



**PARK CITY BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
March 21, 2023**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Board of Adjustment of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Tuesday, March 21, 2023. Board of Adjustment members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve Board of Adjustment Meeting Minutes from December 13, 2022
[12.13.2022 Minutes](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. REGULAR AGENDA

- 5.A **804 Main Street and 710 Main Street – Appeal of Historic District Design Review Denial** – The Board of Adjustment Will Review the Appeal of the Historic District Design Review Denial to Install Vinyl Windows. PL-23-05572.

(A) Public Hearing; (B) Action

[804 and 710 Main Street Appeal Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: 804 Main Street Meeting Minutes](#)

[Exhibit C: 710 Main Street Meeting Minutes](#)

[Exhibit D: Final Action Letter Signed 804 Main](#)

[Exhibit E: Final Action Letter Signed 710 Main](#)

[Exhibit F: Marriott Summit Watch Appeal](#)

[Exhibit G: Building Permit for 738 Main Street](#)

[Exhibit H: Building Permit for 900 Main Street](#)

[Exhibit I: 1994 Summit Watch MPD - Staff Report](#)

[Exhibit J: Building Permit B94-00425](#)

[Exhibit K: Building Permit for Phase 3A and 3B](#)

[Exhibit L: Alternate Materials and Their Use in Historic Districts](#)

6. ADJOURN

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.org at least 24 hours prior to the meeting.

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

Board of Adjustment Agenda Item Report

Meeting Date: March 21, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

Subject:

Consideration to Approve Board of Adjustment Meeting Minutes from December 13, 2022

Suggested Action:

Attachments:

[12.13.2022 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJUSTMENT MEETING
MINUTES OF DECEMBER 13, 2022**

BOARD MEMBERS IN ATTENDANCE: Ruthie Gezelius-Chair, Jennifer Franklin, Stefanie Wilson, Mary Wintzer, Beth Armstrong, John Stafsholt

STAFF: Gretchen Milliken, Planning Director; Lillian Zollinger, City Planner; Mark Harrington, Senior City Attorney

1. ROLL CALL

Chair Ruthie Gezelius called the meeting to order at 5:00 p.m. and noted that all Board Members were present, constituting a quorum.

2. MINUTES APPROVAL

A. Consideration to Approve the Board of Adjustment Meeting Minutes from October 18, 2022.

Board Member Jennifer Franklin noted a correction to the Findings of Fact and stated that on Findings of Fact No. 4, the total width should be corrected to read 42 feet. City Planner, Lillian Zollinger, commented that the correct width was 44.2 feet, having been corrected from 42 feet. She added that a correction was required for Finding of Fact No. 13, which should reflect that the Front Yard Setback is 6.35 feet. Planner Zollinger presented the corrected Minutes to the Board for signature.

MOTION: Board Member Franklin moved to APPROVE the Board of Adjustment Meeting Minutes from October 18, 2022, as corrected. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

3. PUBLIC COMMUNICATIONS

No comments were submitted.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Open and Public Meetings Act Training.

Senior City Attorney, Mark Harrington, reported that the handout provided to the Board was an abridged version of the PowerPoint presented once per year. He mentioned that they chose to provide this to all of the Commissions and Boards for self-study as

nothing has significantly changed. He invited anyone with questions to reach out to him directly.

5. CONTINUATIONS

There were no continuations.

6. REGULAR AGENDA

A. Consideration to Adopt Resolution 01-2022, a Resolution Authorizing Participation in Meeting by Electronic Communication.

City Attorney Harrington reported that State Code requires the Board to adopt a second resolution to clarify who counts for purposes of a quorum when members participate in a meeting electronically. He commented that all of the Boards and Commissions in the City would be adopting the same clarification. Chair Gezelius stated she would sign the Resolution.

MOTION: Board Member Wintzer moved to ADOPT Resolution 01-2022, attached as Exhibit A to the Staff Report. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

B. 961 Park Avenue – Variance – The Applicant Requests a Variance to Build a Porch in the Front Setback for a New Single-Family Dwelling. PL-22-05388.

Planner Zollinger stated that the property is located in the Historic Residential (“HR-1) Zone. The lot is currently vacant and the applicant was looking to construct a new Single-Family Dwelling. The site is currently undergoing Historic District Design Review (“HDDR”), but before that can proceed, the applicant requested a variance to the front setback to allow for the construction of a porch wider than 10 feet. She explained that the Land Management Code (“LMC”) allows an exception to the Front Setback for porches not more than 10 feet wide that project no more than three feet into the front setback. However, the applicant has proposed to construct a porch that is three feet wide and 18’8” long, which would not be allowed under the LMC. She noted that page two of the Staff Report should be corrected to reflect that the proposed porch is 18’8” long, not 18.8.

Planner Zollinger added that the entire porch would be within the front setback. She explained that all other requirements for the dwelling met the LMC zoning requirements. She stressed that the single-family dwelling itself is compliant with the setbacks; however, the proposed porch is 18’8” long and does not comply with the LMC, which prompted the applicant to request a variance.

The proposed construction complies with the rear setbacks and both side setbacks. She added that the applicant received approval from the City Engineer to reduce the north side setback from five feet to three feet to satisfy the parking requirement. This reduction would not impact the requested variance.

Planner Zollinger reported that the Design Review Team ("DRT") commented on the proposed front porch design and mentioned that the proposed porch does not comply with the LMC Design Guidelines. The DRT noted that porches in the Historic District typically have a shed roof cover and do not fall outside of the front setback. She added that the DRT noted that the applicant would be able to build the desired porch without a variance if the porch is not constructed in the setback and had a shed roof covering the length of the porch. She referenced the Historic Preservation Consultant's conclusion that regardless of size, porches are typically covered and this covering is usually in the form of a shed roof. The current design did not include a shed roof.

Planner Zollinger stated that to grant the requested variance, the Board of Adjustment must find that all five criteria are met. She stated that the Development Review Committee and the Planning, Engineering, Public Utilities, and Legal Departments all reviewed the application and no significant issues were raised.

On November 1, 2022, Staff published a notice on the City website, City Hall, and the property, and mailed a courtesy notice to property owners within 300 feet of the site.

Planner Zollinger stated that the Board could approve the variance, deny the variance, and direct Staff to make Findings for the denial, or request additional information and continue the item to a date certain. Staff recommended the Board review the requested variance, conduct a public hearing, and consider denying the requested variance.

Caitlyn Barhorst from AIA identified herself as the applicant's architect. The applicant, David Fox, also introduced himself. Ms. Barhorst stated that the primary goal of this design involved looking at the Design Guidelines and the street context in relation to the Historic District. She referenced the SWCA Memorandum attached to the Staff Report and stated that the conclusion was that having a full-width front porch was historically accurate and typically included a fully covered shed roof. Ms. Barhorst explained that the proposal minimized that by only requesting a front porch deck with no roof. She reiterated that the design was driven by the street character. She referenced the applicant's variance letter that depicted surrounding historic structures with full-width front porches and roof structures.

She reiterated that the goal of the proposed design was to mimic the front porch element. She noted the uniqueness of the site constraints and commented that there were not many vacant, buildable lots on Park Avenue that have a corner configuration; therefore, at the outset, they looked at reducing the Setback to allow for the home and all of the parking requirements. She also referenced the Building Code requirements of having an egress window from the basement, which would effectively impose an

additional setback. She explained that the proposed building footprint was less than 30 square feet below the Maximum Building Footprint.

Mr. Barhorst commented that they designed the front porch within the front setback primarily because of the required egress window from the basement. She explained that if they were able to reduce the parking requirement or if the Code did not require an egress window, they would have been able to push the structure back three feet and construct the porch as proposed.

Board Member Wilson noted that there are other corner lots in the neighborhood and asked what made this lot different. Ms. Barhorst explained that it was determined that the parking could only be accessed via 10th Street instead of Park Avenue. A majority of the properties in the HR-1 District are accessed from the front property line. Ms. Barhorst added that many of the other lots have platted right-of-ways that are not built-out, therefore the parking is limited to the Front Setback. She noted with interest that this lot is relatively flat and atypical for this area. Because of the flat topography, the basement can be constructed completely underground, which presented the referenced egress challenge mentioned previously.

Board Member Wintzer observed that the home next to this lot, 959 Park Avenue, had something posted about a driveway and noted that this lot appeared to go up to the multi-level. She wondered if the signage was pertinent to this application. Ms. Barhorst was unfamiliar with the neighboring property but commented that the Historic Structure on the neighboring property encroaches onto this applicant's lot by an inch or two at the front. She surmised that the neighbor's project was undergoing an HDDR process. Planner Zollinger stated that the property owner posted the notice referenced by Board Member Wintzer.

Board Member Stafsholt stated that the LMC requires corner lots have a minimum side setback of five feet and sought clarification that the applicant already received an exception to reduce that to three feet. Planner Zollinger confirmed that the City Engineer approved the reduction of the side setback.

Board Member Stafsholt also commented that the neighboring property encroaches on the applicant's property that is nine inches higher and wondered when the snow shed requirements would come into play. Planner Zollinger explained that the Development Review Committee ("DRC") did not raise any issues regarding snow storage or a requirement for a snow storage easement. She noted that often the Setbacks allow for snow storage. She confirmed that the DRC also looked at snow shed requirements. Planning Director, Gretchen Milliken, added that sometimes a Snow Shed Easement Agreement is required and confirmed with Planner Zollinger that no such agreement was required at this point.

Chair Gezelius mentioned self-imposed hardship considerations and noted the applicant's point about needing extra room at the back of the property for Code-required

egress for the basement. She felt that this was a self-imposed hardship and not a hardship of the property. If the applicant chose not to build a basement, they would not be faced with the setback requirement to accommodate window egress. It was clarified that if the porch was limited to 10 feet it could be built within the setback as set forth by Planner Zollinger.

Mr. Fox explained that part of the hardship was that he was advised that it would be preferable to not park off of the Park Avenue side of the property. Because of the nature of the lot, they require room for two parking stalls at the back of the property, which constrains the depth. He added that if they do not need to have two full parking stalls, they could still maintain the egress window and have more than enough capacity to set the house back three feet more from Park Avenue. He added that they requested the 18'8" long porch consistent with other homes with similar gabled-front architecture.

Chair Gezelius opened the public hearing.

Scott Brown stated that he resides at 953 Park Avenue, which is one house up from the applicant's property. His home is a 20-year-old non-Historic home and he tried to improve its appearance with a similar element on the second floor that was denied without a hearing. Mr. Brown wanted to make sure that he was not the only resident to be denied, noting that people all around the area are building large homes with large decks. He urged the Board to be equitable and reiterated that his application was denied even though it sought a minimal change that would have made the house look more historic.

There was no further public comment. Chair Gezelius closed the public hearing.

Board Member Stafsholt felt that LMC Section 15-10-8 required the applicant to bear the burden of proof that all of the conditions justifying a variance were met. He referenced the five conditions contained in Section 15-10-8(C) and opined that none of them had been met.

Board Member Armstrong agreed with Board Member Stafsholt and asked if the applicant would require a variance if the porch was proposed to be built outside the setback. Planner Zollinger confirmed that if the porch was proposed to be built according to what would be allowed outside the setback, it would not require a variance.

Board Member Wilson agreed with these comments and Chair Gezelius' statement regarding hardship. She agreed that some of the claimed hardships were self-imposed and this property was not unique enough. She felt that the request did not meet the five criteria.

Board Member Wintzer concurred with the prior comments of the Board Members and felt the request does not qualify as a hardship because of the size of the house the

applicant wanted to build. She observed that a smaller house would allow the applicant to meet the criteria.

Board Member Franklin also agreed with the comments of the Board and added that one of the criteria is that there must be a special circumstance that makes it different from anyone else's lot and she felt this lot did not meet that requirement.

Chair Gezelius observed that the Board appeared to be in consensus to consider denying the applicant's request for a variance.

MOTION: Board Member Wintzer moved to DENY the application for a variance for 961 Park Avenue, subject to the Proposed Findings of Fact and Conclusions of Law as follows:

Findings of Fact

1. The property is located at 961 Park Avenue in the Historic Residential-1 (HR-1) Zoning District.
2. The HR-1 zone is characterized by historic and contemporary homes on one (1) to two (2) lot combinations.
3. The site is currently a vacant lot.
4. The lot is 25 feet wide and 75 feet in length.
5. The property consists of 1875 square feet.
6. The Maximum building footprint for the lot is 844 square feet.
7. The proposed structure is approximately 818 square feet.
8. Two parking spaces are required for a Single-Family Dwelling Use.
9. The Applicant is requesting a Variance to LMC § 15-2.2-4, to allow the structure's proposed Front Porch deck to be 18 feet 8 inches wide and extend three feet and into the Front Setback.
10. The Board finds there are no special circumstances attached to the property and that the alleged justification for the variance is more compatible with historic build-out as unsubstantiated.
11. The Applicant may apply for a home designed under the same terms and rights as others in the applicable zone.

12. The zoning ordinance already contains an exception consistent with the General Plan to allow increased flexibility for porches and no hardship results from building pursuant to the terms of that exception.

Conclusions of Law

1. The Applicant did not prove their request meets the five criteria outlined in Land Management Code Section 15-10-8:
 - a. Literal enforcement of the HR-1 Zoning District requirements for this property does not cause an unreasonable hardship that is necessary to carry out the general purpose of the zoning ordinance.
 - b. There are no special circumstances attached to the property that do not generally apply to other properties in the same district.
 - c. Granting the Variance is not essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
 - d. The proposal is not consistent with the General Plan.
 - e. The spirit of the zoning ordinance is not observed by this application.

Board Member [not identified] seconded the motion. The motion passed with the unanimous consent of the Board.

7. ADJOURN

MOTION: Board Member Franklin moved to ADJOURN. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at approximately 5:45 p.m.

Approved by _____
Ruthie Gezelius, Board of Adjustment Chair



961 PARK AVENUE

VARIANCE

BOARD OF ADJUSTMENT

PL-22-05388 | December 13, 2022

961 PARK AVENUE

The property is located in the Historic Residential (HR-1) Zone. The lot is currently vacant and the Applicant is looking to construct a new Single-Family Dwelling.

The Site is undergoing a Historic District Design Review.

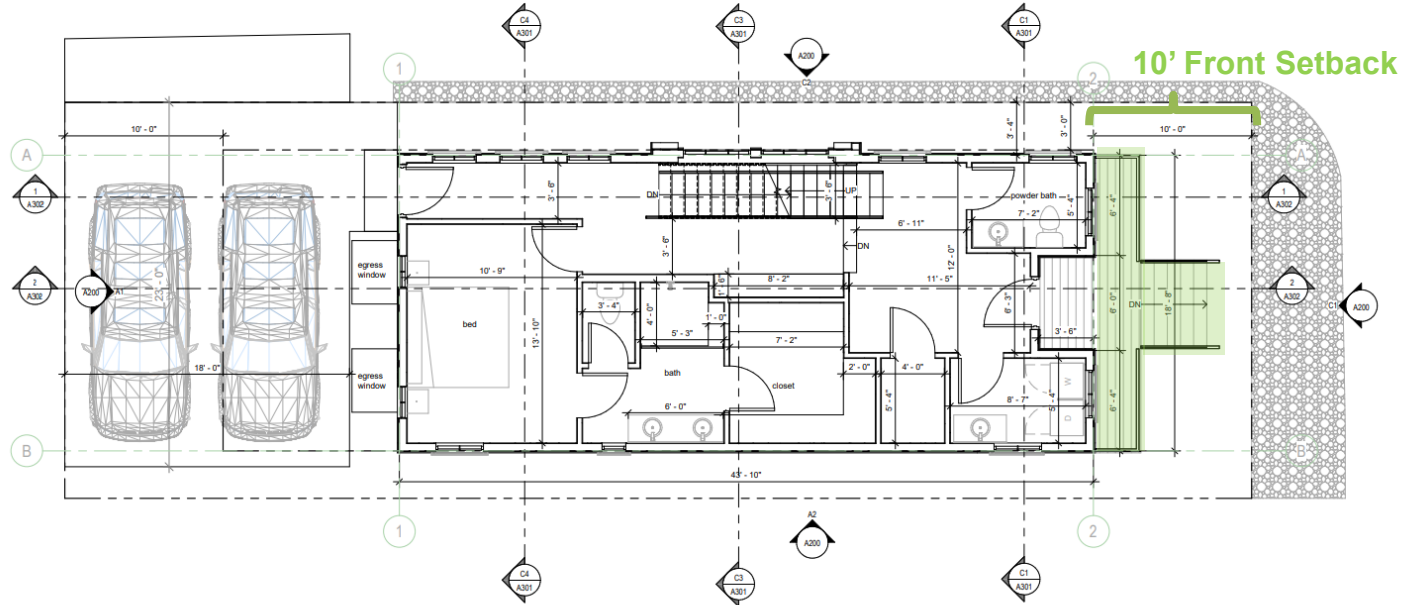
The Applicant is requesting a Variance from the Front Setback to allow for the construction of a porch wider than 10'.

This hearing will include Board of Adjustment review and possible Final Action.



961 PARK AVENUE

Porches not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback are an allowed exception. The Applicant proposes to construct a porch that is 3' wide (allowed) and **18' 8"** long (not allowed). The entire porch is inside of the 10' Front setback.



961 PARK AVENUE

Zoning Requirement	2022 LMC Analysis
Minimum Lot Size- 1875 sf	Complies- 1875 sf (No Variance requested)
Lot Width- 25'	Complies- 25' (No Variance requested)
Maximum Building Footprint- 844 sf allowed	Complies- 818 sf proposed (No Variance requested)
Minimum Front and Rear Setback- 10' each	Front Setback- Not Compliant The SFD is compliant with Setbacks, however the proposed porch is 18'8" feet wide into the Front Setback and not compliant with the LMC. (Variance requested) Rear Setback- Complies- 10' (No Variance requested)
Minimum Side Setbacks- 3'	North side Setback: Complies- 3' South side Setback: Complies- 3' The Applicant has received approval from the City Engineer (See Exhibit D) to reduce the north Side Setback from 5' to 3' to satisfy parking requirements. (No Variance requested)

961 PARK AVENUE

The Design Review Team has commented on the proposed front porch design and mentioned that the proposed porch does not comply with the LMC Design Guidelines. The DRT noted that a porch in the Historic District typically has a shed roof cover and does not fall outside of the front setback.

Additionally, the DRT has noted that the Applicant would be able to build their desired porch, without a Variance, if the porch is not constructed in the setback and has a shed roof covering the entire length, as seen historically.

As noted in the SWCA memo, “Regardless of size, porches are typically covered, and this covering is usually a shed roof in form.”

The Applicant is requesting to build a porch greater than 10’ wide in the Front Setback and has therefore applied for a Variance.

961 PARK AVENUE

In order to grant the requested Variances to the Front Setback, the Board of Adjustment must find that all five criteria are met:

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
5. The spirit of the Land Management Code is observed and substantial justice done.

961 PARK AVENUE

The Development Review Committee, Planning, Engineering, Public Utilities, and Legal Departments reviewed this application. No significant issues were raised.

On November 1, 2022, Staff published notice to the City website, City Hall, the property, and mailed courtesy notice to property owners within 300 feet of the site.

RECOMMENDATION

- The Board of Adjustment may approve the Variance;
- The Board of Adjustment may deny the Variance, and direct staff to make findings for the denial; or
- The Board of Adjustment may request additional information and continue the discussion to a date certain.

RECOMMENDATION

Staff recommends the Board of Adjustment review requested Variance for constructing an 18'8" porch in the Front Setback, conduct a public hearing, and consider denying the Variance.

