HISTORIC PRESERVATION BOARD
MAY 19, 2008
1255 IRON HORSE DRIVE
10:00 AM

WORK SESSION – 10:00 AM
5 601 Sunnyside Drive – Advice and guidance on a Design Review of a single family dwelling
27 Historic District Guidelines – Discussion

REGULAR MEETING
ROLL CALL
APPROVE MINUTES
57 May 5, 2008
PUBLIC COMMUNICATIONS
STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES
ACTION ITEMS
WORK SESSION
ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department, 615-5060, prior to the meeting.

Published: May 17, 2008
Posted: May 16, 2008

WORK SESSION

Historic Preservation Board
Staff Memo

PLANNING DEPARTMENT

DATE: **May 19, 2008**
AUTHOR: **Kirsten Whetstone**
TITLE: **601 Sunnyside Drive**
TYPE OF ITEM: **HPB Guidance Request**

Recommendation

Staff recommends that the Historic Preservation Board provide guidance to the owners of 601 Sunnyside Drive regarding the reconstruction of the historic shed located on the property.

Project Information

Applicant:	Michael LeClerc, owner
Location:	601 Sunnyside Drive
Zoning:	Residential Development (RD)

Background

On May 6, 2008, Staff received a letter from the owner's representative requesting guidance from the Historic Preservation Board on the reconstruction of the historic shed located at 601 Sunnyside. The owners request direction on the proposed preservation plan and whether the historic house can be raised six feet to allow a garage to be constructed beneath it. The applicant proposes to raise the final grade in order to maintain the historic context with Deer Valley Drive.

On October 30, 2007, the applicant submitted a Historic District Design Review application for a new house and a reconstruction of the historic house with new materials, with a connector between them. A garage is proposed beneath the historic house. Staff has been working with the applicant on the design and preservation plan. Revised plans and a preservation plan were submitted on April 28, 2008. The property is located on Lot 1 of the Sunnyside Subdivision and is zoned Residential Development (RD).

The request for guidance falls under the additional duties of the HPB within the Land Management Code section 15-11-6(F) "Provide advice and guidance on request of the property owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, and property within the Historic District, or neighboring property within a two block radius of the Historic District."

- The structure is on the Park City Historic Building Inventory and is therefore deemed significant
- Only structures in the Historic zoning districts are required by the LMC to undergo Historic Design Review
- Demolition of any significant structure, regardless of zoning district, is required to have a certificate of demolition (CAD)

Staff believes that the proposed design for a large, contemporary house attached to a reconstruction of the historic house would likely cause the structure to be removed from the building inventory. Staff recommends the applicant consider reconstructing the historic house as an accessory, detached structure on the lot. The new house should be redesigned to be more sensitive to the historic mass and scale of the historic structure, while recognizing that the surrounding structures include large contemporary houses and condominium buildings.

EXHIBITS

Exhibit A- Letter from Applicant
Exhibit B- Plans
Exhibit C- Sunnyside Subdivision

Michael LeClerc
Kevin King

P.O. Box 1194
Park City, UT 84060
Phone (435) 649-1680

Planning Department
Planning Commission
445 Marsac Ave.
Park City, UT. 84060-1480

Dear Commissioners and Staff.

This preservation plan is prepared for the commission and HPB board in regards to the cabin at 585 Deer Valley Dr. also known as lot 1 Sunnyside Dr. In response to the direction provided by our meetings with planners, city engineer, and HPB board. We have worked diligently with the staff to refine our home design to fully address all concerns raised. My main concern is keeping the historic character of the cabin, while building a home that is solid, pleasing to the eye, and will last another 100 years.
The following information sums up the issues and how they have been addressed.

1. The original structure will be replicated in a project that will include the cabin into a new home. The cabin sits in a hole up on a knoll and its setting will be adjusted to reflect that.
2. The roof will be replicated in materials and structure to ensure accurate historical pictures.
3. The new structure will be differentiated from the historic portion by a depth gap between structures, a different stain color, different facade materials. The historic elements of the cabin will be maintained, such as the metal batts between the barnwood siding.
4. The historic material removed from the cabin will be stored at a dry location off site and returned to the construction site and any material that the building department deems safe and sound.
5. All code requirements have been met under direct interpretation of the code. No exemtions or modifications to code are being requested.

We appreciate your time and consideration to this project and have learned a great deal from the Planning Commissions input, which we feel has helped to improve the overall end product.

Sincerely,

Michael LeClerc - owner
Kevin S. King - designer

EXHIBIT A

Kirsten Whetstone

From: KEVINKINGDESIGN@aol.com
Sent: Tuesday, May 06, 2008 1:29 PM
To: Kirsten Whetstone
Cc: TODD@TSUNAMICLOTHING.COM; info@parkcityskichalets.com; CONGUSTOPC@HOTMAIL.COM
Subject: LeClerc Residence Lot 1 Sunnyside

Hi Kirsten,

As per our phone conversation,
we would like to request that you schedule our project for review and input from the HPB concerning the reconstruction parameters and methods for the original building.
You have all of our documentation for our Historic Preservation Plan that Mr. LeClerc submitted and Roger Evans has our Building Permit plans ready for approval pending your sign-off.

Thanks for your assistance,

Kevin King

EXHIBIT A

EXHIBIT B

HISTORIC DISTRICT DESIGN REVIEW

PLANS REVIEWED BY (INCLUDE DATE):	
COMMENTS:	

This is a proposed replication of a single story barnwood home situated at 585 Deer Valley Dr. Legal address is lot 1 sunnyside subdivision.
The home has not been remodeled previously or stabilized, and the building department has determined it to be a dangerous building, unsafe for occupation. The building department has deemed the exterior siding mostly unusable for use in the replication. There is no foundation under the home, and currently is inhabitable.
Further code related safety issues are apparent.

The home was built in 1908, if not earlier. I am proposing a replication of the existing home in its original setting. Full renovation is required. All efforts to save original, sound siding will be used, which will be stored at 39 king road covered and dry. The porch will be renovated and reconstructed using existing materials where possible and replicated materials where needed. The roof will be reconstructed to exact specifications.
The existing structure is in very poor condition and much of the siding is dry rot. The building department has deemed the much of the barnwood as unusable.
Enclosed are several photos documenting the current condition and design.
I am proposing to disassemble the home, store the wood at a dry off site location, and reuse all safe materials upon the reconstruction of the frame.

The plans proceed from disassembling the cabin, storing the existing siding, then proceeding on to excavation and foundation work.
The new floor and wall framing would then accept the Original Historic material.

The applicant is open to suggestions regarding the appropriate level of brackets or ornamentation for a restoration project of this nature.

The applicant has provided the following information along with the corresponding Historic District Guideline. Remembering that the house is not in the historic district.

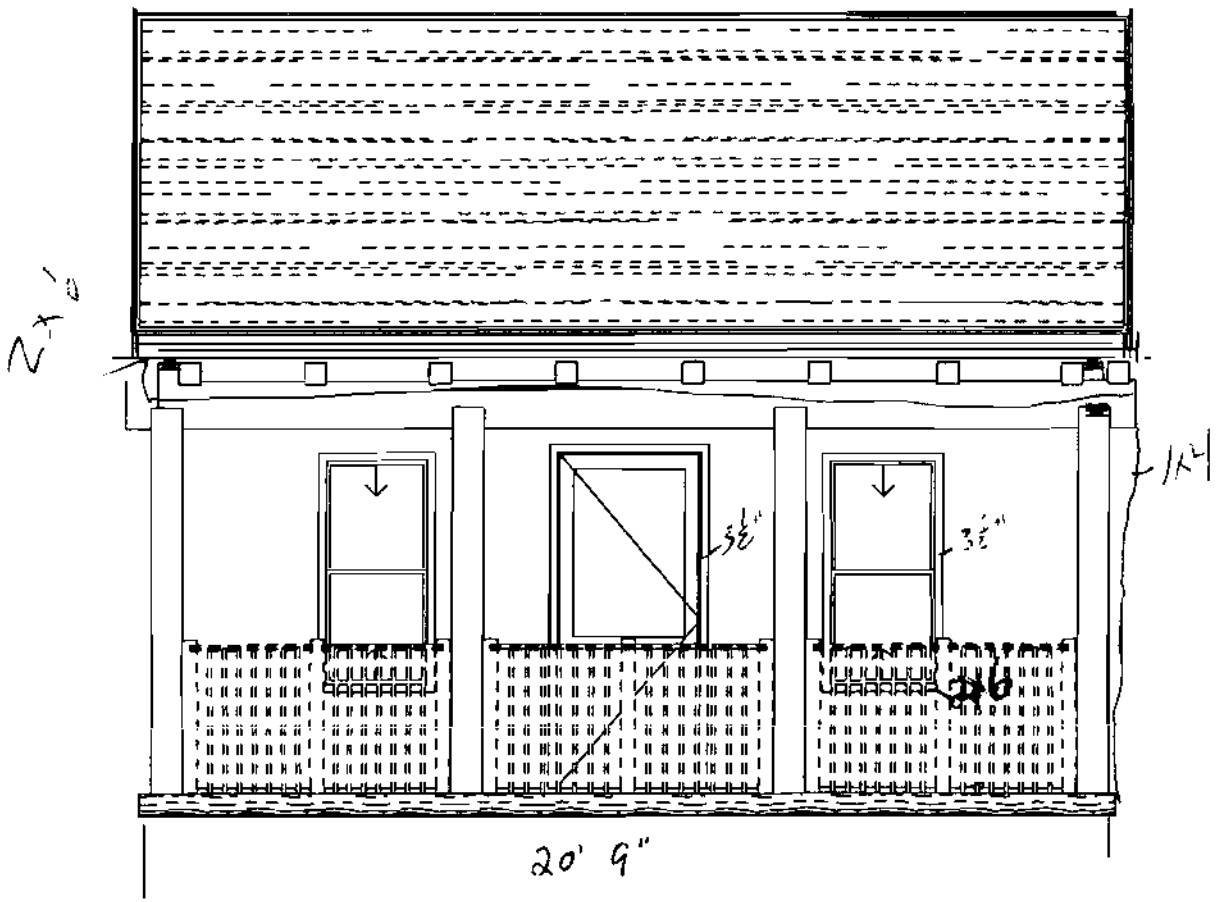
HISTORIC DISTRICT DESIGN REVIEW

INITIAL REVIEW SUMMARY

PROJECT DESCRIPTION	Remodel of Historic House
ADDRESS	601 Sunnyside Dr
ZONING	R-D
DATE OF APPLICATION	May 1, 2008
APPLICANT'S NAME	MICHAEL LECLERC
TELEPHONE #	435 649 1680
E-MAIN ADDRESS	INFO@PARKCITYSKICHALETS.COM

