

GOALS

HISTORIC CHARACTER

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During the 2009 Community Visioning process, the community identified “*Historic Character*” as one of four core values of Park City, emphasizing the importance of our rich mining history. The goal “Preserve a strong sense of place, character and heritage” was shaped during the 2009 Visioning process. Parkites have a great sense of pride for the *Historic Character* of the City.

Park City was established as a mining camp after the discovery of silver at the Flagstaff Mine in 1868 and a large ore deposit at the Ontario Claim in 1872. These discoveries drew miners to the small western town we now call Park City. As more large mining claims occurred during the 1880s, the area flourished with a thriving commercial district and a dense village mixed with miner’s homes, boarding houses, and larger residences for the more prominent residents. Park City was incorporated as a municipality in 1884. In 1898, a devastating fire swept through the city destroying nearly 200 businesses and homes; nevertheless,



residents diligently rebuilt, leaving a treasure of historic resources for future generations¹.

Park City is home to more than 400 historic sites, including two National Register Historic Districts. The Main Street Historic District was listed on the National Register of Historic Places in 1979. The Mining Boom Era Residences Thematic District, comprised of historically significant residential structures built during the mining boom period (1872-1929), was listed in 1984.

The City has taken great measures

to protect its more than 500 historic resources through local designation on Park City’s Historic Sites Inventory (HSI). It is the City’s official list of historic resources deserving of preservation and protection. The inventory is made up of Landmark Sites and Significant Sites.

The City adopted its first Historic District Design Guidelines in 1983 to preserve the *Historic Character* of individual historic resources and the local districts for future generations. With the announcement of a successful Salt Lake City Olympic bid came

escalating values and increased development pressure on the historic districts. This required refinements to the Land Management Code and Historic District Guidelines to further ensure the protection of Park City's *Historic Character* while balancing its livability and the contribution of the historic districts to the economic viability of town. In 2009, the City funded a complete overhaul of the regulating documents for the historic district including an updated Historic Sites Inventory, new design guidelines, and changes to the Land Management Code. These documents are meant to be living documents in which timely updates are encouraged. The goal is to maintain the integrity of the historic resources and allow for economic development that complements its *Historic Character* - historic preservation is the economic driver for Old Town.

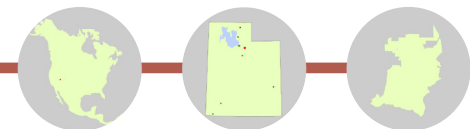
Protecting the rich history of place while allowing continued reinvestment into the districts is a balancing act; one that is an ongoing challenge for residents and City leaders. During the 2009 Community Visioning process, participants were asked to place photos under specific categories. Photos of historic structures were



placed under the categories “most treasured”, “most illustrative”, and “most at risk”. Under the category “eyesore” were photos of incompatible development within the historic district and incomplete construction projects. The community visioning document summarized well the ongoing conflict between historic and new infill:

“The implication for the planning process and for public institutions addressing the issue of the town is to find the right balance between retaining the qualities that make the town unique and permitting those activities that leverage Park City’s uniqueness economically.”

There are three major events in Park City’s history that have shaped the Park City that we know today: establishment as a mining town, introduction of the ski industry, and host of the 2002 Olympic Games. Significant cultural resources exist throughout Park City representative of the mining era, the beginning of the ski industry and hosting the Olympic Games. Unless protected through historic preservation, the existing cultural resources are in jeopardy of being lost forever. To maintain these community assets for years to come, Park City should plan for their preservation.



GOAL 15 Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

With building styles reflective of a time and place in American history, it is imperative that the cultural sites within Park City's nationally and locally designated historic districts be protected for future generations to experience. While the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).

As a highly desirable place to own residential and commercial real estate, pressures to expand the small commercial properties and mining residences are tremendous. These pressures must be balanced with accepted preservation practices to maintain the integrity of Park City's historic resources.



Objectives

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E Encourage adaptive reuse of historic resources.

What is Compatibility in Historic Park City?	
It is...	It is not...
In scale with the neighborhood	Obtrusive
Aesthetically unique	Generic
Quaint and charming	Cold or hostile
Respectful of historic building's heights	Too tall
Deferential	Disrespectful
In context with surrounding structures	An outlier in the neighborhood
Approachable	Overwhelming
Sustainable	Energy consumptive
Inter-connected	Out of place
Small-scale	Overbearing
Subordinate	Massive/Large-scale
Colorful	Gaudy
Harmonious	Incongruous
Complementary to existing buildings	Distracting to the existing fabric

This table represents the qualitative side of what compatibility is within the Historic Districts of Park City.