Board of Adjustment Staff Report



Subject: 804 Main Street and 710 Main Street
Application: PL-23-05572
Author: Virgil Lund, Planner I
Date: March 21, 2023
Type of Item: Appeal of a Historic District Design Review

Recommendation

(I) Review the appeal of the Marriott Summit Watch Historic District Design Review (HDDR) denial, (II) conduct a public hearing, and (III) consider denying the appeal based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A).

Description

Appellant: Wendy Carney, for Marriott Summit Watch

Historic District Design Review Applicant: Wendy Carney, for Marriott Summit Watch

Location: 804 Main Street and 710 Main Street

Zoning District: Historic Recreation Commercial (HRC)

Adjacent Land Uses: Commercial

Reason for Review: The Board of Adjustment hears appeals of Planning Director decisions on Historic District Design Reviews pursuant to Land Management Code [§ 15-1-18\(A\)](#)

BOA Board of Adjustment
COA Condition of Approval
HDDR Historic District Design Review
HRC Historic Recreation Commercial
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

On October 21, 2022, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application to replace aluminum-clad wood windows with vinyl windows for 804 Main Street in the Historic Recreation Commercial (HRC) Zoning District and on November 29, 2022, the Applicant submitted a full HDDR Application for the proposal. On February 3,

2023, the Applicant submitted an additional HDDR Application to replace aluminum-clad wood windows with vinyl windows for 710 Main Street, also in the HRC Zoning District.

On February 16, 2023, the Planning Department held an Administrative Public Hearing for 804 Main Street for the HDDR to replace aluminum-clad wood windows with vinyl windows. On February 23, 2023, the Planning Department held an Administrative Public Hearing for 710 Main Street for the HDDR to replace aluminum-clad wood with vinyl windows (see Exhibits B and C for meeting minutes). The Planning Director denied the HDDRs for non-compliance with Land Management Code (LMC) § [15-13-9\(B\)\(2\)\(f\)\(A\)](#), which states vinyl windows are inappropriate for both Historic Sites and non-historic buildings within the Historic Districts (see Exhibits D and E for the Final Action Letters). On February 23, 2023, the Applicant filed an appeal of the HDDR denials (see Exhibit F to review the appeal).

Background

The map below gives an overview of the Marriott Summit Watch buildings:



On November 30, 1994, the Planning Commission approved a Conditional Use Permit/Master Planned Development for the Summit Watch at Park City (Exhibit I). On April 3, 1995, the City approved Building Permit B94-00425 (Exhibit J), with aluminum-clad wood windows for Phase 1 and Phase 1A of the Marriott Summit Watch buildings. On April 8, 1996, the City approved a Building Permit (Exhibit K), with aluminum-clad wood windows for Phase 3A and 3B of the Marriott Summit Watch buildings.

Standard of Review

Pursuant to LMC [§ 15-1-18\(A\)](#), appeals of Final Action regarding the *Design Guidelines for Historic Districts and Historic Sites* shall be reviewed by the Board of Adjustment. The Board of Adjustment shall act in a quasi-judicial manner and review factual matter de novo, without deference to staff determination of factual matters. The Board of Adjustment shall determine the correctness of the Planning Director's interpretation and application of the plain meaning of the land use regulations and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.¹

Burden of Proof

Pursuant to LMC [§ 15-1-18\(G\)](#), the Applicant has the burden of proving that the Planning Director erred in denying the Historic District Design Reviews.

The appellant argues the following points:

1. Windows of the same vinyl material as 738 and 900 Main Street were purchased for 710 and 804 Main Street based on the precedence set by the Park City Building Permit approval in 2020 and 2021. 342 vinyl windows are paid for and are in inventory awaiting installation.
2. Energy efficiency ratings for the vinyl windows meet or exceed those of similarly designed aluminum clad windows.
3. The materials that were changed on 738 and 900 Main Street were that of the window sash and the thin surrounding frame of the window assembly. The more prominent exterior window surrounds on the buildings remain wood, as originally constructed.
4. There is little (if any) difference between the appearance of the original windows vs the new vinyl windows except for paint color.
5. After consultation with Michael Sweeney of New Ideas Company, Inc, there was confusion as to why the Marriott Summit Watch buildings are not considered non-historic buildings similar to 825 Main Street, and why the window replacement project would not be considered a "minor alteration" similar to those approved for 825 Main Street in the past.
6. The change from aluminum clad windows to vinyl windows, which has occurred on two other buildings starting in 2020, has no negative impact on the historic character of the surrounding neighborhood.

Please see Exhibit F to review the Applicant's appeal.

¹ LMC [§ 15-1-18\(G\)](#)

Analysis

(I) The appellant argues that the Building Permits were approved for vinyl windows at 738 and 900 Main Street, setting precedence to install vinyl windows at 804 and 710 Main Street

The Marriott Summit Watch window replacement project started in 2020 with Building 1, 738 Main Street. The purpose of the project was to replace all windows except the ground floor windows. The original windows installed were aluminum-clad wood. On October 13, 2020, the City approved Building Permit TEMP20-1598 for 738 Main Street with a Condition of Approval that the aluminum-clad wood windows be replaced with aluminum-clad windows (Exhibit G). However, on October 13, 2020, the 155 original aluminum-clad wood windows on all floors except the storefront windows were replaced with vinyl windows rather than the approved aluminum-clad windows.

On April 19, 2021, the City approved Building Permit TEMP21-397 for 900 Main Street with a Condition of Approval that the aluminum-clad wood windows be replaced with aluminum-clad windows (Exhibit H). However, on May 12, 2021, approximately 53 original aluminum-clad wood windows on all floors except the storefront windows were replaced with vinyl windows rather than the approved aluminum-clad windows.

(II) Historic Building status and definition of “minor alterations”

The buildings at Marriott Summit Watch are not designated on Park City’s Historic Sites Inventory, but they are located within the Historic Recreation Commercial Zoning District. All structures—historic and non-historic—within Historic Districts are required to comply with LMC [Chapter 15-13](#) *Design Guidelines for Historic Districts and Historic Sites*. Whether minor or major alterations are proposed, the requirements of LMC Chapter 15-13 apply.

LMC [§ 15-13-9\(B\)\(2\)\(f\)\(A\)](#) states, “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.”² Therefore, Planning Staff found the HDDRs to be non-compliant with the LMC and denied the HDDRs.

(III) Vinyl Windows and the Historic District

SWCA Historic Preservation Consultants summarize why vinyl windows are inappropriate in the Historic District:

- Vinyl windows do not adequately replicate the look and feel of a painted wood window. They look like plastic even to the casual observer, lack the detail and depth of profile of wood windows, and usually have joints in sashes and frames/casings that would not be seen on a historic window assembly.

² LMC [§ 15-13-9\(B\)\(2\)\(f\)\(5\)](#)

- Colors can be limited – while more sash colors may be available, frames (which may need to be metal for greater rigidity) may not come in the same range of colors and may not always match the original windows.
- Degradation from UV (outdoor) light and heat may cause warping, sagging, discoloration (yellowing), stippling/pitting, and brittleness/cracking over time. Painted wood windows do not weather in this way and the difference between wood and vinyl only becomes more apparent over time.
- Vinyl is non-sustainable: manufacturing is highly toxic, and windows cannot be repaired, only replaced.

Thomason and Associates Historic Preservation Planners explains on page 15 in their guidebook *Alternative Materials and Their Use in Historic Districts*: “For historic buildings vinyl windows have been problematic due to their incompatible appearance, inflexibility in expansion and contraction and fading and warping due to UV exposure. They are not considered to be a green material since they are a petroleum based product and difficult to recycle. The longevity of vinyl windows is also an issue with many requiring replacement after only ten to fifteen years of service” (Exhibit L).

Cities such as Boston, Nashville, Indianapolis, Memphis, Austin, and Charlotte do not allow the use of vinyl windows in their Historic Districts.

The images below show before and after the vinyl windows were installed at 900 Main Street:



(IV) The proposal does not comply with the *Design Guidelines For Historic Commercial Infill Construction in Historic Districts* outlined in LMC § 15-13-9

LMC § [15-13-9](#) requires the following for commercial infill construction for Historic Commercial Sites:

Universal Design Guidelines	Analysis of Proposal
New infill commercial buildings shall differentiate from historic structures but shall be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Main Street Historic District as a whole. The massing of new infill commercial buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the site.	Does not Comply: Wood or metal windows similar to those used historically are preferred, but aluminum-clad or wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.
Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—shall be of human scale and shall be compatible with neighboring Historic Sites.	Partially Complies: While the window size and proportion are of human scale and historically compatible, the material is inappropriate.
New infill commercial buildings shall reinforce visual unity within the context of the Historic District but also within the context of the Streetscape or character area. The specific context of the Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.	Does not Comply: Vinyl windows are not appropriate in the Historic District.

A. Relevant Specific Guidelines

Specific Design Guidelines	Analysis of Proposal
----------------------------	----------------------

Windows “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.”³	Does not Comply: Vinyl windows are not appropriate in the Historic District.
Materials “Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Main Street Historic District.”⁴	Does not Comply: Vinyl windows are not appropriate in the Historic District.

Planning staff finds the proposed vinyl windows are not compliant with LMC § [15-13-9\(B\)\(2\)\(f\)\(A\)](#), which states “[v]inyl and aluminum windows are inappropriate” and recommends the Board of Adjustment deny the Applicant’s appeal of the HDDR denials for 710 and 804 Main Street.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 7, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 7, 2023. The *Park Record* published notice on March 8, 2023.⁵

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- Deny the appeal based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter.
- Grant the appeal and direct staff to prepare Findings of Fact within 15 working days.

³ LMC § [15-13-9\(B\)\(2\)\(f\)\(5\)](#)

⁴ LMC § [15-13-9\(B\)\(4\)\(a\)](#)

⁵ LMC [§ 15-1-21](#)

- Continue the appeal to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: 804 Main Street Meeting Minutes

Exhibit C: 710 Main Street Meeting Minutes

Exhibit D: Final Action Letter 804 Main Street

Exhibit E: Final Action Letter 710 Main Street

Exhibit F: Marriott Summit Watch Appeal

Exhibit G: Building Permit for 738 Main Street

Exhibit H: Building Permit for 900 Main Street

Exhibit I: 1994 Summit Watch MPD

Exhibit J: Building Permit B94-00425

Exhibit K: Building Permit for Phase 3A and 3B

Exhibit L: Alternative Materials and Their Use in Historic Districts



Planning Department

March 21, 2023

Wendy Carney
Marriott Summit Watch
Wendy.carney@vacationclub.com
(435) 647-4010

CC: Wendy Carney

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 804 Main Street and 710 Main Street

Zoning District: Historic Recreation Commercial (HRC)

Application: Historic District Design Review Appeal

Project Number: PL-23-05572

Action: DENIED

Date of Final Action: March 21, 2023

Project Summary: Removal and replacement of aluminum-clad wood windows with vinyl windows

Action Taken

On Tuesday, March 21, 2023, the Board of Adjustment conducted a public hearing and denied the Appeal for the Historic District Design Review for 804 and 710 Main Street according to the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. The Site is located at 804 and 710 Main Street.
2. On November 30, 1994, the Park City Planning Commission approved a Conditional Use Permit/ Master Planned Development Application for the Summit Watch at Park City.
3. On April 3, 1995, the City approved Building Permit B94-00425 with aluminum-clad wood windows for Phase 1 and Phase 1A of the Summit Watch buildings.
4. On April 8, 1996, the City approved a Building Permit with aluminum-clad wood windows for Phase 3A and 3B of the Summit Watch buildings.



Planning Department

5. 804 and 710 Main Street are in the Historic Recreation Commercial Zoning District.
6. On November 29, 2022, the Applicant submitted a Historic District Design Review Application to remove and replace the aluminum-clad wood windows with vinyl windows on 804 Main Street, an existing non-historic structure within the Historic Recreation Commercial Zoning District.
7. On February 3, 2023, the Applicant submitted a Historic District Design Review Application to remove and replace the aluminum-clad wood windows with vinyl windows on 710 Main Street, an existing non-historic structure within the Historic Recreation Commercial Zoning District.
8. LMC Section 15-13-9(B)(2)(f)(A) states “[v]inyl and aluminum windows are inappropriate.”
9. SWCA Historic Preservation Consultants explains that vinyl windows are inappropriate in Historic Districts because:
 - a. Vinyl windows do not adequately replicate the look and feel of a painted wood window. They look like plastic even to the casual observer, lack the detail and depth of profile of wood windows, and usually have joints in sashes and frames/casings that would not be seen on a historic window assembly.
 - b. Colors can be limited – while more sash colors may be available, frames (which may need to be metal for greater rigidity) may not come in the same range of colors and may not always match the original windows.
 - c. Degradation from UV (outdoor) light and heat may cause warping, sagging, discoloration (yellowing), stippling/pitting, and brittleness/cracking over time. Painted wood windows do not weather in this way and the difference between wood and vinyl only becomes more apparent over time.
 - d. Vinyl is non-sustainable: manufacturing is highly toxic, and windows cannot be repaired, only replaced.
10. On February 16, 2023, the Planning Department conducted a public hearing for 804 Main Street and denied the Historic District Design Review Application, finding the vinyl windows were not compliant with the LMC.
11. On February 23, 2023, the Planning Department conducted a public hearing for 710 Main Street and denied the Historic District Design Review Application, finding the vinyl windows were not compliant with the LMC.



Planning Department

12. On February 23, 2023, the Applicant appealed the Historic District Design Review denials.
13. The Board of Adjustment reviews appeals of Historic District Design Review Final Action pursuant to LMC Section 15-1-18(A).
14. Staff posted notice to the City Website, the Utah Public Notice website, and the properties on March 6, 2023.
15. Staff mailed courtesy notices to property owners within 100 feet on March 6, 2023.
16. The Park Record published notice on March 8, 2023.

Conclusions of Law

1. The appellant did not meet their burden of proving the Planning Director erred in denying the Historic District Design Review Applications.
2. The Planning Director was correct in interpreting and applying the plain meaning of LMC Section 15-13-9(B)(2)(f)(A) regarding vinyl windows in the Historic Districts.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5067 or email virgil.lund@parkcity.org.

Sincerely,

Ruth Gezelius, Board of Adjustment Chair

CC: Virgil Lund
Project Planner

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
445 MARSAC AVENUE, PLANNING DEPARTMENT CONFERENCE ROOM
FEBRUARY 16, 2023

STAFF:

Gretchen Milliken, Planning Director; Virgil Lund, Planner I; Lillian Zollinger, Planner I;
Spencer Cawley; Planner II

=====

The Planning Director called the meeting to order at 12:03 PM.

ROLL CALL

The Planning Director noted that Caitlyn Barhorst, Wendy Carney, Anthony Rys, Martina Nelson, Bill Van Sickle, and Gavin Steinberg are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

804 Main Street – Historic District Design Review – PL-22-05432 - The Applicant Is Proposing to Replace Existing Windows with Vinyl Windows.

Planner Lund gave an overview of the of the proposal to replace existing windows with vinyl windows at the Marriott Summit Watch. The proposal includes installing 109 vinyl windows. The proposal does not comply with the Design Guidelines for Historic Commercial Infill Construction in Historic Districts. Specifically, vinyl is not appropriate for use in the historic district. Planner Lund stated the Planning Staff recommendation is to deny the application.

At 12:20 PM, the Planning Director opened a public hearing. No public input received.

At 12:21 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director denied the Administrative Permit for 804 Main Street in accordance with the Findings of Fact and Conclusions of Law.

The Applicant asked if they could appeal their two applications at the same time. Planning Director Milliken stated they have 10 days to appeal from today's denial.

Findings of Fact

1. The Site is located at 804 Main Street and is part of Phase 2 of the Summit Watch at Park City Condominium Project

2. The Site is in the Historic Recreation Commercial (HRC) Zoning District.
3. On August 24, 1995, the City Council approved the Summit Watch at Park City Plat and the plat was recorded with Summit County on November 3, 1995.
4. The Applicant proposes to remove and replace 109 aluminum-clad wood windows with vinyl windows on an existing non-historic structure.
5. The original Building Permit from 1994 shows the material of the original installed windows was aluminum-clad wood.
6. Staff reviewed the 804 Main Street Historic District Design Review for compliance with LMC §15-13-9 *Design Guidelines for Historic Commercial Infill Construction*, which states vinyl windows are inappropriate in the Historic Districts.
7. On February 2, 2023, a public hearing was opened and this proposal was continued to February 16, 2023.
8. Staff posted notice to the City Website, City Hall, and the property on January 18, 2023.
9. Staff mailed courtesy notices to property owners within 100 feet on January 18, 2023.

Conclusions of Law

1. The proposal does not comply with the Land Management Code requirements outlined in Section 15-13-9 *Design Guidelines for Historic Commercial Infill Construction*.

961 Park Avenue – Historic District Design Review – PL-21-04979 – The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential (HR-1) Zoning District.

Planner Zollinger gave an overview of the request to build a new single-family dwelling in the HR-1 Zoning District. The Applicant sought a variance to increase the size of the front porch but was denied by the Board of Adjustment. Planner Zollinger reviewed the zoning district requirements and how the proposal, as conditioned, complies.

Planning Director Milliken asked for clarification on the bump out with glazing. Caitlyn Barhorst stated there is a four-inch variation on that façade, but it meets the setback requirements. The Planning Director asked if all the window casings will bump out as indicated on the elevations. Caitlyn Barhorst stated the shadowing is due to the 3-D elements, but all casings are flush with the façades. The Planning Director stated that all issue appears to be resolved.

At 12:10 PM, the Planning Director opened a public hearing. No public input received.

