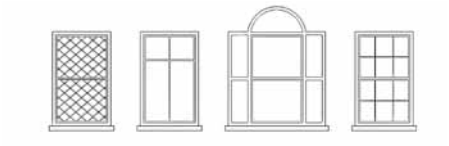
On commerical and institutional buildings, stone was used for foundations, exterior walls, sills, and/or coping.



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



Preferred solution – windows



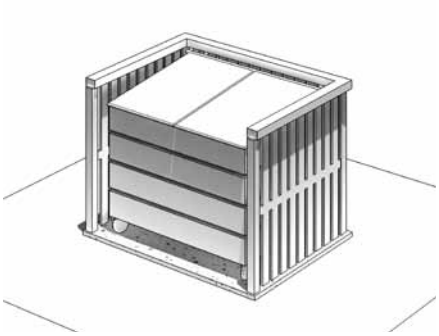
Not recommended – windows



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 buildng'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.



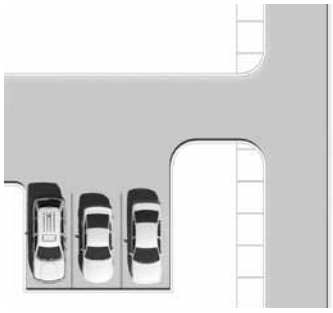


D .2.2 If the lot size dictates that the garage must be located above, below, or adjacent to the primary living space, its visual impact should be minimized.

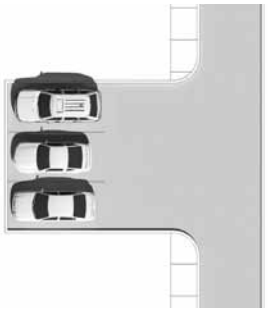
D.2.3 Single-width tandem garages are encouraged. Side-by-side parking configurations are strongly discouraged; if used, they should be visually minimized when viewed from the public right-of-way.

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. The non-profit organization provides resources for owners and building managers. Go to www.usgbc.org/ to learn more about the Leadership in Energy and Environmental Design (LEED) programs for residential and commercial sustainable building practices.

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

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.

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

J.1 Cluster mail boxes (commony 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.



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

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.

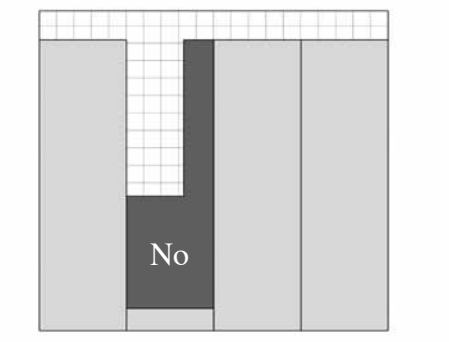
MSNC4. Maintain the range of building heights seen historically on Main Street.

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

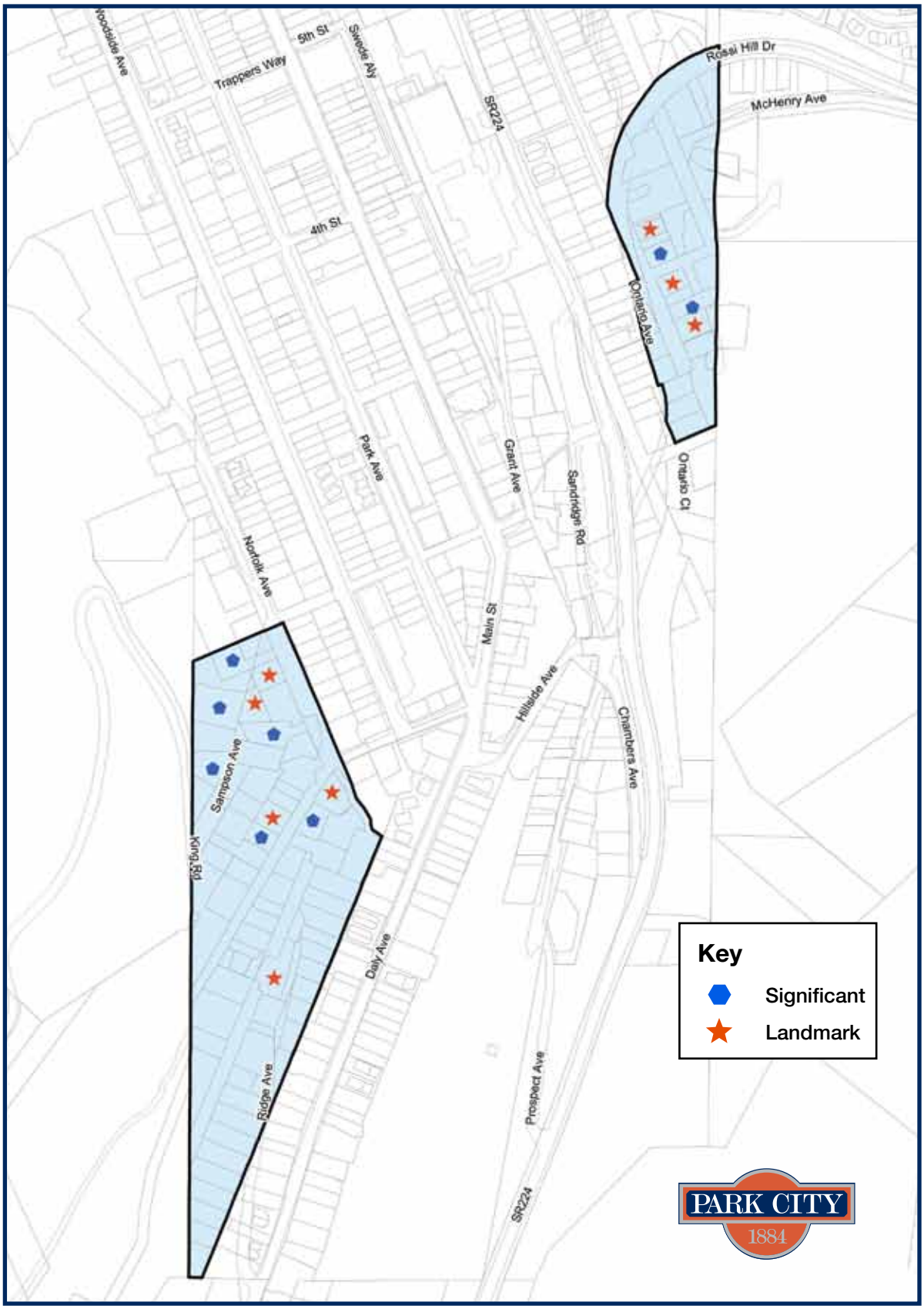
Main Street National Register Historic District