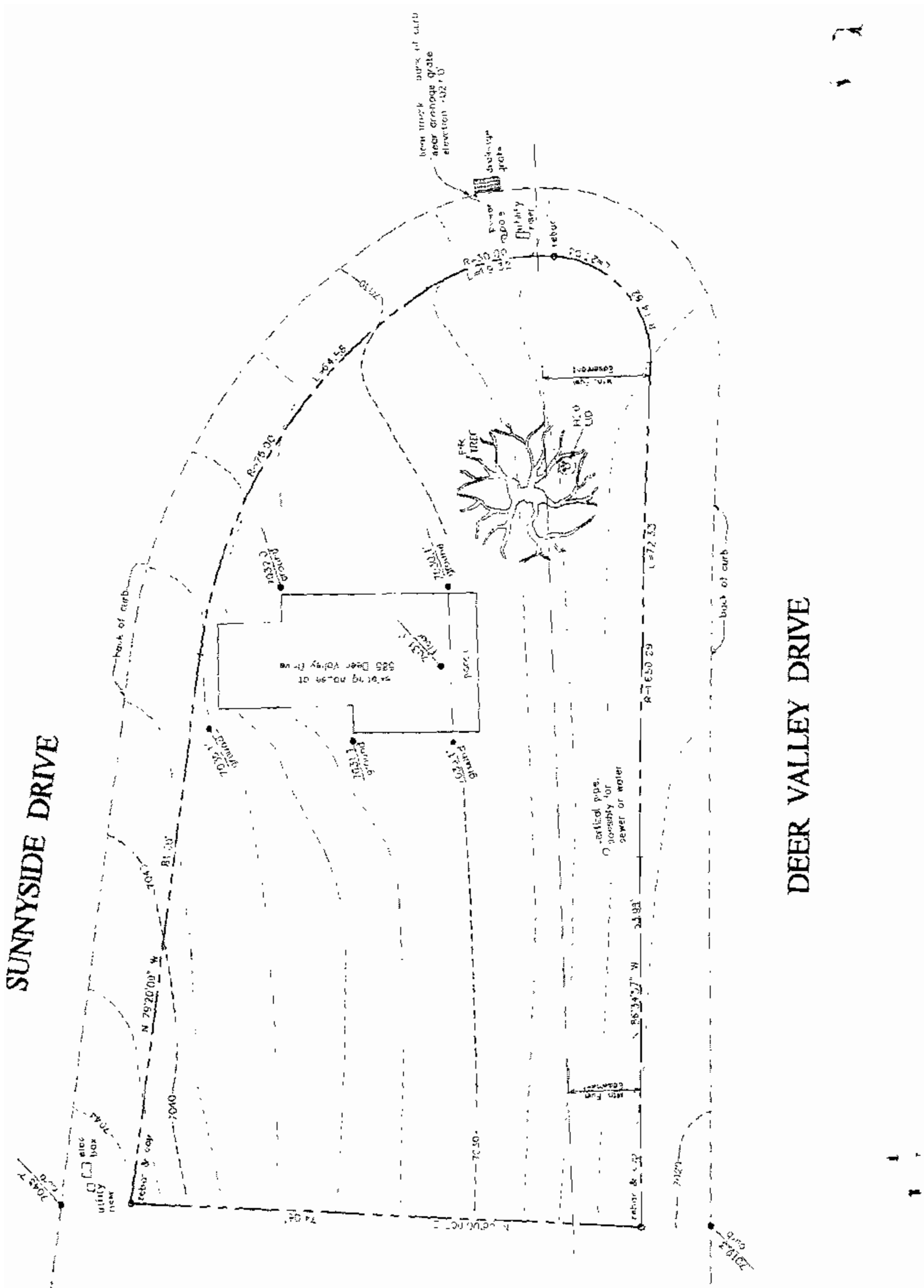
PROPOSED USE	Single Family Residential
SECONDARY USE (I.E. LOCKOUT APT)	LOCKOUT APT.
STEEP SLOPE	NO
LOT SIZE (MUST BE 1875 SQ FT OR MORE)	8500 SQ. FT.
LOT FRONTAGE (MUST BE 25' OR MORE)	IRREGULAR 90'
LOT DEPTH	IRREGULAR 60'

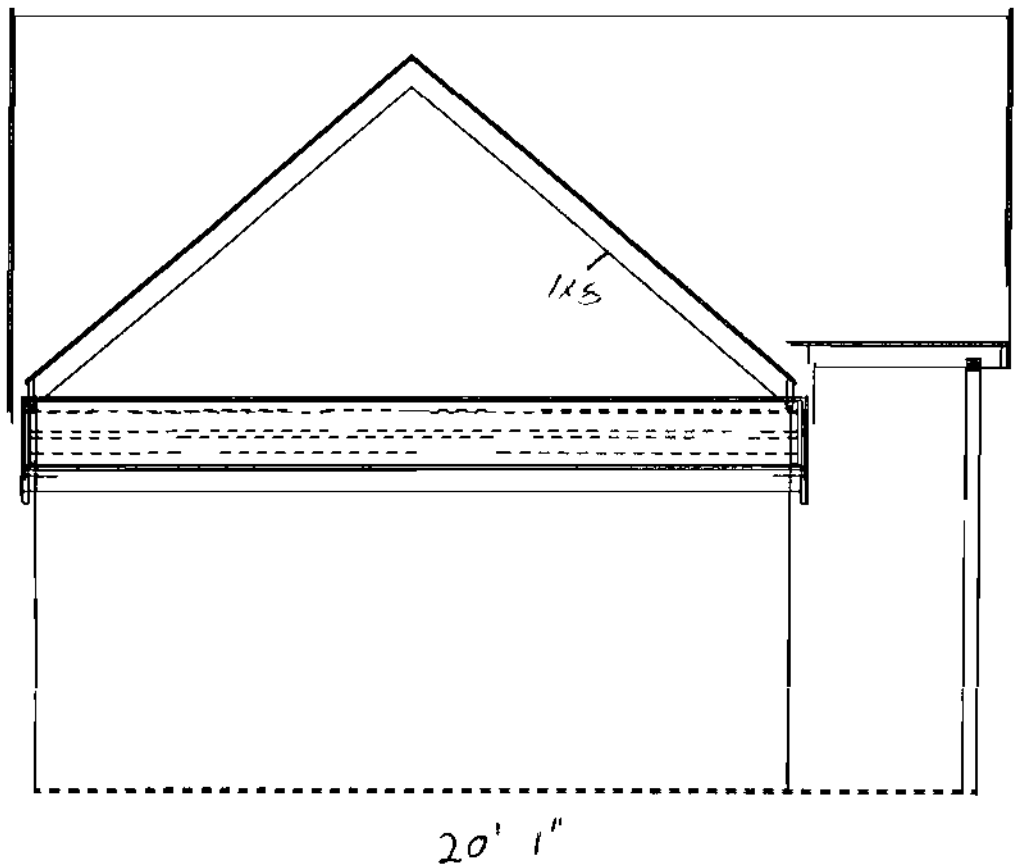
	CODE REQUIREMENT	PROPOSED
FRONT SETBACK	20 feet	20 feet
REAR SETBACK	20 feet	20 feet
LEFT SIDE SETBACK	12 feet	12
RIGHT SIDE SETBACK	CORNER	CORNER
ACCESSORY SETBACK	N/A	N/A
BUILDING HEIGHT (ELEVATION)	32 feet	32 feet
BUILDING HEIGHT (TOPO)	27 feet	27 feet
PARKING	2	2



SOUTH ELEVATION

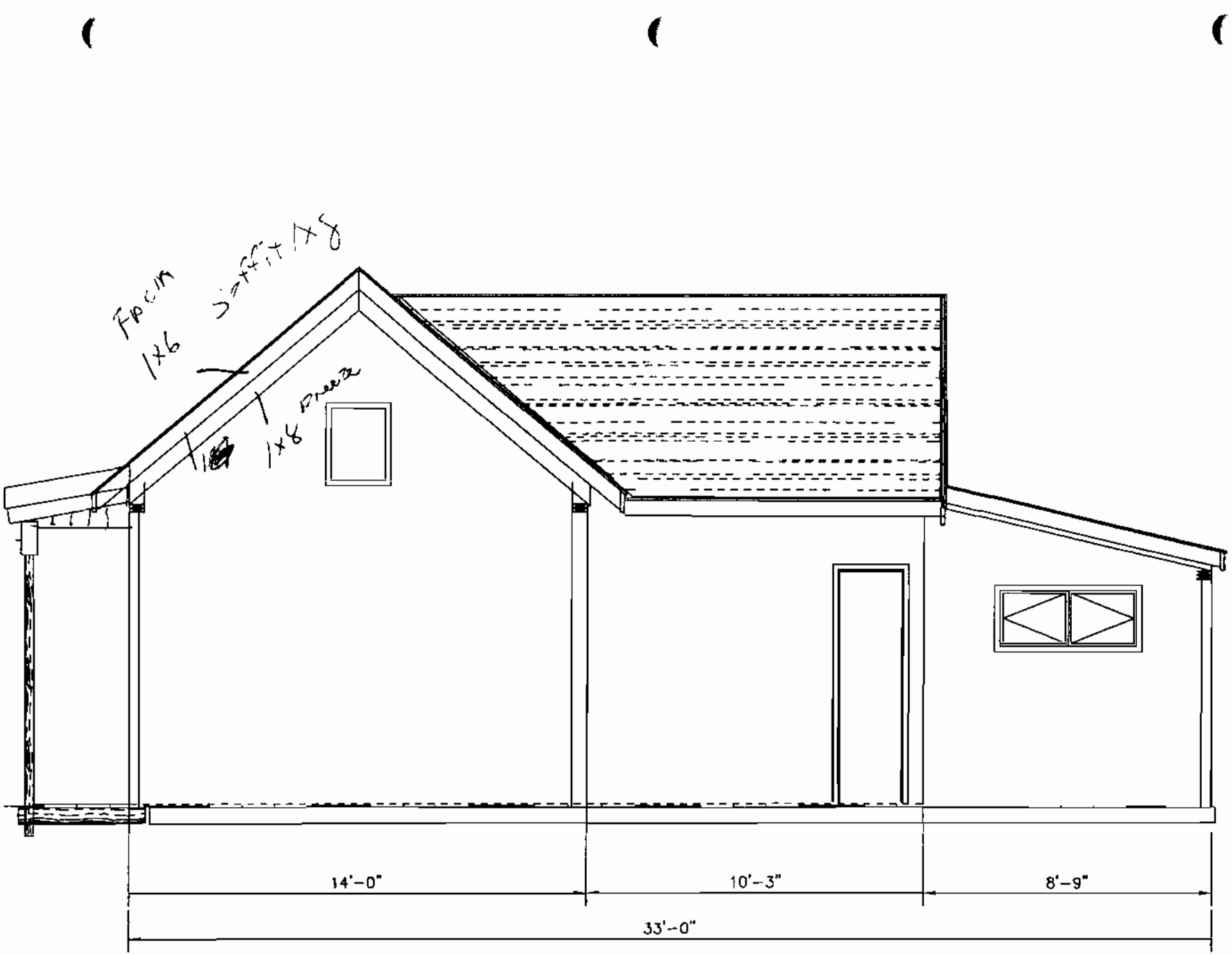
SCALE: 1/4" = 1'-0"