At 12:11 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review for 961 Park Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The site is located at 961 Park Avenue within the Historic Residential (HR-1) District.
2. The subject parcel is SA-20-A (at 961 Park Avenue).
3. Staff deemed the Historic District Design Review application complete on February 17, 2023.
4. The lot is 25 feet wide and 75 feet long, for a 1,875 square foot lot.
5. The proposed Use of the site is a Single-Family Dwelling.
6. The HR-1 Zoning District requires a minimum lot area of 1,875 square feet for a Single-Family Dwelling. The 1,875 square-foot-lot meets the minimum lot area for a Single-Family Dwelling.
7. The minimum side yard setbacks for a 25' wide lot is three feet.
8. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet. A three-foot Side Setback along the platted Right-of-Way was approved by the City Engineer per LMC § 15-2.2-3(H)(I)(1). This approval prohibits Side Setback exceptions.
9. The minimum front and rear setbacks for lots that are 75' deep is 10 feet.
10. The maximum building height for the HR-1 Zoning District is 27'. The proposed height is 26' from Existing Grade.
11. There are no known existing encroachments on the lot.
12. The maximum footprint allowed in the HR-1 Zoning District is 844 square feet for the lot.
13. The proposed footprint for the lot is 818.7 square feet.
14. Historic District Design Review applications require the Planning Director evaluation of the Design Guidelines For Historic Districts And Historic Sites:
 - New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites. *Complies: The new structure is simple and compatible with the character of the streetscape.*

- New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed. *Complies: The design of the Single-Family Dwelling reflects the historic guidelines while remaining unique and contemporary.*
- A style of architecture shall be selected and all elevations of the new infill residential building should be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided. *Complies: The style chosen for the SFD is modern, yet complimentary to the historic district. The site will fit into the streetscape without copying existing neighboring historic structures.*
- New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot. *Complies: The proposed materials are complimentary to the historic district. The proposed height fits into the streetscape and is not out of scale with the district. The whole structure is even in height and mass. The proposed north façade breaks up the single wall plane with a wall bump-out in the middle of the structure.*
- Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls. *Complies: The lot is nearly completely flat, and the house is proposed to be built on the most level portion. There are no proposed or required retaining walls.*
- Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be

of human scale and shall be compatible with neighboring Historic Structures. *Complies: The design of the house and design elements are not oversized- it is compatible with the streetscape and historic district.*

- Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites. *Complies: The height of the structure is compliant with zone regulations and scale of the structure is compatible with the streetscape.*
- Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area. *Complies: The structure is not oversized, and well setback from the front property line, and is compatible with the current streetscape.*
- New construction activity shall not physically damage nearby Historic Sites. *Complies: 959 Park Avenue is a Historic Landmark Site and is the adjacent property to the site (see Condition of Approval 4).*
- New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns. *Complies: The entire proposed structure fits with the character of the neighborhood, and with the visual identity of Park Avenue.*
- New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: Longevity (50 year lifespan), energy performance, durable in this climate, environmental benefit (high recycled content, locally sourced), compatibility with the character of the Historic District. *Complies: The proposed materials are within the style of the design guidelines and environmental sustainability.*

- Building Setback and Orientation- *Complies: Front Setback – 10', Rear Setback – 10', Side Setbacks – 3'.*
- Topography and Grading- *Complies: The site is mostly flat, and minimal excavation is required for the construction of the Single-Family Dwelling and compliant with as the natural grading will be mostly maintained.*
- Landscaping and Vegetation- *See Condition of Approval 5: The Applicant shall provide finalized landscaping plan at the time of building permit application. The proposed vegetation shall be at least 50% waterwise and compliant with 15-5-5(N).*
- Retaining Walls- *Complies: No proposed retaining walls.*
- Fencing- *Complies: No proposed permanent fences.*
- Paths, Steps, Handrails, & Railings (Not Associated with Porches)- *Complies: The design and materials of the proposed railings on the rear Deck are compatible with the Historic District Design Guidelines.*
- Gazebos, Pergolas, and other Shade Structures- *Not applicable*
- Parking Areas & Driveways- *Complies: The proposed driveway is twelve feet in width. Per LMC § 15-3-6(A), Single-Family Dwellings in the HR-1 Zone require two parking spaces. LMC § 15-2.2-3(H)(12) allows for one shared driveway leading to a garage or approved parking area. The proposed home will have a driveway leading to two off-street parking spaces in the rear of the home. The required parking spaces dimensions are compliant with LMC § 15-3-3(F). Additionally, per LMC § 15-3-8(D), "Driveways between Structures are allowed in order to eliminate garage doors facing the street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or Parking Area."*
- Mass, Scale & Height- *Complies: The Single-Family Dwelling is compliant with zone regulations regarding building footprint, setbacks, and height.*
- Foundation- *Complies: The foundation and Basement level will be covered.*
- Doors- *Complies: The primary entrance is well defined with a historic-style porch and the proposed door and materials is compliant with the Historic District Design Guidelines.*
- Windows- *Complies: The applicant worked with the DRT to significantly reduce the proposed glazing, and the proposed design has been found*

compliant. The windows are simple, limited in design types, and match the historic 2:1 ratio.

- *Roofs- Complies: The primary roof shape is compatible with the Historic District and LMC, as the roof pitch is 9:12. The height and slope of the roof match roofs in the Historic District. The primary roof pitch is consistent with the style of the Historic District.*
- *Dormers- Not Applicable*
- *Gutters and Downspouts- Not Applicable*
- *Chimneys and Stovepipes- Not Applicable*
- *Porches- Complies: The proposed porch is 10' wide and projects 3' into the Front Setback, and compliant. The design of the porch, with an overhanging cover, is similar to existing historic porches.*
- *Architectural Features- Complies: The overall proposed design and materials are simple, and not ornate.*
- *Mechanical and Utility Systems and Service Equipment- See Condition of Approval 9*
- *Materials- Complies: Pursuant to LMC § 15-13-8(B)(4): The proposed materials of wood siding and metal roofing are compliant with the Historic District (see Conditions of Approval 7 and 8).*
- *Paint and Color- Complies: The proposed wood siding materials are compliant with the Design Guidelines (see Condition of Approval 8).*
- *Garages- Not Applicable*
- *Decks- Complies: The proposed Deck is compliant with LMC § 15-13-8(B)(7). The Deck has been reduced from its original proposal and covers only one car. The Deck is adjacent to a secondary Right-of-Way, and due to the conditions of the lot and placement of driveway, it cannot be screened from 10th Street.*
- *Balcony and Roof Decks- Not Applicable*
- *New Accessory Structures- Not Applicable*
- *Additions to Existing Non-Historic Structures- Not Applicable*
- *Reconstruction of Non-Surviving Structures- Not Applicable*

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in Chapter 15-2.2 *Historic Residential (HR-1) Zoning District*, Section 15-13-8

*Design Guidelines For New Residential Infill Construction in Historic Districts,
and Chapter 15-3 Off-Street Parking.*

Condition of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans published February 13, 2023 and reviewed as part of the Historic District Design Review public meeting on February 16, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. New construction activity shall not physically damage nearby Historic Sites.
5. Upon building permit application, the Applicant shall submit an updated landscaping and irrigation plan, where the proposed vegetation shall be at least 50% waterwise and compliant with 15-5-5(N).
6. The property is not located within the Park City Soil Ordinance Boundary and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
7. New materials must be compliant with the Design Guidelines. Vinyl and aluminum windows are prohibited.
8. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish. Upon building permit application, final proposed materials shall be reviewed by the Planning Department.
9. Mechanical equipment, or similar Structures, shall be screened and must be located at least three feet (3') from the Rear Lot Line.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards for new construction is a condition precedent to building permit issuance.

103 Alice Court – Historic District Design Review – PL-22-05260 – The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential (HR-1) Zoning District.

Planner Zollinger gave a background of the request to construct a single-family dwelling on a vacant lot. This will be the first single-family dwelling in Alice Claim. On January 25, 2023, the Planning Commission reviewed and approved a Steep Slope Conditional Use Permit for this site. Planner Zollinger gave an overview of how the proposal, as conditioned, complies with the HR-1 Zoning District requirements. No significant vegetation will be impacted by the development of this site. There are several conditions of approval from the Development Review Committee, the Steep Slope CUP, and the Design Review Team. Planner Zollinger reviewed the conditions of approval relevant to the application.

The Planning Director commended the Applicant for getting the application to where it is today. Director Milliken also state that the renderings appear to show an unfished/reclaimed wood siding and asked the Applicant to ensure that the siding is opaque or painted.

At 12:16 PM, the Planning Director opened a public hearing. No public input received.

At 12:16 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review for 961 Park Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 103 Alice Court, Lot 6 of the Alice Claim Subdivision, and is a vacant lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, and requires a Steep Slope Conditional Use Permit (SSCUP) approval. On January 25, 2023, the Planning Commission approved a SSCUP (PL-22-05421) for the proposal.
5. 103 Alice Court is located on an uphill lot with an average slope of 31%.
6. 1,452 square feet of the SFD will be constructed on a steep slope with an average slope 32.1%. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. Lot 6 of the Alice Claim Subdivision contains 4,510 square feet.

7. The minimum Lot width in the HR-1 Zoning District is 25 feet. Lot 6 of the Alice Claim Subdivision is 41.91 feet wide at the front and 44.7 feet wide at the rear.
8. The maximum building footprint in the HR-1 Zoning District for a Lot that is 4,510 square feet is 1,750 square feet. The proposed building footprint is 1,750 square feet.
9. Minimum front and rear setbacks for Lots over 100 feet long are 15 feet in the HR-1 Zoning District. The proposed SFD meets a 15-foot setback for both the front and rear setbacks.
10. Minimum side setbacks for Lots up to 50 feet in width are five feet in the HR-1 Zoning District. The proposed SFD meets a five-foot side setback for each side.
11. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 27 feet from existing grade.
12. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at least ten feet at 24 feet and two inches from the lowest point of existing grade.
13. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of existing grade.
14. Structures cannot exceed 25 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 35 feet, as defined.
15. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
16. The Planning Commission reviews SSCUPs for a Lot that is greater than 3,750 square feet.
17. The proposal is located and designed to reduce visual and environmental impacts of the Structure
18. The proposal will not be viewable from Vantage Points and mostly screened from existing grade and vegetation for erosion mitigation.
19. The proposed driveway is 12' wide and access to a tandem garage minimizes the width and impact on natural topography.
20. The proposed terracing is required to construct the structure, but minimized to maintain Natural Grade where possible.
21. The proposed cut location requires minimal egress windows and retaining walls that reduce the impact on the site.
22. The building scale is compliant with the grade of the site, and the design is compliant with Historic District Design Guidelines.

23. The proposal is compliant with setbacks, and does not require significant exceptions be granted to construct.
24. The volume of the dwelling is compliant with the size and height of the lot.
25. The proposal does not exceed the allowable building height.
26. Historic District Design Review applications require the Planning Director evaluation of the Design Guidelines For Historic Districts And Historic Sites:
 - New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites. *Complies: The new structure is designed in a style keeping with Park City’s Historic District.*
 - New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed. *Complies: The design of the Single-Family Dwelling takes a contemporary approach to traditionally historic features.*
 - A style of architecture shall be selected and all elevations of the new infill residential building should shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City’s Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided. *Complies: The style chosen for the SFD is modern, yet complimentary to the Historic District. The design does not copy existing historic structures.*
 - New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot. *Complies: The proposed materials are complimentary to the historic district. The proposed height is compliant with the grade, and nearby lots. The whole structure follows the grade of the lot, and is broken up into facades as the design steps up the slope.*

- Building and site design shall respect the existing topography, and the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls. *Complies: The chosen location for the SFD is on a moderately steep slope. The Applicant and minimized the cut and fill by reducing the number of retaining walls to one portion of the home, and using egress windows in place of retaining walls. The SFD will not impact any existing significant vegetation.*
- Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures. *Complies: The design of the house and design elements are not oversized.*
- Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites. *Complies: The height of the structure is compliant with zone regulations and scale of the structure is compatible with the grade and slope of the lot.*
- Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area. *Complies: The structure is within setbacks and in character with the lots in the area.*
- New construction activity shall not physically damage nearby Historic Sites. *Complies: The closest Historic Site is at least 200 feet away (see Condition of Approval 17).*
- New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns. *Complies: This Dwelling is the first in the Alice Claim Subdivision neighborhood. The current streetscape is natural topography, and the Dwelling will serve as the first building of context for other developments on the remaining lots.*

- New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: Longevity (50-year lifespan), energy performance, durability in this climate, environmental benefit (high recycled content, locally sourced), compatibility with the character of the Historic District. *Complies: The proposed materials are within the style of the design guidelines and environmental sustainability (see Exhibit B, p.8).*
- Building Setback and Orientation- *Complies: See analysis in Section I above.*
- Topography and Grading- *The proposed design steps up with the slope of the site, and the number of sections of retaining walls has been reduced.*
- Landscaping and Vegetation- *See Condition of Approval 18: The proposed vegetation shall be at least 50% waterwise and compliant with 15-5-5(N).*
- Retaining Walls- *Complies: The Applicant has reduced the proposed number of retaining walls, and is compliant with this guideline. Additionally, the proposed retaining walls are 6' or less in the Rear and Side Setbacks and compliant with LMC § 15-2.2-3.*
- Fencing- *Complies: No proposed permanent fences.*
- Paths, Steps, Handrails, & Railings (Not Associated with Porches)- *The design of the proposed railings on the front Porch, rear Balcony, and entrance stairs are compatible with the Historic District Design Guidelines. The stairs are also compliant, as they are broken up into two sections to be built into the grade.*
- Gazebos, Pergolas, and other Shade Structures- *Not applicable*
- Parking Areas & Driveways- *Complies: The proposed home will have two parking spaces in one Tandem garage. The garage is compliant with LMC § 15-3-4(A), as the dimensions are 12' by 42'. The proposed driveway is 12' and compliant with LMC § 15-13-8(B)(1)(h)(7).*
- Mass, Scale & Height- *Complies: The Single-Family Dwelling is compliant with zone regulations regarding building footprint, setbacks, and height.*
- Foundation- *Complies: The foundation will be mostly covered under grade (see Condition of Approval 19).*

- *Doors- Complies: The second level-primary entrance is well defined, and the proposed door is compliant with the historic district.*
- *Windows- Complies: The proposed glazing is limited and breaks up the solidity of the façade. The windows limited in design types, and match the historic 2:1 ratio as detailed in subsection D.*
- *Roofs- Complies: LMC § 15-2.2-5 requires a roof pitch of at least 7:12. The primary roof shape is compatible with the Historic District and LMC, as the roof pitch is 7:12. LMC § 15-13-8(B)(2)(e), "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District." The height and slope of the roof are compliant with roofs in the Historic District. The primary roof pitch, shingle material, and standing seam metal roof is consistent with the style of the Historic District pursuant to. See Condition of Approval 20.*
- *Dormers- Not Applicable*
- *Gutters and Downspouts- Not Applicable*
- *Chimneys and Stovepipes- Not Applicable*
- *Porches- Complies: The design complies with LMC § 15-13-8(B)(2)(i) which states, "Porches typically cover the entrance, and usually extend partially or fully across the main façade." The front porch is consistent with porches found historically, as it is covered, with narrower square columns and emphasizes the front entrance.*
- *Architectural Features- Complies: The overall proposed design and materials are simple, and not ornate. The columns on the front porch have been reduced to more similarly match column widths found in the Historic District.*
- *Mechanical and Utility Systems and Service Equipment- See Condition of Approval 21*
- *Materials- Complies: Pursuant to LMC § 15-13-8(B)(4), the proposed materials of wood siding, Corten metal, asphalt shingles, standing seam roof, metal railings, and windows style, color, and finish are compliant with the Historic District (see Exhibit B and Conditions of Approval 20 and 22).*
- *Paint and Color- Complies: LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish." See Condition of Approval 22.*

- *Garages- Complies: The proposed home will have two parking spaces in one Tandem garage. The garage is compliant with LMC § 15-3-4(A), as the dimensions are 12' by 42'. Per LMC § 15-13-8(B)(2)(6)(a)(2), "Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged." The number of garages has been reduced from two to one garage and is compliant with the Historic District Design Guidelines.*
- *Decks- Not Applicable*
- *Balcony and Roof Decks- LMC § 15-13-8(B)(8) states, "New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way." The rear balcony is within the Setbacks, and minimally visible from the primary public right-of-way, and the design is compliant.*
- *New Accessory Structures- Not Applicable*
- *Additions to Existing Non-Historic Structures- Not Applicable*
- *Reconstruction of Non-Surviving Structures- Not Applicable*

27. Staff published notice on the City's website and posted notice to the property on February 1, 2023.

28. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 1, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 District.
3. The proposal complies with the Land Management Code requirements pursuant to Section 15-13-8, Design Guidelines For New Residential Infill Construction In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance as indicated on the plans reviewed February 16, 2023, as part of the Historic District Design Review and public meeting on February 16, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. All conditions of approval and plat notes of the Alice Court Subdivision shall continue to apply.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
11. Construction waste should be diverted from landfill and recycled when possible.
12. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization details and drainage documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.

15. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
16. Retaining walls cannot exceed the height proposed/reviewed as part of this SSCUP without modifying the SSCUP. Additionally, walls more than four feet in height in the front setback, or more than six feet in the rear or side setbacks will require an Administrative Conditional Use Permit.
17. New construction activity shall not physically damage nearby Historic Sites.
18. Upon building permit application, the Applicant shall submit an updated landscaping and irrigation plan, where the proposed vegetation shall be at least 50% waterwise and compliant with 15-5-5(N). Final plans shall call out final grade within 4' of existing grade.
19. No more than eight inches of the new foundation shall be visible above Final grade on the primary façade.
20. Roofs shall have matte finishes to minimize glare, shall be neutral and muted, and materials shall not be reflective.
21. Mechanical and/or utility equipment shall be located on the back of the building or in another inconspicuous location. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.
22. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish. The plans be updated to reflect painted and opaque finishes prior to submitting a building permit.

ADOPTION OF MINUTES

Planner Zollinger and Planner Cawley read the meeting minutes. The Planning Director approved the adoption of the minutes.

The Park City Administrative Action meeting adjourned at 12:25 PM.

Approved by Planning Director:



PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
445 MARSAC AVENUE, PLANNING DEPARTMENT CONFERENCE ROOM
FEBRUARY 23, 2023

STAFF:

Gretchen Milliken, Planning Director; Virgil Lund, Planner I; Lillian Zollinger, Planner I; Caitlyn Tubbs; Senior Historic Preservation Planner; JJ Trussell, Community Development Permit Coordinator

=====

The Planning Director called the meeting to order at 12:00 PM.

ROLL CALL

The Planning Director noted that Charlie Windsor, Mary Windsor, Christina Shiebler, Debbie Axtell, Anthony Rys, Patricia Constable, and Martina Nelson are in attendance.

CONTINUATION

327 MCHENRY AVENUE– MODIFICATION OF APPROVAL – PL-22-05410 -
The Applicant Proposes a Modification to the Historic District Design Review (HDDR) for an Updated Landscaping Plan.

Planner Tubbs proposed to continue to Thursday March 2, 2023 to allow staff additional analysis for the project.

At 12:02 PM, the Planning Director opened a public hearing.

Charlie Wintzer posed a question about a Historic District Design Review versus a landscaping plan.

Director Milliken detailed that the HDDR was previously approved, and that Staff was reviewing changes proposed by the applicant.

Neighbor wanted to comment on how the swimming pool fit within the context of the historic district.

Mary Wintzer commented: If the pool and original deck space had been on the original plans, it would likely would not have been approved, as the proposed changes add to the

scale and mass of final project. Mary Wintzer noted that the proposal was not in compliance with the General Plan.

Charlie Wintzer noted about the legislative session and requested Planning Staff apply the General Plan to the project.

Christina Shiebler stated that they agree with the Wintzers and had a concern with the building plans submitted.

Debbie Axtell agreed with the previous statements.

Charlie Wintzer noted that there was no construction mitigation plan, and that the street was blocked, and construction workers were parking on their property. Charlie mentioned that construction materials had gone onto Debbie's property, which is adjacent to the project property.

Patricia Constable stated the project proposal, specifically the TV, was not compliant with code. Constable stated that a pool was not water wise.

At 12:14 PM, the Planning Director closed the public hearing.

The Planning Director noted that the swimming pool will required a Conditional Use Permit, and that the Administrative Hearing will not review that portion of the modification. Staff will review the landscaping modification.

Charlie Wintzer asked for clarification on the set of plans that have been published versus submitted.

MOTION: The Planning Director continued the Modification of the Historic District Design Review for 327 McHenry Avenue to March 2, 2023.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

710 MAIN STREET – HISTORIC DISTRICT DESIGN REVIEW – PL-23-05549 -
The Applicant Proposes to Replace Existing Windows with Vinyl Windows.

Planner Lund shared a presentation and mentioned that this project was similar to a project reviewed on February 16, 2023 (804 Main Street). Planner Lund noted that the original windows on the structure were aluminum clad wood and the applicant proposes to install vinyl windows, which is not compliant with the Historic District Design Guidelines.

Anthony noted that there were six buildings on the property, and that he was here last week reviewing the 804 Main Street, and noted that they would be submitting an appeal for both locations. Andrew noted that the vinyl windows had been approved on a building permit for previous buildings, and wanted to move forward with that material. He stated that the vinyl windows were of high quality and did not significantly impact the character of the historic district.

The Planning Director noted that vinyl windows were not an allowed material in the Historic District.

Anthony noted that you can't tell the difference between materials, and that vinyl looks better.

The Planning Director asked if the vinyl windows would be above ground level.

Anthony confirmed that was accurate.