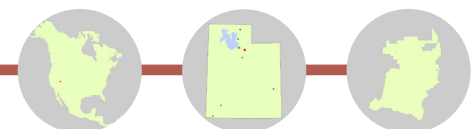
in·teg·ri·ty

/in'tegritē/

Noun

1. The authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period.

National Parks Service

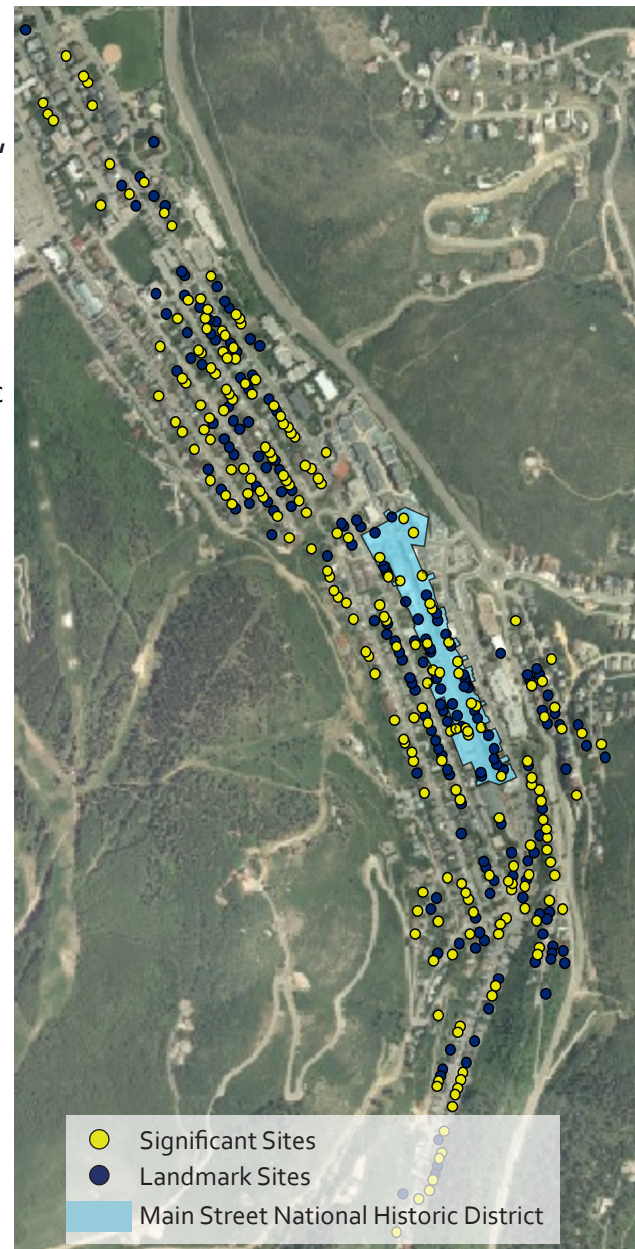


Community Planning Strategies

- 15.1** Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory.
- 15.2** Review Park City's Historic Sites Inventory and update as necessary or every two years.
- 15.3** Ensure all expertise (e.g. staff, museum, SHPO) is made available to property owners within the Historic Districts
- 15.4** Review, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.
- 15.5** Create a regional program to preserve the City's historic mining structures, specifically focusing on those that are on the resorts' property.
- 15.6** Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.
- 15.7** Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.
- 15.8** Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.
- 15.9** Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.
- 15.10** Promote and augment the Historic Preservation Board's Historic District Grant program, establish a revolving loan fund, and inform property owners of state and federal preservation tax credits.
- 15.11** Develop stronger incentives to encourage adaptive reuse of historic resources.
- 15.12** Examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.

City Implementation Strategies

- 15.13** Conduct annual training related to historic preservation and design regulations for staff, boards, design professionals, commissions, and the public; include tours as a learning opportunity.
- 15.14** Create a self-guided walking tour of Landmark Structures within the local historic districts.
- 15.15** Restrict residential parking passes within the historic districts to limit the amount of on-street parking. Consider incentivized parking in public parking garages for full-time residents occupying historic structures with no on-site parking and/or implement additional tools which restrict parking in historic districts to limit residential parking.
- 15.16** Require Park City Municipal Corporation to adopt a standard to consider adaptive reuse of historic resources prior to new construction within the City.
- 15.17** Continue Historic Preservation Board annual award for exemplary historic preservation.
- 15.18** Implement a historic district public outreach program to promote available incentives (local, state, and federal) for owners of historic resources.
- 15.19** Protect the ridgelines and hillsides from development.
- 15.20** Partner with the US Post Office to ensure a continued presence on Main Street in some form.

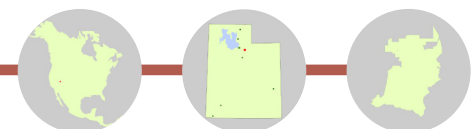


As of 2013:

-510 Historic Sites were identified on Park City's Historic Sites Inventory.

-Landmark sites have structures that are at least 50 years old, retain their historic integrity (including location, design, setting, and materials) and are significant in local, regional, and national history.

In 2012, 245 Landmark Sites were in existence. Significant Sites have structures that are at least fifty years old, retain their essential historic form (as defined in the LMC), and are important in the history of Park City. In 2012, 265 Significant Sites were in existence.