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

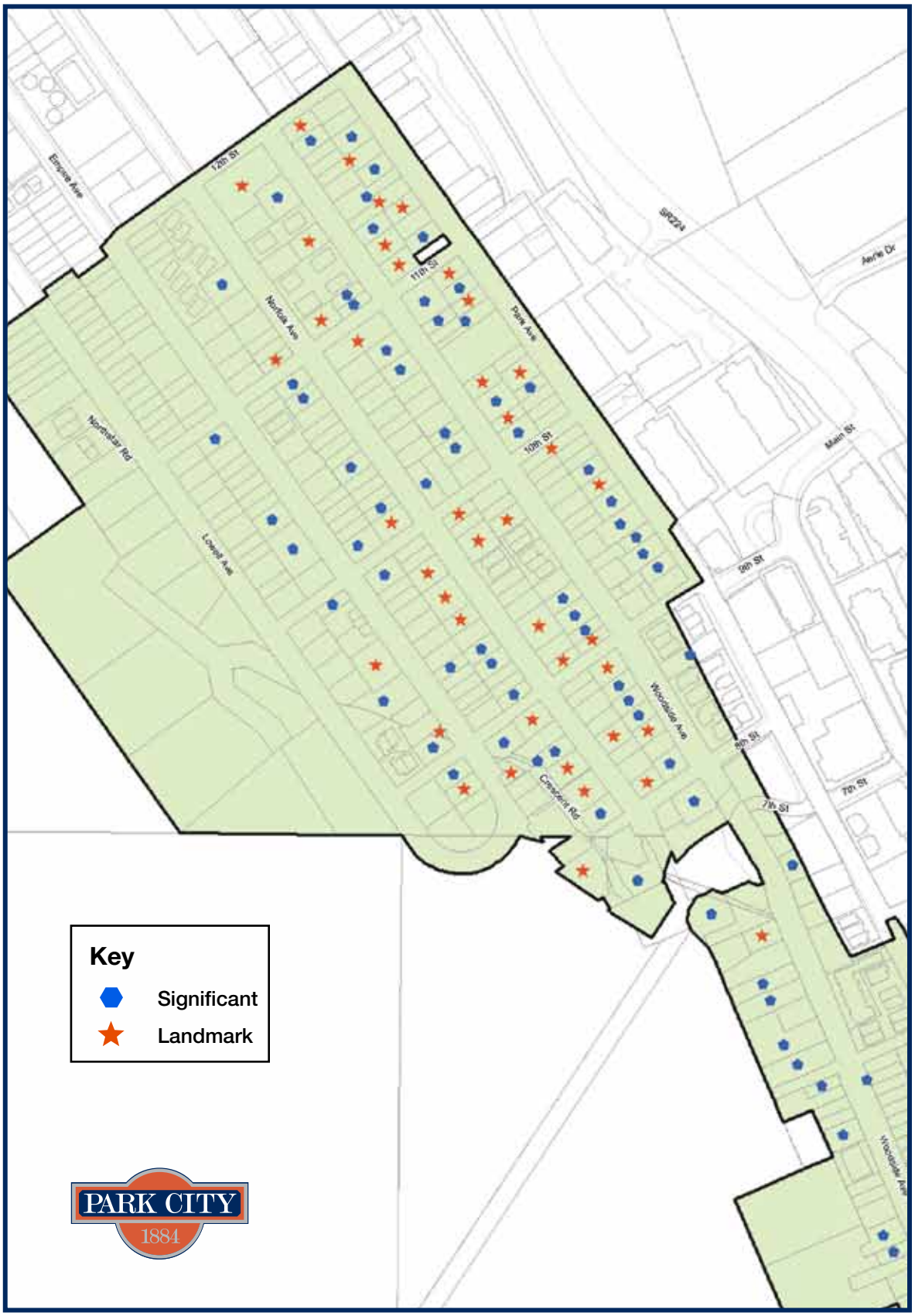
Historic Sites in the HR-L Zone



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

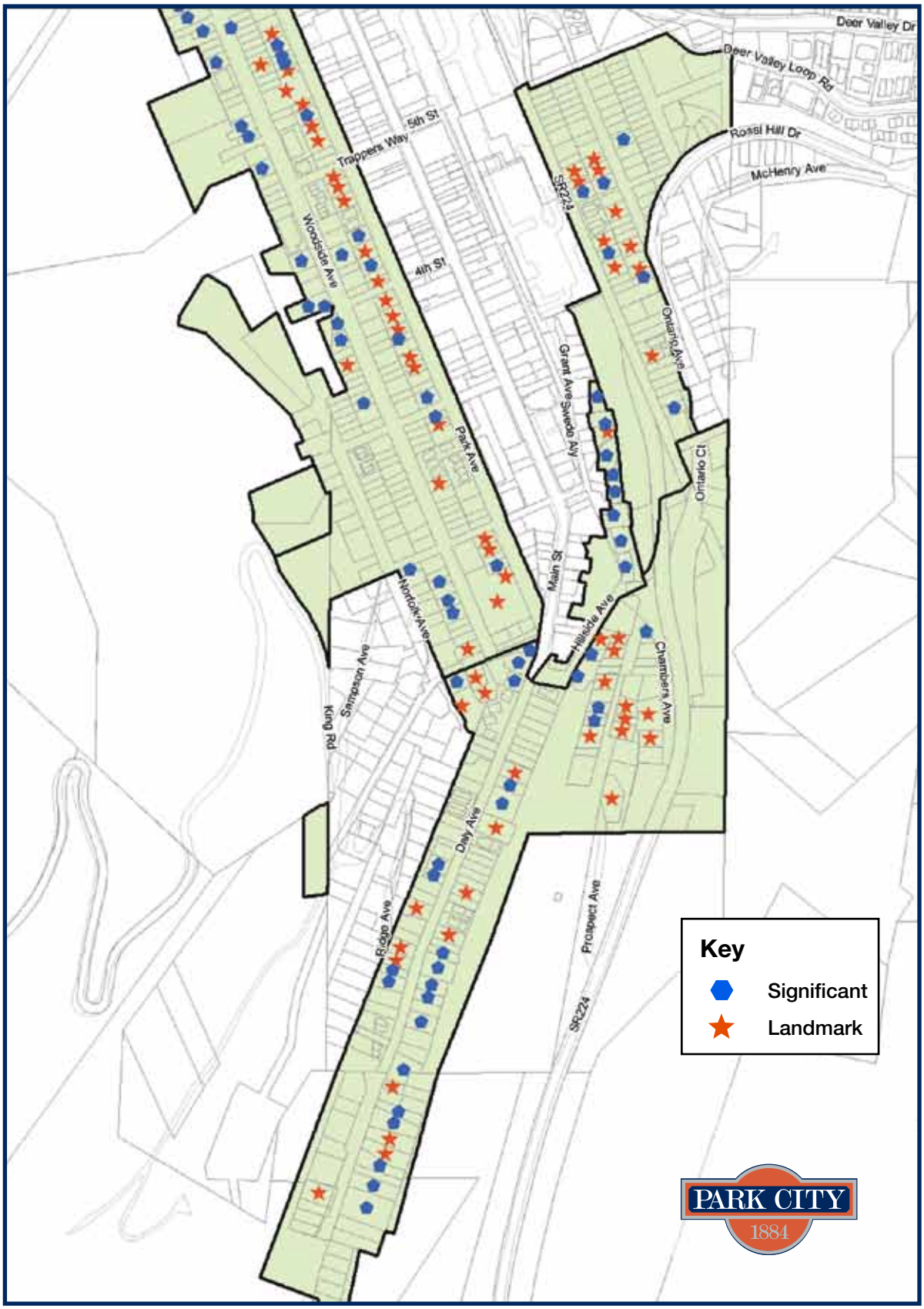
Historic Sites in the HR-1 Zone, Page 1



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
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1147 Woodside Avenue - Significant Site
1158 Woodside Avenue - Significant Site
1162 Woodside Avenue - Landmark Site
1167 Woodside Avenue - Landmark Sit

