



## **AGENDA**

**MEETING CALLED TO ORDER AT 5:00 PM**

**ROLL CALL**

**PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda***

**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

**REGULAR AGENDA – *Discussion and possible action as outlined below***

Review of demolition permits for the following Buildings and Structures to be considered under the pending ordinance:

221 Main Street - Demolition Determination – The applicant is requesting to move an existing vent on the South side roof of the building as well as add ventilation on the upper loft level, coming through new roof materials on a Landmark site.

*Public hearing and possible action*

*BD-15-21863 3  
Planner  
Hawley*

**ADJOURN**





Planning Department

## Historic Preservation Board Staff Report

**Author:** Makena Hawley, Planner Tech  
**Subject:** Demolition Review  
**Address:** 221 Main Street  
**Project Number:** BD-15-21863  
**Date:** November 4, 2015  
**Type of Item:** Administrative – Demolition Determination

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the removal of non-historic roofing material in order to add 4 new exhaust pipes on the south elevation at 221 Main Street.

### **Topic:**

**Address:** 221 Main Street  
**Designation:** Landmark  
**Applicant:** Seth Adams  
**Proposal:** The applicant intends to remove the non-historic roofing in order to add 4 new exhaust pipes on the south elevation of the non-historic rear addition.

### **Background:**

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code (LMC) to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board.

On September 16, 2015, the applicant submitted a Building Permit for the relocation of their mechanical room, thus requiring them to remove non-historic roofing on the south (side) roof in order to install the new exhaust pipes in at 221 Main Street. The structure is listed as Landmark on the Historic Sites Inventory (HSI); however, the work will occur on the rear addition. This addition to the west side of the structure was originally constructed in 1907; however, it was severely damaged by a fire in 1940 and was not restored until the building underwent a significant renovation in 1985. The current asphalt shingle roof dates from 2011.

**Analysis:**

Staff finds that the proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District.

The 4 new exhaust pipes on the south (side) elevation of the building are being placed through non-historic material. A building permit was issued on December 19, 2011 for a re-roof, so the existing asphalt shingle roof is not historic. The holes in the roof for the exhaust pipes will measure less than six inches (6") in diameter in 4 different spots that will not be visible from the public right-of-way.

The interior mechanical room is being relocated due to an interior remodel and the work is considered minor construction and routine maintenance.

**Recommendation:**

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic roofing on the south rear end of 221 Main Street.

**Finding of Fact:**

1. The property is located at 221 Main Street.
2. The building is listed as Landmark on the Historic Sites Inventory.
3. The property is located within the Historic Commercial Business (HCB) District.
4. On September 16, 2015 the applicant submitted a Building Permit for the relocation of the interior mechanical room which proposes to affect the exterior by adding 4 exhaust pipes through the non-historic south roofing at 221 Main Street.
5. The removal of the non-historic roofing is considered minor construction and routine maintenance. It can be determined that the roofing on 221 Main St. is non-historic because a Building Permit for a re-roof was issued on December 19, 2011.
6. The removal of the non-historic asphalt shingles will not affect the historic materials of the building.

**Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and the August 6, 2015 pending ordinance.

**Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the proposal stamped in on September 14, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. An HDDR Waiver Letter by the Planning Director is required for the approved design before a Building Permit can be issued by the Building Department.