SUNNYSIDE DRIVE
DEER VALLEY DRIVE



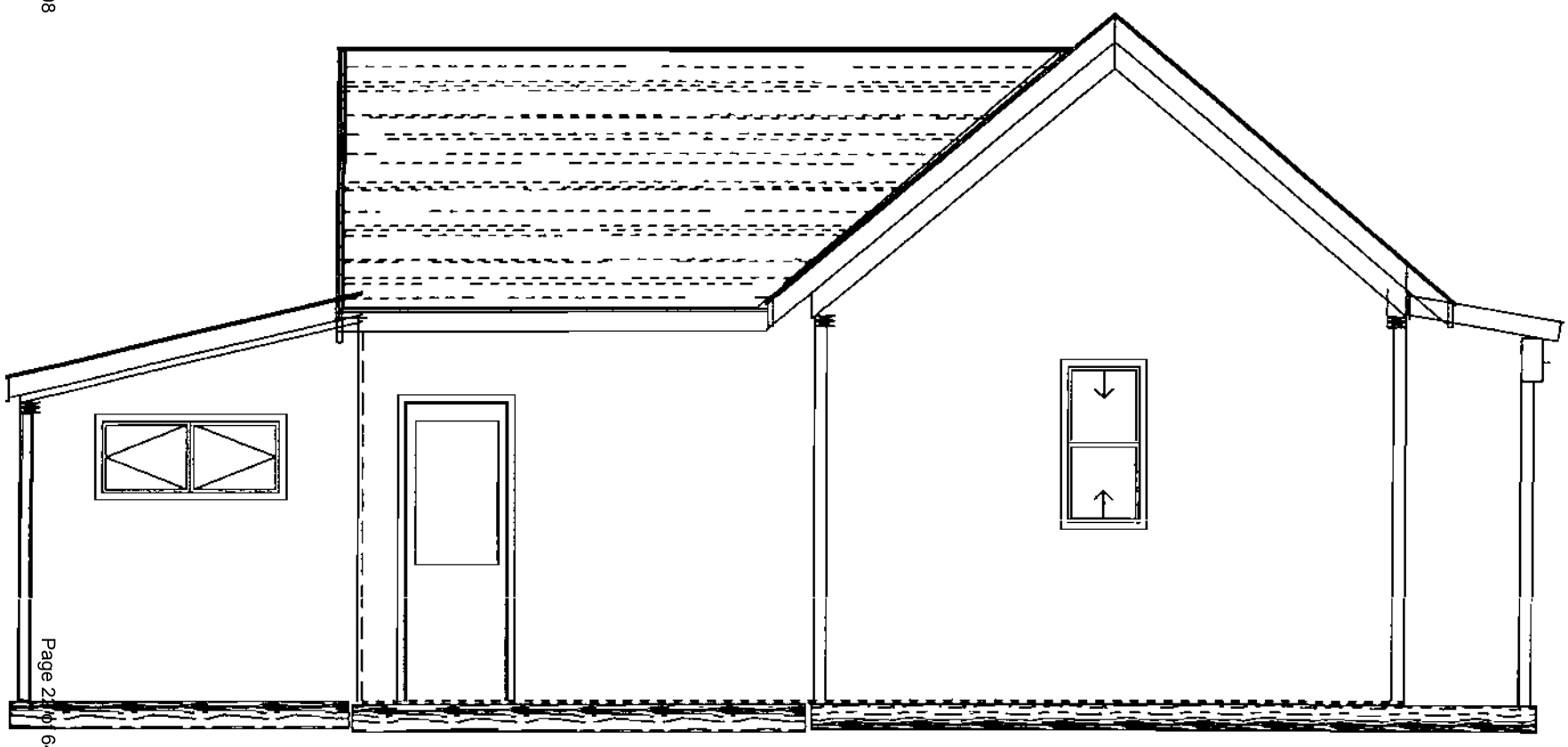
NORTH ELEVATION

SCALE: ¼" = 1'-0"



EAST ELEVATION

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

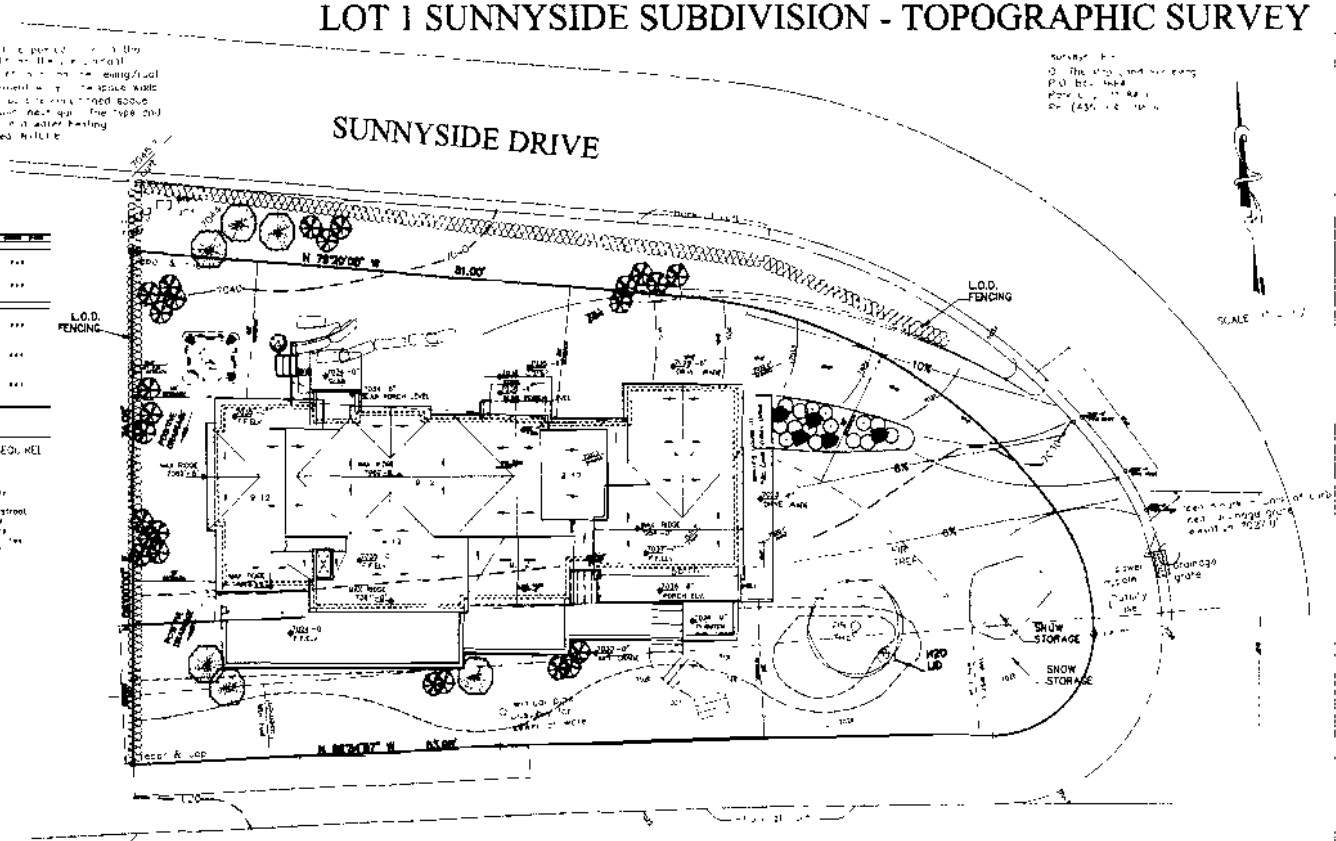


33' 0"

WEST ELEVATION

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

LOT 1 SUNNYSIDE SUBDIVISION - TOPOGRAPHIC SURVEY



SITE PLAN

SCALE: 1"=10'-0"

DRAWING LIST

SITE	ROOF OVER TOPO
GRADING / LANDSCAPING PLAN	
A-1	LOWER 1ST FLOOR PLAN
A-2	MAIN 2ND FLOOR PLAN
A-3	UPPER 3RD FLOOR PLAN
A-4	WEST ELEVATION
A-5	SOUTH ELEVATIONS
A-6	EAST ELEVATIONS
A-7	NORTH ELEVATIONS
A-8	SECTION A-A
A-9	SECTION B-B
A-10	SECTION C-C
S-1	FOUNDATION PLAN
S-2	MAIN FLOOR FRAMING PLAN
S-3	UPPER FLOOR FRAMING PLAN
S-4	ROOF FRMING PLAN
S0.0	ENG. GENERAL NOTES
S2.1	ENG FOUNDATION DETAILS
S4.1	ENGINEERING DETAILS
S4.2	ENGINEERING DETAILS
D-1	STANDARD CONDITIONS DTL-1
D-2	ROOF / WALL / DECK DTL-2
D-3	AS REQUIRED
D-N1	GEN. ARCH NOTES
D-N2	GEN. ARCH NOTES
DN-1	HOLDOWNS
D-WB	WEATHER BARRIER DETAILS
E-1	LOWER FPL. ELECTRICAL
E-2	MAIN FPL. ELECTRICAL
E-3	UPPER FPL. ELECTRICAL
GAS 1	GAS PIPING DIAGRAMS
SILT	GEN GRADING / EARTH NOTES

DEFERRED SUBMITALS:

1 RADIANT FLOOR CALCULATIONS
2 FIRE SPRINKLER SYSTEM
3 FIREPLACE UNIT COMPLIANCE #'S
4 GAS PIPING DESIGN / SCHEMATICS
5 ELEVATOR CONTRACTOR SPECS & INSTALLATION