At 12:29 PM, the Planning Director opened a public hearing. No public input.

At 12:29 PM, the Planning Director closed the public hearing.

Planner Lund noted that the building plans for the window replacement on a previous building noted that vinyl windows were not allowed, but that vinyl windows were installed anyways.

MOTION: The Planning Director denied the Historic District Design Review for 710 Main Street in accordance with the Findings of Fact and Conclusions of Law.

Findings of Fact

1. The Site is located at 710 Main Street and is part of Phase 1A of the Summit Watch at Park City Condominium Project
2. The Site is in the Historic Recreation Commercial (HRC) Zoning District.
3. On February 2, 1995, the City Council approved the 1994 Summit Watch at Park City Plat, which was recorded with Summit County on March 8, 1995.
4. The Applicant proposes to remove and replace 233 aluminum-clad wood windows with vinyl windows on an existing non-historic structure.

5. The original Building Permit from 1994 shows the material of the original installed windows was aluminum-clad wood.
6. Staff reviewed the 710 Main Street Historic District Design Review for compliance with LMC §15-13-9 *Design Guidelines for Historic Commercial Infill Construction*, which states vinyl windows are inappropriate in the Historic Districts.
7. Staff posted notice to the City Website, City Hall, and the property on February 7, 2023.
8. Staff mailed courtesy notices to property owners within 100 feet on February 7, 2023.

Conclusions of Law

1. The proposal does not comply with the Land Management Code requirements outlined in Section 15-13-9 *Design Guidelines for Historic Commercial Infill Construction*.

ADOPTION OF MINUTES

Planner Zollinger read the meeting minutes. The Planning Director approved the adoption of the minutes.

The Park City Administrative Action meeting adjourned at 12:34 PM.

Approved by Planning Director:





Planning Department

February 16, 2023

Wendy Carney
Marriott Summit Watch
Wendy.carney@vacationclub.com
(435) 647-4010

CC: Wendy Carney

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 804 Main Street Building 3

Zoning District: Historic Recreation Commercial (HRC)

Application: Historic District Design Review

Project Number: PL-22-05432

Action: DENIED

Date of Final Action: February 16, 2023

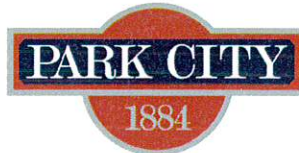
Project Summary: Removal and replacement of 109 aluminum-clad wood windows with vinyl windows

Action Taken

On Thursday, February 16, 2023, the Planning Director conducted a public hearing and denied the Historic District Design Review for 804 Main Street according to the following findings of fact and conclusions of law:

Findings of Fact

1. The Site is located at 804 Main Street and is part of Phase 2 of the Summit Watch at Park City Condominium Project
2. The Site is in the Historic Recreation Commercial (HRC) Zoning District.
3. On August 24, 1995, the City Council approved the Summit Watch at Park City Plat and the plat was recorded with Summit County on November 3, 1995.
4. The Applicant proposes to remove and replace 109 aluminum-clad wood windows with vinyl windows on an existing non-historic structure.



Planning Department

5. The original Building Permit from 1994 shows the material of the original installed windows was aluminum-clad wood.
6. Staff reviewed the 804 Main Street Historic District Design Review for compliance with LMC §15-13-9 *Design Guidelines for Historic Commercial Infill Construction*, which states vinyl windows are inappropriate in the Historic Districts.
7. On February 2, 2023, a public hearing was opened and this proposal was continued to February 16, 2023.
8. Staff posted notice to the City Website, City Hall, and the property on January 18, 2023.
9. Staff mailed courtesy notices to property owners within 100 feet on January 18, 2023.

Conclusions of Law

1. The proposal does not comply with the Land Management Code requirements outlined in Section 15-13-9 *Design Guidelines for Historic Commercial Infill Construction*.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5067 or email virgil.lund@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Milliken", written over a horizontal line.

Gretchen Milliken, Planning Director

CC: Virgil Lund
Project Planner



Planning Department

February 23, 2023

Wendy Carney
Marriott Summit Watch
Wendy.carney@vacationclub.com
(435) 647-4010

CC: Wendy Carney

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 710 Main Street Building 2

Zoning District: Historic Recreation Commercial (HRC)

Application: Historic District Design Review

Project Number: PL-23-05549

Action: DENIED

Date of Final Action: February 23, 2023

Project Summary: Removal and replacement of 233 aluminum-clad wood windows with vinyl windows

Action Taken

On Thursday, February 23, 2023, the Planning Director conducted a public hearing and denied the Historic District Design Review for 710 Main Street according to the following findings of fact and conclusions of law:

Findings of Fact

1. The Site is located at 710 Main Street and is part of Phase 1A of the Summit Watch at Park City Condominium Project
2. The Site is in the Historic Recreation Commercial (HRC) Zoning District.
3. On February 2, 1995, the City Council approved the 1994 Summit Watch at Park City Plat, which was recorded with Summit County on March 8, 1995.
4. The Applicant proposes to remove and replace 233 aluminum-clad wood windows with vinyl windows on an existing non-historic structure.



Planning Department

5. The original Building Permit from 1994 shows the material of the original installed windows was aluminum-clad wood.
6. Staff reviewed the 710 Main Street Historic District Design Review for compliance with LMC §15-13-9 *Design Guidelines for Historic Commercial Infill Construction*, which states vinyl windows are inappropriate in the Historic Districts.
7. Staff posted notice to the City Website, City Hall, and the property on February 7, 2023.
8. Staff mailed courtesy notices to property owners within 100 feet on February 7, 2023.

Conclusions of Law

1. The proposal does not comply with the Land Management Code requirements outlined in Section 15-13-9 *Design Guidelines for Historic Commercial Infill Construction*.

If you have questions or concerns regarding this Final Action Letter, please call (435)615-5067 or email virgil.lund@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken", written over a horizontal line.

Gretchen Milliken, Planning Director

CC: Virgil Lund
Project Planner

Document: SLCVI-23-06	Marriott Summit Watch
Date: February 23, 2022	Front Office Management
Purpose: Park City Planning Department (Historic District) Appeal of Denial of Application for Installation of New Windows	

Addresses

710 Main Street (Building 2, Ontario)
 804 Main Street (Building 3, Wasatch)
 Park City, UT 84060

Application Submittal and Review Dates

710 Main Street (Building 2, Ontario): Submittal - 2/3/23, Review - 2/23/23
 804 Main Street (Building 3, Wasatch): Submittal - 11/28/22, Review - 2/16/23

Reason for Application Rejection

The proposed windows use vinyl construction which is not an acceptable material.

History of Window Replacement Project

- The Marriot Summit Watch, Park City property consists of 6 guest buildings: 738 Main St. (Building 1, Pioneer), 710 Main St. (Building 2, Ontario), 804 Main St. (Building 3, Wasatch), 780 Main St. (Building 4, Lodge), 890 Main St. (Building 5, Alpine), and 900 Main St. (Building 6, Silver Nugget).
- A project began in 2020 to replace all guest-building windows which were originally wood clad / aluminum in construction, and had begun to wear, warp, crack, and become inefficient and degraded with regards to energy rating properties.
- For the new windows, vinyl was chosen as a construction material based on quality, longevity, serviceability, and energy ratings that met or exceeded those of similar wood clad / aluminum windows.
- The replacement project started in 2020 with 738 Main St. and the permit submitted to Park City for the proposed window replacement was approved, dated 10/13/20.
- After 738 Main St was completed, the replacement project continued with 900 Main St. whose permit was approved, dated 5/12/21.
- To date, the two above-mentioned buildings have had their windows replaced.

Basis for Appeal

- Continuation of the window replacement project was planned for 710 and 804 Main Street. Because of pandemic-related supply chain issues, installation of the windows was delayed until the fall of 2022. Installation at 804 Main St. was planned for fall of 2022 and installation at 710 Main St. was planned for spring of 2023.
- The same-spec'ed windows as 738 and 900 Main St. were purchased for these replacements based on the precedence set by the Park City permit approvals in 2020 and 2021. The windows are bought, paid for, and are in inventory awaiting installation.

- Designed energy efficiency and ratings of these windows meet or exceed those of similarly designed wood clad / aluminum windows.
- The materials changed were that of the window sash and thin surrounding frame of the window assembly. The more prominent exterior window surrounds on the buildings remain wood, as originally constructed.
- When installed and viewed from the exterior of the building, there is little (if any) difference between the appearance of the old vs. new window materials. This is a function of the coloring / painting and the low profile of the design itself. There are two buildings that are connected: 738 Main St. (new windows) and 804 Main (old windows) and, as viewed from Main St. or the Plaza, there is minimal-to-no visual difference between the two with exception of paint color. It is the same case with two buildings which face each other in the Plaza: 900 Main St. (new windows) and 890 Main St. (old windows).
- While reviewing this application and appeals process, we sought the advice of Michael Sweeney, New Ideas Company, Inc. He shared his confusion in an e-mail to Michelle Downard, dated 12/5/22, as to why the Marriott Summit Watch buildings are not considered non-historic buildings, similar to 825 Main Street, and why this change would not be considered a "minor alteration" similar to those approved for 825 Main St. in the past (reference Historic District Design Review Determinations PL-14-02407 and PL-16-03321).
- We feel this material change, which has been in place on two other buildings starting in 2020, has no negative impact on the historic character of the surrounding neighborhood. It could be argued that having new windows of two different construction materials could potentially make the surroundings look less cohesive than desired.



PLAN REVIEW REPORT

S&A Industries, Inc.

TEMP20-1598

Permit #: TEMP20-1598 / Lot MULTIPLE / Summit Watch at Park City / 738 MAIN ST

Design Team

Builder: S&A Industries, Inc.

Contact Name: Ksenija Kocan

Address: 275 Satellite Blvd NW, Suwanee, GA 30024

Phone: (404) 567-3967

Email: kkocan@saindustries.com

Building Plan Review

Item	Date Approved	Approval	Final Comments
Plans	10/05/20	Approved	10/05/20 - Scott Olsen - Approved - See notes on approved plans
Fire Sprinkler/Alarm Plans	10/05/20	Not Applicable	10/05/20 - Scott Olsen - N/A
Site Plan	10/05/20	Not Applicable	10/05/20 - Scott Olsen - N/A
Roof over Topo	10/05/20	Not Applicable	10/05/20 - Scott Olsen - N/A
HOA Subdivision Notification	10/05/20	Not Applicable	10/05/20 - Ruth Mather - N/A
Structural Engineering	10/05/20	Not Applicable	10/05/20 - Cooper Wade - N/A
Truss Calculations	10/05/20	Not Applicable	10/05/20 - Cooper Wade - N/A
Gas Line Schematic	10/05/20	Not Applicable	10/05/20 - Cooper Wade - N/A
Heat Loss Calculations	10/05/20	Not Applicable	10/05/20 - Cooper Wade - N/A
REScheck	10/05/20	Not Applicable	10/05/20 - Cooper Wade - N/A
Equipment Specifications	10/06/20	Not Applicable	10/05/20 - Scott Olsen - Rejected - Cut sheet is for Anderson wood windows however val - See additional Notes 10/06/20 - Ksenija Kocan - Updated 10/06/20 - Scott Olsen - N/A
Condo/PUD Approval	10/05/20	Approved	10/05/20 - Ruth Mather - Approved
Storm Water Pollution Prevention Plan (SWPPP)	10/05/20	Not Applicable	10/05/20 - Scott Olsen - N/A
Park City Fire District (PCFD) recommendation/receipt	10/05/20	Not Applicable	10/05/20 - Ruth Mather - N/A
Snyderville Basin Water Reclamation District (SBWRD) Approval/Receipt	10/05/20	Not Applicable	10/05/20 - Ruth Mather - N/A
Bid sheet to support valuation data	10/05/20	Approved	10/05/20 - Scott Olsen - Approved

Planning

Item	Date Approved	Approval	Final Comments
Plans	10/13/20	Approved	10/13/20 - Caitlyn Barhorst - Approved - Like-for-like window replacements with wood interi - See additional Notes

Planning				
Fire Sprinkler/Alarm Plans	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Site Plan	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Landscape Plan	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Irrigation Plan	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Historic District Design Review Approval/Waiver	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Roof over Topo	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Parking Plan	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Conditions of Approval	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A
Recorded Plat	10/13/20	Not Applicable	10/13/20 - Caitlyn Barhorst	- N/A

Code Enforcement				
Item	Date Approved	Approval	Final Comments	
Plans	10/08/20	Not Applicable	10/08/20 - Gabe Jaramillo	- N/A
Site Plan	10/08/20	Approved	10/08/20 - Gabe Jaramillo	- Approved - A contractor sign must be displayed. A portable to - See additional Notes
Landscape Plan	10/08/20	Approved	10/08/20 - Gabe Jaramillo	- Approved
Parking Plan	10/08/20	Approved	10/08/20 - Gabe Jaramillo	- Approved
Construction Mitigation Plan (CMP)	10/08/20	Approved	10/08/20 - Gabe Jaramillo	- Approved - Note updated CMP.

Date of Final Approval: 10/13/20 Approved By: Ruth Mather



Additional Comments

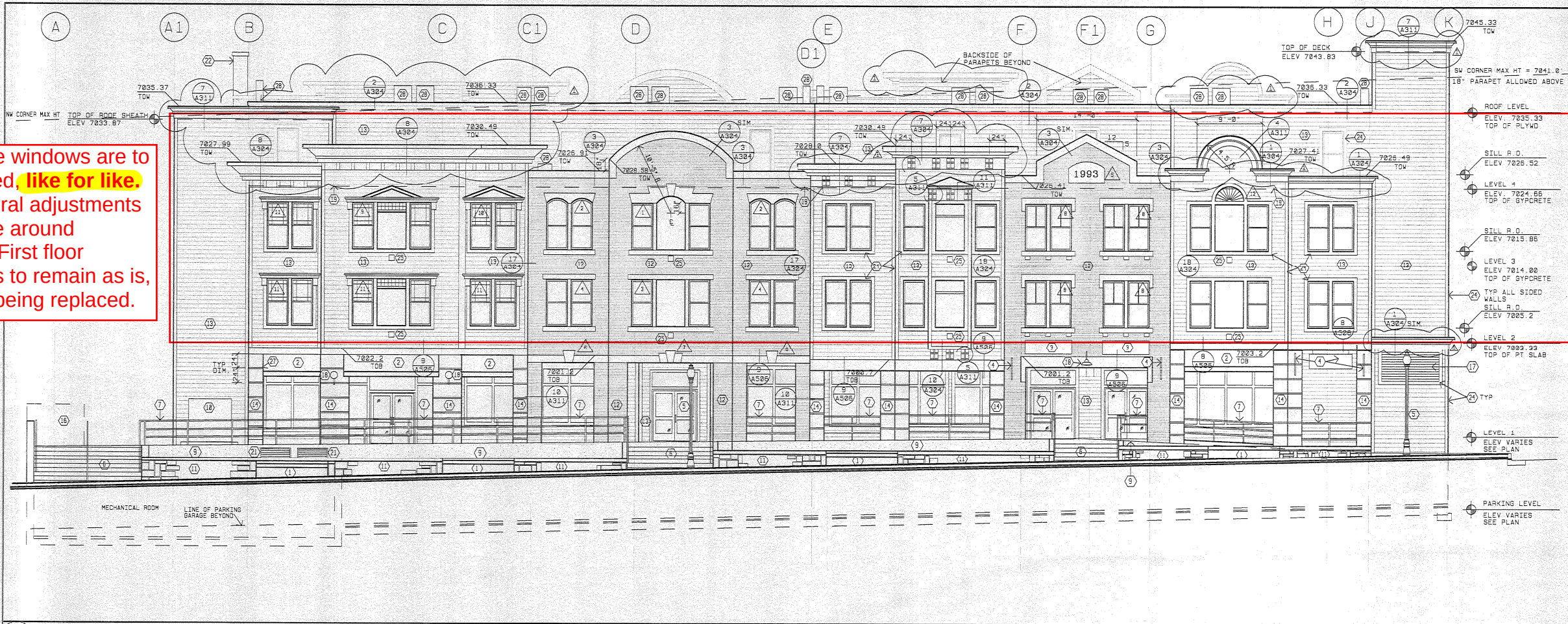
S&A Industries, Inc.

TEMP20-1598

Permit #: TEMP20-1598 / Lot MULTIPLE / Summit Watch at Park City / 738 MAIN ST

Building Plan Review	
Item	Comments
Equipment Specifications	10/05/20 - Scott Olsen - Rejected - Cut sheet is for Anderson wood windows however val - See additional Notes
Cut sheet is for Anderson wood windows however valuation bid shows a Milgard vinyl. Submit correct cut sheet for windows to be used. In addition the minimum U-value for these windows must be .32 or less.	
Planning	
Item	Comments
Plans	10/13/20 - Caitlyn Barhorst - Approved - Like-for-like window replacements with wood interi - See additional Notes
Like-for-like window replacements with wood interior, aluminum-clad exterior. No vinyl clad or vinyl windows permitted.	
Code Enforcement	
Item	Comments
Site Plan	10/08/20 - Gabe Jaramillo - Approved - A contractor sign must be displayed. A portable to - See additional Notes
A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	

Only these windows are to be replaced, like for like. No structural adjustments to be done around windows. First floor storefronts to remain as is, none are being replaced.



A WEST ELEVATION (MAIN STREET)

SCALE: 1/8" = 1'-0"



Building 1: Pioneer Building. 738 Main St., Park City, UT 84060
Units:
1201,1202,1203,1204,1205,1206,1207,1209,1210,1211,1212,1215,1216,1217,1218,1301,1302,1303,1304,1305,1306,1307,1308,1309,1310,1311,1312,1315,1316,1317,1318,1401,1402,1403,1404,1405,1406,1407,1408

B EAST ELEVATION (PLAZA SIDE)

SCALE: 1/8" = 1'-0"

- GENERAL NOTES
- A. SEE WINDOW SCHEDULE FOR REFERENCES TO WINDOW TRIM.
 - B. SEE SHEET A203 FOR STOREFRONT DETAILS.
 - C. SEE SHEET A702 FOR FACADE DETAILS.

- REFERENCE NOTES
- 1 BENCH ALCOVE
 - 2 AWNING - SEE 3/A702
 - 3 WALL SIGN BY OTHERS
 - 4 HANGING SIGN BY OTHERS
 - 5 LIGHT POLE - NOT IN CONTRACT
 - 6 STAIRS. SEE SHEET A308
 - 7 RAIL. SEE SHEET A309
 - 8 CONDENSERS
 - 9 SANDBLAST CONC WALL
 - 10 TRANSFORMER
 - 11 PLANTER W/ STONE VENEER. SEE 1/S3
 - 12 BRICK
 - 13 SIDING. SEE 19/A311
 - 14 SANDBLAST CONCRETE COLUMNS
 - 15 PORCH. SEE SHEET A708
 - 16 LINE OF TEMPORARY FENCE SEE 14/A701
 - 17 MECHANICAL GRILLE. PAINT TO MATCH SIDING OR ADJACENT MATERIALS. SEE MECH. FOR SIZE & MOUNTING HT.
 - 18 WALL MOUNTED LIGHT. SEE ELECTRICAL FOR TYPE & MOUNTING HT.
 - 19 LINE OF ROOF BEYOND
 - 20 TEMPORARY BOULDER RETAINAGE
 - 21 MECHANICAL GRILLE IN CONC WALL
 - 22 BOILER FLUE
 - 23 GUTTER & DOWNSPOUT
 - 24 1x6 TRIM
 - 25 FIREPLACE VENT
 - 26 CONCRETE CURB. SEE 4/S7
 - 27 BEVEL - SEE 7/A702
 - 28 ROOFTOP MECH. EQUIP ON CURB
 - 29 COMMERCIAL SIDEWALL FURNACE VENT



Only these windows are to be replaced, like for like. No structural adjustments to be done around windows. First floor storefronts to remain as is, none are being replaced.