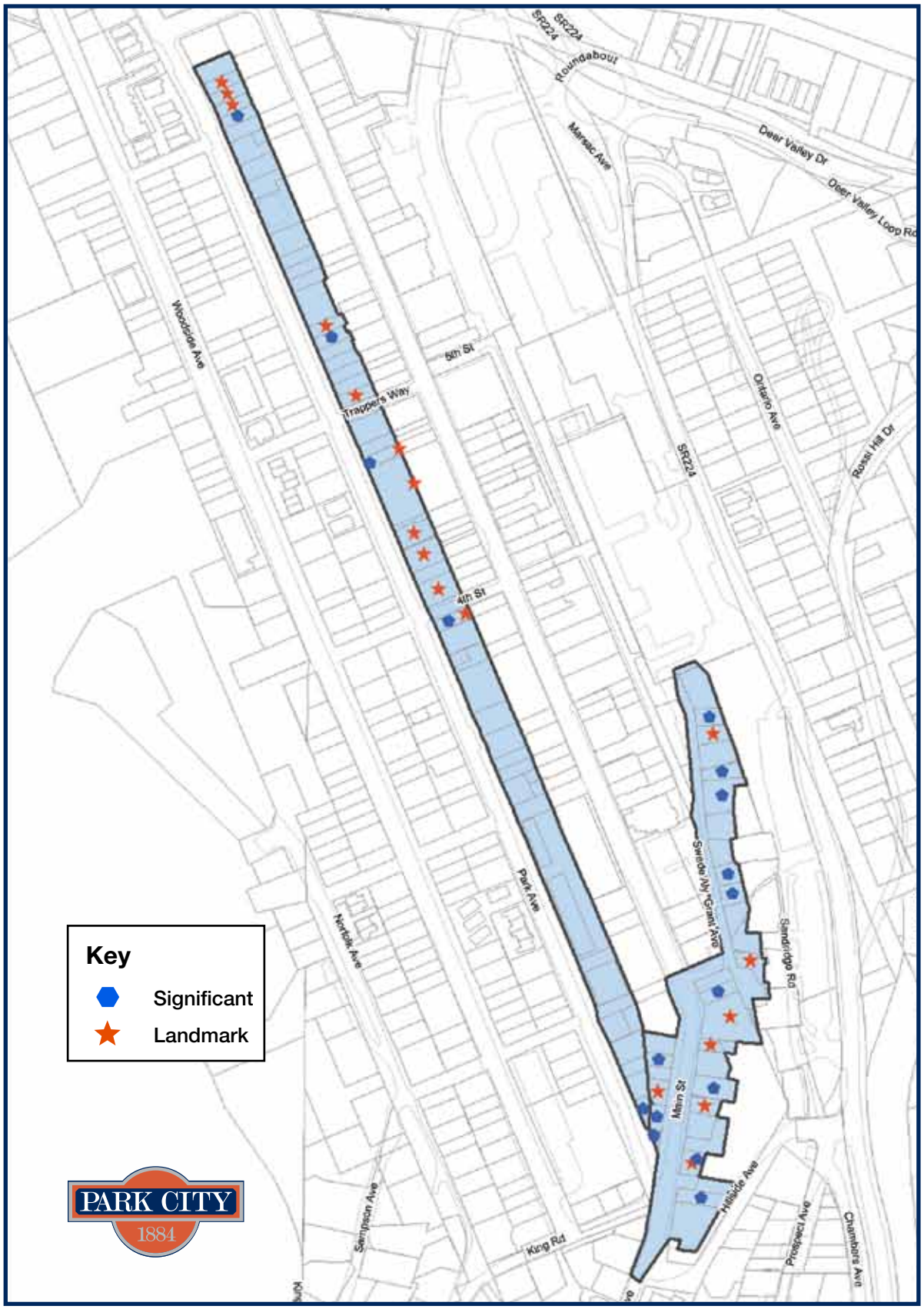
Historic Sites in the HR-1 Zone, Page 2



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

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

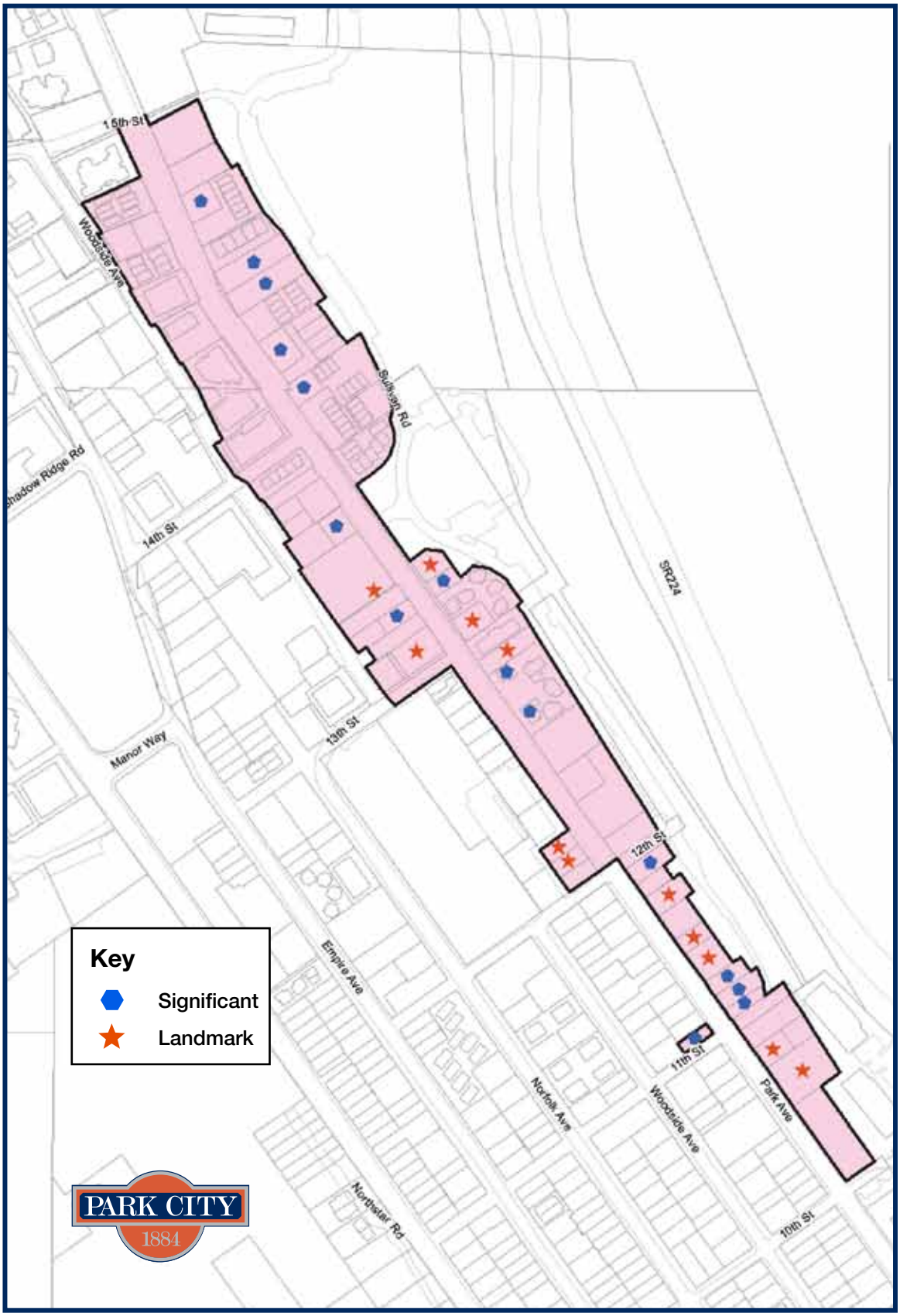
Historic Sites in the HR2A/B Zone



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

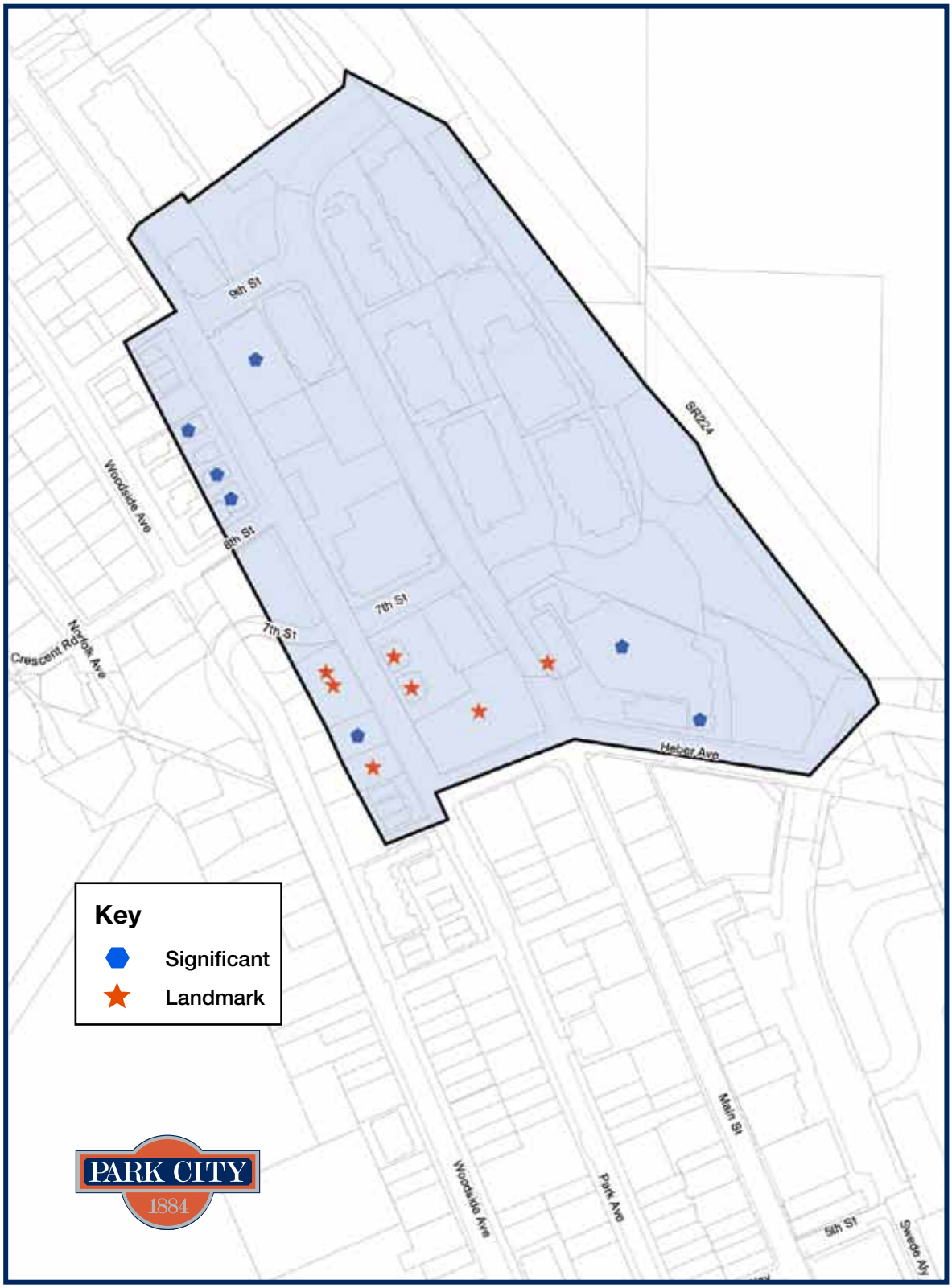
Historic Sites in the HR-M Zone



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

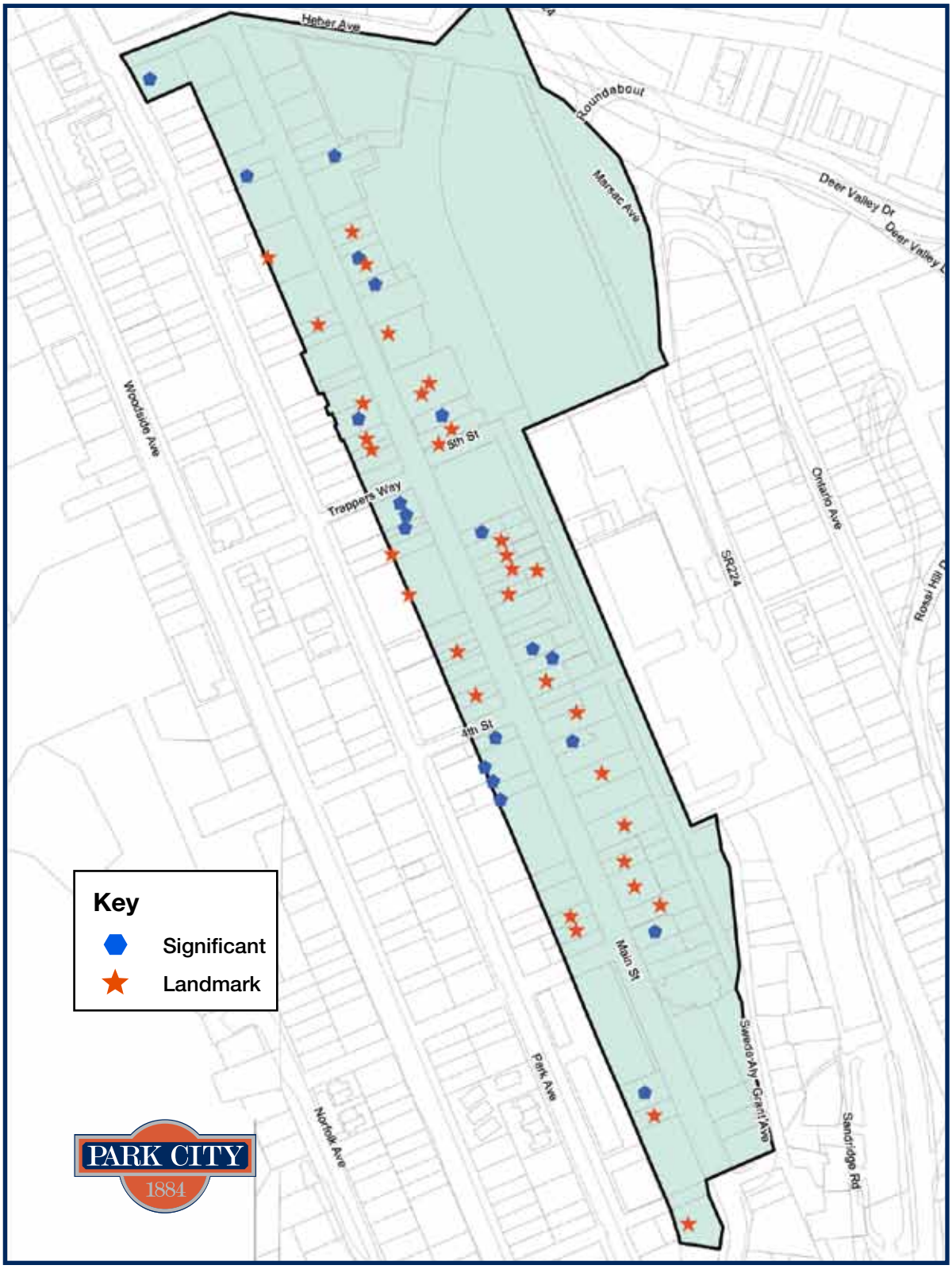
Historic Sites in the HR-C Zone



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
221 Main Street - Landmark Site
227 Main Street - Significant Site
268 Main Street - Significant Site
305 Main Street - Landmark Site
306 Main Street - Landmark 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
562 Main Street - Landmark Site
573 Main Street - Landmark Site
586 Main Street - Significant Site
591 Main Street - Significant Site
660 Main Street - Landmark Site
630 Park Avenue - Significant Site

Main Street National Register Historic District

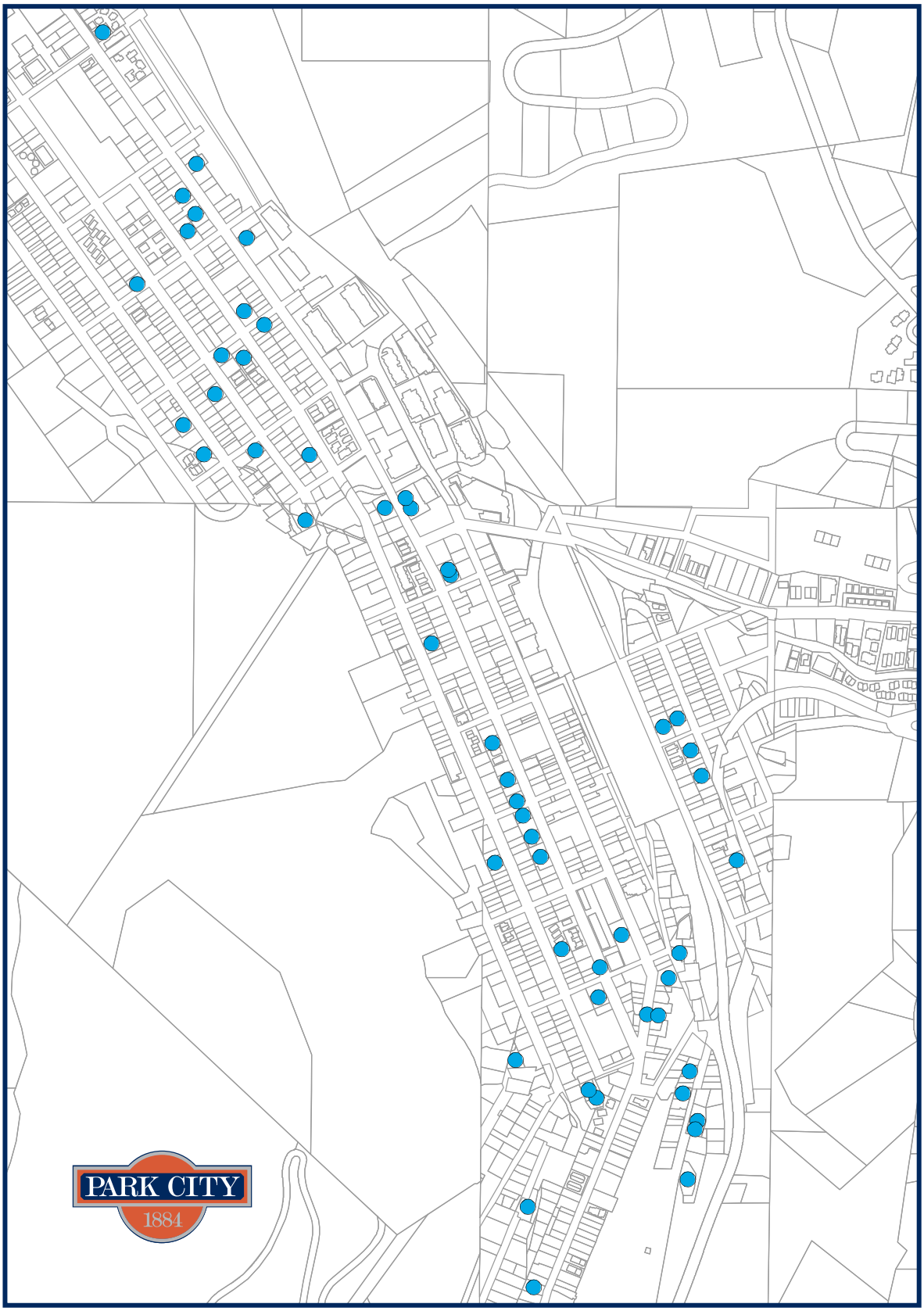


Main Street National Register Historic District

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

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

911 Empire Avenue

939 Empire Avenue

33 King Road

39 King Road (aka Seventh St.)

146 Main Street (aka 140 Main St.)

150 Main Street

176 Main Street

221 Main Street

412 Marsac Avenue

662 Norfolk Avenue

713 Norfolk Avenue

843 Norfolk Avenue

945 Norfolk Avenue

962 Norfolk Avenue

1101 Norfolk Avenue

247 Ontario Avenue

335 Ontario Avenue

355 Ontario Avenue

413 Ontario Avenue

139 Park Avenue

157 Park Avenue

325 Park Avenue

343 Park Avenue

363 Park Avenue

401 Park Avenue

421 Park Avenue

445 Park Avenue

606 Park Avenue

610 Park Avenue

690 Park Avenue

698 Park Avenue

703 Park Avenue

959 Park Avenue

1062 Park Avenue

1119 Park Avenue

1135 Park Avenue

1150 Park Avenue

1304 Park Avenue

22 Prospect Street

36 Prospect Street

57 Prospect Street

59 Prospect Street

101 Prospect Street

147 Ridge Avenue

622 Rossie Hill Drive

652 Rossie Hill Drive

660 Rossie Hill Drive

41 Sampson Avenue

147 Swede Alley (aka Grant Ave.)

232 Woodside Avenue

335 Woodside Avenue

564 Woodside Avenue

817 Woodside Avenue

951 Woodside Avenue

1010 Woodside 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, locatin, 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 sontituent 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 spceific 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 15-11.

(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 15-11.

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 hsitoric 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 hsitoric 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 hsitoric 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 hsitoric sites.

Scale: A relative or proportionate size.
Size: The physical magnitude of an object based on acutal 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, directioal 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; phtographs 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:

1. **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 wwwparkcityhistory.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.digitalnewpapers.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.

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Stantec

Memo

To:	Rebecca Ward Park City Municipal Corporation	From:	Emily Reed Austin
Project/File:		Date:	August 28, 2026

Reference: Aluminum and Aluminum-clad Windows in Park City's Historic Districts

1 Purpose

Park City Land Management Code Sections 15-13-2 and 15-13-8 allow aluminum-clad wood windows in certain circumstances within Historic Districts while prohibiting aluminum windows. The purpose of this memorandum is to evaluate whether a preservation-based justification exists for maintaining this distinction.

2 Summary Conclusion

Based on historic preservation best practices, the Secretary of the Interior's Standards for Rehabilitation, Park City's Historic Design Standards, and the physical characteristics of the materials themselves, there is a defensible basis for allowing aluminum-clad wood windows while prohibiting all-aluminum windows in Historic Districts. This is a typical guideline for historic properties across the United States.

Although some contemporary aluminum window products can approximate the appearance of traditional wood windows from a distance, aluminum-clad wood windows more closely replicate the material depth, profile dimensions, shadow lines, proportions, and visual character associated with historic wood construction. In addition, aluminum-clad wood windows maintain wood as the primary structural and visual component of the assembly while using aluminum as a protective exterior cladding. This approach better aligns with preservation principles that emphasize compatibility with historic materials and traditional construction patterns.