KEVIN KING DESIGN
P.O. BOX 1987 PARK CITY, UTAH 84060
(435) 649-7474

LECLERC RESIDENCE
LOT 1 SUNNYSIDE DRIVE
SITE PLAN

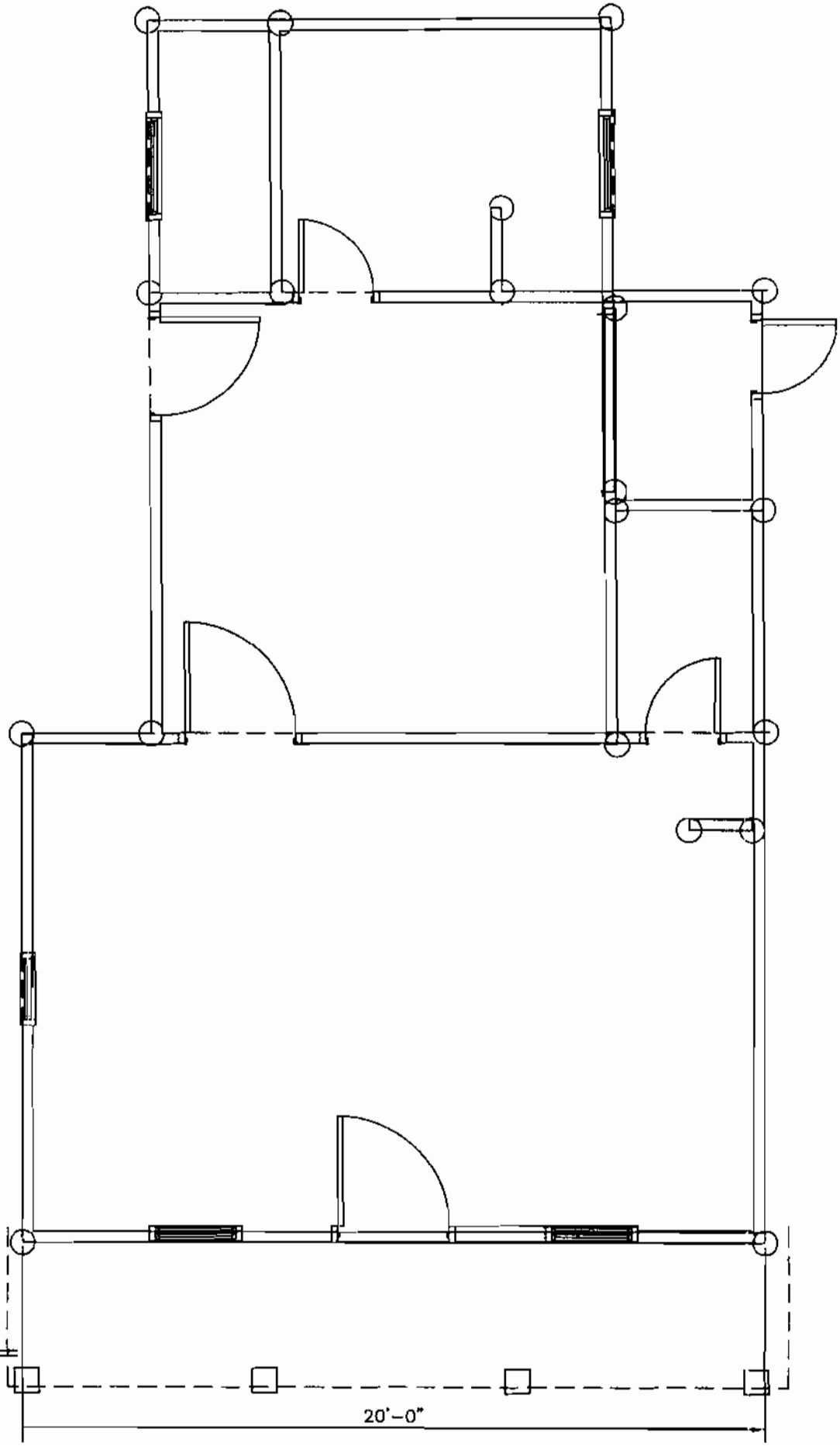
MICHAEL LECLERC

MARCH 2008

CVR

2

SITE PLAN

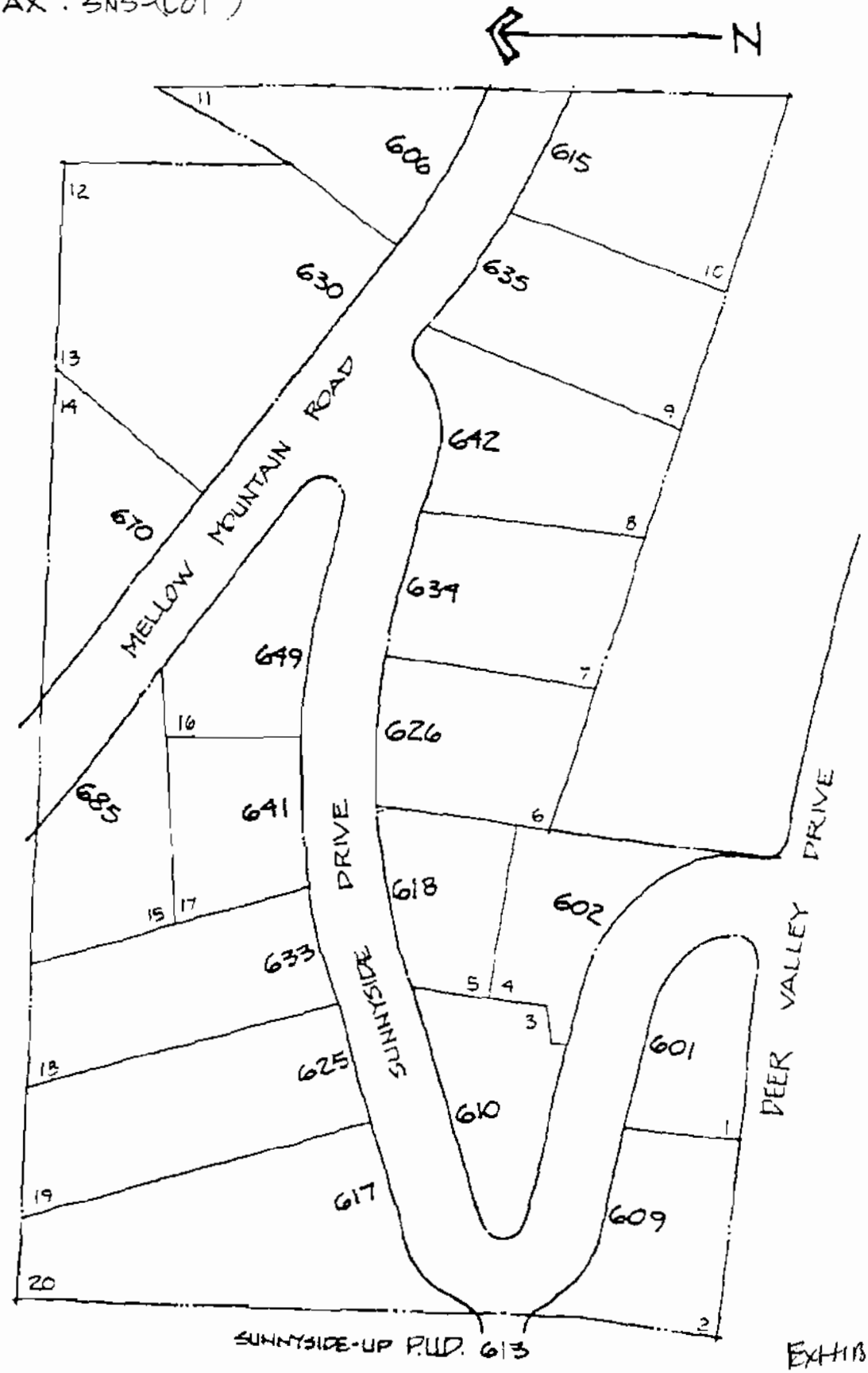


FLOOR PLAN

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

SUNNYSIDE SUBDIVISION

TAX#: SNS-(LOT#)



SUNNYSIDE-UP P.U.D. 613

EXHIBIT C

1/93

Lots 1,2,&4 RD zone
All others SF zone

Historic Preservation Board
Staff Report

Planning Department

Author: **Dina Blaes, Consultant**
Subject: **Hist. Pres. Design Guidelines**
Date: **May 19, 2008**
Type of Item: **Informational/Discussion**

This meeting will include:

1) Discussion of policies governing substitute materials and new construction in the Historic Districts - continuation from previous meeting (40 minutes). *Please note, the information provided below has been updated and is not simply reprinted from the previous staff report.*

Section 1: Issues/Topics from previous meetings:

I. Substitute materials and New Construction in the Historic Districts

A. Substitute materials

Recommendation: Allow the use of substitute materials as specified below:

1. Historically Significant buildings– Substitute materials may be allowed on a primary or accessory structure only if:

a. original materials cannot be used to reproduce the architectural feature that has deteriorated (exception: roof sheathing - asphalt shingles may be used); and
b. the substitute material will not be used on a primary or secondary façade; and
c. the substitute material is made of a minimum of 50% reclaimed and/or recycled materials; and
d. the physical properties of the substitute material--expansion/contraction rates, chemical composition, stability of color and texture, and the compressive or tensile strengths--have been proven not to damage or cause the deterioration of adjacent historic materials; and
e. use of the substitute material will not diminish the integrity and significance of the Historically Significant building as determined by the Planning Department review under LMC 15-11-12(A).

2. Additions to Historically Significant Buildings - Substitute materials may be allowed on an addition to a Historically Significant building only if:

a. the substitute material is made of a minimum of 50% reclaimed and/or recycled materials; and
b. the physical properties of the substitute material--expansion/contraction rates, chemical composition, stability of color and texture, and the compressive or tensile strengths--have been proven not to damage or cause the deterioration of adjacent historic materials; and
c. use of the substitute material will not diminish the integrity and significance of the Historically Significant building as determined by the Planning Department review under LMC 15-11-12(A).

3. New Construction – Substitute/synthetic materials may be allowed only if:

a. the substitute material is made of a minimum of 50% reclaimed and/or recycled materials; and
b. use of substitute/synthetic materials will not diminish the integrity of the district as determined by the Planning Department review under LMC 15-11-12(A).