Windows required for egress must maintain the available clear space as original windows. Minimum U-value .32 or less

AS BUILT DRAWINGS
PRINTED 18 AUG 94
THESE DRAWINGS INCLUDE AS-BUILT INFORMATION PROVIDED BY THE GENERAL CONTRACTOR. ARCHITECT DOES NOT GUARANTEE OR CERTIFY THE ACCURACY OR COMPLETENESS OF THESE AS-BUILT CONSTRUCTION DOCUMENTS.

NO.	DATE
A	AS BUILT 6/15/94
REVISIONS	

EXTERIOR ELEVATIONS

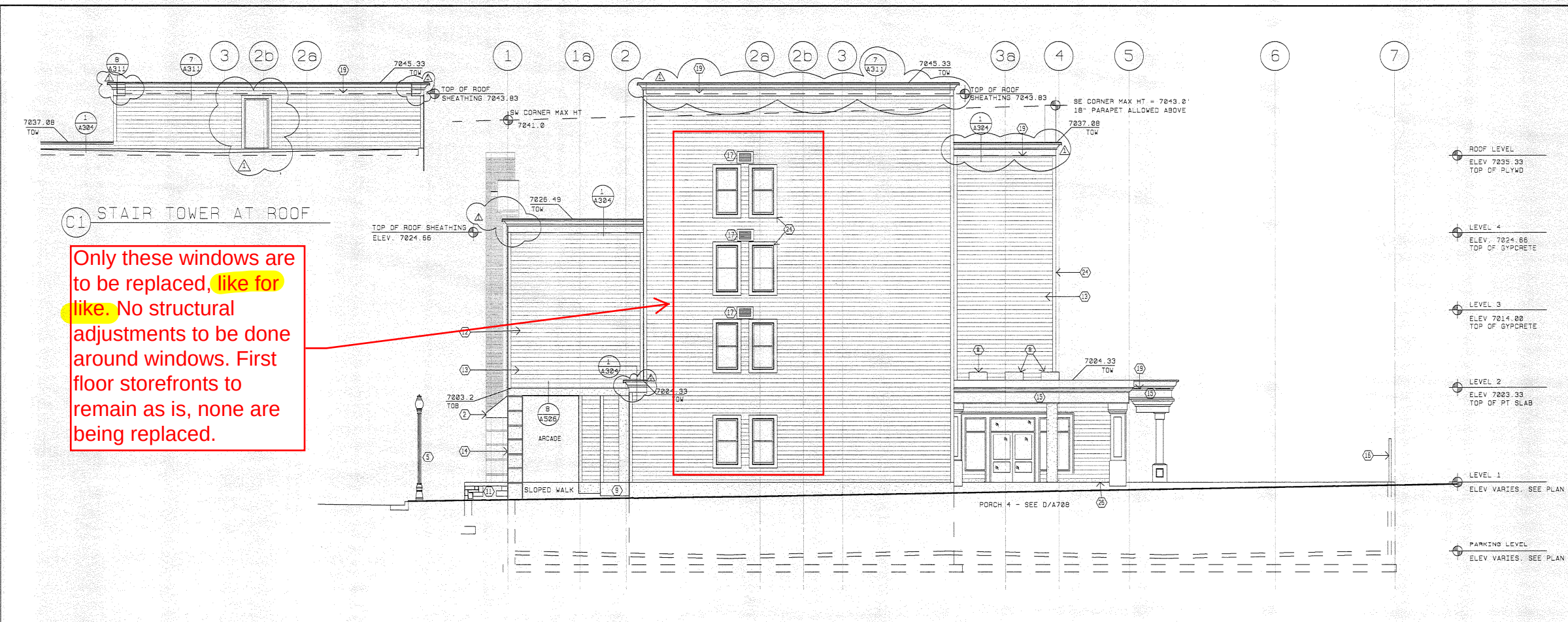
TOWN LIFT PROJECT
PHASE 1. A-2 BUILDING
MAIN STREET
PARK CITY, UTAH

PROJECT NO.
92-070

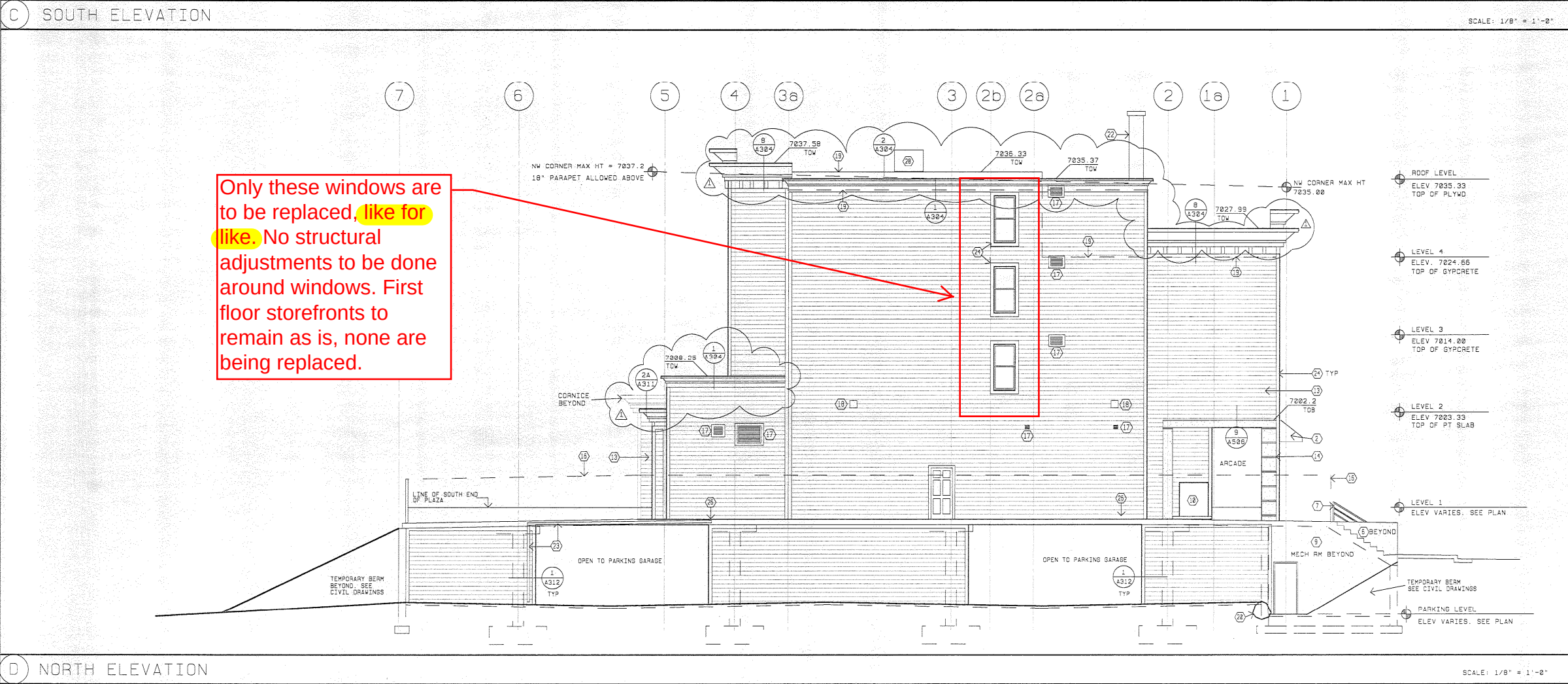
DATE
05 OCT 93

A201

COOPER/ROBERTS ARCHITECTS, A.I.A. • 202 WEST 300 NORTH • SALT LAKE CITY, UTAH 84103 • (801)355-5915



GENERAL NOTES	
A. SEE WINDOW SCHEDULE FOR REFERENCES TO WINDOW TRIM. B. SEE SHEET A203 FOR STOREFRONT DETAILS. C. SEE SHEET A722 FOR FACADE DETAILS.	
REFERENCE NOTES	
1. BENCH ALCOVE 2. AWNING - SEE 3/A702 3. WALL SIGN BY OTHERS 4. HANGING SIGN BY OTHERS 5. LIGHT POLE - NOT IN CONTRACT 6. STAIRS: SEE SHEET A308 7. RAIL: SEE SHEET A309 8. CONDENSERS 9. SANDBLAST CONC WALL 10. TRANSFORMER 11. PLANTER W/ STONE VENEER. SEE 1/S3 12. BRICK 13. SIDING: SEE 19/A311 14. SANDBLAST CONCRETE COLUMNS 15. PORCH: SEE SHEET A708 16. LINE OF TEMPORARY FENCE: SEE 14/A701 17. MECHANICAL GRILLE. PAINT TO MATCH SIDING OR ADJACENT MATERIALS. SEE MECH. FOR SIZE & MOUNTING HT. 18. WALL MOUNTED LIGHT: SEE ELECTRICAL FOR TYPE & MOUNTING HT. 19. LINE OF ROOF BEYOND 20. TEMPORARY BOULDER RETAINAGE 21. MECHANICAL GRILLE IN CONC WALL 22. BOILER FLUE 23. GUTTER & DOWNSPOUT 24. 1x6 TRIM 25. FIREPLACE VENT 26. CONCRETE CURB: SEE 4/S7 27. ROOF - SEE 1/A702 28. ROOFTOP MECH. EQUIP ON CURB 29. COMMERCIAL SIDEWALL FURNACE VENT	



PARK CITY
1881
APPROVED
PARK CITY PLANNING DEPT.
Planner - Caitlyn Barhorst
10/13/2020

PARK CITY
1881
APPROVED
PARK CITY BUILDING DEPT.
Plans Examiner: Scott Olsen
10/05/2020

Windows required for egress must maintain the available clear space as original windows. Minimum U-value .32 or less.

AS BUILT DRAWINGS
PRINTED 18 AUG 94
THESE DRAWINGS INCLUDE AS-BUILT INFORMATION PROVIDED BY THE GENERAL CONTRACTOR. ARCHITECT DOES NOT GUARANTEE OR CERTIFY THE ACCURACY OR COMPLETENESS OF THESE AS-BUILT CONSTRUCTION DOCUMENTS.

DATE: 05 OCT 93
NO. 92-070
AS BUILT 6/19/94

REVISIONS

EXTERIOR ELEVATIONS

TOWN LIFT PROJECT
PHASE 1, A-2 BUILDING
MAIN STREET
PARK CITY, UTAH

PROJECT NO. 92-070
DATE 05 OCT 93
A202



PLAN REVIEW REPORT

S&A Industries, Inc.

TEMP21-397

Permit #: TEMP21-397 / Summit Watch at Park City / 900 Main St

Design Team

Builder: S&A Industries, Inc.

Contact Name: Ksenija Kocan

Address: 275 Satellite Blvd NW, Suwanee, GA 30024

Phone: (404) 567-3967

Email: kkocan@saindustries.com

Building Plan Review

Item	Date Approved	Approval	Final Comments
Plans	04/19/21	Approved	04/19/21 - Cooper Wade - Approved - See notes on approved plans 04/19/21 - Cooper Wade - Approved - See notes on approved plans. Windows must be size - See additional Notes
Fire Sprinkler/Alarm Plans	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Site Plan	04/19/21	Approved	04/19/21 - Cooper Wade - Approved
Roof over Topo	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
HOA Subdivision Notification	04/19/21	Not Applicable	04/19/21 - Dena Boniface - N/A
Structural Engineering	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Truss Calculations	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Gas Line Schematic	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Heat Loss Calculations	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
REScheck	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Equipment Specifications	04/27/21	Approved	04/19/21 - Cooper Wade - Rejected - Provide cut sheets with U-factor .32 or less. 04/27/21 - Ksenija Kocan - Updated - Please see new attached window list. It has the U-factors listed on each window type. 04/27/21 - Scott Olsen - Approved
Condo/PUD Approval	04/19/21	Approved	04/19/21 - Dena Boniface - Approved - Please provide Condo/PUD form that states window r - See additional Notes
Storm Water Pollution Prevention Plan (SWPPP)	04/19/21	Not Applicable	04/19/21 - Cooper Wade - N/A
Park City Fire District (PCFD) recommendation/receipt	04/19/21	Not Applicable	04/19/21 - Dena Boniface - N/A
Snyderville Basin Water Reclamation District (SBWRD) Approval/Receipt	04/19/21	Not Applicable	04/19/21 - Dena Boniface - N/A
Bid sheet to support valuation data	04/19/21	Approved	04/19/21 - Cooper Wade - Approved

Planning				
Item	Date Approved	Approval	Final Comments	
Plans	04/19/21	Approved	04/19/21 - Jordan Leifson	- Approved - See notes on Approved Plans. Thank you.
Fire Sprinkler/Alarm Plans	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Site Plan	04/19/21	Approved	04/19/21 - Jordan Leifson	- Approved
Landscape Plan	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Irrigation Plan	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Historic District Design Review Approval/Waiver	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Roof over Topo	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Parking Plan	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A
Conditions of Approval	04/19/21	Approved	04/19/21 - Jordan Leifson	- Approved - See notes on Approved Plans. Thank you.
Recorded Plat	04/19/21	Not Applicable	04/19/21 - Jordan Leifson	- N/A

Code Enforcement				
Item	Date Approved	Approval	Final Comments	
Plans	04/20/21	Approved	04/20/21 - Jordan Whittaker	- Approved - A Contractor Sign must be Displayed, A Portable to - See additional Notes
Site Plan	04/20/21	Not Applicable	04/20/21 - Jordan Whittaker	- N/A
Landscape Plan	04/20/21	Not Applicable	04/20/21 - Jordan Whittaker	- N/A
Parking Plan	04/20/21	Not Applicable	04/20/21 - Jordan Whittaker	- N/A
Construction Mitigation Plan (CMP)	04/20/21	Approved	04/20/21 - Jordan Whittaker	- Approved - Please Note Attached CMP.

Date of Final Approval: 04/27/21 Approved By: Crystal Kaufman



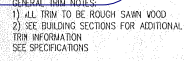
Additional Comments

S&A Industries, Inc.

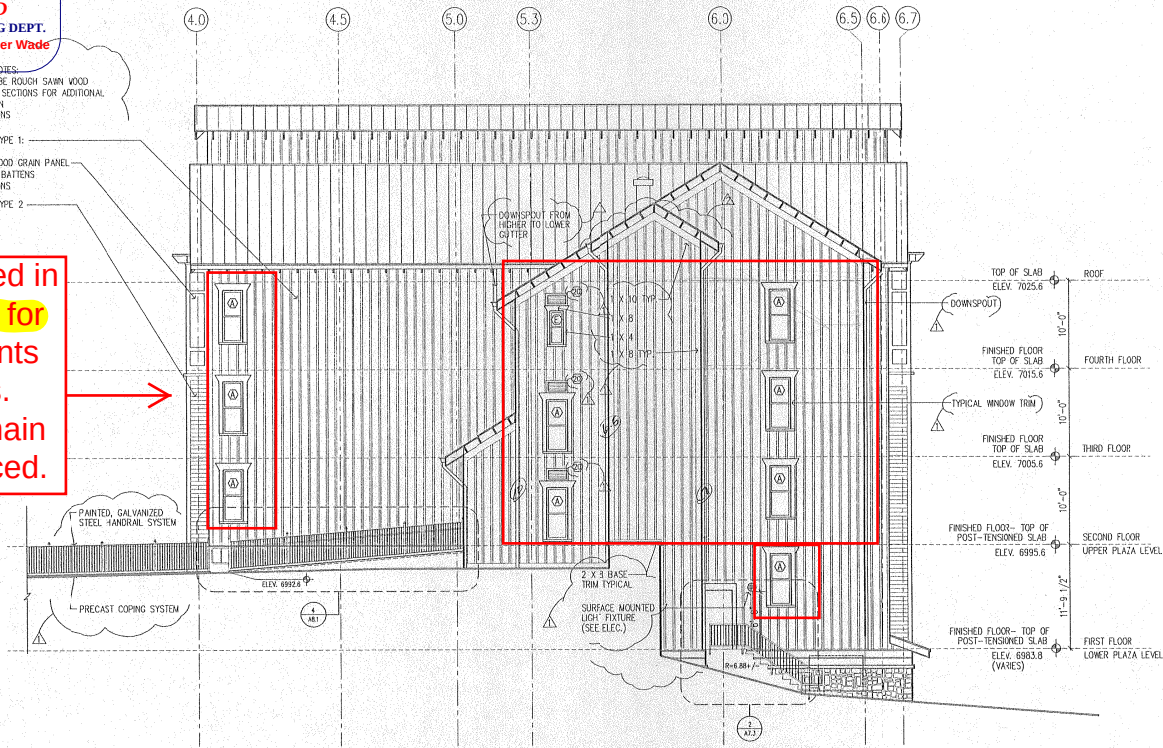
Permit #: TEMP21-397 / Summit Watch at Park City / 900 Main St

TEMP21-397

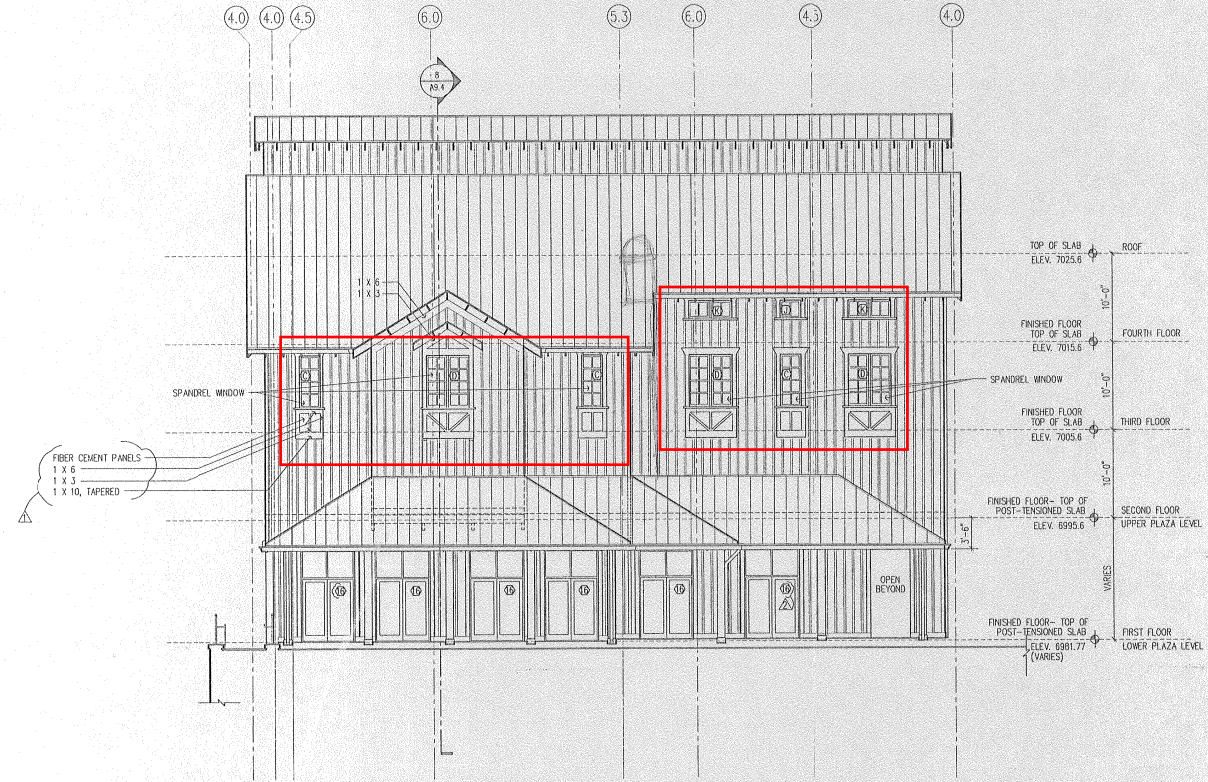
Building Plan Review	
Item	Comments
Plans	04/19/21 - Cooper Wade - Approved - See notes on approved plans. Windows must be size - See additional Notes
See notes on approved plans. Windows must be size for size. Operation for operation. U-factor of .32 or less.	
Condo/PUD Approval	04/19/21 - Dena Boniface - Approved - Please provide Condo/PUD form that states window r - See additional Notes
Please provide Condo/PUD form that states window replacements.	
Code Enforcement	
Item	Comments
Plans	04/20/21 - Jordan Whittaker - Approved - A Contractor Sign must be Displayed, A Portable to - See additional Notes
A Contractor Sign must be Displayed, A Portable toilet or access to a Restroom must be provided, and a Dumpster or a Dumpster/Trailer is Required.	