3 Historic Preservation Framework

Historic preservation standards generally focus on preserving character-defining features and ensuring that replacement materials are compatible with historic building materials and design traditions. Compatibility is evaluated not only by color and overall appearance but also by:

- Material expression
- Profile dimensions
- Depth and shadow patterns
- Frame and sash proportions
- Surface texture
- Relationship to traditional construction methods

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The Secretary of the Interior's Standards recognize that replacement features should match historic features in design, color, texture, and where possible, materials. While exact material replication is not always required, compatible materials are generally preferred when they preserve historic character.

Within western mining communities such as Park City, historic windows were traditionally constructed of wood. Consequently, replacement windows that retain wood as the primary frame and sash material are more consistent with the historic development pattern than windows fabricated entirely from aluminum.

4 Physical Differences Between Aluminum-Clad Wood and Aluminum Windows

4.1 Aluminum-Clad Wood Windows

Modern aluminum-clad wood windows consist of a wood frame and wood sash protected on the exterior by a relatively thin aluminum cladding. The interior remains wood and the frame depth reflects traditional wood window construction and profiles. Example assemblies reviewed for this study include wood frame and sash members with aluminum protective cladding attached to the exterior, provided by Park City Municipal Corporation.

Key characteristics include:

- Primary structural material is wood
- Greater frame and sash depth typical of traditional wood windows
- Traditional shadow lines and reveal conditions
- Interior wood surfaces
- Exterior aluminum serves primarily as weather protection
- Better replication of historic wood construction

4.2 All-Aluminum Windows

All-aluminum windows rely on aluminum for the frame and sash structure. Even in thermally broken systems, the visible frame components remain aluminum throughout the assembly.

Key characteristics include:

- Primary structural material is aluminum
- Thin metal profiles and crisp edges characteristic of modern construction
- Different visual depth and material expression
- Different weathering characteristics
- Different tactile and visual qualities than traditional wood windows

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5 Appearance Considerations

Property owners are correct that some contemporary aluminum windows can appear similar to aluminum-clad wood windows when viewed from a distance. Color, finish, and glazing configurations can reduce visual differences. However, preservation review is typically conducted at pedestrian scale and considers more than distant appearance. Historic preservation professionals routinely evaluate:

- Frame depth
- Sash thickness
- Mullion dimensions
- Edge conditions
- Material texture
- Reflectivity
- Shadow lines

These characteristics remain visibly different between all-aluminum systems and wood-based systems, particularly at close range and on streets with significant pedestrian activity. Consequently, the distinction maintained in Park City's code is rooted in compatibility with historic character rather than solely distant visual similarity.

6 Durability and Performance

The reviewed National Fenestration Rating Council documentation indicates that both aluminum-clad wood and thermally broken aluminum products can achieve strong energy-performance metrics depending on glazing configuration. Accordingly, the basis for the code distinction does not appear to be energy performance. Rather, the distinction is primarily related to preservation objectives and material compatibility.

7 Compatibility with Material and Form

Park City's Historic District regulations emphasize maintaining the character and visual quality of historic neighborhoods. The existing code language specifically identifies aluminum-clad wood windows as appropriate while identifying aluminum windows as inappropriate.

This distinction is consistent with common preservation practice nationwide. Historic preservation standards generally focus on preserving character-defining features and ensuring that replacement materials are compatible with historic building materials and design traditions. Compatibility is evaluated not only by color and general appearance, but also by material expression, frame and sash proportions, profile dimensions, shadow lines, texture, detailing, and the relationship of the replacement to traditional construction methods. The Secretary of the Interior's Standards identify design, visual qualities, and materials as key considerations in evaluating replacement windows. The National Park Service (NPS) further notes that replacement window evaluation should consider dimensions, profiles, finish, placement, sash depth, and other features that contribute to a window's overall character.

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The NPS emphasizes that, on highly visible elevations, replacement windows should match historic windows "in all their details and in material (wood for wood and metal for metal)." While substitute materials may be considered in some circumstances, the NPS cautions that changes in material inherently affect finish, profiles, dimensions, and details. The guidance specifically notes that aluminum-clad products may differ visually from painted wood windows because of cladding joints and other material characteristics.

Comparable mountain-town preservation programs, including Aspen and Breckenridge, emphasize preservation of historic integrity and material compatibility through application of the Secretary of the Interior's Standards. These standards focus on maintaining historic character-defining features, including materials, proportions, profiles, detailing, and workmanship. Within this framework, aluminum-clad wood windows can be viewed as more compatible with traditional wood window construction than all-aluminum window systems because they have the same depth and profiles and retain wood as the primary frame and sash material while providing a durable exterior cladding.

8 Recommendation

Stantec concludes that Park City has a reasonable and preservation-based justification for allowing aluminum-clad wood windows while prohibiting all-aluminum windows within its Historic Districts.

The justification is grounded in:

- Compatibility with the historic use of wood windows.
- Better replication of traditional frame and sash proportions.
- Preservation of historic material character and expression.
- Consistency with accepted preservation standards and practices.
- Alignment with the intent of Park City's Historic District regulations.

While modern aluminum windows may sometimes resemble aluminum-clad wood windows in photographs or distant views, aluminum-clad wood windows more closely reflect the materials, detailing, and architectural character that define Park City's historic residential neighborhoods. Therefore, the current code distinction remains supportable from a historic preservation perspective.

Sincerely,

Stantec Consulting Services Inc.

Emily Reed
Principal, Senior Architectural Historian
Business Center Practice Leader
Phone: (512) 831-6204

Aluminum windows in the Historic District

Brief for the Historic Preservation Board, September 2 2026

To: Historic Preservation Board, Park City, through Rebecca Ward, Planning Director

From: Matt Keiser and Charly Cohen, owners, 954 and 958 Woodside Avenue, with Lou Swaringen, Epic Window and Door

Date: September 2 2026

Re: All aluminum windows in the Historic District. What was proposed, what the record shows, and the question for the Board

Why this is in front of you

We proposed a 100 percent aluminum window, thermally broken, factory powder coated, triple glazed, for two new infill homes at 954 and 958 Woodside. The Department denied it on August 28 under LMC 15-13-8(B)(2)(d)(6), which names aluminum windows inappropriate for new infill while accepting aluminum clad wood. We accept that the determination stands under the current code. Director Ward has said she will ask you whether the code itself deserves another look. This brief is the owners' contribution to that question. We are not asking the Board to overturn any regulation tonight, and we are not asking for a variance or for vinyl.

What we showed the Department

On August 6 we put two windows from the same factory on the Department's table, side by side, exterior out. One was the aluminum clad wood window the code accepts, a red oak frame with a powder coated aluminum skin. The other was the all aluminum window we proposed, the same powder coated aluminum, with the wood simply absent. From the street they are virtually identical. The visible material is the same, the finish is the same, and the color is the same. The frame widths differ slightly. The material the district sees does not.

That is the point we would ask the Board to hold onto. Every aluminum clad wood window the district has approved for years already presents a powder coated aluminum exterior. The appearance the community has accepted is aluminum. What the code protects, appearance from the street, is the same on both windows.

The old account of aluminum no longer holds

The concern behind the aluminum sentence is that an aluminum window reads less historic than wood or clad wood. That was a fair description of the product the sentence was written against, a bare or painted, single glazed, non thermally broken storefront frame. The code itself draws that line: LMC 15-5-5(I)(1) prohibits untreated aluminum and untreated metal frames, and treats other aluminum frames as a matter for the Planning Director's discretion on a sample.

The product proposed is factory powder coated architectural aluminum with a thermal break, warm edge spacers, and triple glazing. It is the same exterior material and finish system as the clad wood window the code endorses. The City's own historic preservation consultant, Stantec, wrote on August 28 that property owners are correct that contemporary aluminum windows can appear similar to clad wood. The consultant then listed seven physical characteristics as the way to tell them apart and did not measure any of them on either window. Nothing in the record shows a visible difference at the street.

What the record shows on performance, uncontradicted

Director Ward named five criteria on August 19: lifespan, energy performance, suitability for Park City's climate, fire resistance, and overall quality. We answered all five with certified data already in the file. The Department did not dispute any of it. Stantec wrote that the basis for the code distinction "does not appear to be energy performance."

Energy. The proposed all aluminum window certifies at U-factor 0.19 to 0.22 in triple pane (NFRC CPD DRN-M-4). The clad wood window as priced for these homes is double pane and certifies at 0.27 to 0.29 (NFRC CPD DRN-M-8). The all aluminum window loses roughly 30 percent less heat. Requiring clad wood here costs energy performance.

Climate. Condensation resistance, the number that matters at 7,000 feet with a minus 10 degree design temperature, rates up to 67 on the proposed window against 57 to 58 on the double pane clad wood. Clad wood also carries the one cold climate failure a solid aluminum frame cannot have: moisture behind the cladding degrading the wood underneath.

Fire. Aluminum is non combustible. The clad wood frame and sash are Northern Red Oak. The owners are building both homes toward Class A fire resistance wherever possible.

Lifespan and quality. Same factory, same ten year warranty, same hardware and glazing options, same powder coated exterior. One frame is wood that can rot; the other is aluminum that does not. Lou Swaringen has sold windows in Park City for forty years and can speak to how clad wood ages here.

Environment. The clad wood window consumes hardwood, and the species owners actually select are often imported. The all aluminum window consumes no forest and recycles cleanly at end of life, where a bonded assembly of wood, aluminum, glass, and sealant leaves the building as landfill.

The code question for the Board

LMC 15-13-8(A)(11) sets six characteristics for evaluating new and alternative materials: longevity, energy performance, durability in this climate, fire resistance, environmental benefit and impact, and compatibility with the district's character. On this window only the last one was applied. On the first five the record favors the all aluminum window and nothing in the file says otherwise. On the sixth, the two windows present the same material to the street.

The Board adopted an alternative materials framework for siding on June 3 2026. Windows have no equivalent. A powder coated, thermally broken aluminum window that matches the exterior of the clad wood window the code already accepts has no path to yes except the Planning Director's sample discretion, which the Department declined to use here. We would ask the Board to consider whether the window sentence should be brought in line with the six criteria the code already sets, or whether a window framework like the siding framework is worth building.

What the owners are asking tonight

Only that the Board hear this as a policy question worth research, which is what Director Ward is putting to you. The owners, Lou Swaringen, and Epic Window and Door will make the samples, the certification reports, and our time available to the Board or to staff for any research that follows.

Matt Keiser, [redacted]
Lou Swaringen, Epic Window and Door, [redacted]

Historic Preservation Board
Staff Report

Subject: **Land Management Code**
Chapter 15-11 *Historic Preservation*
Section 15-13-4 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*
Section 15-15-1 *Definitions*

Application: **PL-26-06871**

Authors: **Elissa Martin, Planning Project Manager**
Meredith Covey, Planner II
Jacob Klopfenstein, Planner II

Date: **October 7, 2026**

Type of Item: **Legislative**

Recommendation

(I) Review proposed updates to the Land Management Code (LMC) to:

- Update LMC § 15-11-12.5 *Historic Preservation Board Review for Material Deconstruction* to clearly reference relevant terms in LMC § 15-15-1 *Definitions* and incorporate key criteria to support Historic Preservation Board (HPB) review of Material Deconstruction applications.
- Consolidate regulations from LMC § 15-13-4 *Regulations for Relocation and/or Reorientation of Intact Buildings* under applicable sections of LMC Chapter 15-11 *Historic Preservation* and ensure best practices are reflected in requirements for protection of Historic Structures during Lifting, Relocation/Reorientation, and Panelization.
- Update LMC § 15-15-1 *Definitions* and reference defined terms in applicable sections of LMC Chapter 15-11 *Historic Preservation*.
- Establish incentives for preservation of ski-era resources in Historic Districts by allowing an exception to the mining era design standards for qualifying ski-era Structures in a new § 15-13-4.

(II) conduct a public hearing, and

(III) consider forwarding a positive recommendation for the Planning Commission's consideration on November 18, 2026 and the City Council's consideration on December 11, 2026 for the LMC amendments as outlined in the Draft Ordinance (Exhibit A).

Background

On August 5, 2026, the HPB conducted a work session on proposed amendments to LMC § 15-11-12.5 *Historic Preservation Board Review of Material Deconstruction* and provided feedback (Packet, Item 7.A; Minutes, p. 7).