**Exhibits:**

| Exhibit A – Proposed Work Plans

Exhibit B – Historic Sites Inventory

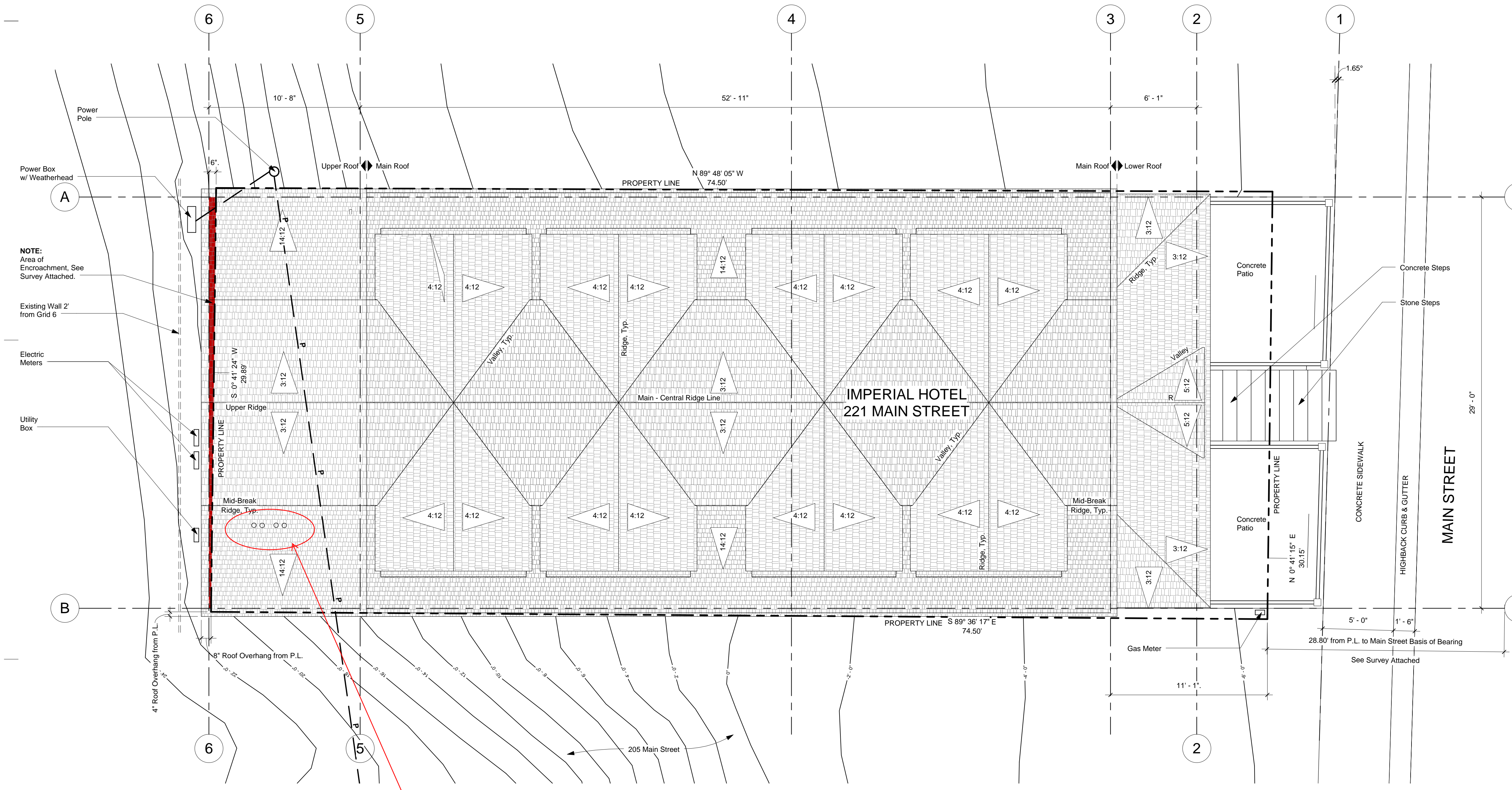


### GENERAL NOTES

- DATUM ELEVATION: Civil 7127-5 1/2" = Architectural 100'-0"
- See SV-001 for Enlarged Encroachments and Additional Information.

### CONSTRUCTION MITIGATION

- Restroom will be made available in lower level. See Attached letter from owner.
- Staging of materials and storage or rubble and demolition will be contained within the building and deposited or removed as needed.



CONSTRUCTION DOCUMENTS  
**221 Main Street**  
 Mechanical Room Relocate  
 Park City, Utah 84060

Stamp

No.	Date	Description

ISSUE DATE: 2015.09.08  
 OWNER PROJECT NO:  
 CONTRACT NO:  
 DRAWN BY: BM  
 CHECKED BY: CE  
 DESIGNED BY: BM  
 EWG PROJECT NO: 2015-09-b  
 COPYRIGHT: Elliott Workgroup Architecture, LLC



SHEET TITLE  
**SITE PLAN**  
**AS-101**  
 SHEET OF



CONSTRUCTION DOCUMENTS  
221 Main Street  
Mechanical Room Relocate  
Park City, Utah 84060

Stamp



No. Date Description

ISSUE DATE: 2015.09.08  
OWNER PROJECT NO:  
CONTRACT NO:  
DRAWN BY: BVM  
CHECKED BY: CE  
DESIGNED BY: BVM  
EWG PROJECT NO: 2015-09-b  
COPYRIGHT: Elliott Workgroup Architecture, LLC