Background: To provide a framework for the discussion on substitute materials in the Historic District, we are providing relevant excerpts from existing policy documents. Also, please see the attached PDF file <Pres Brief 16>:

1. The current Park City General Plan (updated 1995) reads:

Park City Direction,

Goal 1: Preserve the mountain resort and historic character of Park City.

bullet #4: New development, both commercial and residential, should be modest in scale and utilize historic and natural building materials. New structures should blend in with the landscape.

2. The current Land Management Code (please note, this section of the LMC applies to areas outside the "H" zones):

Title 15, Chapter 5 Architectural Review, 5 Architectural Design Guidelines

(B) Prohibited Siding Materials: The following siding, fascia, and soffit materials are prohibited because they have proved to be unsuitable for Use in Park City due to the extreme climate, or because their appearance is such that the values of adjoining or abutting Properties are adversely affected:

(1) Thick shake shingles;
(2) Ceramic tiles;
(3) Slump bloc, weeping mortar;
(4) Plastic or vinyl siding;
(5) Used brick;
(6) Simulated stone or brick, cultured stone or brick, synthetic stone products, pre-cast stone or concrete imbedded with stone fragments;
(7) Lava rock, clinkers;
(8) Asphalt siding;
(9) Plywood siding, except that plywood may be approved by the Planning Director if utilized as a base for board and batten siding;
(10) Aluminum siding is generally not considered an appropriate material. The Planning Commission may, however, consider requests for the Use of aluminum siding. The design of the Structure shall be consistent with the Park City Design Guidelines. The Applicant will be required to bring a sample of the type and color of siding to be approved by the Planning Commission. When aluminum siding is approved by the Planning Commission, it shall have a minimum thickness of .019 inches and shall be backed or insulated with a minimum of 3/8 inch fiberboard of polystyrene foam;
(11) Exemption. Aluminum siding, including soffits and fascia, may be permitted upon approval by the Planning Director on Structures when such Structures are located in Areas prominently developed with Structures utilizing the same type of materials, such as in Prospector Village, Park Meadows, and Prospector Park Subdivisions. Existing Buildings with aluminum or vinyl siding may be resided or repaired using aluminum or vinyl siding with specific approval by the Planning Director.

In order to avoid architectural styles which are foreign to Park City, particularly Mediterranean, southwestern, or adobe, Building designs which include large,

unbroken expanses of stucco will not be approved. Stucco must be of earth tones; white or pastel colors are prohibited.

(H) WINDOW TREATMENTS. Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or Bay Windows as the primary window treatment are prohibited. Untreated aluminum and untreated metal window frames are prohibited. Small pane colonial style windows are not allowed.

Title 15, Chapter 5 Architectural Review, 6. Permitted Design Features.
Any design, or any material that is not expressly prohibited by this Chapter, or a resolution adopted to supplement it, or by the Historic District Architectural Design Guidelines are permitted.

Title 15, Chapter 5 Architectural Review, 7. Exceptions.
In some cases, the Planning Director may vary from these standards if warranted by unusual or unique circumstances. In Single-Family Subdivisions, the Planning Department will consider the predominant architectural style and materials in the neighborhood to determine Compatibility. This may result in variation from the strict interpretation of this section and may be granted by the Planning Director.
(Amended by Ord. No. 06-56)

B. New Construction in the Historic Districts

Recommendation: Nothing specific at this time. This is a discussion to refine the policy directives already included in the draft design guidelines. In addition, the discussion should help staff ascertain whether or not those directives have received the proper emphasis in the draft design guidelines.
Background: In order to frame the discussion, we are providing current policy statements from the General Plan (see attached excerpt) and LMC. The General Plan includes the overarching policy goals while the Land Management Code provides legal methods used to achieve the General Plan objectives. From the Land Management Code, we have included (see below) parts of the "purpose statement" sections for each Historic District. These should provide guidance in our discussion on the chapter of the Design Guidelines dealing with new construction.

1. Land Management Code excerpts.

15-2.1-1. PURPOSE. The purpose of the Historic Residential Low-Density (HRL) District is to:
(C) preserve the character of Historic residential Development in Park City,
(E) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
(F) establish Development review criteria for new Development on Steep Slopes, and
(G) define Development parameters that are consistent with the General Plan policies for the Historic core.

15-2.2-1. PURPOSE. The purpose of the Historic Residential HR-l District is to:
(A) preserve present land Uses and character of the Historic residential Areas of Park City,
(C) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
(D) encourage Single Family Development on combinations of 25' x 75' Historic Lots,
(E) define Development parameters that are consistent with the General Plan policies for

the Historic Core, and
(F) establish Development review criteria for new Development on Steep Sites.

15-2.3-1. PURPOSE. The purpose of the HR-2 District is to:
(C) establish a transition in Use and scale between the HCB and the HR-1 Districts,
(D) encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the district,
(E) define Development parameters that are consistent with the General Plan policies for the Historic core; result in Development compatible Historic Structures; and comply with the Historic District Design Guidelines and HR-2 regulations for Lot size, coverage, and Building Height, and
(F) provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue.

15-2.4-1. PURPOSE. The purpose of the Historic Residential Medium Density (HRM) District is to:
(A) allow continuation of permanent residential and transient housing in original residential Areas of Park City,
(B) encourage new Development along an important corridor that is Compatible with Historic Structures in the surrounding Area,
(D) encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
(E) encourage Affordable Housing,
(F) encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas, and

15-2.5-1. PURPOSE. The purpose of the Historic Recreation Commercial (HRC) District is to:
(A) maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
(B) encourage pedestrian oriented, pedestrian-scale Development,
(C) minimize the visual impacts of automobiles and parking,
(D) preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
(E) provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
(F) provide a moderate Density bed base at the Town Lift,
(G) allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
(I) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

15-2.6-1. PURPOSE. The purpose of the Historic Commercial Business (HCB) District is to:
(A) preserve the cultural heritage of the City's original Business, governmental and residential center,
(B) allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
(C) facilitate the continuation of the visual character, scale, and Streetscape of the original

Park City Historical District,
(E) encourage pedestrian-oriented, pedestrian-scale Development,
(F) minimize the impacts of new Development on parking constraints of Old Town,
(G) minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
(H) minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
(I) support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.
(J) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

In addition to these materials, please read the attached PDF file from the National Park Service (<Ladd's Addition Infill>). It outlines a residential infill case study in Oregon; it may be useful for the discussion.

Also, at the May 5, 2008 meeting we reviewed the basic design elements that impact compatibility (listed below) by providing examples—good and bad—of each element.

On-site parking	Roof Profile
Setback	Orientation
Landscaping	Materials
Scale	Architectural Details
Massing	Color

HPB members were asked to consider, based on personal observations in Park City and from the information provided in the meeting packet, which elements, if any, appear to have the greatest impact on the compatibility of new construction in Park City. Comments received from board members included:

- The front yard setback on new construction creates a towering wall that is incompatible with the neighboring Historically Significant buildings, but also the neighborhood streetscape in general.
- Steep slope new construction is creating a solid wall in the face of those walking on the street or passing through the neighborhood.
- Disparity between those owning a vacant lot and their ability to maximize the envelope and those who own Historically Significant buildings only being able to construct an addition on the rear. The building envelope for new construction should be made smaller, particularly if the new construction is adjacent to a Historically Significant Building.
- Plat amendments seem to cause problems because of the variability in lot size.
- Landscaping in the public realm needs to have far greater attention in the guidelines.

Section 2: Comments on specific sections of the Design Guidelines

The most recent draft dated April 21, 2008 was mailed to each HPB member for review and comment in written form by May 2. Because comments were received from only one

member of the HPB and because comments have not yet been collected from the Building Department or the Planning Staff, this discussion will be held at the June 2 meeting.

Section 3: Timeline & Next Steps

Monday, June 2, 2008 @ 10:00-11:00 a.m. – HPB Work Session; Public Hearing

1) Review draft of the Design Guidelines (final comments from HPB)
2) Review LMC amendments (not final language) needed to implement the guidelines.

Monday, June 16, 2008 @ 10:00-11:00 a.m. - Public Hearing on Design Guidelines, Action

1) Review final draft including illustrations
2) HPB to take action and make a recommendation to City Council

Thursday, June 26 - City Council/Planning Commission Joint Work Session

1) Joint Work Session
2) Public Hearing (no action)

ATTACHMENT A: Excerpt from the Park City General Plan (updated 1995)

Park City General Plan

Historic Preservation Element

Issue Statement

Park City attracts tourists and new residents from all over the world. In numerous public surveys, residents proclaim that the community's character is fundamentally due to the allure of the Park City Historic District. More than 200 historic residential and commercial buildings in the community are listed on or potentially eligible for inclusion to the National Register of Historic Places. This serves as tangible evidence of Park City's cultural, social, economic and architectural history as one of the three top metal mining communities in the state during the late nineteenth and early twentieth centuries.

Accordingly, Park City has a substantial and significant interest in protecting its historic resources, including regulating new construction within the Historic District. This element focuses on policy statements and an action plan to sustain and protect the architectural significance of Park City through historic preservation.

Discussion

Although skiing may be the primary reason for visitors coming to town, it is because of the numerous historic buildings around town that contribute significantly to Park City's cultural "sense of place" which make visitors want to stay. People enjoy Park City because of the blend between the historic commercial zone and the surrounding historic residential areas. Because of this, Park City retains its small town feel. Residents, old and young alike, are attracted to this community and live here because of the strong sense of neighborhood pride in being a historic mining town.

The importance of Park City's historic buildings is not limited to merely aesthetics. These buildings also provide a heightened sense of relevance to our past as a community. Built primarily of wood-a handy, relatively inexpensive building material that was readily available compared to brick or stone--most of the historic dwellings were considered to be temporary, containing four rooms or less. Many of these original buildings still stand today as a physical testimony of the past.

Today, many owners of these quaint "temporary" houses (consisting of approx. 1000 square feet and less) seek to make them more accommodating by enlarging the houses to incorporate various contemporary comforts for family and friends. In doing so, numerous small historic houses have been remodeled beyond recognition of their earlier appearance. In other instances, historic buildings are left to deteriorate from neglect to make way for new construction. Hence, Park City's historic architecture is continuously threatened and the remaining physical vestige of the city's mining heritage will be lost if these actions persist. Therefore, efforts must be taken by the City not to "preserve" the town as a museum artifact, but to actively ensure the sensitive rehabilitation and continued use of Park City's significant buildings, structures and sites.

The factors affecting the Park City Historic District are varied and have both positive and negative ramifications. The primary factors are associated with the regular maintenance of existing historic properties and the successful infill of new construction within the sensitive area.