On September 2, 2026, the HPB conducted a work session to follow up on *Material Deconstruction* requirements, and proposed amendments to LMC Chapter 15-11 *Relocation and/or Reorientation*, *Disassembly and Reassembly* (Panelization), and *Reconstruction* as well as LMC § 15-13-4 *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures* to consolidate, clarify, and improve standards (Packet, Item 6.A; Media).

The 2025 General Plan Historic Preservation focus area calls for Strategy 5I to "[E]stablish a range of options to incentivize the preservation of the documented historic resources associated with the ski era." During initial discussions with the HPB in December 2025, regarding potential updates to the LMC to carry out objectives of the 2025 General Plan, the HPB recommended updates to the LMC to allow flexibility for renovations and expansion to ski-era Structures within the Historic Districts (Packet, Item 6.D; Minutes, p. 10). Currently, additions and remodels of ski-era Structures must comply with design standards for mining-era architecture according to LMC § 15-13-8 *Regulations for New Residential Infill Construction (and Non-historic Residential Sites) in Historic Districts*, rather than preserving the home's original ski-era style. This regulatory disconnect creates a disincentive for property owners to remodel or construct an addition to their ski-era home, often resulting in demolition and reconstruction of these properties as new residential infill. To encourage the preservation of ski-era homes, draft amendments to Chapter 15-13 allow an exception for ski-era resources to be renovated or expanded according to ski-era design standards.

On September 16, 2026, the Planning Department conducted a stakeholder workshop with design and construction professionals familiar with Historic Sites. Feedback from the stakeholder group was positive. Attendees noted that many of the new requirements for protecting Historic Structures during Lifting are already being implemented and by codifying them the process will be more transparent, and Applicants will have a better understanding of what is required upfront.

Analysis

(I) Update LMC § 15-11.12.5 *Historic Preservation Review for Material Deconstruction* to clearly reference relevant terms in LMC § 15-15-1 *Definitions* and incorporate key criteria to support Historic Preservation Board review of Material Deconstruction.

(a) Incorporate key criteria from the Definitions section to form the basis of review for Material Deconstruction applications.

During the last two work sessions the HPB reached consensus on incorporating key terms defined in the LMC relevant to review of Material Deconstruction applications,

which are derived from the United States Secretary of the Interior's Standards for the Treatment of Historic Properties:

- **Rehabilitation** – when an addition to a Historic Structure is proposed.
- **Preservation** – requires on-site re-use of salvaged Historic Materials.
- **Restoration** – how proposed changes will accurately depict the form, features, and character of a Historic Site as it appeared at a particular period.
- **Historic Integrity** – to ensure modifications to Historic Sites retain Historic Significance.[1]

Evaluation of the core principles would apply to the following Material Deconstruction applications:

- Restoration of Historic Structure – modifications proposed to the Historic Structure based on a particular period (with no addition).

- Rehabilitation of Historic Structure – an addition to a Historic Structure along with modifications proposed to the Historic Structure based on a particular period.

Material Deconstruction projects for an addition where *no other modifications are proposed* to the Historic Structure would not require review through the lens of Restoration, Period of Significance, and Historic Integrity (see Draft Ordinance lines 116-180).

(b) Reference LMC § 15-11-10(A) *Criteria for Designating Sites to the Park City Historic Sites Inventory* within LMC § 15-11-12.5 *Material Deconstruction*.

The draft amendments to LMC § 15-11-12.5 *Material Deconstruction* reference criteria in LMC § 15-11-10(A) to ensure that proposed changes to a Historic Site do not endanger its Landmark or Significant Historic status. The HPB recommends updates to establish review of Material Deconstruction for *Landmark Sites* based on the three criteria listed in LMC § 15-11-10(A)(1), which includes *Historic Integrity*. For *Significant Sites*, review would be based on the four criteria listed in LMC § 15-11-10(A)(2), which includes *Essential Historic Form* (see Draft Ordinance lines 133-182).

(c) Update standards when lifting is approved as part of a Material Deconstruction application.

The HPB concurred with staff's recommendation to incorporate elements of LMC § 15-13-4(A) that pertain to protection of Historic Structures when lifting is proposed as part of Material Deconstruction to replace a Historic foundation or construct a basement addition.[2] These requirements include submitting an Engineer's Report by a licensed structural engineer to certify that the Historic Structure can be successfully lifted, a lifting plan outlining step by step the proposed work to ensure the least destructive method is

[1] Secretary of the Interior's Standards for the Treatment of Historic Properties
[2] The HPB previously discussed this in a 2024 work session (Packet, Item 6.B; Minutes, p. 6).

employed, and a time limit of 45 days for a Structure to be lifted, unless and extension is approve by the Planning Department and Chief Building Official, among other requirements (see Draft Ordinance lines 181-216).

(d) Clarify what staff reviews and what the Historic Preservation Board reviews.

Material Deconstruction applications that have a limited scope of work involving routine maintenance, repair and/or replacement of Historic features or materials are reviewed under the Historic District Design Review (HDDR) Pre-Application process by staff, pursuant to LMC § 15-11-12. During the last two HPB work sessions, the HPB discussed clarifying the list of Material Deconstruction projects that can be reviewed by Planning staff, pursuant to LMC § 15-11-12.5(A)(1).

The HPB recommends that replacement of Historic materials or features should remain under staff purview with the caveat that the Planning Director should have discretionary authority to require HPB review of repair or replacement of Historic materials or features. The HPB also agreed that language should be added to clarify that replacement materials or features must be of similar or like materials, dimensions, and placement (see Draft Ordinance lines 66-94).

(II) Consolidate standards from LMC § 15-13-4 *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures* to applicable sections in Chapter 15-11 *Historic Preservation* for Relocation/ Reorientation, Disassembly/ Reassembly, and Reconstruction.

(a) Consolidate criteria and standards from LMC § 15-13-4 to LMC § 15-11-13 *Relocation/Reorientation*.

Strict thresholds must be met for Relocation/Reorientation of Historic Structures, as outlined in LMC § 15-11-13. The introductory language in LMC § 15-13-4 *Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures*, provides the basis for why "Whenever possible, a Historic Structure shall be Rehabilitated in its original location," to further discourage relocating Historic Structures. This section also includes provisions that address the impact of Relocation on integrity of location, setting, and association, requiring compatibility of the relocated structure on a new site, as well as protections for Historic Structures during relocation/reorientation.

The HPB concurs with staff to maintain the current qualifying criteria outlined in LMC § 15-11-13 as is, and relocate the introductory language and standards of review related to integrity of relocation, setting and association (with modifications) from LMC § 15-13-4 under new subsections of LMC § 15-11-13, as well as adding the requirements for protecting Historic Structures during lifting, Relocation and/or Reorientation (see Draft Ordinance lines 233 – 433).

(b) Relocate and update standards from LMC § 15-13-4(B)(1) *Disassembly & Reassembly of All or Part of a Historic Structure* to LMC § 15-13-14 *Disassembly and Reassembly of a Historic Building or Historic Structure*.

LMC § 15-11-14 contains criteria for the HPB to consider when approving or denying Disassembly/Reassembly of a Historic Structure (panelization), and regulations under LMC § 15-13-4 pertain to the protection of the Historic Structure during Panelization.

The HPB supports relocating the requirements from LMC § 15-13-4(B)(1) *Disassembly & Reassembly of All or Part of a Historic Structure* to LMC § 15-11-14 *Disassembly and Reassembly Of An Existing Historic Building or Structure under* new subsection (C) and updating the standards to incorporate best practices (see Draft Ordinance lines 439 – 566).

(c) Relocate and update standards from LMC § 15-13-4(B)(3) *Reconstruction* to LMC § 15-13-15 *Reconstruction of a Historic Building or Historic Structure*.

Multiple standards listed in LMC § 15-13-4 are duplicative to the criteria in LMC § 15-11-15 *Reconstruction*. The HPB supports relocating the non-duplicative standards and requirements from LMC § 15-13-4(B)(3) *Reconstruction* to LMC § 15-11-15 *Reconstruction of an Existing Historic Building or Structure* and updating the standards to reflect national preservation standards (see Draft Ordinance lines 577 – 631).

(III) Update and reference defined terms in LMC § 15-15-1 *Definitions* applicable in LMC Chapter 15-11 *Historic Preservation* subsections.

During the August work session, the HPB reviewed staff's proposed changes to the LMC definition of *Material Deconstruction:*

- Striking "or Dismantling" from the definition.
- Clarifying that *Material Deconstruction* refers to the removal of Historic Material for the purpose of repairing or replacing Historic Materials that are beyond repair, or to accommodate an addition, new construction, or structural upgrades.
- Specifying that in some cases, Material Deconstruction may be used for salvaging and reusing construction materials or building components of a Historic Site to achieve Restoration of a Historic Site (see Draft Ordinance lines 894-902).

The LMC definition of *Historic Integrity* references and is derived from the National Park Service definition. The HPB requested updates to the definition:

- Revising the "Location" criterion within the definition to reference the place where the Historic Site was constructed, which defines the character area, and
- Striking the "Feeling" criterion and revising this criterion to reference "Period Character," which references the Historic Site's character-defining features that express a particular period of time (see Draft Ordinance lines 865-892).

Pursuant to LMC § 15-15-1 *Definitions*, "[f]or the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition."

The HPB supports draft LMC amendments to capitalize defined terms throughout Chapter 15-11, including the following:

- *Historic Integrity* references in the Relocation/Reorientation review criteria in LMC § 15-11-13.
- *Preservation* references throughout the subsections in Chapter 15-11.
- *Reconstruction* references in LMC § 15-11-15 *Reconstruction of an Existing Historic Building or Historic Structure* and LMC § 15-11-17 *Certificate of Appropriateness for Demolition.*

(IV) Establish incentives for preservation of ski-era resources in Historic Districts by allowing an exception to the mining era design standards for qualifying ski-era Structures in a new § 15-13-4.

The decline in the mining industry between 1931 and 1962 gave rise to Park City's recreation industry and a character-defining style of architecture known as "ski-era," characterized by iconic architectural styles such as A-frames, modified A-frames, and chalets. Today, these Structures represent the period in Park City's history when skiing and outdoor recreation reshaped its economy, identity, and built environment. Park City's ski-era resources are not listed on the Historic Sites Inventory and therefore lack protections for demolition under the LMC.

The HPB recommends updates to the LMC to establish incentives and compatible design standards to encourage preservation of ski-era Structures. The draft amendments to LMC Chapter 15-13 *Regulations for Historic Districts and Historic Sites* establish exceptions for ski-era Structures to allow renovations and additions to qualifying Structures to be designed according to ski-era design standards.

The City's Historic Preservation on-call consultant prepared a report and recommendations on defining ski-era resources, what the eligibility thresholds should be for properties to qualify for an exception to LMC § 15-13-8, and potential design standards that align with the character of ski-era architecture.

Eligibility
According to the Historic Preservation consultant's report, "eligibility should consider whether a resource retains sufficient physical characteristics to convey Park City's ski-era development, including its overall form, roof profile, massing, relationship to topography, fenestration pattern, structural expression, and material character." The draft LMC Amendments outline four overarching threshold criteria to evaluate whether a Structure qualifies as a ski era resource:

1. **Age:** The Structure was constructed between 1960 and 1979 or demonstrably designed and substantially completed as part of a ski-era project initiated within that period.

2. **Association:** The Structure is associated with Park City's ski and recreation-era growth through original residential use, recreational use, resort-related development, or a clear physical expression of mountain recreation style.
3. **Legibility:** The Structure remains recognizable as a ski-era resource when viewed from the public right-of-way or another principal approach.
4. **Architectural Type:** The Structure falls into one of the following architectural types: A-Frame, Modified A-Frame, Chalet Style, Side-Gabled Contemporary, Shed/Multilevel Contemporary, and Other ski era.

(See Draft Ordinance lines 657 – 658)

Ski-Era Design Standards.
The draft LMC amendments include eight ski-era design standards recommended by the Historic Preservation Consultant:

1. **Preserve the primary volume:** Locate additions where the original roof form and massing remain dominant from principal public views. Avoid additions that bridge across, truncate, or flatten the defining roof geometry.
2. **Keep additions subordinate:** Use a lower ridge, a recessed connector, a narrower width, or a differentiated secondary volume. An addition may be contemporary, but it should not visually displace the ski-era house.
3. **Respond to existing geometry:** Derive roof pitch, directional emphasis, bay spacing, and structural rhythm from the qualifying resource. New forms need not duplicate the original roof but should establish a clear visual relationship.
4. **Maintain characteristic glazing:** Retain significant gable-end glass, clerestories, window walls, and opening patterns. New windows should be compatible in proportion, grouping, frame expression, and recess without creating a false historic appearance.
5. **Use compatible materials:** Prioritize repair and selective replacement. New materials should be compatible in scale, texture, reflectivity, joint pattern, and color. Contemporary materials may be appropriate when they support the original design logic and remain visually subordinate.
6. **Preserve site characteristics:** Minimize new grading and retaining walls. Continue stepped massing, elevated decks, or upslope/downhill relationships where these features define the resource.
7. **Avoid mining-era appliqué:** Do not require false-front forms, Victorian ornament, imitation historic trim, or other details that obscure the ski-era identity of the resource.