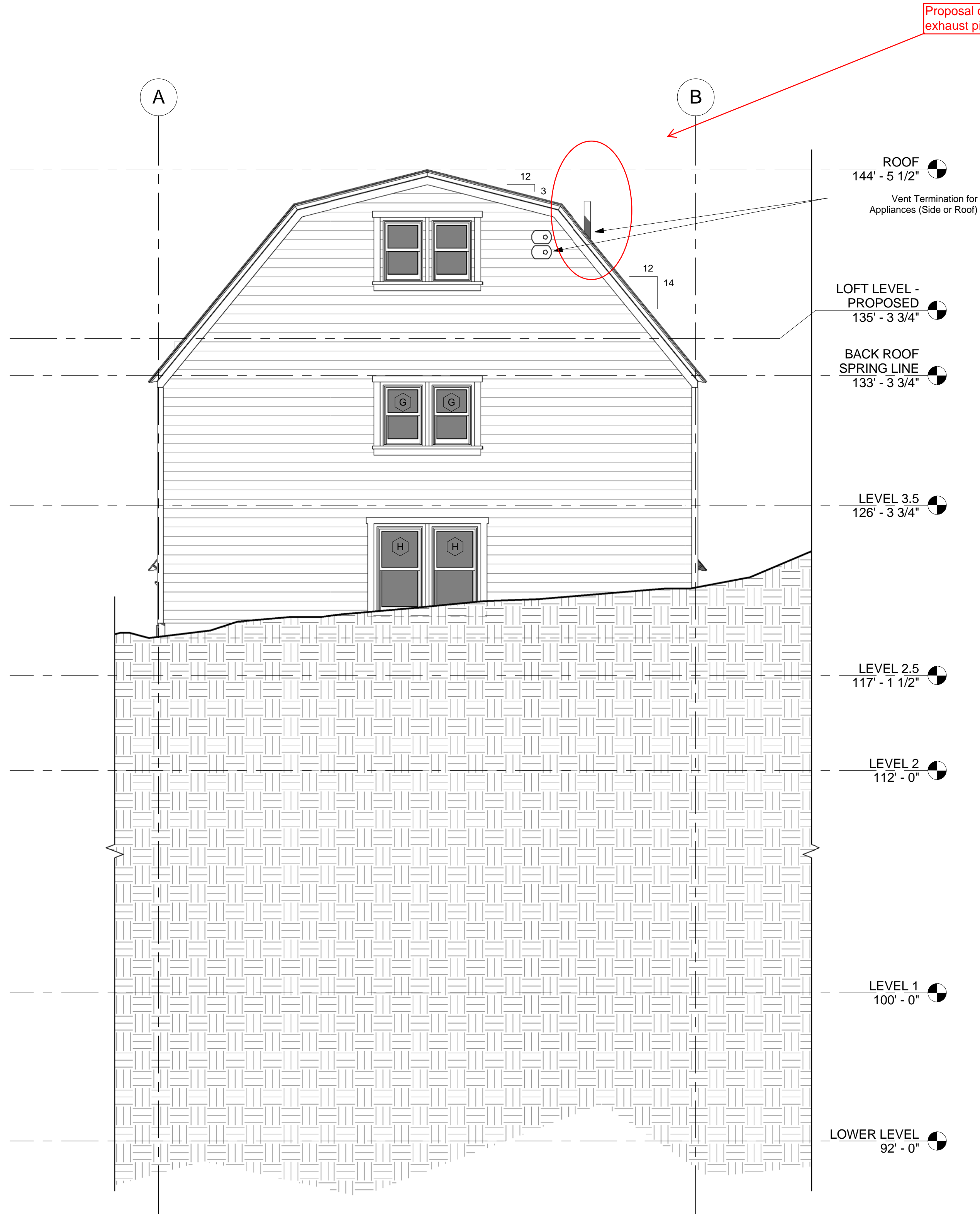
SHEET TITLE

ELEVATIONS

AE-201

SHEET OF

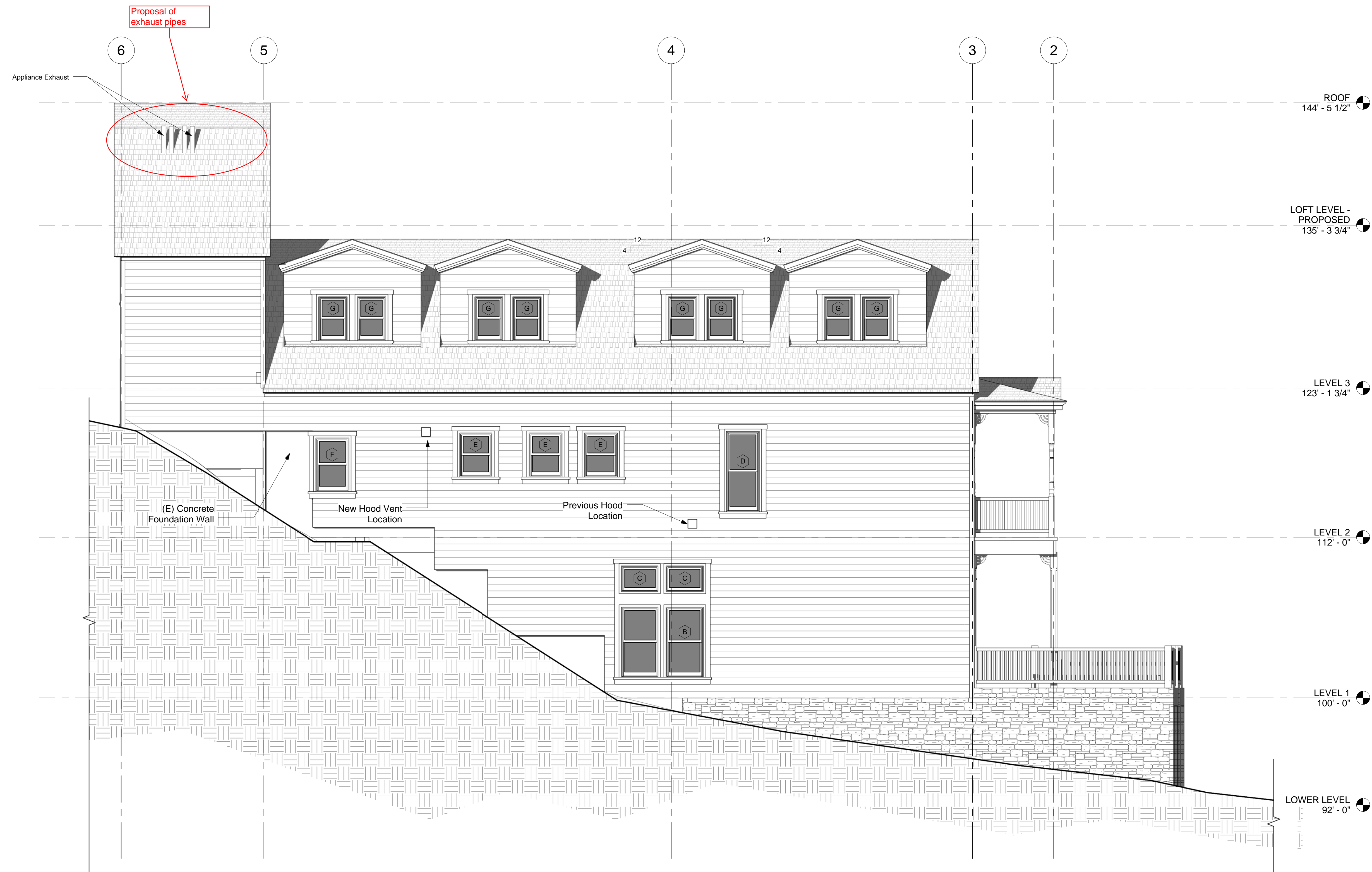
Proposal of exhaust pipes



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



CONSTRUCTION DOCUMENTS  
221 Main Street  
Mechanical Room Relocate  
Park City, Utah 84060



No.	Date	Description

ISSUE DATE:	2015.09.08
OWNER PROJECT NO:	
CONTRACT NO:	
DRAWN BY:	BVM
CHECKED BY:	CE
DESIGNED BY:	BVM
EWG PROJECT NO:	2015-09-b
COPYRIGHT:	Elliott Workgroup Architecture, LLC