Preservation Incentives

The offer of financial assistance to owners is an effective incentive to foster ongoing redevelopment and maintenance. The aesthetics-or visual quality-of Park City is vitally important to our economic success as a resort community. Because of the impact and role aesthetics play in Park City, it is necessary that the City

define its role and responsibility in protecting and maintaining the historic aesthetic quality of Park City's Historic District.

In 1987, Park City began to offer matching grants to owners of historic properties to be used toward necessary repairs. Early matching grant awards equaled $5,000 for residential buildings and $10,000 for commercial buildings. Since then, the City has awarded more than one million dollars toward the rehabilitation and preservation of numerous historic buildings. The result of these matching funds is evident all over town. Entire city blocks which were once spotted with poorly maintained residential properties, now reflect historical integrity and aesthetic continuity. The funds used to establish this program come from two (2) separate Redevelopment Funds (RDA's). As of 2005, one of these funds (the Main Street RDA, which provides funding for properties south of 8th Street) will no longer be available. By the year 2020, the remaining Lower Park Avenue RDA (which provides funding for properties north of 8th Street) will no longer be available.

Rehabilitation and New Construction
Since the 1980's, Park City has invested a significant amount of time and money into the Historic District, such as the rehabilitation of numerous historic buildings and the incorporation of many new buildings. Some of these projects were very successful examples of appropriate rehabilitation and compatible in-fill architecture. These accomplishments have in turn fostered the City's evolved theory and approach to issues involving building scale, massing, character and development on steep slopes.

Historic Preservation Ordinance
Park City has supported the protection of its Historic District by creating the Historic District Commission (HDC), and by initiating specific design review policies and procedures. All property within the Historic District is regulated by the Land Management Code. It is a goal of the City to implement strategies to promote and ensure public awareness of the pending legislative changes and general knowledge of historic preservation regulations and incentives.

Park City Historic District Design Guidelines
Park City citizens feel strongly that the core of Old Town must continue to provide a blend of new and old buildings, while also functioning as an attraction for tourists. In 1983, the City Council adopted the Park City Historic District Design Guidelines. The purpose of the Guidelines is to identify specific design-related issues that may affect the District's overall integrity, as well as to define the criteria by which the City will evaluate both proposed changes and new construction. Noncompliance with the Guidelines will result in one's inability to obtain a building permit to make the proposed changes. It is a goal of the City to implement strategies to promote and ensure public awareness of the pending legislative changes and general knowledge of the Guidelines. The Guidelines are useful, but should be reviewed and updated on a regular basis.

Demolition-by-Neglect
The term "demolition by neglect" refers to the gradual deterioration of a building when routine or general maintenance is not performed on a regular basis. The deterioration of any property (or element/feature thereof) has a detrimental effect upon the overall character of the Historic District, as well as the property values within the surrounding area. The City promotes the protection of historic buildings and sites from Demolition by Neglect by encouraging owners to maintain their properties by making routine repairs at an early stage in the deterioration process before serious defects occur. It is a goal of the City to implement strategies to promote public awareness of the characteristics of Demolition by Neglect and general knowledge of historic preservation.

Intent
The Historic Preservation Element recommends methods to sustain, enhance and protect the historic buildings, structures, sites and aesthetic qualities of the Park City Historic District.

Accurately identifying the physical attributes and features that make Park City appealing as a place to visit and live is essential to maintaining a healthy and strong local economy as a resort town. Most important, the creation of incentive programs will encourage owners to maintain and rehabilitate their historic properties, while also stimulating a broad-based level of community participation. These actions will not only sustain local heritage, but significantly contribute to the area's fiscal health. Success in developing a balance between economics and historic preservation should include the following efforts:

Foster a strong sense of community awareness of the importance of the Historic District;
Develop innovative, fair and consistent design review policy and guidelines;
Propagate sensible protection of the area's historic architecture;
Encourage sensitive rehabilitation and quality in local rehabilitation efforts;
Promote the incorporation of architecturally-compatible new construction within the Historic District; and
Develop and offer financial incentives to property owners towards the regular maintenance of their historic buildings.
Strengthen customer service relations to facilitate a streamline and convenience design review process.

Policies
The following policies are suggested to address the preservation objectives of Park City as the community continues to grow and prosper.

Historic District Policies

.Identify those buildings, structures and sites in Park City which are historically significant, historically contributing, and historically insignificant to the Historic District.
.Enact regulations to protect those buildings, structures and sites in the Park City which are historically significant and contributory to the original character of Park City.
.Support preservation efforts toward buildings, structures and sites in the Park City which are historically significant and contributory, including their rehabilitation and continued use.
.Encourage the continued use of those buildings, structures and sites in the Park City which are historically significant and contributory to the original character of Park City.
.Involve the real estate sector and general public in promoting preservation within the Historic District.

Preservation Incentives Policies

.Research, identify and utilize existing financial incentives for historic preservation being offered to communities by federal, state and private institutions.
.Research, identify and utilize potential supplemental funding available in order to continue offering existing financial incentives for preservation such as the HDC matching grant program.

Land Management Code - Chapter 4, Historic Preservation Policies

.Educate elected officials as well as the general public of legislative changes affecting the Historic District.
.Support and maintain a high standard of qualification and expertise in the field of preservation for Historic District Commissioners and staff persons involved in the design review process.
.Respect and be aware of Park City's natural environmental constraints such as steep slopes, significant vegetation and other factors when land is developed.
.Integrate the goals and priorities of historic context into the broader planning process.

Park City Historic District Design Guidelines Policies

.Educate elected officials as well as the general public of the purpose of the Guidelines and knowledge of the benefits to preservation.
.Seek to improve the outcome of design projects in Old Town by ensuring the support of the regulations outlined in the Guidelines.
.Enhance the quality of growth and new development in town.
.Provide a clear, simple and objective basis for the decisions of the Historic District Commission of design review.
.Encourage architects to create new buildings that will become landmarks for future historical designation.
.Ensure that the character of new construction that is architecturally-compatible to the existing historic character of Park City.
.Increase public awareness of design issues, concerns and options.
.Encourage sensitive development on steep slopes.
.Increase the awareness among adjacent governmental jurisdictions (e.g. Summit County, Wasatch County, etc.) of the preservation issues and projects having a potential adverse impact on Park City's historic character, economy, and quality of life.

Rehabilitation and New Construction Policies

.Reduce loss of existing historic material and reduce construction waste in nearby landfills through the rehabilitation and repair of existing construction, encouraging recycling, etc.
.Encourage early consultation with Staff to foster strong communication throughout the planning and construction process.
.Support architectural compatibility with the historic character of the area and maintain visual quality.
.Recognize and preserve the architectural uniqueness of Old Town as a whole.
.Promote the use of new technologies within the fields of both new and rehabilitative construction that meets or exceeds national Federal standards for historic preservation.

Demolition-by-Neglect Policies

.Educate elected officials as well as the general public of the characteristics of Demolition by Neglect.
.Work pro-actively with the Building Department to clarify required maintenance, economic hardship and demolition standards, and procedures.
.Develop incentive packages to discourage demolition based on claims of economic hardship.
.Mitigate valid economic hardship claims.
.Build partnerships with adjacent governmental jurisdictions (e.g. Summit County, Wasatch County, etc.) to implement a regional approach to demolition-by-neglect.

Actions

Historic District Actions:
Celebrate Old Town's unique character, its evolution of architectural styles (diversity), its shared characteristics with others (i.e. height, scale, facade proportions, materials, etc.) that give it a historic "sense of place" and unity.

.Maintain support and financial assistance for the Park City Museum, and of other organizations or events that celebrate the heritage of Park City.
.Ensure a sufficient quantity and variety of parks and open space to foster a scale and "neighborhood feel" throughout the Historic District.

.Support the incorporation of beautification improvements to public streets, utilities, and existing open space (such as pocket parks along public rights-of-way), including intersections and other areas within the Historic District.
.Educate elected officials as well as the general public of the importance of the Historic District, and the positive impacts of historic preservation.
.Encourage collaboration among individual neighborhoods within the District regarding historic preservation and provide meaningful opportunities for citizen input during the adoption of historic legislation.

Preservation Incentives Actions:

.Identify sustainable funds or other resources to subsidize and replace the current matching grant program, as well as to foster other financial incentives.
.Develop and implement other financial incentives for preservation (e.g. low-interest loan programs, local tax credits, sales tax waivers, rebates for rehabilitation construction material, etc.).
.Continue providing general appropriations towards existing preservation incentive programs.
.Consider the formulation of bond issues in association with existing programs, or existing state's bonding authority to help underwrite the rehabilitation of historic buildings.
.Consider instituting other funding initiatives to help underwrite the rehabilitation of historic buildings (e.g. real estate tax for surrounding non-historic areas, mortgage registration fees when houses are bought and sold, etc.).
.Enter into cooperative agreements with state and federal agencies which own any property with historic buildings, structures and sites in Park City to manage and/or acquire such property consistent with the policies herein.
.Establish a committee or encourage an existing group (e.g. Historic District Commission, Historical Society, etc.) to publicly recognize entities and/or individuals for their outstanding work in the historic preservation process.

Land Management Code - Chapter 4, Historic Preservation Actions:

.Participate in the Internet by maintaining a current listing of preservation regulations, etc.
.Establish workshops and/or "open houses" to promote awareness and involve the public prior to taking action to adopting any changes in legislation.
.Amend the Land Management Code, as needed, to address the outstanding historic preservation issues raised in this element of the General Plan.
.Improve the Land Management Code and design review mechanisms for preservation planning to promote clarity in the design expectations of construction projects.
.Improve regulations which pertain to the procedure of design review affecting those buildings, structures and sites within the Historic District, including the processes for determining historical significance, economic hardship, demolition and demolition-by-neglect.
.Preserve the aesthetics of sensitive historic areas through zoning regulation, and the acquisition of historic lands/buildings, etc. as opportunities and finances become available.
.Maintain and refine lighting standards to preserve a visible night sky.
.Write regulations in a simple and clear manner.