SIDING SYSTEM TYPE 1: -
FIBER CEMENT WOOD GRA
W/ 1 X 3 WOOD BATTENS
SEE SPECIFICATIONS
SIDING SYSTEM TYPE 2 -



1
A8.1 Building A6 South (Plaza) Elevation



 Building A6 North (Main Street) Elevation



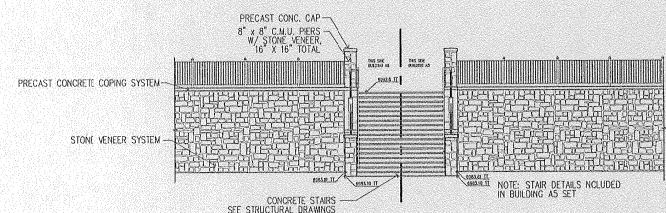
04/19/2021
Validity of Permit: The issuance of a permit or approval of plans, specifications and computations shall not be a permit for, or an approval of, any violation to any of the provisions of the Building Code, Fire Code, or any of the City's Ordinances. Permits presuming to give authority to violate or cancel the provisions of these Codes and Ordinances of the Park City Municipal Corporation shall not be valid. All plans approved are subject to field inspection and interpretation of the field inspectors or the Planning Director.

- 1) Replacing windows like for like.
- 2) Windows cannot be untreated metal frames per LMC 15-5-5(I).

Building 6: Silver Nugget Building. 900 Main St., Park City, UT 84060

Units:

6101-M	6116-G	6207-M	6216-G	6301-M	6308-G	6317-M *	6402-G	6409-M	6418-G
6102-G	6201-M	6208-G	6217-M *		6302-G	6309-M	6318-G	6403-M	6410-G
6105-M	6202-G	6209-M	6218-G	6303-M	6310-G	6319-M	6404-G	6411-M	6422-G
6106-G	6203-M	6210-G	6219-M	6304-G	6311-M	6320-G	6405-M	6412-G	
6109-M	6204-G	6211-M	6220-G	6305-M	6312-G	6321-M	6406-G	6415-M	
6110-G	6205-M	6212-G	6221-M	6306-G	6315-M	6322-G	6407-M	6416-G	
6115-M	6206-G	6215-M	6222-G	6307-M	6316-G	6401-M	6408-G	6417-M	



3
A8.1 Plaza Stair Elevation

4
A8.1 Ramp Elevation at Upper Plaza

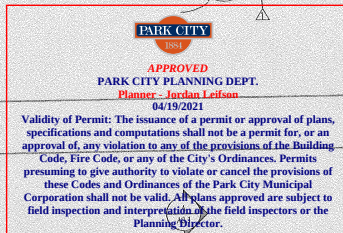


COOPER JOHNSON SMITH
ARCHITECTS INC.
442 W. KENNEDY BLVD., #220, TAMPA, FLORIDA, 813-253-2616 FAX 254-7459
PAUL & CARASTRO - INC.
DESIGNING THE FUTURE

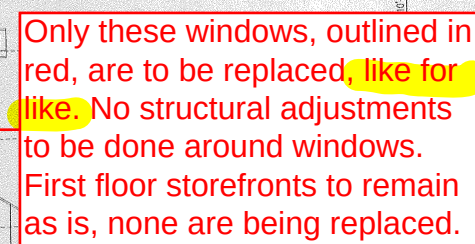
Exterior Elevations

Bid Document

[illegible]



- 1**
A8.0 Building A6 West (Plaza) Elevation



93.0094

PARK CITY PLANNING DEPARTMENT

STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF NS
DATE: NOVEMBER 23, 1994
RE: SUMMIT WATCH REVISED CONCEPT PLAN

I. PROJECT STATISTICS

Project Name: Summit Watch Revised Concept Plan
Applicant: Marriott Ownership Resorts Inc. (MORI) and McIntosh Mill, Ltd. (MML)
Location: Town Lift Area, North of Heber Ave. and East of Extended Main Street
Proposal: Revised Large Scale MPD
Zoning: HRC/HCB
Adjacent Land Uses: Historic Residential, Commercial, Timeshare, Nightly Lodging
Project Planner: Nora Seltnerich

II. BACKGROUND INFORMATION/PROJECT DESCRIPTION

In April of this year, the City Council reviewed an appeal of the Planning Commission denial of Phase II of the Summit Watch Project (aka Town Lift). During that review, the Council granted the staff the authority to work with the applicant to develop an acceptable design of the next building for construction, building A3. Permits have been issued for construction of A3.

Over the past few months, the following has occurred:

Architectural Review of Building A-3. This review is complete. The bike path has been rerouted prior to excavation commencing on the site.

Acquisition of Avise Property. The applicants have purchased the Avise property. This has the following implications:

-7th Street east of extended Main Street no longer has to be a public street accessing a future development parcel. As such, it can be decreased in width and can take on a more "plaza-like" appearance. It will be a private plaza with public easements for access and utilities rather than a public street.

-Emergency Access will be maintained in 7th Street and plaza areas to the satisfaction of the Chief Building Official. A maintenance agreement shall be entered into to insure adequate maintenance.

-The Avise parcel will become open space and the structure demolished. The applicant is discussing deeding the property to the City.

RDA Parcel. 7th Street was anticipated as the primary access to the RDA parcel which exists in the area. The parcel contains the bike path and a significant amount of vegetation. Given the configuration of the site and the vegetation on the site, it is unlikely that it would be developed independently. There is a possibility that it could be combined with other parcels. The other parcels would access off of Heber Avenue. Although there will be a public access easement for the 7th Street Plaza, it is unlikely that this access would be adequate to serve a development on the RDA parcel.

Finalization of Plans of the Aquacade - A building permit has been issued for the aquacade.

III. PLANNING COMMISSION ACTION REQUIRED

The Planning Commission is being asked to take two actions. The first is approval of a revised concept plan, or Large Scale Master Plan Development for the entire project. This will supersede the action taken to approve the original concept plan in 1991. A revision of the first phase of the project was previously approved by the Planning Commission and this action will revise the balance of the project. A revision to the Sweeney portion of the Master Plan was also previously granted by the Planning Commission. This concept plan covers the property on the east side of extended Main Street. The original conditions of approval of the concept plan must be reviewed and modifications made.

The second action is covered in a separate staff report and involves the Conditional Use Approval of items related to Phase II of the project. Consistent with Chapter 10 of the Land Management Code, each portion or phase of a Large Scale Master Plan must receive Conditional Use Approval.

The Town Lift Design Review Task Force will be required to review and approve the revised concept plan as well as final plans for each individual building.

VI. PROJECT DESCRIPTION

UNIT CONFIGURATION

The Summit Watch Project consists of 8 buildings. Buildings A1 and A2 have been constructed and buildings A3 and the Aquacade are currently under construction. The project buildings and phases are as follows:

Phase 1

Building A1		7200 sq.ft. commercial
Building A2	20units	8393 sq.ft. commercial

Phase 2

Aquacade		support commercial only
Building A3	28units	6358 sq.ft. commercial

Phase 3a

Lobby	20units	3160 sq.ft. commercial
-------	---------	------------------------

Phase 3b

Building A4	14units	9170 sq.ft. commercial
Conversion of old Lobby area in A2 to comm. 1455sq ft		

Phase 4

Building A6	33units	5563 sq.ft. commercial
-------------	---------	------------------------

Phase 5

Building A5	20units	9194 sq.ft. commercial
-------------	---------	------------------------

The residential units are 1250 sq.ft. (or .75 unit equivalent) and the commercial numbers represent net leasable square footage.

The total project consists of 135 residential units and 50,496 sq.ft. of net leasable commercial square footage.

ARCHITECTURAL THEME AND BUILDING HEIGHTS

The project as proposed will follow the architectural themes which have been established by the construction of the first 2 buildings and by the approval of plans for Building A3. The buildings along Main Street will be flat roofed structures which will be broken up in modules through the use of different facade treatments. The "arcade" commercial frontage will continue down Main Street with Building A4. Building A5 will not have commercial frontage along Main Street.

The buildings to the east, along Deer Valley Drive are proposed to have more of a mining theme. They will have pitched roofs and provide roof and facade variation. Preliminary design concepts have been submitted and have been distributed for your review. The Town Lift Design Review Task Force will be required to approve the preliminary plans and the final plans for each building. The Planning Commission will also have the opportunity to review more detailed designs at the Conditional Use stage for each phase.

The proposed building heights for the balance of the project are within the building height plane as defined and approved in the 1992 amendment to the 1982 agreement. Buildings A3, Lobby and A6 are 4 levels above the plaza (or parking structure) level. The plaza level steps down between the Lobby Building and Building A6. Building A4 will be 3 stories along Main

Street and 4 along the plaza, with an increasing difference in elevation between Main Street and the arcade level. Building A5 will be 4 stories.

PARKING

Buildings A2, A3, A4, A5 and A6 are built upon a common parking structure which will contain a total of 337 spaces at buildout. During some of the phases there will be a deficit of parking in the structure. During those times, the applicant is proposing to provide spaces in surface lots. During the conditional use approval of each phase the number, exact location and surfacing requirements of the lots will be specified. A plan has been submitted which shows how the parking requirements will be met with each phase. At buildout, the parking provided will meet the minimum required based upon a ration of 1.25 spaces per unit and 3 spaces per 1000 sq.ft. of net leasable commercial.

PHASING CONTINGENCY PLANS

A major concern with a large, phased project such as this one is that the project may not proceed and that there may be long periods of time between phases moving forward. This developer has certainly indicated their intention to continue to move the project along to completion, but we must plan for every eventuality.

The applicant has prepared phasing contingency plans which indicate how the project area will be restored, how minimum required parking will be provided, how pedestrian and vehicular circulation will work and how utilities will be provided for each phase. Those contingency plans will become part of the approved plans for the Summit Watch Project. Prior to construction commencing on any of the buildings, the City will require that a security posted to cover the cost of site renovation and installation of contingency plans, should the project not move to the next phase. There are specific conditions of approval which address this issue.

PLAZA

The staff and the applicants have been working on plans for the pedestrian plaza area which is over what was 7th Street and is between the buildings. Plaza improvements will include planters, window boxes, hanging planters, benches, trash containers, and light fixtures with banners. The plaza will be privately maintained. It is necessary to maintain a 20 foot fire lane through the plaza. A maintenance agreement is being finalized to ensure that the plaza is maintained to a minimum standard and that snow removal occur so as to allow for adequate fire and emergency access.

EMPLOYEE HOUSING

According to the 1992 amendment to the 1982 agreement, the applicant has an obligation to provide employee housing. This housing requirement is based upon the buildout of the square footage of the project. Based upon this revised concept plan, the requirement would kick in at phase 4. Based upon input received by the Planning Commission at a previous work session, the City is exploring a number of options for provision of City property. The staff will keep the Planning Commission updated as that research progresses.

V. ISSUES FOR DISCUSSION

COMPARISON WITH 1991 CONCEPT APPROVAL

When this project came before the Planning Commission in April, 1994, the staff raised serious concerns regarding the revisions to the concept plan and recommended denial of the revised concept plan at that time. Since then, the applicant has worked to resolve those staff concerns. Improvements to the plans include:

- modification of building design to provide more variation in facade and building height
- detailed planning for the plaza and public features of the project
- revision to Building A6 to provide more opportunity for a pleasing entry to the project and to Main Street
- revision to the plans in order to enhance the stream corridor and bike path
- a greater degree of commitment to work with the City to make the Summit Watch Project as good as it can be

Although there is still quite a bit of detail which has to be finalized, the plans received at this time are a significant improvement over what was proposed earlier this year. The staff can identify no major issue.

The current proposal is significantly smaller than the 1991 concept plan. The residential square footage is virtually the same while the commercial component has been dramatically decreased (from 137,060 sq.ft to 50,496 sq.ft.).

COMPLIANCE AND REVISION TO 1991 AND 1994 CONDITIONS

The 1991 conditions of approval have been reviewed by the staff. Some of the conditions apply to what is now the Sweeney portion of the Town Lift Project and have been attached to those approvals. Many of the conditions of approval have been complied with or have been superseded by the 1992 amendment to the 1982 agreement. Since the project is now being developed by one party, rather than individual parcels being sold for development, as was originally anticipated, many of the conditions no longer apply. New conditions of approval are drafted as a part of this approval and will supersede the 1991 conditions.

The 1994 conditions are being complied with through this revision to the concept plan and the Conditional Use approval of Phase 2.

UTILITIES

The City Engineer has expressed concerns over the adequacy of fire flow for the project as it builds out. The applicant continues to work with the City Engineer on complete preliminary

utility plans. Final plans for the entire project have not yet been agreed upon, but the Conditional Use approval for each phase shall require that utilities adequate to serve that phase are approved. Conditions of approval are included to address the utility issues.

STREAM CORRIDOR AND BIKE PATH IMPROVEMENTS

The staff has been concerned with the stream channel/bike path corridor which runs east of the buildings and west of Deer Valley Drive. This is a heavily used corridor and it is important that it remains a pleasing pedestrian experience. The current plans show the stream channel being reconstructed adjacent to building A6. This is unavoidable due to the construction of the Deer Valley Drive-Main Street intersection, the removal of 2 existing culverts and the construction of the driveway to the Lobby building. South of this area, every attempt will be made to retain as much existing vegetation as possible. The acquisition of the Avise parcel has enabled the applicants to propose that the 4 foot "soft surface" path be separated from the 10 foot hard surfaced bike path. The work will be done by hand and will involve minimal vegetation removal.

PRELIMINARY NATURE OF PLANS

The Large Scale MPD process is intended to approve preliminary plans with the understanding that the details for each phase must be worked out in the Conditional Use process. The plans submitted to date are of greater detail than is customary or anticipated in Chapter 10 of the Land Management Code. This greater level of detail was deemed necessary by the staff for a project of this size and prominence. The plans are still preliminary, however, and conditions of approval have been drafted to address this preliminary nature and to make clear that more detailed plans will be required to be submitted and approved.

VI. FINDINGS AND CONDITIONS

The staff has reviewed the plans submitted and recommends **APPROVAL** of the revised Large Scale MPD for the Summit Watch Project.

FINDINGS

1. In 1991, the Planning Commission and City Council approved a concept plan for the Town Lift Project which included the Summit Watch project currently under review. The current proposal for the Summit Watch Large Scale MPD proposes revisions to that concept plan. Those revisions require review and approval by the Planning Commission.
2. This project is unique in that there are prior agreements which apply to it. The City has entered into a 1992 amendment to the 1982 agreement which applied to this project. In terms of the Master Plan Development Review, the agreement gives the property owners the right to use HCB zoning, establishes natural grade for measuring building height, imposes an employee housing requirement and addresses stream channel modifications.
3. The project is being reviewed as an amendment to a Large Scale Master Plan. The applicant has provided information consistent with requirements for review.

4. This project is large in scale and is in a prominent location in Park City's Historic District.
5. This area is identified as Historic Commercial in the Park City Comprehensive Plan.
6. Plans have been submitted and, once approved, will be part of the approval record.
7. The applicants have worked diligently with the City and have revised the plans to address concerns raised by the Staff, Planning Commission and City Council.

CONCLUSIONS OF LAW

1. The proposed project is consistent with the Historic Commercial designation in the Park City Comprehensive Plan.
2. The project and proposed uses are consistent with the HCB zoning which is allowed to be applied to it.
3. The project is generally consistent with the 1992 amendment to the 1982 agreement and with the findings and conditions of the 1991 approval. Some of the terms and conditions are no longer applicable and some terms and conditions are modified as a part of this approval and are necessary due to changes in the project and in circumstances.
4. The project complies with the Criteria for Review of a Master Planned Development as outlined in Section 10.9 of the Land Management Code.
5. The Master Plans relationship to its surrounding have been considered in order to avoid adverse impacts caused by traffic circulation, building height or bulk, lack of screening, ridgeline and view corridor intrusion, wetland encroachments or intrusions on privacy.
6. Additional detailed plans and conditions of approval are deemed necessary to ensure compliance with section 10.9 of the Land Management Code, such as detailed landscape plans and architectural drawings.

CONDITIONS OF APPROVAL

1. This approval is for a Large Scale Master Planned Development. Every phase shall require conditional use approval by the Planning Commission.
2. The Town Lift Design Review Task Force shall review and approve plans for each building prior to construction commencing.
3. Uses in the project shall be governed by the HCB zone. Any use which is shown as conditional in the HCB zone shall require conditional use approval by the Planning Commission.

4. A phasing plan has been submitted and is a part of this project approval. During the Conditional Use review of each phase, final details of the contingency plans shall be reviewed and approved. Prior to commencement of construction of any phase, a security shall be posted which shall be adequate to allow site restoration and completion of the contingency plan.
5. The Conditional Use review for each phase shall include review and approval of temporary and permanent pedestrian, vehicular and construction circulation plans.
6. No phase or building may proceed unless the City Engineer reviews and approves the utility plans.
7. No building permits will be issued unless and until the City Engineer and Fire Marshall review and approve plans which adequately address fire and emergency access and fire flow.
8. The Conditional Use review for each phase shall include the review and approval of landscape, streetscape and lighting features which are consistent throughout the project and are consistent with this approval. The landscape plans shall include specimen size trees, particularly between Deer Valley Drive and the buildings.
9. A Master Property Owners Association will be formed which shall be responsible for maintenance of all plaza streetscape and all landscaping. A Maintenance Agreement shall be entered into which guarantees the level of maintenance.
10. The building heights and density shall not exceed what is shown in this approval.
11. The applicant shall be required to provide employee housing consistent with the terms of the 1992 amendment to the 1982 agreement.
12. All signage shall receive appropriate review and approval.

COOPER/ROBERTS ARCHITECTS

SECTION 08610 - WOOD WINDOWS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes wood windows.
 - 1. Single hung, double hung, and fixed.

1.2 SYSTEM DESCRIPTION

- A. Performance Requirements:
 - 1. Wood Windows: Performance requirements for structural performance, air infiltration, and water penetration for wood windows are those specified in NWWDA I.S. 2 "Industry Standard for Wood Window Units."
 - a. Grade: Each required window unit shall comply with MWWDA Grade 40.

1.3 SUBMITTALS

- A. Product data for each type of wood window required, including:
 - 1. Standard construction details and fabrication methods.
 - 2. Profiles and dimensions of individual components.
 - 3. Data on hardware, accessories, and finishes.
 - 4. Recommendations for maintenance and cleaning exterior surfaces.