SHEET TITLE  
ELEVATIONS

AE-203

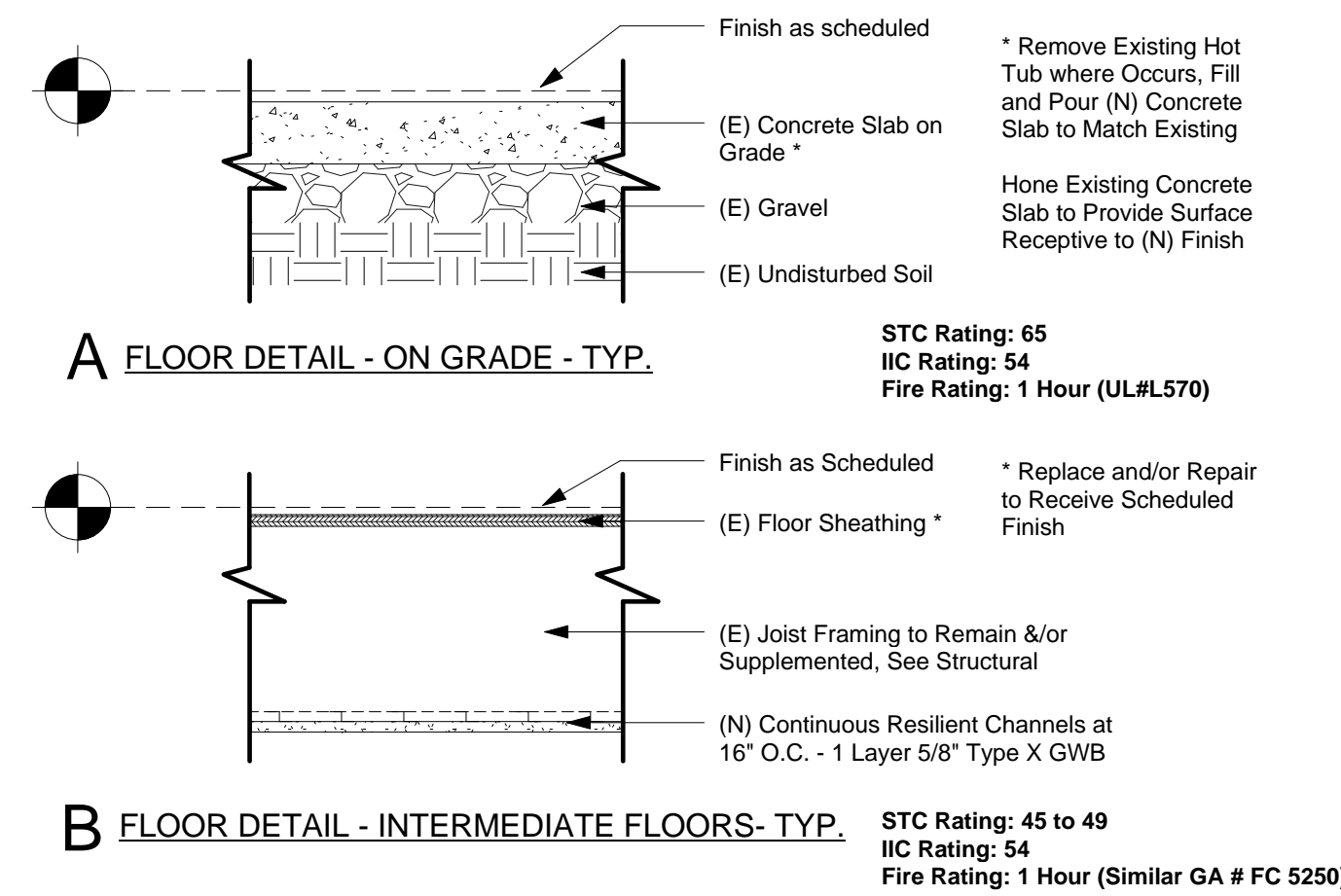
SHEET OF

4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

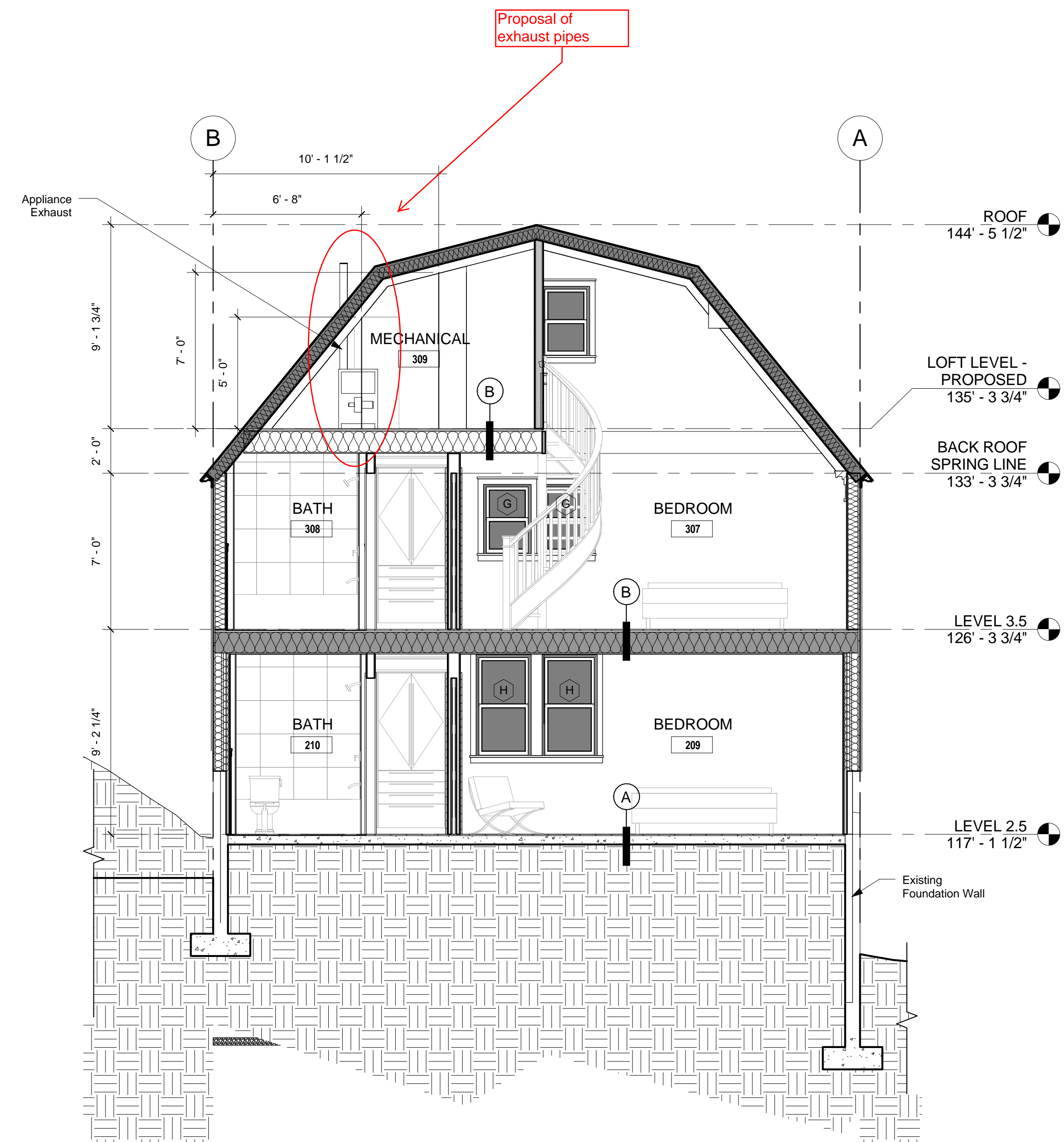




FLOOR TYPES



FLOOR TYPES  
SCALE: 1" = 1'-0"



Stamp



No.	Date	Description
1	10.15.2015	Park City Comments

ISSUE DATE:	2015.09.08
OWNER PROJECT NO:	
CONTRACT NO:	
DRAWN BY:	BVM
CHECKED BY:	CE
DESIGNED BY:	BVM
EWG PROJECT NO:	2015-09-b
COPYRIGHT:	Elliott Workgroup Architecture, LLC

SHEET TITLE  
BUILDING SECTIONS

AE-303

SHEET OF

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Bogan Boarding House**

Address: 221 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-193

Current Owner Name: 221 MAIN STREET LLC, C/O: AVENUE COMMUNITIES Parent Parcel(s):

Current Owner Address: 230 W FIFTH ST, TEMPE, AZ 85281

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 12 BLOCK: 12 LOT: 5 AND:- LOT: 6 BUILDING: 0.00N 5 FT OF LOT 5 & ALL LOT 6 BLK 12 PARK CITY SURVEY M98-120 311-371 326-203 622-296 762-120 1056-57 1542-1073 1588-439 1851-550, 06 AC

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: 10/22/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular block type

No. Stories: 2 ½

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Stone and concrete.

Walls: Drop siding.

Roof: Clipped gable roof form.

Windows: Paired double-hung sash type.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 2 ½-story boarding house remains virtually unchanged from the description in the National Register nomination (see Structure/Site Information Form, 1983). The site has been rehabilitated and is in better condition than when the NR nomination was completed. The site retains its original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is described in the National Register nomination and is seen on Sanborn Insurance maps.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era boarding house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): This structure is one of the remaining boarding houses built following passage of the boarding house bill in 1901.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: 1904<sup>1</sup>

Builder:  Not Known  Known: (source: )

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<sup>1</sup> Summit County Recorder.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation. Camera facing west, 2008.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 4:** East elevation. Camera facing west, 2006.

**Photo No. 5:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 6:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 7:** East elevation. Camera facing west, 1983.

**Photo No. 8:** East elevation. Camera facing west, 1983.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location \_\_\_\_\_  
 Kind of Bldg. APARTMENT St., No. 221 Main  
 Class 4 (RES) Rms. \_\_\_\_\_ Type 1 3 4. Cost \$ 1-2557 2-2078 X \_\_\_\_\_ %