8. **Allow change to be legible:** Additions may be differentiated through a recessed connection, simplified detailing, or compatible contemporary materials, provided the overall composition remains cohesive.

(See Draft Ordinance lines 689 – 718)

Department Review

The Planning and Executive Departments and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on September 23, 2026. The *Park Record* published courtesy notice on September 23, 2026. Staff mailed courtesy notice to property owners of Historic Sites on September 23, 2026.[3]

Public Input

See Exhibit B, public input.

Alternatives

The Historic Preservation Board may:

- Forward a positive recommendation of the LMC amendments outlined in the Draft Ordinance.
- Forward a positive recommendation for certain LMC amendments and request more information and continue the discussion to a date certain for certain LMC amendments outlined in the Draft Ordinance.
- Forward a negative recommendation of the LMC amendments outlined in the Draft Ordinance.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Ordinance
B: Public Input

[3] LMC § 15-1-21

Ordinance No. 2026-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTER 15-11 *HISTORIC PRESERVATION*, CHAPTER 15-13 *REGULATIONS FOR HISTORIC DISTRICTS AND HISTORIC SITES*, AND CHAPTER 15-15 *DEFINED TERMS*

WHEREAS, the purposes of the Land Management Code include promoting the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and protecting and enhancing the vitality of the City's resort-based economy, the overall quality of life, the Historic Character, and unique mountain town community;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, the Mission Statement of the Park City General Plan states that "Park City is a mountain community that preserves our small-town feel, unique character and history, natural environment, open space, and world-class recreation; *Community Character* is one of the core values in the Park City General Plan;

WHEREAS, the 2025 General Plan's Historic Preservation focus area calls for following strategies:

I. Strategy 5O: "Regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility."

II. Strategy 5I: "Establish a range of options to incentivize the preservation of the documented historic resources associated with the ski era."

WHEREAS, the purpose of the Historic Preservation Board is to in part preserve the City's unique historic character and to encourage compatible design and construction in the City's Historic Districts and Historic Sites through periodic updates to Land Management Code Chapters 15-11 *Historic Preservation* and 15-13 *Regulations for Historic Districts and Historic Sites*;

WHEREAS, pursuant to Land Management Code § 15-11-11, from time to time, the HPB may recommend changes to the Regulations for Historic Districts and Historic Sites to the Planning Commission and City Council, provided that no changes in the guidelines shall take effect until adopted by an ordinance of the City Council;

WHEREAS, on December 3, 2025, August 5, 2026, and September 2, 2026, the Historic Preservation Board conducted work sessions on potential amendments to the Land Management Code to consider the following updates:

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I. Update LMC § 15-11-12.5 *Historic Preservation Review Board for Material Deconstruction* to clearly reference relevant terms in LMC § 15-15-1 *Definitions* and incorporate key criteria to support HPB review of Material Deconstruction applications.

II. Consolidate regulations from LMC § 15-13-4 *Regulations for Relocation and/or Reorientation of Intact Buildings* under applicable sections of LMC Chapter 15-11 *Historic Preservation* and ensure best practices are reflected in requirements for protection of Historic Structures during Lifting, Relocation/Reorientation and Panelization.

III. Update definitions LMC § 15-15-1 *Definitions* and reference defined terms in applicable sections of LMC Chapter 15-11 *Historic Preservation*.

IV. Establish incentives for preservation of ski-era resources in Historic Districts by allowing an exception to the mining era design standards outlined in LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*, for qualifying ski-era Structures.

WHEREAS, on October 7, 2026, the Historic Preservation Board conducted a public hearing and forwarded a _____ recommendation to the Planning Commission and City Council;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on _____, 2026, and forwarded a _____ recommendation to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on _____, 2026.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Chapter 15-11 *Historic Preservation*, Chapter 15-13 *Regulations for Historic Districts and Historic Sites,* and Chapter 15-15 *Defined Terms* are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS _____ day of _____2026.

PARK CITY MUNICIPAL CORPORATION

_____
Ryan Dickey, Mayor

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Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

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15-11 Historic Preservation

15-11-5 Purposes

The purposes of the HPB are:

A. To preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Regulations For Historic Districts And Historic Sites, Chapter 15-13;

B. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;

C. To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;

D. To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

E. To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

F. To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;

G. To administer all City-sponsored preservation incentive programs;

H. To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City; and

I. To review and take action on ~~m~~Material ~~d~~Deconstruction, relocation and/or reorientation, disassembly and reassembly, R~~r~~econstruction, and D~~d~~emolition applications for those Sites listed on the Historic Sites Inventory.

15-11-6 Additional Duties

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In addition to the powers set forth in Section 15-11-5, the HPB may, at the direction of the City Council:

A. Participate in the design review of any City-owned projects located within the designated Historic District or structures on the Historic Sites Inventory.

B. Recommend to the City Council the purchase of interests in Property for purposes of preserving the City's cultural resources.

C. Recommend to the Planning Commission and the City Council zoning boundary changes for the district to preserve the ~~h~~Historic~~al~~ ~~i~~Integrity of the Area. Subdivision, Conditional Uses, and Master Planned Development Applications must continue to be acted upon by the Planning Commission.

D. Provide advice and guidance on request of the Property Owner or occupant on the construction, R~~r~~estoration, alteration, decoration, landscaping, or maintenance of any cultural resource, Historic Site, and Property within the Historic District, or neighbouring Property which are structures on the Historic Sites Inventory or are within a two (2) block radius of the Historic District.

E. Appoint members to serve on an Advisory Committee to create a Master List of Non-Historic Materials and Finishes that may be used on non-~~h~~Historic Structures and additions to Historic Structures in the Historic Districts. Regularly review and periodically update the Master List of Non-Historic Materials and Finishes.

. . .

15-11-12.5 ~~Historic Preservation Board Review For~~ Material Deconstruction of a Historic Structure, Historic Feature, or Historic Material

For Material Deconstruction defined in Section 15-15-1:

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A. **REVIEW PROCESS.** Material Deconstruction reviews are subject to the following process:

1. **Complete Application**. The Owner and/or Applicant for any Property shall be required to submit an application for Historic Preservation Board review for Material Deconstruction for proposed removal of Historic features or material.
2. **Notice**. Upon receipt of a Complete Application, but prior to taking Final Action on any Historic Preservation Board Review for Material Deconstruction application, the Planning staff shall provide notice pursuant to Sections 15-1-5 and 15-1-21.
3. **Public Hearing and Final Action**. Following the public notice period noted in Section 15-1-21, the Historic Preservation Board ~~and/or the Planning Director or designee~~ shall hold a public hearing and make written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision and shall provide the Owner and/or Applicant with a copy.

B. **REVIEW AUTHORITY**. All Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant) shall be subject to review and approval, approval with conditions, or denied by the following Review Authorities:

1. The Planning Director or ~~his/her~~ their designee shall review the following:
    a. Routine Maintenance, including, but not limited to:
        (1) Re-Roof (no structural changes or changes to form);
        (2) Chimney repair;

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(3) Foundation repair; or

(4) Replacement or repair of the following:

(A) Historic wood features;

(B) Historic Doors or Windows ~~replacement~~; and

(C) Historic Site Features.

Removing unsalvageable materials for repair or replacement of historic features that have degraded past the point of viable Restoration shall not compromise the surrounding historic material. Replacement materials shall be with of the same kind and in the same appearance, dimensions, texture, placement, material, and finish of the Historic material being replaced. Repair or replacement of Historic materials shall be carried out in compliance with Section 15-13-2.

b. Substantial Removal or Repair of Historic Material.

The Planning Director may require a Material Deconstruction application for removal or repair of Historic material to be reviewed by the Historic Preservation Board.

2. The Historic Preservation Board shall review the following:

a. Removal of Historic m~~M~~aterial to a~~A~~ccommodate n~~N~~ew additions, n~~N~~ew Construction, or s~~S~~tructural u~~U~~pgrades.

b. Modifications of Historic features, doors, windows, or site features.

c. ~~Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with Chapter 15-13 Regulations For Historic Districts and Historic Sites.~~

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C. **EVALUATION CRITERIA**. Proposals to remove or modify Historic features and/or material of a Historic Structure shall comply with the following:

If the scope of work is limited to the removal of Historic material on a Historic Structure to accommodate an addition with no other modifications to the Historic Structure, requirements 4 and 5 below do not apply.

1. Prior to issuance of a Building Permit for Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the following *Regulations for Historic Districts and Historic Sites* outlined in Chapter 15-13:

    a. For residential Significant or Landmark Historic Sites, all applicable regulations in Section 15-13-2(A) *Universal Regulations*, Section 15-13-2(B)(2) *Primary Structures*, and for projects proposing an addition, Section 15-13-2(B)(4) *Additions to Primary Structures.*

    b. For commercial Significant or Landmark Historic Sites, all applicable regulations in Section 15-13-3(A) *Universal Regulations,* Section 15-13-3(B)(2) *Primary Structures*, and for projects proposing an addition, Section 15-13-3(B)(4) *Additions to Primary Structures.*

2. Material Deconstruction involving an addition shall be consistent with the principles of Rehabilitation. Applicants shall demonstrate how portions or features of the Historic Structure which convey the Historical, cultural, or architectural values of the site will be preserved.
3. Material Deconstruction of a Historic Structure shall be consistent with the principle of Preservation. Applicants proposing replacement of Historic material shall demonstrate the severity of deterioration which would require

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replacement. Any salvageable Historic materials that are removed from Historic Structures shall be re-incorporated on site.

4. Proposed modifications and/or removal of Historic features and/or material shall promote the Restoration of the Historic Site to the designated era of significance, consistent with the definition of Restoration as defined in Section 15-15-1. Material Deconstruction involving modifications to the Historic Structure to restore the site to a specific period, shall provide evidentiary documentation demonstrating the Period of Historic Significance of the site.
5. Proposed modifications and/or removal of Historic features and/or material shall not endanger the Historic Site's designation on Park City's Historic Sites Inventory according to the criteria outlined in Section 15-11-3(A) *Criteria for Designating Sites to the Park City Historic Sites Inventory*.
    a. For Landmark Historic Sites, the proposed changes shall retain the Historic Integrity of the Site, according to the definition of Historic Integrity as outlined in Section 15-15-1 and the following seven aspects:

    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 derived from the National Park Service, that in various combinations define integrity. They are as follows:

    (1) **Location.** The place where the Historic Site was constructed, which defines the character area.

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(2) **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, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

(3) **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.

(4) **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.

(5) **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.

(6) **Period Character**. A Site's character defining features that express a particular period of time. Period character results from the presence of physical features that, taken together, convey the Property's Historic character.

(7) **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

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convey that relationship to an observer.

b. For Significant Sites the proposed changes shall retain the Essential Historic Form of the Historic Structure, according to the definition of Essential Historic Form as outlined in Section 15-15-1:

ESSENTIAL HISTORIC FORM. The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to, the Structure's form, Roof Forms, window and door configuration, and materials.

D. **REQUIREMENTS FOR THE PROTECTION OF HISTORIC STRUCTURES DURING BRACING OR LIFTING**. If the Material Deconstruction requires bracing or Lifting a Historic Structure, the following standards for Protection of Historic Structures are required.

1. Scaled as-built drawings, prepared by a licensed architect, depicting all elevations of the Historic Structure and indicating existing Building Height, measured from Existing Grade.
2. An Engineer's Report prepared by a licensed structural engineer certifying that the Historic Structure can successfully be Lifted.

a. The Engineer's Report shall include a plan detailing the methods and procedures for Lifting the Historic Structure. This plan shall outline, step by step, the proposed work to Lift the building to ensure that the Historic Structure is preserved. The plan shall include methods to brace and secure the Structure while it is lifted.

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b. The Engineer's report and lifting plan must have approval of the Chief Building Official prior to Historic Preservation Board review.

c. Buildings and their components shall be protected from damage during the Lifting by bracing, strapping, and temporarily infilling door and window openings for structural rigidity, according to the approved plan.

d. A Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the Lifting process.