Park City Historic District Design Guidelines Actions:

.Participate in the Internet by maintaining a current listing of Historic District Design Guidelines, staff reports for pending HDC meetings, zoning regulations, etc.
.Establish workshops and/or "open houses" to promote awareness and involve the public prior to taking

action to adopt changes to the Historic District Design Guidelines.
.Rewrite the Historic District Design Guidelines to address current developmental issues within the Historic District.
.Present the Guidelines in a more comprehensive and user-friendly format. Ensure amendments to the Guidelines that avoid duplication or confusion.
.Communicate a good understanding of the purpose for the Historic District Design Guidelines in terms of type of architectural compatibility that is being sought regarding existing and new construction (e.g. traditional infill, contemporary, or replication) within the Historic District.
.Indicate which approaches to design is encouraged and discouraged by the community to preserve the historic integrity of the Historic District.
.Encourage future hillside development that it is clustered at the base of the hills and stays off ridge lines within the Historic District.
.Encourage alternatives to the use and reliance of automobiles, and discourage the use of hard-surfacing in highly-visible areas on properties within the Historic District.
.Guide development to create a smooth transition between commercial and residential areas within the Historic District.
.Preserve existing aesthetics (including open vistas and natural stream corridors) of the entry corridors leading into the Historic District. .Protect existing significant natural vegetation and require new vegetation to compliment the existing vegetative character of sites within the Historic District.
.Maintain large expanses of open space within the Historic District in its existing condition.
.Maintain and enhance trails and open space linkages within the Historic District.
.Review and establish criteria for reviewing the use of new technology, and for handling sensitively utilities, infrastructure, etc. within the Historic District.

Rehabilitation and New Construction Actions:

.Maintain a staff that is capable of providing technical assistance to applicants during the planning and construction process in order to promote sensitive rehabilitation efforts within the Historic District.
.Mitigate impacts of development on steep slopes.
.Provide regular inspections and general project follow-up to ensure compliance with city regulations and project conditions of approval.
.Utilize and promote existing recycling programs that serve our residents and visitors to reduce the amount of material currently being deposited in land fills.

Demolition-by-Neglect Actions:

.Provide City funding for the enforcement of Uniform Building Code requirements that has not been available in the past, nor is currently available.
.Monitor and enforce demolition-by-neglect provisions.
.Work with owners to identify and mitigate neglect relating to the long-term maintenance of historic properties.
.Assess incorporation of demolition-by-neglect provisions into the existing LMC to help identify and catch potential demolition and hardship applicants before the building reaches an unsalvageable state or condition.
.Implement incentive packages to discourage demolition based on claims of economic hardship.
.Provide funding of a minimum maintenance program (as described in the Uniform Building Code and Uniform Housing Code) for mitigating demolition-by-neglect.

The Use of Substitute Materials on Historic Building Exteriors

Sharon C. Park, AIA

A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource.

Introduction

When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials. In limited circumstances substitute materials that imitate historic materials may be used if the appearance and properties of the historic materials can be matched closely and no damage to the remaining historic fabric will result.

Great care must be taken if substitute materials are used on the exteriors of historic buildings. Ultraviolet light, moisture penetration behind joints, and stresses caused by changing temperatures can greatly impair the performance of substitute materials over time. Only after consideration of all options, in consultation with qualified professionals, experienced fabricators and contractors, and development of carefully written specifications should this work be undertaken.

The practice of using substitute materials in architecture is not new, yet it continues to pose practical problems and to raise philosophical questions. On the practical level the

In the reconstruction of the clock tower at Independence Hall, the substitute materials used were cast stone and wood with fiberglass and polyester bronze ornamentation. Photo: NPS files.

inappropriate choice or improper installation of substitute materials can cause a radical change in a building's appearance and can cause extensive physical damage over time. On the more philosophical level, the wholesale use of substitute materials can raise questions concerning the integrity of historic buildings largely comprised of new materials. In both cases the integrity of the historic resource can be destroyed.

Some preservationists advocate that substitute materials should be avoided in all but the most limited cases. The fact is, however, that substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time. Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.

This Brief provides general guidance on the use of substitute materials on the exteriors of historic buildings. While substitute materials are frequently used on interiors, these applications are not subject to weathering and moisture penetration, and will not be discussed in this Brief. Given the general nature of this publication, specifications for substitute materials are not provided. The guidance provided should not be used in place of consultations with qualified professionals. This Brief includes a discussion of when to use substitute materials, cautions regarding their expected performance, and descriptions of several substitute materials, their advantages and disadvantages. This review of materials is by no means comprehensive, and attitudes and findings will change as technology develops.

Historical Use of Substitute Materials

The tradition of using cheaper and more common materials in imitation of more expensive and less available materials is a long one. George Washington, for example, used wood painted with sand-impregnated paint at Mount Vernon to imitate cut ashlar stone. This technique along with scoring stucco into block patterns was fairly common in colonial America to imitate stone.

Molded or cast masonry substitutes, such as dry-tamp cast stone and poured concrete, became popular in place of quarried stone during the 19th century. These masonry units were fabricated locally, avoiding expensive quarrying and shipping costs, and were versatile in representing either ornately carved blocks, plain wall stones or rough cut textured surfaces. The end result depended on the type of patterned or textured mold used and was particularly popular in conjunction with mail order houses. Later, panels of cementitious permastone or formstone and less expensive asphalt and sheet metal panels were used to imitate brick or stone.

Metal (cast, stamped, or brake-formed) was used for storefronts, canopies, railings, and other features, such as galvanized metal cornices substituting for wood or stone, stamped metal panels for Spanish clay roofing tiles, and cast-iron column capitals and even entire building fronts in

imitation of building stone.

Substitute materials need to be located with care to avoid damage. The fiberglass column base has chipped, whereas the historic cast iron would have remained sound. Photo: NPS files.

Terra-cotta, a molded fired clay product, was itself a substitute material and was very popular in the late 19th and early 20th centuries. It simulated the appearance of intricately carved stonework, which was expensive and time-consuming to produce. Terra cotta could be glazed to imitate a variety of natural stones, from brownstones to limestones, or could be colored for a polychrome effect.

Nineteenth century technology made a variety of materials readily available that not only were able to imitate more expensive materials but were also cheaper to fabricate and easier to use. Throughout the century, imitative materials continued to evolve. For example, ornamental window hoods were originally made of wood or carved stone. In an effort to find a cheaper substitute for carved stone and to speed fabrication time, cast stone, an early form of concrete, or cast-iron hoods often replaced stone. Toward the end of the century, even less expensive sheet metal hoods, imitating stone, also came into widespread use. All of these materials, stone, cast stone, cast iron, and various pressed metals were in production at the same time and were selected on the basis on the basis of the availability of materials and local craftsmanship, as well as durability and cost. The criteria for selection today are not much different.

Many of the materials used historically to imitate other materials are still available. These are often referred to as the traditional materials: wood, cast stone, concrete, terra cotta and cast metals. In the last few decades, however, and partly as a result of the historic preservation movement, new families of synthetic materials, such as fiberglass, acrylic polymers, and epoxy resins, have been developed and are being used as substitute materials in construction. In some respects these newer products (often referred to as high tech materials) show great promise; in others, they are less satisfactory, since they are often difficult to integrate physically with the porous historic materials and may be too new to have established solid performance records.

When to Consider Using Substitute Materials in Preservation Projects

Because the overzealous use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. It is important to remember that the purpose of repairing damaged features and of replacing lost and irreparably damaged ones is both to match visually what was there and to cause no further deterioration. For these reasons it is not appropriate to cover up historic materials with synthetic materials that will alter the appearance, proportions and details of a historic building and that will conceal future deterioration.

Some materials have been used successfully for the repair of damaged features such as epoxies for wood infilling, cementitious patching for sandstone repairs, or plastic stone for masonry repairs. Repairs are preferable to replacement whether or not the repairs are in kind or with a synthetic substitute material.

In general, four circumstances warrant the consideration of substitute materials: 1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes (which in many cases can be extremely destructive of historic resources).

Cost may or may not be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed, and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find.

The core of a deteriorated wood outrigger was first drilled out. Photos (left and right): Courtesy, Harrison Goodall.

An inert material was injected into the hollow outrigger, permitting the outer wood to be retained and preserved.

Due to many early failures of substitute materials, some preservationist are looking abroad to find materials (especially stone) that match the historic materials in an effort to restore historic buildings accurately and to avoid many of the uncertainties that come with the use of substitute materials.

1. The unavailability of the historic material.

The most common reason for considering substitute materials is the difficulty in finding a good match for the historic material (particularly a problem for masonry materials where the color and texture are derived from the material itself). This may be due to the actual unavailability of the material or to protracted delivery dates. For example, the local quarry that supplied the sandstone for a building may no longer be in operation. All efforts should be made to locate another quarry that could supply a satisfactory match. If this approach fails, substitute materials such as dry-tamp cast stone or textured precast concrete may be a suitable substitute if care is taken to ensure that the detail, color and texture of the original stone are matched. In some cases, it may be possible to use a sand-impregnated paint on wood as a replacement section, achieved using readily available traditional materials, conventional tools and work skills. Simple solutions should not be overlooked.

2. The unavailability of historic craft techniques and lack of skilled artisans.
These two reasons complicate any preservation or rehabilitation project. This is particularly true for intricate ornamental work, such as carved wood, carved stone, wrought iron, cast iron, or molded terra cotta. However, a number of stone and wood cutters now employ sophisticated carving machines, some even computerized. It is also possible to cast substitute replacement pieces using aluminum, cast stone, fiberglass, polymer concretes, glass fiber reinforced concretes and terra cotta. Mold making and casting takes skill and craftsmen who can undertake this work are available. Efforts should always be made, prior to replacement, to seek out artisans who might be able to repair ornamental elements and thereby save the historic features in place.

3. Poor original building materials.

Cast aluminum has been used as a replacement material for cast iron. Photo: NPS files.

Some historic building materials were of inherently poor quality or their modern counterparts are inferior. In addition, some materials were naturally incompatible with other materials on the building, causing staining or galvanic corrosion. Examples of poor quality materials were the very soft sandstones which eroded quickly. An example of poor quality modern replacement material is the tin coated steel roofing which is much less durable than the historic tin or terne iron which is no longer available. In some cases, more durable natural stones or precast concrete might be available as substitutes for the soft stones and modern terne-coated stainless steel or lead-coated copper might produce a more durable yet visually compatible replacement roofing.

4. Code-related changes.

Sometimes referred to as life and safety codes, building codes often require changes to historic buildings. Many cities in earthquake zones, for example, have laws requiring that overhanging masonry parapets and cornices, or freestanding urns or finials be securely re-anchored to new structural frames or be removed completely. In some cases, it may be acceptable to replace these heavy historic elements with light replicas. In other cases, the extent of historic fabric removed may be so great as to diminish the integrity of the resource. This could affect the significance of the structure and jeopardize National Register status. In addition, removal of repairable historic materials could result in loss of Federal tax credits for rehabilitation. Department of the Interior regulations make clear that the Secretary of the Interior's Standards for Rehabilitation take precedence over other regulations and codes in determining whether a project is consistent with the historic character of the building undergoing rehabilitation.