GOAL 16 Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Historic Main Street is the pride of Park City representing a rich history tied to the early 1900s mining influence. The City has taken a series of proactive historic preservation measures and strategies to capitalize on its cultural tourism. Over the past two decades, the economic success of the street combined with shop owners' desire to upgrade structures, has created unintended consequences of jeopardizing the integrity of Main Street's historic resources. Park City should implement incentives in concert with regulations to maintain and enhance the integrity of the Main Street National Register District and maintain its cultural tourism appeal.

Another important role for Main Street is to maintain a presence by local residents. Although Main Street has evolved into an arts, culture, and entertainment district supported by the tourism industry, there are still businesses and services attractive to local Parkites. Destinations such as the US Post Office, City Hall, the Egyptian



Theatre, the Kimball Arts Center and a handful of coffee/sandwich shops are local haunts. The restaurants along Main Street do a great job of attracting locals during the tourist off-season with special marketing. If Main Street is to remain the heart of Park City, it is important that public facilities and local-oriented businesses remain in the Main Street historic district. This is important to maintain the local pride in the District, continue reinvestment in the historic resources, as well as

to enhance the long term economic viability of the area. Where the locals go, the tourists will follow if we:

- Improve the integrity of the historic resources within the Main Street National Register Historic District to exemplify historic preservation efforts in a highly visible cultural tourism center; and
- Maintain uses within Main Street that appeal to locals - tourists want to be locals!

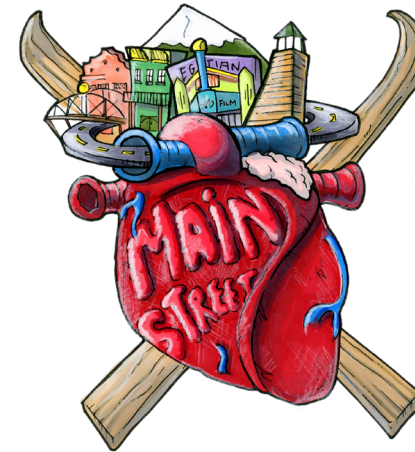
Objectives

- 16A** Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.
- 16B** Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.
- 16C** Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.
- 16D** Encourage public facilities and local oriented businesses to remain in the Historic Main Street District.
- 16 E** Encourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant buildings.

“We are in a unique position to lead with exposure to the nation and the world on how to incorporate sustainable values in the context of an existing historic place.”

Comment from resident during 2009 Community Visioning

MAIN STREET IS
OFTEN REFERRED TO AS
THE HEART, OR SOUL,
OF PARK CITY -
IT IS WHERE THE CITY
BEGAN AND ITS HISTORY IS
TO BE PRESERVED



Community Planning Strategies

- 16.1** Maintain and enhance the long term viability of the Historic District as a destination for residents and tourists by providing necessary public facilities, construction mitigation plans, businesses with a diverse mixture of goods and services, comfortable public access, opportunities to linger, gathering areas, and cultural tourism attractions.
- 16.2** Create opportunities for affordable and attainable housing in neighborhoods adjacent to and along Main Street that support local businesses.
- 16.3** Educate business owners and property owners regarding the benefits of maintaining and preserving their historic structure, the Historic District Grant Program, state and federal preservation tax credits, and other funding opportunities.
- 16.4** Work with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.
- 16.5** Encourage employees in the Historic Main Street District to use alternative modes of transportation to get to work and/or utilize off-site parking locations and take shuttles or buses into Park City.

Vision of Main Street

-HyettPalma 2003

A real, funky, and homey Downtown with mom and pop shops offering things you can't find elsewhere.

A Downtown that is comfortable, intriguing, and culturally stimulating -- where you can see and feel the community's rich history.

A fun, friendly, and vibrant Downtown located in a town of exceptional people.

A Downtown comprised of people who are bold, courageous, daring, and forward thinking --yet hospitable-- because the mountains demand this of us.

A Downtown that is down to earth, user-friendly, accessible, and diverse -- making it truly unique and exciting.

City Implementation Strategies

- 16.6** Support new services, attractions, and businesses along Main Street to attract locals.
- 16.7** Identify funding options that mitigate intrusions within the Historic Main Street District. Intrusions are components that do not contribute to the district's significance and because of their scale, size, design, and location impact the integrity of the district as a whole.
- 16.8** Encourage greater collaboration between the City, businesses, and property owners. Address challenges within adjacent residential neighborhoods.
- 16.9** Lead the cause to develop an overall, market-driven strategy for downtown by conducting a market analysis; create a course of action to strengthen and retain existing businesses while attracting new ones; develop a stronger brand.
- 16.10** Reexamine the City's existing Vertical Zoning Ordinance that requires commercial retail shops along Main Street; consider strengthening the Ordinance.
- 16.11** Swede Alley should be considered as a secondary retail location to supplement Main Street, while maintaining its function as a vehicular corridor and a delivery ROW.



“We need to promote opportunities for businesses – when the affordability for new business owners dries up, this town will go away.”

-Comment from resident during 2009 Community Visioning