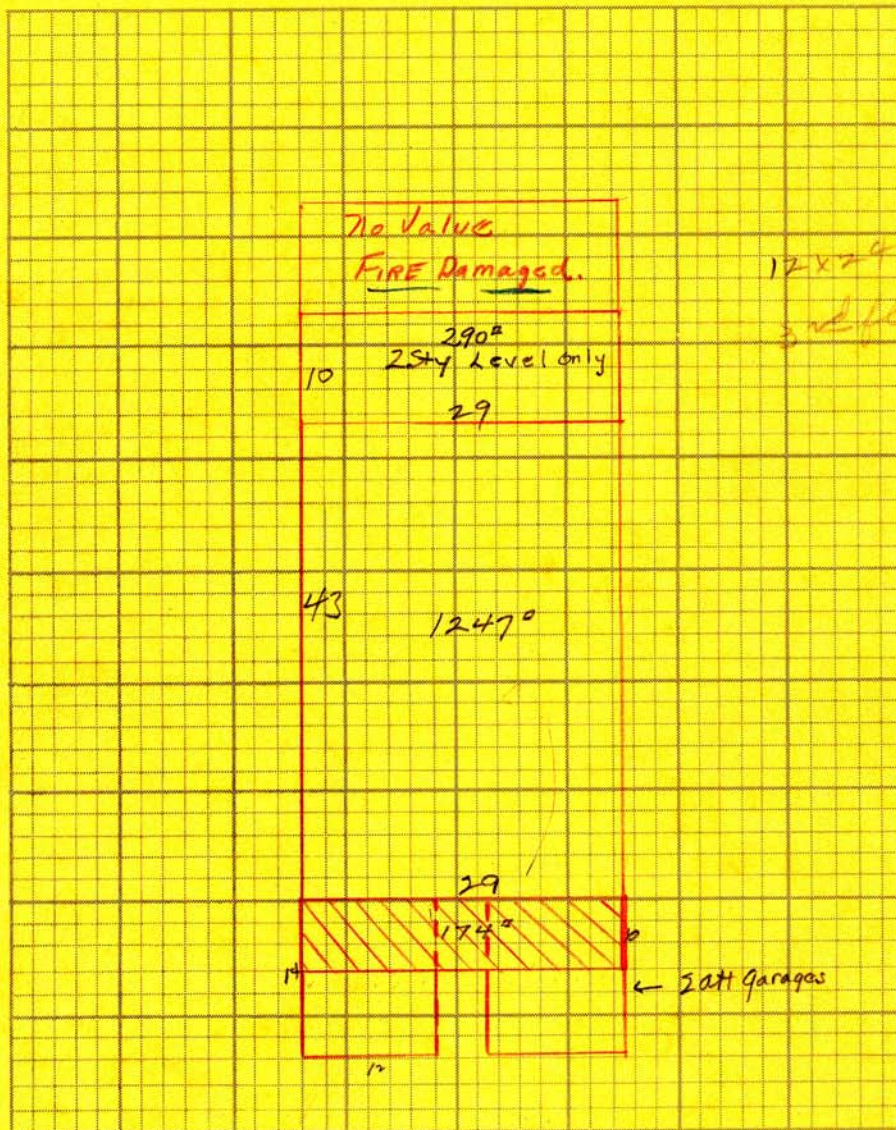
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1247		\$ 2557
2	x x		1537		2078
	x x				

2 Att. Gar. 12 x 14 Flr. dirt Walls stone Roof conc 408

Description of Building	Additions
Foundation— Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Extr. Walls <u>NO LAP ON SIDING</u>	
Insulation— Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gable-deck</u> Mtl. <u>slat</u>	
Dormers— Small _____ Med. _____ Large _____	
Bays— Small _____ Med. _____ Large _____	
Porches — Front _____ 17' @ 150	261
Rear _____ @ _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>dirt</u>	70
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>3</u> Trays _____ Basin <u>3</u> Sink <u>7</u> Toiler <u>3</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350 250 250 160
Heat— Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Skt. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	710
Air Cond. _____	
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>7</u> Mantels _____ Blt. In _____	240
Tile— Walls _____ Wainscot _____ Floors _____	
Electrical— Outlets _____ Fixt. _____	
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings _____	

Owner and one tenant only  
NO ONE  
 Live IN THIS AND COULDN'T UNLESS EXTENSIVE Rem. is done  
 SALVAGE AT \$200<sup>00</sup> ~~xxx~~  
 10-24-68

Total Additions		2291	2291
Year Built <u>1891</u>	Avg. Age <u>57</u>	Reproduction Value	\$ 7334
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Depr. Col. <u>1</u> 2 3 4 5 6 <u>30%</u>	
Remodel Year _____ Est. Cost _____		Repr. Val. Minus Depr.	2200
Garage— Class _____ Depr. 2% 3%		Obsol. or Rem. <u>20%</u>	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Bldg. Value	\$ 1760
Size— x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$



Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 221 Main Park City, Summit County, Utah

UTM: 12 458250 4498840

Name of Structure: Bogan Boarding House

T. R. S.

Present Owner: Linda and Dale M. Nelson

Owner Address: 4240 South 1300 East, Salt Lake City, UT 84117

Year Built (Tax Record): Legal Description

Effective Age: Kind of Building:

Tax#: PC 193

North 5 feet of Lot 5 and all of Lot 6 Block 23 Park City Survey Less than one acre.