3. When rehabilitation of the Historic Structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the Structure to protect the historic fabric until rehabilitation can be accomplished.

4. Historic Structures may not be lifted for more than 45 days, unless approved by the Planning Department and Chief Building Official.

5. A maintenance and reporting plan shall be submitted to the Planning Department prior to Lifting, detailing a regular inspection schedule, anticipated maintenance of the Historic Structure during the Lifting period, and the timeline to return the Historic Structure to a secure and complete foundation.

6. The project planner shall be notified prior to the Lifting of the Historic Structure.

~~B. Material Deconstruction Reviews are subject to the following review process:~~

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~~1. COMPLETE APPLICATION. The Owner and/or Applicant for any Property shall be required to submit a Historic Preservation Board Review For Material Deconstruction for proposed work requiring a Building Permit in order to complete the work.~~

~~2. NOTICE. Upon receipt of a Complete Application, but prior to taking action on any Historic Preservation Board Review for Material Deconstruction application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21.~~

~~3. PUBLIC HEARING AND DECISION. Following the public notice period noted in Section 15-1-21, the Historic Preservation Board and/or the Planning Director or designee shall hold a public hearing and make written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision sand shall provide the Owner and/or Applicant with a copy.~~

15-11-13 Lifting, Relocation, And/Or Reorientation Of A ~~Historic Building Or~~ Historic Structure

A. **PURPOSE.** It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or reorientation of Historic~~, Buildings,~~ Structures~~, and Sites~~ and establish standards for protections of Historic Structures when Lifting, Relocating and/or Reorientation is permitted.

Whenever possible, a Historic Structure shall be Rehabilitated in its original location for the following reasons:

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1. The Historic Integrity of the Site, or Streetscape, or character area will be altered by the relocation and/or reorientation of the Structure.
2. The relocation and/or reorientation may diminish the historical significance of the Structure or Site.
3. The Structure may be damaged or weakened in the process of relocation and/or reorientation.
4. Relocation and/or reorientation adds costs not associated with on-Site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.

B. **REVIEW PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for Lifting, relocation and/or reorientation of any Historic Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12.

C. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC ~~BUILDING(S) AND/OR~~ STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site review Application involving relocation and/or reorientation of the Historic ~~Building(s) and/or~~ Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site all the following shall be met:
    a. A licensed structural engineer has certified that the Historic ~~Building(s) and/or~~ Structure(s) can successfully be relocated and the applicant

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has demonstrated that a professional building mover will move the building and protect it while being stored; and

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or ~~S~~structure;

2. Landmark ~~S~~structures shall only be permitted to be relocated on its existing site if:

a. the relocation will abate demolition; or

b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the ~~S~~structure.

3. For Significant sites, at least one of the following shall be met:

a. The proposed relocation and/or reorientation will abate demolition of the Historic ~~Building(s) and/or~~ Structure(s) on the Site; or

b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic ~~Building(s) and/or~~ Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the

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Historic ~~Building(s) and/or~~ Structure(s) and the Historic District or its present setting; and

(2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and

(3) The ~~historical integrity~~ Historic Integrity and significance of the Historic ~~Building(s) and/or~~ Structure(s) will not be diminished by relocation and/or reorientation; and

(4) The potential to preserve the Historic ~~Building(s) and/or~~ Structure(s) will be enhanced by its relocation.

D. **~~PROCEDURE~~ CRITERIA FOR THE RELOCATION ~~AND/OR REORIENTATION~~ OF A ~~THE~~HISTORIC ~~BUILDING(S) AND/OR~~ STRUCTURE~~(S)~~ TO A PERMANENT NEW SITE**. To approve a Historic District or Historic Site review Application involving relocation ~~and/or reorientation~~ of a ~~the~~ Historic ~~Building(s) and/or~~ Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
   a. A licensed structural engineer has certified that the Historic ~~Building(s) and/or~~ Structure(s) can successfully be relocated, and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
   b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or S~~s~~tructure;

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2. Landmark Ss~~s~~tructures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the Ss~~s~~tructure.
3. For Significant Sites, at least one of the following must be met:
    a. The proposed relocation and/or reorientation will abate demolition of the Historic ~~Building(s) and/or~~ Structure(s) on the Site; or
    b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
    c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
        (1) The relocation will not negatively affect the ~~historic integrity~~ Historic Integrity of the Historic District, nor the area of receiving site; and
        (2) One of the following must also be met:
            (A) The historic ~~building~~ Structure is located within the Historic Districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass,

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volume, scale, use and location of the Sstructure on the lot as well as neighbourhood features and uses; or

(B) The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the Sstructure on the lot as well as neighbourhood features and uses; or

(C) City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic ~~Building(s) and/or~~ Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

(a) The relocation of the Historic ~~Building(s) and/or~~ Structure(s) will result in the Rrestoration of the house--both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic ~~Building(s) and/or~~ Structure(s); or

(b) The relocation of the Historic ~~Building(s) and/or~~ Structure(s) will result in the revitalization of the receiving neighbourhood due to the relocation; or

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(c) The relocation of the Historic ~~Building(s) and/or~~ Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site, and the rehabilitation of the Historic ~~Building(s) and/or~~ Structure(s) on the new receiving site.

E. **HISTORIC ORIENTATION, SETTING AND RELATIONSHIP TO THE HISTORIC DISTRICT.** When a Historic Structure is permitted to be relocated and/or reoriented, the Applicant shall make every effort to reestablish its Historic orientation, setting, and relationship appropriate to the Historic District.

1. The receiving site for a relocated Historic Structure shall be selected for compatibility with the character of the Structure and with the character of the original Site.
2. A relocated/reoriented Historic Structure shall be sited in a position similar to its Historic orientation. The relocated/reoriented Historic Structure shall maintain its relationship with the Street and shall have a relatively similar Setback. Relocating a Historic Structure to the rear of a parcel to accommodate a new Building in front of the Historic Structure is prohibited.
3. When a Historic Structure is relocated to a new Site, the Historic Structure shall be placed on the new Site with the same orientation and (if consistent to the Historic District) with the same Setbacks to the Street as the placement on the original Site.

F. **PROTECTION OF HISTORIC STRUCTURES DURING LIFTING, RELOCATION AND/OR REORIENTATION.**

1. Submit scaled as-built drawings, prepared by a licensed architect, depicting

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all elevations of the Historic Structure and indicating existing Building Height, measured from Existing Grade.

2. An engineer's report prepared by a licensed structural engineer must certify that the Historic Structure(s) can successfully be Lifted and/or Relocated/Reoriented.
3. The Engineer's report shall include a plan detailing the steps and procedures for Lifting, and/or Relocation/Reorientation of a historic building. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of lifting and/or moving the building will be employed. The plan shall include methods to brace and secure the Structure while it is lifted and/or relocated.
4. The Engineer's report and the Lifting and/or Relocating plan must have approval of the Chief Building Official prior to Historic Preservation Board Review.
5. Buildings and their components shall be protected from damage during the Lifting and/or moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity, according to the approved plan.
6. A Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the Lifting, Relocation and/or Reorientation process.
7. When rehabilitation of the Historic Structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the Structure to protect the historic fabric until rehabilitation can be accomplished.

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8. Additional Requirements for Lifting

a. Historic Structures may not be Lifted for more than 45 days, unless approved by the Planning Department and Chief Building Official.

b. A maintenance and reporting plan shall be submitted to the Planning Department prior to Lifting, detailing regular inspection schedule, anticipated maintenance of the Historic Structure during the Lifting period, and the timeline to complete Lifting.

c. The project planner shall be notified prior to the Lifting of the Historic Structure.

9. Additional Requirements for Relocation and/or Reorientation

a. A licensed professional building mover shall be used to relocate a Historic Structure.

b. A Historic Structure approved for relocation and/or reorientation shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations and must be approved in accordance with the requirements of Section 15-11-14.

~~**PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.~~

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15-11-14 Disassembly And Reassembly Of A ~~Historic Building Or~~ Historic Structure (Panelization).

A. **REVIEW PROCEDURE**. All Applications for the disassembly and reassembly of any Historic Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code. If an Application involving the disassembly and reassembly of Historic Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the reassembled Historic Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

B. **CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC ~~BUILDING(S) AND/OR~~ STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE**. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic ~~Building(s) and/or~~ Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic ~~Building(s) and/or~~ Structure(s) cannot reasonably be moved intact; and
2. At least one of the following:
    a. The proposed disassembly and reassembly will abate demolition of the Historic ~~Building(s) and/or~~ Structure(s) on the Site; or
    b. The Historic ~~Building(s) and/or~~ Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
    c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique

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conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:

(1) If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or

(2) If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the Ppreservation of a greater amount of Hhistoric material; or

(3) All other alternatives have been shown to result in additional damage or loss of Hhistoric materials.

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and

The ~~Building(s) and/or~~ Structure(s) will be reassembled in their original form, location, placement, and orientation.

C. **PROTECTION OF HISTORIC STRUCTURE(S).** Disassembly/reassembly of a Historic Building or Structure is not a common practice in the Historic Preservation field and is not recommended. When disassembly/reassembly must be undertaken, it shall be done using recognized Ppreservation methods and in accordance with the following requirements.

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1. The Applicant shall submit scaled as-built drawings, prepared by a licensed architect, depicting all facades of the Structure or element to be disassembled/reassembled, noting dimensions and details of Historic materials. The as-built drawings shall include markings or numbers corresponding to the marked deconstructed Historic materials.
2. The Applicant shall submit a plan, completed by a licensed architect or structural engineer, detailing the disassembly and reassembly steps and procedures. The plan shall be reviewed by the Planning and Building Departments.
3. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the Structure, including site and location views from all compass points, exterior elevations from Existing Grade to the ridgeline of the roof, interior elevations of each room, and elevations of each basement and attic wall. The color photographs shall be numbered.
4. The Applicant shall prepare a Site plan showing the Structure and labelling the locations from which the photographs are taken of each façade. The photograph numbers shall be listed on the Site plan corresponding to the feature(s) they depict.
5. In order to minimize loss of Historic fabric, Structures shall be disassembled in the largest workable pieces or panels possible.
6. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be numbered or marked as they are systematically separated from the S~~s~~tructure. Contrasting colors of paint or carpenter wax crayons, or a numbering system shall be used to track each

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component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the Structure is reassembled.

7. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
8. The process of disassembly of a Historic Building or Structure shall be recorded through photographic, still or video, means.
9. As each component of a Historic Building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented— with photographs, a scaled drawing of the component and written notes on its dimensions, finish, texture, color, etc---to facilitate accurate reproduction.
10. If the Structure(s) or materials suffer damage at any point during the deconstruction process the Applicant shall halt deconstruction, document the damaged components, and report it to the Planning Department.
11. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
12. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-Site or off-Site in a fully

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enclosed weather-proof, durable shelter that fully encompasses the Historic materials.

13. The ground of an on-Site or off-Site storage location shall be graded to ensure a flat surface on which the Historic materials may be stored. The surface shall be compacted to minimize any settling of fill or soil and to avoid wracking or warping of the Historic materials.

14. **Additional requirements for storage of Historic materials off-Site**:

    a. The Applicant shall provide the location of the off-Site location where Historic materials are stored prior to moving Historic materials. The Planning Department may request to visit the Site at any point during the project.

    b. The Applicant shall obtain a written agreement from the owner of the off-Site property allowing the storage of the materials; a copy of this approval shall be submitted to the Planning Department.

    c. Historic materials shall be transported by a licensed and bonded transportation company and shall be loaded into the transport vehicle as carefully as possible. To minimize cargo shifting during transportation the Applicant and/or transportation company shall provide details regarding stabilizing the Historic materials within the vehicle body.

    d. The Applicant shall provide photographs or video of the Historic materials being loaded into the transport vehicle and unloaded at the storage site and provide copies thereof to the Planning Department.

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e. If the Historic materials are damaged at any point, the Applicant shall document the damage and provide a report to the Planning Department.

15. The Applicant shall provide a maintenance and reporting plan to the Project Planner detailing the schedule for maintenance and regular inspections as determined by the Planning Department.