1.4 DELIVERY AND STORAGE

- A. Units shall be stored in an upright position, under cover, and protect from extreme change in temperature and humidity. Avoid creating a humidity chamber by using a plastic or canvas shelter and by not venting the area covered. Remove any damaged items from site and replace at no additional cost to Owner.
- B. All wood windows shall be provided by one manufacturer.

1.5 WARRANTY

- A. Submit a written warranty, executed by the manufacturer, agreeing to repair or replace units that fail in materials or workmanship within the specified warranty period. Failures include, but are not necessarily limited to:
 - 1. Structural failures, including excessive deflection, excessive leakage, or air infiltration.
 - 2. Faulty operation of hardware.
 - 3. Deterioration of metals, finishes, and other materials beyond normal weathering.
- B. Term of warranty: 3 years after the date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURER

SUMMIT WATCH
PROJ. #94-028

WOOD WINDOWS

08610-1
JULY 1994

COOPER/ROBERTS ARCHITECTS

- A. Approved manufacturers: Subject to compliance with requirements, provide products of one of the following:
 - 1. Wood Doors and Windows:
 - a. Norco.
 - b. Teton

2.2 MATERIALS

- A. Wood Windows:
 - 1. Comply with requirements of NWWDA Grade 40.
 - 2. Wood: Manufacturer's standard.
 - a. Lumber shall be water-repellent preservative treated after machining in accordance with NWWDA 4-81.
 - 3. Double hung units shall be "swing in" feature to allow cleaning of both sides of window from interior space.
- B. Finish:
 - 1. Manufacturer's standard aluminum clad.
- C. Fasteners: Comply with NWWDA I.S.2 for fabrication and with manufacturer's recommendations and standard industry practices for type and size of installation fasteners.
 - 1. Use zinc-coated or nonferrous nails and screws for window fabrication and installation.
- D. Hardware: Manufacturer's standard hardware, necessary to operate, tightly close, and securely lock windows. Do not use aluminum in frictional contact with other metals.
 - 1. Sliding Weatherstripping: Provide woven pile weatherstripping of polypropylene, wool, or nylon pile, with resin-impregnated backing fabric; comply with AAMA 701.2.
 - a. Provide weatherstripping with integral, center-line barrier fin of semirigid plastic polypropylene sheet.
- E. Weatherstripping: Manufacturer's standard.
- F. Glass and Glazing Materials: Manufacturer's standard.
- G. Insect screens: Removeable panel for each sash, complying with SMA 2005.
 - 1. Fabric: 18 by 18 mesh of plastic-coated glass fiber threads, woven and fused. Comply FS L-S-125.
 - 2. Frames: Formed or extruded aluminum, anodized to match window sash, with removeable vinyl fabric retainer spline, complying with SMA 1004.
- H. Muttin bars: Manufacturer's standard snap-in style. Configuration shown on window schedule.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine all subsurfaces to receive work and report, in writing, to the Architect, any conditions detrimental to work. Failure to observe this injunction constitutes a waiver to any subsequent claims to the contrary. Commencement of work will be construed as acceptance of all subsurfaces.

SUMMIT WATCH
PROJ. #94-028

WOOD WINDOWS

08610-2
JULY 1994

Window Schedule

MARK	MODEL NUMBER	JAMB TO JAMB / SILL TO HEAD DIMENSION	REMARKS
A	11 - 24 x 28	2' 5-5/16" x 6' 1-1/8"	TILT
B	21 - 24 x 28	4' 10-5/8" x 6' 1-1/8"	TILT
C	11 - 24 x 32	2' 5-5/16" x 6' 1-1/8"	TILT
D	21 - 24 x 32	4' 10-5/8" x 6' 1-1/8"	TILT, PROVIDE TEMPERED GLASS AT LOCATIONS WHERE GLAZING OCCURS BELOW 18" FROM FINISH FLOOR
E	11 - 16 x 22	1' 9-5/16" x 4' 5-1/8"	TILT, FIXED SASHES, SPANDREL GLASS
F	---	2' 5-5/16" x 3' 6-3/8"	CUSTOM, FIXED, SPANDREL GLASS
G	---	4' 10-5/8" x 1' 11-1/2"	CUSTOM, FIXED
H	---	3' 4-5/16" x 3' 11-9/16"	CUSTOM, FIXED, SPANDREL GLASS
J	---	3' 1-3/8" x 2' 0-1/2"	CUSTOM, FIXED
K	---	3' 1-3/8" x 5' 8-13/16"	CUSTOM, FIXED
L	---	2' 7-7/64" x 2' 0-1/2"	CUSTOM, FIXED
M	---	2' 7-7/64" x 5' 8-13/16"	CUSTOM, FIXED
N	---	2' 5-5/16" x 3' 5-0"	CUSTOM, FIXED
O	---	CUSTOM SIZE	ALUMINUM STOREFRONT, SIZES VARY SEE ELEVATION
P	---	3' 0-31/64" x 5' 8-13/16"	CUSTOM, FIXED
Q	---	3' 0-31/64" x 2' 0-1/2"	CUSTOM, FIXED
R	---	4' 6-1/4" x 2' 0-1/2"	DIRECT SET
S	---	4' 6-1/4" x 2' 0-1/2"	CUSTOM, FIXED, TEMPERED GLASS
T	---	4' 5-5/8" x 6' 1-1/8"	CUSTOM, FIXED
U	11 - 24 x 32	2' 5-5/16" x 6' 1-1/8"	TILT UNIT, SIMULATED DIVIDED LITES
V	---	7' 1-5/16" x 6' 1-1/8"	CUSTOM BRICK MOULD UNIT, FIXED
W	11 - 28 x 32	2' 9-5/16" x 6' 1-1/8"	BRICK MOULD TILT UNIT, SIMULATED DIVIDED LITES
X	---	4' 1-5/16" x 6' 1-1/8"	CUSTOM BRICK MOULD UNIT, FIXED
Y	11 - 24 x 32	2' 5-5/16" x 6' 1-1/8"	BRICK MOULD TILT UNIT, SIMULATED DIVIDED LITES
Z	---	2' 5-5/16" x 2' 7"	CUSTOM, FIXED
AA	---	4' 11-5/16" x 8' 3-1/2"	ALUMINUM STOREFRONT
AB	---	---	---
AC	---	8' 1-3/16" x 8' 3-1/2"	ALUMINUM STOREFRONT
AD	---	5' 8-3/16" x 8' 3-3/4"	ALUMINUM STOREFRONT
AE	---	4' 6-15/64" x 8' 3-3/4"	ALUMINUM STOREFRONT
AF	---	---	---
AG	---	4' 13-1/16" x 6' 9-1/2"	ALUMINUM STOREFRONT
AH	---	4' 6-15/64" x 6' 9-1/2"	ALUMINUM STOREFRONT
AJ	---	---	---
AK	---	---	---
AL	---	---	---
AM	---	2' 10-7/16" x 7' -1/2"	ALUMINUM STOREFRONT
AN	---	4' 6-15/64" x 7' -1/2"	ALUMINUM STOREFRONT
AP	---	---	---
AQ	---	---	---
AR	---	---	---
AS	---	2' 9-9/32" x 7' -1/2"	ALUMINUM STOREFRONT
AT	---	6' 6" x 6' 9-1/2"	ALUMINUM STOREFRONT
AU	---	6' 5-3/4" x 8' 3-3/4"	ALUMINUM STOREFRONT
AV	---	6' 5-3/4" x 8' 3-3/4"	ALUMINUM STOREFRONT
AW	---	6' 5-3/16" x 8' 3-1/2"	ALUMINUM STOREFRONT
AX	---	6' 7-1/4" x 8' 3-1/2"	ALUMINUM STOREFRONT
AY	---	---	---
AZ	---	3' 3-3/4" x 8' 3-1/2"	ALUMINUM STOREFRONT
BA	---	6' 7-15/64" x 8' 3-1/2"	ALUMINUM STOREFRONT
BB	---	4' 8" x 6' -1/8"	CASEMENT, FIXED SASHES, TEMPERED GLASS, SIMULATED DIVIDED LITES
BC	21-2468	4' 8" x 6' -1/8"	CASEMENT, FIXED SASHES, SIMULATED DIVIDED LITES
BD	21-2468	4' 8" x 6' -1/8"	CASEMENT, FIXED SASHES, SIMULATED DIVIDED LITES
BE	11-2050	2' -0" x 4' 6-1/8"	CUSTOM, FIXED
BF	---	4' 8" x 1' 7-5/8"	---
BG	---	---	---
BH	---	---	---
BI	---	---	---
BJ	---	4' 5-5/16" x 6' 1-5/8"	CUSTOM, HOLLOW METAL FRAMES, WIRE GLASS (3/4 HOUR RATED)
BK	---	1' 6-5/16" x 3' 9-3/8"	CUSTOM, FIXED SASHES
BL	---	4' 5-5/16" x 6' 1-5/8"	CUSTOM, FIXED SASHES
BM	11 - 24 x 32	2' 5-5/16" x 6' 1-1/8"	FIXED SASHES
BN	---	4' 6-1/4" x 5' 8-13/16"	DIRECT SET
BP	---	1' 2-1/4" x 2' 0-1/2"	DIRECT SET
BQ	---	1' 2-1/4" x 5' 8-13/16"	DIRECT SET

NOTES:

- * ALTERNATE ONE--PROVIDE OPERABLE CASEMENT AT LOCATION AS NOTED ON ELEVATION.
- ** AT LOCATIONS WHERE WINDOWS ARE ADJACENT TO DOORS, PROVIDE TEMPERED GLASS.

⊕ THESE WINDOWS ARE TEMPERED GLASS

AM 3/26/96

Exterior Finish Schedule

TYPE	SIDING SYSTEM
1	SIDING: CEMENT FIBER PANEL - "WOODGRAIN" (OR EQUAL) BATTENS: 1 x 3 CEDAR WOOD BATTENS - "ROUGH SAWN"
2	SIDING: CEMENT FIBER PANEL - "WOODGRAIN" (OR EQUAL) BATTENS: 1 x 3 CEDAR WOOD BATTENS - "ROUGH SAWN"
3	SIDING: CEMENT FIBER BOARD - 7 1/2" (6-1/4" COVERAGE) - "WOODGRAIN" (OR EQUAL) TRIM: 1 x 6 CEDAR TRIM SYSTEM - "ROUGH SAWN"
4	SIDING: CEMENT FIBER BOARD - 6" (4-3/4" COVERAGE) - "ROUGH SAWN V-GROOVE" TRIM: 1 x CEDAR TRIM SYSTEM - "ROUGH SAWN"
5	SIDING: CEMENT FIBER BOARD - 6" (4-3/4" COVERAGE) - "SMOOTH" FINISH (OR EQUAL) TRIM: 1 x S3S CEDAR TRIM SYSTEM - "SMOOTH" FINISH
6	SIDING: CEMENT FIBER BOARD - 9-1/2" (8-1/4" COVERAGE) - "SMOOTH" FINISH (OR EQUAL) TRIM: 1 x S3S CEDAR TRIM SYSTEM - "SMOOTH" FINISH
7	SOFFIT: CEMENT FIBER PANEL - 6" (4-3/4" COVERAGE) - "ROUGH SAWN V-GROOVE"
8	SIDING: CEDAR SHINGLE PANELS, DIAMOND CUT
9	TI-11 (6" GROOVE)
TYPE	BRICK VENEER SYSTEM
1	SEE SPECIFICATIONS
2	SEE SPECIFICATIONS

APPROVED
APR 08 1996
PARK CITY
BUILDING INSPECTION

Summit Watch
Phase 3A and 3B
Building A4 and the Lobby Building
AT PARK CITY

Marriott
OWNERSHIP RESORTS
and MONTOSH LIMITED PARTNERSHIP

A14.4

6/27/95
9471
A14-46g

Schedules
Window and Exterior Finish

COOPER JOHNSON SMITH
ARCHITECTS INC
442 W. KENNEDY BLVD., #200, TAMPA, FLORIDA 33609-2818 FAX 813-254-7459
PAUL S. CASTRO - Bldg.
BONET L. McFERRAN - Mech.
D. GEORGE HANSEN, INC.
3001 E. 10TH AVE., SUITE 100, DENVER, CO 80202



Alternative Materials and Their Use in Historic Districts

Prepared for the Historic Preservation Office
City of Columbus, Ohio Planning Division



Introduction

The appropriateness of alternative materials in local historic districts is an issue often considered by Historic Preservation Commissions and their staff. Most historic preservation ordinances and design guidelines have an emphasis on repairing original features and if repair is not possible, replacing the features with similar materials. The use of synthetic materials in historic districts is generally discouraged since these materials can be incompatible in their appearance, profile or texture with historic building features. However, with increasing concerns over sustainability and the expense and unavailability of traditional historic materials, many Commissions are revising their guidelines with more flexibility towards the appropriateness of alternative materials.

This report was prepared for the Historic Preservation Office of the City of Columbus, Ohio which in 2013 was conducting a review of its existing design guidelines. At the request of the Historic Preservation Officer a survey was conducted of eight cities similar in size to Columbus to review the various approaches to the use of most common alternative materials used in historic districts. The cities and informants included the following:

Boston, Massachusetts—Ellen Lipsey, Boston Landmarks Commission
 El Paso, Texas—Providencia Velazquez, Historic Preservation Officer
 Nashville, Tennessee—Robin Zeigler, Metro Historic Zoning Commission
 Charlotte, North Carolina—Stewart Gray, Preservation Planner
 Memphis, Tennessee—Nancy Jane Baker, Landmarks Commission
 Jacksonville, Florida—Lisa Sheppard, Senior Historic Preservation Planner
 Indianapolis, Indiana—Ashley Payne, Preservation Planner
 Austin, Texas—Steve Sadowsky, Historic Preservation Officer

In addition to the eight major cities which participated in this study, the Consultant also included information on the acceptance of alternative materials based on his work with preparing design guidelines for the following communities during the past decade.

Fernandina Beach, Florida
 Lexington, Kentucky
 Covington, Louisiana
 Monroe, Louisiana
 Oklahoma City, Oklahoma
 Waynesville, North Carolina
 Franklin, Tennessee
 Lynchburg, Virginia
 Roanoke, Virginia
 Olympia, Washington



Consultant, Thomason and Associates,
 Preservation Planners , Nashville, Tennessee
www.thomasonandassociates.com

Cementitious Siding

Cementitious siding is a product popularized by the James Hardie Company in the mid-1980s. Cementitious siding is made from cement mixed with ground sand, cellulose fiber and other additives. Its content is approximately 45 percent Portland cement, 45 percent silica sand, and 10 percent wood fiber. It's cured with pressurized steam to increase its strength and stability. The siding comes in 4" to 12" widths and 1/4" and 7/16" thicknesses. There are different surface patterns, including wood-grained and smooth. Horizontal siding has three main options: beaded, Dutch and traditional. Shaped siding is available in octagons, squares, half rounds and shingles. Vertical siding can have a stucco look, be smooth or mimic cedar. Soffits are also available in smooth or cedar textures. Any of the siding can be ordered pre-finished or ready-to-paint.

Cementitious siding is considered to be a "green" material and typically gets high marks from environmental and sustainability organizations. The product is breathable as well as termite and fire resistant. Many manufacturers claim that the material will last for fifty years or more but since it is a relatively new product its longevity is unknown. The smooth lap siding has an appearance similar to wood siding as long as traditional widths and profiles are followed. The grained siding is a much less compatible product since it does not have the appearance, texture and profile of traditional wood siding.



Cementitious siding was applied to the exterior of this house and has the smooth, lap siding finish exposed.



Cementitious siding which is manufactured with a wood grain appearance is considered to be incompatible with the appearance of traditional wood siding.

Use in Historic Districts

The use of cementitious siding in historic districts is considered appropriate under certain circumstances by many commissions. All of the cities surveyed, with the exception of Boston, allow cementitious siding to be used for new infill construction, additions and out-buildings. The smooth lap siding product is considered to be a compatible material for new construction in historic neighborhoods.

There are several different approaches to the use of cementitious siding as a replacement material on a historic dwelling where the original wood siding has deteriorated. Indianapolis and Nashville do not allow the use of this material as a substitute for wood on any elevation. El Paso allows the use of cementitious siding only on rear or non-readily visible side elevations. Jacksonville and Memphis only allow the use of this material on a rear elevation for the bottom rows (24" in Memphis) of siding. Charlotte and Austin allow the replacement of deteriorated wood siding with cementitious siding on primary elevations if the material matches the original siding in texture, depth and appearance.

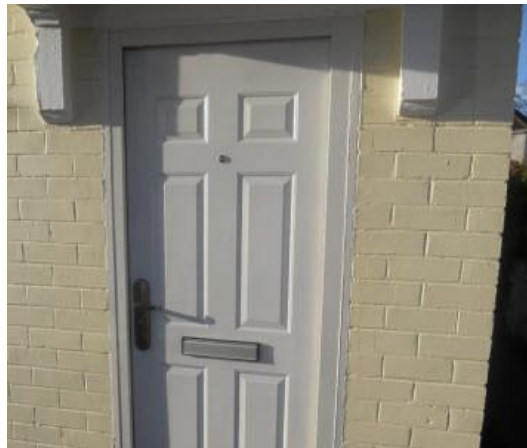
In the other cities and smaller communities there is widespread acceptance that cementitious siding in the smooth lap design is appropriate for new construction, rear additions and garages. Most communities will not allow this material to be installed on primary elevations but there is more flexibility on rear elevations or those not readily visible from the street. The key issue for most Commissions is requiring the applicant to demonstrate that the siding cannot be repaired and/or maintained. The lower rows of siding close to the ground often are exposed to more moisture infiltration and the approaches of Jacksonville and Memphis reflect the flexibility towards this common issue.

Doors and Garage Door Materials

Commissions are often faced with requests to allow alternative materials for the replacement of doors on historic buildings and outbuildings such as garages. Most commissions will only allow the replacement of doors on primary facades if the original door is missing or damaged beyond repair. Similarly, the replacement of doors on historic garages is also often requested when these doors are beyond repair or have already been replaced.

Doors

Doors come in a wide variety of alternative materials such as aluminum, steel, vinyl, fiberglass or composites. Composite doors are comprised of wood and vinyl, wood and fiberglass and similar materials. Steel security doors are often requested by property owners for rear doors where safety is an issue.



Examples of a composite door (left) and steel security door (right).

Garage Doors

Historic district guidelines generally recommend the preservation of original garages and their materials and elements such as garage doors. Garage doors are often replaced due to deterioration, failure of the operating hardware, or the need to accommodate larger vehicles than the garages were originally designed for. For garages which have missing or non-repairable original garage doors some commissions require that new wood garage doors be installed while others allow replacement doors of alternative materials. The most common replacement materials are vinyl on a metal frame or solid metal doors of steel or aluminum. Many commissions are more flexible on the appearance of these doors depending on their visibility from the street.



While many alternative material garage doors are of solid or raised panels (left) others more closely resemble a traditional wood garage door design (right).

Use in Historic Districts

There are differing approaches to allowing the installation of metal, fiberglass and composite material doors on rear elevations or secondary elevations not visible from the street. These types of doors are approvable in El Paso, Nashville, Jacksonville, and Austin. In Memphis, metal doors are approved but not those of composite materials. In Boston rear elevations are not reviewed so these types of doors can be installed. Metal or composite doors are not approvable in Charlotte or Indianapolis. In the smaller communities these types of materials are generally approvable as long as they are not visible from the public right-of-way.