STATUS/USE 2

Original Owner: John & Anna Bogan Construction Date: c. 1904 Demolition Date:

Original Use: boarding house Present Use: Lodging

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Building Condition: [ ] Excellent, [ ] Good, [ ] Deteriorated; Integrity: [ ] Site, [ ] Ruins; Preliminary Evaluation: [ ] Unaltered, [ ] Minor Alterations, [ ] Major Alterations, [ ] Significant, [ ] Not Contributory; Final Register Status: [ ] National Landmark, [ ] National Register, [ ] State Register, [ ] District, [ ] Multi-Resource, [ ] Thematic

DOCUMENTATION 3

Photography: Date of Slides: Slide No.: Date of Photographs: Photo No.:

Views: [ ] Front [ ] Side [ ] Rear [ ] Other

Research Sources:

- Research Sources: [x] Abstract of Title, [x] Sanborn Maps, [x] Newspapers, [ ] U of U Library, [x] Plat Records/Map, [ ] City Directories, [ ] Utah State Historical Society, [ ] BYU Library, [x] Tax Card & Photo, [ ] Biographical Encyclopedias, [ ] Personal Interviews, [ ] USU Library, [ ] Building Permit, [x] Obituary Index, [ ] LDS Church Archives, [ ] SLC Library, [ ] Sewer Permit, [x] County & City Histories, [ ] LDS Genealogical Society, [ ] Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. March 30, 1901, p. 3; April 6, 1901, p. 3; April 13, 1907, John Bogan obituary

Architect/Builder: unknown

Building Materials: Wood

Building Type/Style: Boarding House

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This building is a two and one half story frame rectangular boarding house with a clipped gable roof. The first floor is raised up above street level, fronted by a stone base through which the front stairs are cut, and into which shops were created at the street level. Drop siding is the principal building material, but there is narrow lap siding on the gable section. When the roof was replaced in 1940 because of a fire, the gable section was re-sided, and it is probable that lap siding was the most readily available material. The building exhibits no particular style, but has the standard elements common to a majority of Park City houses. There is a two story porch constructed of lathe turned piers topped by simple jigsaw cut brackets. A simple straight post balustrade encloses the second story porch. Above the two center piers is a simple decorative pediment. The arrangement of openings on the facade is symmetrical and essentially identical for the first two floors. A door is centered between paired double hung windows. The doors and windows are the long, narrow Victorian type, the doors being topped by a transom. There is also a pair of windows centered in the gable end of the top half story. There are several simple openings on the sides of the building, and there is a one story rear extension. The extension appears on the 1907 Sanborn Insurance Map and is probably original. The only alterations to the exterior of the  
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1904

Built c. 1904, this boarding house at 221 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, and only four are extant in Park City, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This boarding house was built around 1904 for John and Anna Bogan, who owned it for several years. John Bogan was a miner and owner of the Bogan Mine, which later became part of the rich Silver King Consolidated Mine. He had come from Illinois to Utah around 1877 and worked in the mines at Alta and Dry Fork before coming to Park City around 1879. John Bogan died in 1907 at the age of 62 and Anna died in 1919. This property remained with their sons John T. and James F. Bogan until around 1925.

This was one of several large boarding houses constructed in the town after the passage of a bill in 1901 which revoked the right of the mines' managements to require that their miners live in the boarding houses near the mines if they were not married or their families were not living in town with them. The boarding houses near the mines, though convenient for work were  
(See continuation sheet)



221 Main

Description continued:

building include the addition of a cinderblock chimney and a small window to the south facade, and a metal balustrade to the first floor porch section. Those changes are minor, however, and do not affect the building's original character.

History continued:

considered the poorest accommodations available, and many miners moved into the new boarding houses in town after 1901.<sup>1</sup> This building served primarily as a boarding house for miners, but during the 1918 flu epidemic it was used as an emergency hospital. It is currently known as the Imperial Boarding House, and is still in use as a lodging house.

<sup>1</sup>Park Record, March 30, 1901, p. 3; April 6, 1901, p. 3.



Bogan Boarding House

221 Main

Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



Bogan Boarding House

221 Main

Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society













FOR SALE  
COMMERCIAL  
435-615-4823  
435-640-2061  
Eric Nelson

FOR SALE  
COMMERCIAL  
435-615-4823  
435-640-2061

227



THE  
**IMPERIAL**  
HOTEL  
1890

FOR SALE  
Call Eric Nelson  
425-411-0482  
425-499-2881  
Eric Nelson

FOR SALE  
Call Eric Nelson  
415-518-4881  
415-440-304  
Eric Nelson

227

★ STAR HOTEL ★