~~B. **PROCEDURE FOR THE DISASSEMBLY AND REASSEMBLY OF A LANDMARK SITE OR A SIGNIFICANT SITE**. All Applications for the disassembly and reassembly of any Historic Building(s) and/or Structure(s) on a Landmark Site of a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.If an Application involving the disassembly and reassembly of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the reassembled Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.~~

15-11-15 Reconstruction Of An Existing Historic ~~Building Or Historic~~ Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

A. **REVIEW PROCEDURE**. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

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If an Application involving the Reconstruction of Historic ~~Building(s) and/or~~ Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic ~~Building(s) and/or~~ Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

B. **CRITERIA FOR RECONSTRUCTION OF THE HISTORIC ~~BUILDING(S) AND/OR~~ STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE**. In approving an Application for Reconstruction of the Historic ~~Building(s) and/or~~ Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic ~~Building(s) and/or~~ Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic ~~Building(s) and/or~~ Structure(s) cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic ~~Building(s) and/or~~ Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.
4. Reconstruction shall not be based on conjectural designs or on combinations of different features from other Historic Buildings or other eras of Historic Significance. Designs that were never executed historically will not be constructed.

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5. Reconstructed Historic Structures shall retain the Historic Integrity and the Historic Site's Period of Historic Significance, as documented in the Property's Historic Site Form and/or other documented evidence.
6. Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and Historic spatial relationships. Features that are no longer extant may be reconstructed so long as they comply with the same regulations.
7. A reconstructed Building shall accurately reproduce the appearance of the original Historic building in materials, design, color, and texture.
8. Reconstruction shall re-establish the Historic relationship between the Building(s) and Historic Site features.
9. Reconstruction shall include measures to preserve and reuse any remaining Historic materials or extant Historic features of the Site, such as foundation, chimney or walkway, that are found to be safe and/or serviceable.
10. A building may not be reconstructed on a location other than the original Site, unless approved by the Historic Preservation Board pursuant to Section 15-11-7.

~~C.~~ **~~PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE~~**~~. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.~~

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~~If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.~~

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15-13 Regulations For Historic Districts And Historic Sites

15-13-4 Exceptions for Ski Era Resources in the Historic Districts ~~Regulations For Relocation And/or Reorientation Of Intact Buildings Or Structures~~ In early 1960s Park City, the decline in the mining industry gave rise to the winter recreation industry and a character-defining style of architecture known as "ski-era", characterized by iconic architectural styles such as A-frames, modified A-frames, and chalets. Today, these Structures represent visible reminders of the period when skiing and outdoor recreation reshaped Park City's economy, identity, and built environment.

The ski-era preservation incentives allow property owners to renovate or expand ski-era homes using design standards that match the original ski-era architectural style rather than traditional mining-era design standards. Qualifying ski-era Structures are exempt from the design standards in Section 15-13-8. Renovation and additions to qualified ski-era Structures are reviewed for consistency with the ski-era design standards outlined in this Section.

A. REVIEW PROCEDURE.

1. For properties with ski-era Structures that opt in to exceptions under this section, a Historic District Design Review application may be submitted to the Planning Department, pursuant to Section 15-11-12.

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B. **CRITERIA TO QUALIFY AS A SKI ERA RESOURCE.** To qualify for exceptions to Section 15-13-8, existing ski era Structures are evaluated for the following threshold criteria:

1. **Age:** The Structure was constructed between 1960 and 1979 or demonstrably designed and substantially completed as part of a ski-era project initiated within that period.
2. **Association:** The Structure is associated with Park City's ski and recreation-era growth through original residential use, recreational use, resort-related development, or a clear physical expression of mountain recreation style.
3. **Legibility:** The Structure remains recognizable as a ski-era resource when viewed from the public right-of-way or another principal approach.
4. **Architectural Type:** The Structure falls into one of the following architectural types:
    a. A-Frame: Steep triangular roof form extending near grade. Dominant front or side gable; triangular end wall; large gable glazing; exposed framing; loft or balcony.
    b. Modified A-Frame: A-frame core with raised kneewalls, dormers, or side extensions. Primary steep roof remains legible; broadened usable floor area; shed dormers or additions; large view-oriented openings.
    c. Chalet Style: Broad gable roof with deep overhangs and an elevated principal level. Balcony or deck; exposed rafters; wood siding; heavy timber; masonry base, chimney, or site wall.

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d. Side-Gabled Contemporary: Simple side-gable form with modern composition. Asymmetrical elevations; broad glazing; vertical siding; open corner or gable glazing; limited ornament.

e. Shed/Multilevel Contemporary: Single or clustered shed roofs responding to slope. Stepped massing; clerestories; decks; split levels; strong indoor-outdoor orientation.

f. Other Ski Era Contemporary: Distinctive period form not captured above. Butterfly, folded, low-gable, or hybrid roof; expressive geometry; recreation-oriented plan; period materials and fenestration.

C. **SKI-ERA DESIGN STANDARDS.** Additions and exterior renovations to ski-era Structures may be designed with the following ski-era design standards instead of standards located in Section 15-13-8:

1. **Preserve the primary volume:** Locate additions where the original roof form and massing remain dominant from principal public views. Avoid additions that bridge across, truncate, or flatten the defining roof geometry.
2. **Keep additions subordinate:** Use a lower ridge, a recessed connector, a narrower width, or a differentiated secondary volume. An addition may be contemporary, but it should not visually displace the ski-era house.
3. **Respond to existing geometry:** Derive roof pitch, directional emphasis, bay spacing, and structural rhythm from the qualifying resource. New forms need not duplicate the original roof but should establish a clear visual relationship.
4. **Maintain characteristic glazing**: Retain significant gable-end glass, clerestories, window walls, and opening patterns. New windows should be

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compatible in proportion, grouping, frame expression, and recess without creating a false historic appearance.

5. **Use compatible materials:** Prioritize repair and selective replacement. New materials should be compatible in scale, texture, reflectivity, joint pattern, and color. Contemporary materials may be appropriate when they support the original design logic and remain visually subordinate.
6. **Preserve site characteristics:** Minimize new grading and retaining walls. Continue stepped massing, elevated decks, or upslope/downhill relationships where these features define the resource.
7. **Avoid mining-era appliqué:** Do not require false-front forms, Victorian ornament, imitation historic trim, or other details that obscure the ski-era identity of the resource.
8. **Allow change to be legible:** Additions may be differentiated through a recessed connection, simplified detailing, or compatible contemporary materials, provided the overall composition remains cohesive.

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

- ~~The historic integrity of the site, or Streetscape, or character area will be altered by the relocation and/or reorientation of the structure.~~
- ~~The relocation and/or reorientation may threaten the historical significance of the structure or site.~~
- ~~The structure may be damaged or weakened in the process of relocation and/or reorientation.~~

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- ~~Relocation and/or reorientation adds costs not associated with on-site rehabilitation; such as utility line removal, moving expenses, additional International Building Code requirements, tree removal/trimming, and possibly traffic control.~~

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

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

~~A. Protection for the Historic Building and Site~~

~~1. Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.~~

~~2. Relocation and/or reorientation of a historic building shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.~~

~~3. Hire licensed professional building movers to relocate a historic building.~~

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4. A historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/ reorientation process.
5. When rehabilitation of the historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.
6. A written plan detailing the steps and procedures for relocation or reorientation of a historic building shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
7. Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.
8. A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.
9. Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
10. The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

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

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

B. Panelization

1. Disassembly & Reassembly of All or Part of a Historic Structure

a. Disassembly of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the panelization is necessary as outlined by Land Management Code 15-11-14.

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

c. Measured drawings of the structure or element to be disassembled/reassembled shall be completed.

d. A thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure shall be completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation

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~~are provided in the Historic Site or District Review Process section of these Regulations.~~

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

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

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

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

~~i. The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.~~

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

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k. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.

l. Disassembled components – trim, windows, doors, wall panels, roof elements, etc.– shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

2. Reassembly

a. When reassembling a historic structure, the original orientation and siting shall be replicated as closely as possible.

b. New foundations and additions shall follow the Regulations established in earlier sections of these Regulations.

3. Reconstruction

a. Reconstruction of a historic building or structure is allowed when the Chief Building Official determines the structure to be hazardous or dangerous, pursuant to Section 116.5 of the International Building Code, and when the building cannot be made safe and/serviceable through repair.

b. Reconstruction shall be guided by documentation and physical evidence in order to facilitate accurate re-creation.

c. Reconstruction shall not be based on conjectural designs or on a combinations of different features from other historic buildings.

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

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

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

~~g. A reconstructed building shall duplicate the historic building, and shall reconstruct the setting, placement, and orientation of the original structure.~~

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

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

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15-15-1 Definitions

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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~~ derived from ~~by~~ the National Park Service, that in various combinations define integrity. They are as follows:

1. **Location.** The place where the Historic Site was constructed, which defines the character area ~~or the Historical event took place~~.
2. **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, arrangement of spaces, pattern of fenestration, textures and

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colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

3. **Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, ~~f~~Fences, walls) and the relationship between Structures and other features or open space.
4. **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.
5. **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.
6. ~~**Feeling**~~ **Period Character**. A Site's ~~expression~~ character defining features that express ~~of the aesthetic of Historic sense of~~ a particular period of time. Period ~~Association~~ Character results from the presence of physical features that, taken together, convey the Property's Historic character.
7. **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.

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MATERIAL DECONSTRUCTION ~~OR DISMANTLING~~. The ~~disassembly of structures~~ removal of Historic material for the purpose of repairing or replacing Historic materials that are beyond repair, or to accommodate an addition, new construction, or structural upgrades. ~~for salvaging and reusing as many of the construction materials or building components~~. In some cases, deconstruction ~~or dismantling~~ may be used for salvaging and reusing construction materials or building components of a Historic Site, or to remove

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non-historic materials from a historic site or Sstructure to achieve Restoration ~~or to remove those historic construction materials or building components that are beyond repair~~

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From: No Reply <noreply@civicplus.com>
Sent: Saturday, September 12, 2026 4:41 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: Public Comment Submission

Submitted by: Gibby Dunleavy
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/3755/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: Members of the Historic Preservation Board, Please use the proposed revision of LMC §15-11-13, "Lifting, Relocation and/or Reorientation of a Historic Building or Historic Structure," to establish a clear relocation assessment and assign responsibility for each finding. I have two concerns: (1) the funnel directly into alternative (b), leaving alternatives (a) and (c) without independent consideration; and (2) accountability for the findings under (b), including substituted tests and the absence of a separately identified technical conclusion from the Chief Building Official (CBO). Staff is not applying the ordinance as written. This revision should either make the assessment match the ordinance or expressly change the ordinance to authorize the assessment the City intends to conduct. Maintaining the same three alternatives without specifying how they are evaluated and who makes each finding will not close that gap. My first concern is the funnel into (b). For Significant Sites, proposed §15-11-13(B)(3) and (C)(3) provide three qualifying alternatives: (a) relocation will abate demolition; (b) hazardous conditions threaten the building and relocation will enhance preservation; or (c) specified unique conditions warrant relocation. Only one alternative must be satisfied, together with the common requirements. If review proceeds directly to the joint Planning Director and CBO determination under (b), how is (a) answered? When does the Board consider (c)? A recommendation under (b) does not resolve the other alternatives. The revision should require each application to be screened against all three, with their disposition documented. My second concern is control and accountability under (b). Alternative (b) jointly assigns the Planning Director and CBO two findings: whether hazardous conditions threaten the building in its present setting, and whether relocation will enhance preservation. That joint assignment does not explain how the technical and preservation judgments should be separately documented and attributed. If the first finding is a safety determination, why does Planning hold the pen? As now administered, it makes staff the de facto decision-maker before an application reaches this Board, and it removes the Board

from the preservation judgment it is charged to make. A joint signature does not resolve an assessment that substitutes different tests or fails to identify the CBO's technical conclusion. Whether a structure could be panelized and whether relocation is necessary to abate a hazard are different questions from those stated in (b). Supporting technical analysis should inform the required findings, not replace them with additional eligibility tests. Findings must rest on adopted code criteria; applying tests that are not in the ordinance creates legal exposure on appeal. The Board should expressly decide who has authority over each finding. If it intends Planning to control both safety and preservation, with the CBO providing input, it should write that arrangement into the ordinance and explain why. My recommendation is that the CBO make, explain, and sign the technical hazard finding, the HPB make the preservation finding, and Planning advise. The applicant and Board should receive the CBO's own signed finding. Planning's preservation analysis should inform the Board's judgment without requiring Planning's concurrence as a prerequisite. I recommend a standardized findings form identifying the common requirements, the disposition of each alternative, and who decides, advises, and signs each finding. Every required finding and supporting question should be tied to an applicable code requirement. The form must not create additional eligibility tests or make (b) a prerequisite for (a) or (c). Gibby Dunleavy