Alternative material garage doors are approved in many communities as long as the designs are closely compatible with the original garage doors. Several manufacturers of garage doors now produce overhead track doors which resemble traditional designs. Nashville, Jacksonville, and El Paso allow the installation of metal, vinyl and fiberglass garage doors. Austin and Memphis allow new garage doors of steel or aluminum but do not allow vinyl. Indianapolis, Charlotte and Boston require wood garage doors and do not allow those of metal or vinyl. In the smaller cities and communities most commissions allow metal or vinyl garage doors. In most cases garages are given a fair amount of flexibility in their review since many are located at rear elevations, along alleys or recessed on a side elevation and not readily visible from the public right-of-way. Garages which are directly on a side street or otherwise readily visible from the street are reviewed more stringently and in these cases there may be the requirement that the property owner install a compatible wood door.

Porch Materials

Original porch materials are generally of wood although brick, concrete, concrete block and stone were also widely used, especially in the early 20th century. Wood elements on porches include columns, railings, floors, valences and friezes. Columns in the Victorian era were often milled in a variety of shapes including square, round and chamfered. By the early 20th century porches were generally designed with classically-derived designs such as Tuscan, Doric, Ionic and Corinthian. The rise of the Craftsman movement led to porch columns of tapered wood and with the columns placed on pedestals or piers of brick, concrete or stone. Because of their exposure to the elements, porches require regular maintenance and repair.

Composite Porch Floors

A popular alternative material for porch floors is a composite product made of recycled plastic and wood. This material is considered to be “green” in that most products are made from 50% recycled plastic (including plastic grocery bags) and 50% recycled wood products from woodworking operations such as sawdust and discarded pallets. There are a variety of companies which manufacture these products with the Trex Company one of the best known. This is a relatively new product so its life expectancy is still unknown. The manufacturers claim the product will last longer than wood and that the wood content will protect against fading from ultra-violet (UV) rays.

These materials are manufactured into imitation wood planks that are then attached to a substructure much like a wood porch floor. Composite porch floors can be manufactured in a variety of textures and colors.



Composite porch floor materials are manufactured in a variety of colors and textures including imitation wood floor boards.



This example of a composite porch floor has a smooth finish in a light color.

Use in Historic Districts

The use of composite porch floors appears to be gaining favor as an appropriate alternative material. Of the cities surveyed, half allow the use of composite porch floors on the primary elevations while half do not. In Jacksonville, a committee is now proposing that this material be staff approved on primary elevations as long as it is painted. In Memphis, this material has also been approved on primary elevations depending on the visibility from the street. All of the cities surveyed allowed this material to be used on porches on side and rear elevations not visible from the public right-of-way.

In the other cities and smaller communities commissions are generally receptive to this material because of its recycled composition, potential longevity, and compatibility to recede into the background on a historic wood porch. Denial of this material for front porches is generally based on visibility from the street. This material has widespread acceptance for rear and side porches not visible from the street and infill buildings in historic districts.

Fiberglass Porch Columns

During the past ten years the use of fiberglass columns has increased in historic districts. Fiberglass is a material consisting of extremely fine filaments of glass that are combined in yarn and woven into fabrics, used in masses as a thermal and acoustical insulator, or embedded in various resins to make doors, windows and porch columns. Fiberglass is considered to be a “green” material since its manufacturing process requires less energy than other synthetic materials. It appears to have good longevity and is largely made from an abundant material (sand). Fiberglass columns are composed of very thin glass fibers which are combined with a plastic material reinforcing the plastic, resulting in a rigid material. One of the most widely used fiberglass composite materials is fiberglass reinforced polymer, commonly known as FRP. Fiberglass reinforced polymer is the primary material used for composite or fiberglass columns which are manufactured by several companies.

Most fiberglass columns on the market are designed in round or square shapes and mimic classical orders such as Tuscan, Doric, Ionic and Corinthian. Several companies make tapered columns in imitation of Bungalow and Craftsman porch columns. Fiberglass columns in the shape of Victorian milled columns for styles such as Queen Anne and Italianate do not appear to be on the market as of yet. Comments about these columns by property owners on various web sites show general satisfaction with durability and appearance. Fiberglass columns are currently more expensive than wood.



Most fiberglass columns are manufactured to resemble classical columns such as Corinthian (left) and Doric (right).



In addition to columns, other porch elements such as balusters and railings can also be made from fiberglass as this photo illustrates.

Use in Historic Districts

Fiberglass columns are considered to be an acceptable material by several cities if the original columns are badly deteriorated, missing, or previously replaced. Austin, Jacksonville, El Paso and Indianapolis allow these types of porch columns on primary elevations if the dimensions, proportions and texture has the appearance of wood columns. Memphis does not allow fiberglass columns on primary elevations but does allow them on rear or non-readily visible side elevations. Nashville, Charlotte, and Boston do not approve these types of columns for historic rehabilitation projects on any elevation.

In the other cities and smaller communities there is general acceptance of fiberglass columns for rear elevations and growing acceptance for primary elevations. Generally if the column has the correct proportions to resemble a historic wood column Commissions will grant approval. There is also the understanding that this material is relatively new for porch columns and the need to monitor how these columns will weather over time.

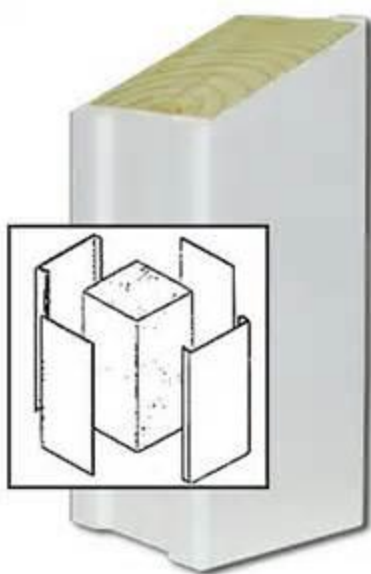
Vinyl Porch Columns

Columns of vinyl are now widely manufactured and come in a wide variety of designs. These are most commonly used for new construction but some Commissions have been requested to approve this column material in historic districts. Like vinyl siding, vinyl columns are made from polyvinyl chloride (PVC) and are manufactured to be both stand-alone columns and as a “wrap” around existing wood columns.

Vinyl is highly toxic in its manufacturing process and is not considered a “green” material. While vinyl can be molded easily into a variety of column shapes and forms, its exterior surface and texture has difficulty resembling wood. Vinyl columns typically have a bright sheen and do not have the muted surface or varied textures that historic wood columns have. The designs of many of these columns and other porch elements are often over-or under-sized compared to the dimensions of traditional wood columns. There is also concern over the amount of fading and stippling of vinyl surfaces due to exposure to UV rays over time.



Vinyl porch columns are available in a variety of shapes and sizes including designs made to resemble Victorian-era milled columns but are not considered a green material.



Vinyl is also used to wrap wood porch columns but is not considered a green material.

Use in Historic Districts

Almost all of the Commissions surveyed do not allow the installation of vinyl columns or use of vinyl wrap on a historic house's primary or secondary elevations. The only exception is El Paso which does allow vinyl columns on primary elevations if they closely match the original in design and dimensions. In the other cities and smaller communities there is general agreement that vinyl columns are not appropriate for the main façade. However, vinyl columns may be approved at rear elevations or those not readily visible from the street, if they are in traditional designs and appropriate to the style of the house. Commissions try to discourage property owners from using vinyl columns because of questionable longevity and potential changes to the column's appearance due to long exposures to UV rays.

Synthetic Slate Roof Shingles

Slate is an important historic roof material and was widely used in many areas of the country in the 18th, 19th and early 20th centuries. It was the roof material of choice in many cities since it was durable and fire-resistant. Slate is a metamorphic rock that splits into thin, smooth-layered surfaces. The durability of a slate roof depends on the type of slate used. Many slate roofs have lasted well over 100 years and remain in good condition. Softer slate may begin to flake, crack and crumble after fifty to sixty years. Slate roofs cannot be repaired or restored after the slate has reached the end of its useful life. Even the hardest slate roofs can develop cracks and breaks over time. Slate is stone and some individual slate pieces may have tiny imperfections or fractures that are not evident at the time of installation. Environmental factors such as freeze-thaw cycles may eventually cause these slates to crack, break or fall off.

Some cities with extensive amounts of slate roofs are now finding that the slate installed in the late 19th century is reaching the end of its life expectancy. Most Commissions encourage the installation of new slate roofs but recognize that new slate roofs are three to four times the cost of asphalt or fiberglass shingles. In these cases the use of synthetic slate shingles may be an option.

Synthetic slate is manufactured in a variety of materials. Some are made of slate and clay with reinforcing from fiberglass and resins. Others are ceramic based, while others are from recycled post-industrial rubber and plastic. The “greenness” of these materials varies as do their profiles and overall compatibility with historic slate.



Lamarite (left) and DaVinci (right) are two common synthetic slate products.



Example of a synthetic slate roof in a Roanoke, Virginia historic district.

Use in Historic Districts

Synthetic slate materials have been approved in a number of historic districts. Indianapolis, Charlotte, and Jacksonville all allow the installation of synthetic slate shingles if the original materials are clearly deteriorated and beyond repair. In Nashville slate can be replaced if shown to be unrestorable but the city has yet to receive a request for the use of synthetic slate shingles. Likewise the commission in Austin has yet to receive a request for synthetic slate but would likely approve it if the material was comparable to the original slate.

In Boston, the Landmarks Commission recently approved synthetic slate materials for the roof of a large church building. The material was approved since it has color variations for individual shingles, is made from recycled rubber and the texture and size of the shingles are comparable to the original slate. Memphis and El Paso do not currently allow the installation of synthetic slate. In many of the smaller communities slate was an uncommon roof material so these materials have not been requested. Slate was widely used in Roanoke and Lynchburg, Virginia and these cities allow the use of synthetic slate in their historic districts.

Window Materials

The replacement of original windows with new windows continues to be a major issue for commissions across the country. In recent decades, the growth of the replacement window industry along with the renewed emphasis on energy efficiency led many historic building owners to request the removal and replacement of their original windows. Some commissions will not allow the removal of original windows unless they are clearly demonstrated to be beyond repair. In other communities removal is allowed if the new windows match the original in design and profile. Most guidelines recommend the replacement of non-repairable wood windows with new wood windows to match the original. However, concerns over the longevity of new wood windows has caused some commissions to reconsider the use of alternative materials. The most common window replacement materials are aluminum clad, vinyl, vinyl clad and composite.

Aluminum Clad

Aluminum clad windows typically come with anodized or baked enamel finishes. The baked enamel finish allows for a wide variety of colors to match other colors of the building. Aluminum is used as the facing material over the wood frame for the trim, sash units and muntins. They are often manufactured with double glazing for energy efficiency. Aluminum clad windows have been approved by the National Park Service for tax certification projects where the original windows are beyond repair. Aluminum clad windows are not considered to be particularly “green” because of the large amount of energy expended in the aluminum manufacturing process and the use of new-growth wood in the frame.



Cross section of an aluminum clad window.

Vinyl Clad

Vinyl clad windows are similar to aluminum clad in that the vinyl is wrapped over the wood frame. Vinyl clad windows come in a variety of designs and often have double or triple glazing for energy efficiency. Vinyl windows are not considered to be a “green” material since the vinyl is petroleum based and new-growth wood is used in the frames.

Vinyl

Vinyl windows made of PVC (polyvinyl chloride) and glass are the most common replacement windows available. For historic buildings vinyl windows have been problematic due to their incompatible appearance, inflexibility in expansion and contraction and fading and warping due to UV exposure. They are not considered to be a green material since they are a petroleum based product and difficult to recycle. The longevity of vinyl windows is also an issue with many requiring replacement after only ten to fifteen years of service.

Composite/Fiberglass

Relatively new on the market are windows made of composite materials such as fiberglass and wood and vinyl and wood. These windows are considered to be “greener” than vinyl, vinyl clad or aluminum clad windows since they use recycled materials. These windows typically have more of a “matte” finish than the bright plastic appearance associated with vinyl and vinyl clad windows. Since these materials are of recent vintage their longevity is unknown.



Alternative materials for windows include vinyl clad (left), vinyl (center) and fiberglass (right).



Example of a vinyl clad window approved by the Commission in Roanoke, Virginia

Use in Historic Districts

Most commissions do not allow historic wood or steel windows to be removed and replaced unless they can be demonstrated to be beyond repair. Most commission's first recommendation is to replace windows with new windows to match in materials, design and profile. The acceptance of alternative materials varies depending on which elevation the windows are located and visibility from the street.

Boston does not allow vinyl, vinyl clad or composite windows in their historic districts but does allow aluminum clad on commercial and industrial buildings on a case by case basis. Nashville, Indianapolis, Austin and Charlotte do not allow the use of vinyl or vinyl clad windows on any elevations. Their guidelines do allow the installation of aluminum clad windows with both anodized and baked enamel finishes on primary facades and other elevations. Indianapolis does not allow composite windows while Austin and Charlotte have yet to have requests for these materials.

In Jacksonville and El Paso, design guidelines allow for the use of aluminum clad, vinyl, vinyl clad and composite windows as long as they match in dimensions, profile and overall appearance. Jacksonville does not allow for the use of anodized aluminum windows.

This house in Fort Smith, Arkansas shows the visual effects of an incompatible vinyl window... and also what a hail storm does to vinyl siding.



Memphis does not allow the installation of vinyl windows in their historic districts. The commission does allow vinyl clad and aluminum clad on rear or non-readily visible elevations. Composite window materials are allowed only above the third floor or commercial buildings.

In the other cities and smaller communities the approval of aluminum clad, vinyl or vinyl clad window has been fairly common as long as they match as closely as possible to the original window. Some commissions have revised their guidelines to no longer approve vinyl but would consider the use of vinyl clad. Recent studies such as those by the Preservation Green Lab provide more confirmation of the economic benefits of preserving old-growth wood windows. Commissions are increasingly using this information to substantiate their positions on not allowing vinyl windows in their historic districts.

Vinyl Fences

Vinyl fencing is an alternative material increasingly requested for approval by property owners in historic districts. Vinyl fencing is available in a variety of traditional designs such as picket fencing and privacy fencing. Applications for approval of vinyl fencing can be for both front yards and side and rear yards. As in the case with other vinyl products, commissions have expressed concerns over the appearance and durability of this material. Vinyl fencing is a relatively new product and its ability to maintain its color and texture given its exposure to UV rays is unknown.



Vinyl fencing is available in imitation of a wood picket fence for front yards (left) and as a solid privacy fence for side and rear yards (right).

Use in Historic Districts

Vinyl fencing is not allowed under any circumstances in Nashville, El Paso, Charlotte, Indianapolis, and Memphis. In Jacksonville and Boston, vinyl fencing is not approvable on front yards but may be installed in rear yards or areas which are not readily visible from the street. In Austin, the use of vinyl fencing is “discouraged” for front yards but allowed on side and rear yards. In the other cities and smaller communities design guidelines often recommend against vinyl fences but allow them as long as they resemble traditional designs. In the past few years more commissions have taken a more restrictive approach to this material for front yards while allowing more flexibility on rear or non-readily visible side yards.

Summary

The appropriateness and use of alternative materials for historic building rehabilitation has been the focus of the National Park Service (NPS) and Historic Preservations Commissions for many decades. This issue was addressed in 1988 with the NPS publication of Preservation Brief 16, “The Use of Substitute Materials on Historic Building Exteriors” by Sharon Park. Since 1988, the range of alternative materials marketed for historic homes has continued to expand. Historic building owners are increasingly requesting the use of alternative materials including buildings in districts subject to design review.

One of these materials, cementitious siding, has been widely adopted and accepted in historic districts for new infill and outbuilding construction. If a property’s original wood siding has deteriorated some cities allow the installation of this material on primary elevations while others only allow it on elevations not readily visible from the public right-of-way.

Composite materials of recycled plastic and wood as a substitute for wood porch floors is also approvable in many communities. Of the cities surveyed half allow the use of composite porch floors on the primary elevations. In Jacksonville, a committee is now proposing that this material be staff approved on primary elevations as long as it is painted. In Memphis, this material has also been approved on primary elevations depending on the visibility from the street. All of the cities surveyed allowed this material to be used on porches on side and rear elevations not visible from the public right-of-way. In the other cities and smaller communities Commissions are generally receptive to this material because of its recycled composition, potential longevity, and compatibility to recede into the background on a historic wood porch.

Materials such as fiberglass and vinyl are also considered by Commissions for new porch columns. Austin, Jacksonville, El Paso and Indianapolis allow the installation of fiberglass porch columns on primary elevations if the dimensions, proportions and texture has the appearance of wood columns. Memphis does not allow fiberglass columns on primary elevations but does allow them on rear or non-readily visible side elevations. Nashville, Charlotte, and Boston do not approve these types of columns for historic rehabilitation projects on any elevation. In the other cities and smaller communities there is general acceptance of fiberglass columns for rear elevations and growing acceptance for primary elevations.

Almost all of the Commissions surveyed do not allow the installation of vinyl columns or use of vinyl wrap on a historic house’s primary or secondary elevations. The only exception is El Paso which does allow vinyl columns on primary elevations if they closely match the original in design and dimensions. In the other cities and smaller communities there is general agreement that vinyl columns are not appropriate for the main façade. However, vinyl columns may be approved at rear elevations or those not readily visible from the street, if they are in traditional designs and appropriate to the style of the house.

Installing new metal or composite material doors on rear elevations or secondary elevations is approved in the majority of the cities surveyed. These types of doors are approvable in El Paso, Nashville, Jacksonville, and Austin. In Memphis, metal doors are approved but not those of composite materials. In Boston rear elevations are not reviewed so these types of doors can be installed. Metal or composite doors are not approvable in Charlotte or Indianapolis. In the smaller communities these types of materials are generally approvable as long as they are not visible from the public right-of-way.

Alternative material garage doors are approved in many communities as long as the designs are closely compatible with the original garage doors. Nashville, Jacksonville, and El Paso allow the installation of metal and vinyl garage doors while Austin and Memphis only allow those of steel or aluminum. Indianapolis, Charlotte and Boston require wood garage doors and do not allow those of metal or vinyl.

Synthetic slate materials have been approved in a number of historic districts. Indianapolis, Charlotte, Nashville and Jacksonville all allow the installation of synthetic slate shingles if the original materials are clearly deteriorated and beyond repair. Boston has approved this material in some cases while Memphis and El Paso do not currently allow the installation of synthetic slate. Synthetic slate has also been approved in small communities such as Roanoke and Lynchburg, Virginia.

Requests for new windows of alternative materials such as vinyl, aluminum clad and composite has been especially common in historic districts in recent decades. Boston does not allow vinyl, vinyl clad or composite windows in their historic districts but does allow aluminum clad on commercial and industrial buildings on a case by case basis. Nashville, Indianapolis, Austin and Charlotte do not allow the use of vinyl or vinyl clad windows on any elevations. Their guidelines do allow the installation of aluminum clad windows with both anodized and baked enamel finishes on primary facades and other elevations. Indianapolis does not allow composite windows while Austin and Charlotte have yet to have requests for these materials. In Jacksonville and El Paso, design guidelines allow for the use of aluminum clad, vinyl, vinyl clad and composite windows as long as they match in dimensions, profile and overall appearance. Jacksonville does not allow for the use of anodized aluminum windows. Memphis does not allow the installation of vinyl windows in their historic districts. The Commission does allow vinyl clad and aluminum clad on rear or non-readily visible elevations. Composite window materials are allowed only above the third floor or commercial buildings. In the other cities and smaller communities the approval of aluminum clad, vinyl or vinyl clad window has been fairly common as long as they match as closely as possible to the original window.

This survey reflects current trends in Historic Preservation Commission design review regarding some of the most common alternative materials used in building rehabilitation. The survey assists in understanding the different approaches towards the acceptance and use of these materials.