Two secondary reasons for considering the use of substitute materials are their lighter weight and for some materials, a reduced need of maintenance. These reasons can become important if there is a need to keep dead loads to a minimum or if the feature being replaced is relatively inaccessible for routine maintenance.

Cautions and Concerns

In dealing with exterior features and materials, it must be remembered that moisture penetration, ultraviolet degradation, and differing thermal expansion and contraction rates of dissimilar materials make any repair or replacement problematic. To ensure that a repair or replacement will perform well over time, it is critical to understand fully the properties of both the original and the substitute materials, to install replacement materials correctly, to assess their impact on adjacent historic materials, and to have reasonable expectations of future performance.

Many high tech materials are too new to have been tested thoroughly. The differences in vapor permeability between some synthetic materials and the historic materials have in some cases caused unexpected further deterioration. It is therefore difficult to recommend substitute materials if the historic materials are still available. As previously mentioned, consideration should always be given first to using traditional materials and methods of repair or replacement before accepting unproven techniques, materials or applications.

Substitute materials must meet three basic

criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.

A waterproof coating is an inappropraite substitute material to apply to adobe as it seals in moisture and may result in spalling. Photo: NPS files.

Matching the Appearance of the Historic Materials

In order to provide an appearance that is compatible with the historic material, the new material should match the details and craftsmanship of the original as well as the color, surface texture, surface reflectivity and finish of the original material. The closer an element is to the viewer, the more closely the material and craftsmanship must match the original.

Matching the color and surface texture of the historic material with a substitute material is normally difficult. To enhance the chances of a good match, it is advisable to clean a portion of the building where new materials are to be used. If pigments are to be added to the substitute material, a specialist should determine the formulation of the mix, the natural aggregates and the types of pigments to be used. As all exposed material is subject to ultraviolet degradation, if possible, samples of the new materials made during the early planning phases should be tested or allowed to weather over several seasons to test for color stability.

Fabricators should supply a sufficient number of samples to permit onsite comparison of color, texture, detailing, and other critical qualities. In situations where there are subtle variations in color and texture within the original materials, the substitute materials should be similarly varied so that they are not conspicuous by their uniformity.

Substitute materials, notably the masonry ones, may be more water-absorbent than the historic material. If this is visually distracting, it may be appropriate to apply a protective vapor-permeable coating on the substitute material. However, these clear coatings tend to alter the reflectivity of the material, must be reapplied periodically, and may trap salts and moisture, which can in turn produce spalling. For these reasons, they are not recommended for use on historic materials.

Matching the Physical Properties

While substitute materials can closely match the appearance of historic ones, their physical properties may differ greatly. The chemical composition of the material (i.e., presence of acids, alkalines, salts, or metals) should be evaluated to ensure that the replacement materials will be compatible with the historic resource. Special care must therefore be taken to integrate and to anchor the new materials properly. The thermal expansion and contraction coefficients of each adjacent material must be within tolerable limits. The function of joints must be understood and detailed either to eliminate moisture penetration or to allow vapor permeability. Materials that will cause galvanic corrosion or other chemical reactions must be isolated from one another.

To ensure proper attachment, surface preparation is critical. Deteriorated underlying material must be cleaned out. Noncorrosive anchoring devices or fasteners that are designed to carry the new material and to withstand wind, snow and other destructive elements should be used. Properly chosen fasteners allow attached materials to expand and contract at their own rates. Caulking, flexible sealants or expansion joints between

the historic material and the substitute material can absorb slight differences of movement. Since physical failures often result from poor anchorage or improper installation techniques, a structural engineer should be a member of any team undertaking major repairs.

Some of the new high tech materials such as epoxies and polymers are much stronger than historic materials and generally impermeable to moisture. These differences can cause serious problems unless the new materials are modified to match the expansion and contraction properties of adjacent historic materials more closely, or unless the new materials are isolated from the historic ones altogether. When stronger or vapor impermeable new materials are used alongside historic ones, stresses from trapped moisture or differing expansion and contraction rates generally hasten deterioration of the weaker historic material. For this reason, a conservative approach to repair or replacement is recommended, one that uses more pliant materials rather than high-strength ones. Since it is almost impossible for substitute materials to match the properties of historic materials perfectly, the new system incorporating new and historic materials should be designed so that if material failures occur, they occur within the new material rather than the historic material.

Performance Expectations

While a substitute material may appear to be acceptable at the time of installation, both its appearance and its performance may deteriorate rapidly. Some materials are so new that industry standards are not available, thus making it difficult to specify quality control in fabrication, or to predict maintenance requirements and long term performance. Where possible, projects involving substitute materials in similar circumstances should be examined. Material specifications outlining stability of color and texture; compressive or tensile strengths if appropriate; the acceptable range of thermal coefficients, and the durability of coatings and finishes should be included in the contract documents. Without these written documents, the owner may be left with little recourse if failure occurs.

The historic cornice was successfully replaced with a fiberglass cornice. Photo: NPS files.

The tight controls necessary to ensure long-term performance extend beyond having written performance standards and selecting materials that have a successful track record. It is important to select qualified fabricators and installers who know what they are doing and who can follow up if repairs are necessary. Installers and contractors unfamiliar with specific substitute materials and how they function in your local environmental conditions should be avoided.

The surfaces of substitute materials may need special care once installed. For example, chemical residues or mold release agents should be removed completely prior to installation, since they attract pollutants and cause the replacement materials to appear dirtier than the adjacent historic materials. Furthermore, substitute materials may require more frequent cleaning, special cleaning products and protection from impact by hanging window-cleaning scaffolding. Finally, it is critical that the substitute materials be identified as part of the historical record of the building so that proper care and maintenance of all the building materials continue to ensure the life of the historic resource.

Choosing an Appropriate Substitute Material

Once all reasonable options for repair or replacement in kind have been exhausted, the choice among a wide variety of substitute materials currently on the market must be made. The charts at the end of this Brief describe a number of such materials, many of them in the family of modified concretes which are gaining greater use. The charts do not include wood, stamped metal, mineral fiber cement shingles and some other traditional imitative materials, since their properties and performance are better known. Nor do the charts include vinyls or molded urethanes which are sometimes used as cosmetic claddings or as substitutes for wooden millwork. Because millwork is still readily available, it should be replaced in kind.

The charts describe the properties and uses of several materials finding greater use in historic preservation projects, and outline advantages and disadvantages of each. It should not be read as an endorsement of any of these materials, but serves as a reminder that numerous materials must be studied carefully before selecting the appropriate treatment. Included are three predominantly masonry materials (cast stone, precast concrete, and glass fiber reinforced concrete); two predominantly resinous materials (epoxy and glass fiber reinforced polymers also known as fiberglass), and cast aluminum which has been used as a substitute for various metals and woods.

Pros and Cons of Various Substitute Materials

Cast Aluminum

Material: Cast aluminum is a molten aluminum alloy cast in permanent (metal) molds or onetime sand molds which must be adjusted for shrinkage during the curing process. Color is from paint applied to primed aluminum or from a factory finished coating. Small sections can be bolted together to achieve intricate or sculptural details. Unit castings are also available for items such as column plinth blocks.

Application: Cast aluminum can be a substitute for cast iron or other decorative elements. This would include grillwork, roof crestings, cornices, ornamental spandrels, storefront elements, columns, capitals, and column bases and plinth blocks. If not self-supporting, elements are generally screwed or bolted to a structural frame. As a result of galvanic corrosion problems with dissimilar metals, joint details are very important.

Advantages:

- light weight (1/2 of castiron)
- corrosion-resistant, noncombustible
- intricate castings possible
- easily assembled, good delivery time
- can be prepared for a variety of colors
- long life, durable, less brittle than cast iron

Disadvantages:

- lower structural strength than castiron
- difficult to prevent galvanic corrosion with other metals
- greater expansion and contraction than castiron; requires
- gaskets or caulked joints
- difficult to keep paint on aluminum

Checklist:

- Can existing be repaired or replaced inkind?
- How is cast aluminum to be with other metals attached?
- Have full-size details been developed for each piece to be cast?
- How are expansion joints detailed?
- Will there be a galvanic corrosion problem?
- Are fabricators/installers experienced?

Cast Stone (dry tamped)

Material: Cast stone is an almost-dry cement, lime and aggregate mixture which is dry-tamped into a mold to produce a dense stone-like unit. Confusion arises in the building industry as many refer to high quality precast concrete as cast stone. In fact, while it is a form of precast concrete, the drytamp fabrication method produces an outer surface resembling a stone surface. The inner core can be either drytamped or poured full of concrete. Reinforcing bars and anchorage devices can be installed during fabrication.

Application: Cast stone is often the most visually similar material as a replacement for unveined deteriorated stone, such as brownstone or sandstone, or terra cotta in imitation of stone. It is used both for surface wall stones and for ornamental features such as window and door surrounds, voussoirs, brackets and hoods. Rubberlike molds can be taken of good stones on site or made up at the factory from shop drawings.

Advantages:

- replicates stone texture with good molds (which can come from extant stone) and fabrication
- expansion/contraction similar to stone
- minimal shrinkage of material
- anchors and reinforcing bars can be built in
- material is firerated
- range of color available
- vapor permeable

Disadvantages:

- heavy units may require additional anchorage
- color can fade in sunlight
- may be more absorbent than natural stone
- replacement stones are obvious if too few models and molds are made

Checklist:

- Are the original or similar materials available?
- How are units to be installed and anchored?
- Have performance standards been developed to ensure color stability?
- Have large samples been delivered to site for color, finish and absorption testing?
- Has mortar been matched to adjacent historic mortar to achieve a good color/tooling match?
- Are fabricators/installers experienced?

Glass Fiber Reinforced Concretes (GFRC)

Material: Glass fiber reinforced concretes are lightweight concrete compounds modified with additives and reinforced with glass fibers. They are generally fabricated as thin shelled panels and applied to a separate structural frame or anchorage system. The GFRC is most commonly sprayed into forms although it can be poured. The glass must be alkaline resistant to avoid deteriorating effects caused by the cement mix. The color is derived from the natural aggregates and if necessary a small percentage of added pigments.

Application: Glass fiber reinforced concretes are used in place of features originally made of stone, terra cotta, metal or wood, such as cornices, projecting window and door trims, brackets, finials, or wall murals. As a molded product it can be produced in long sections of repetitive designs or as sculptural elements. Because of its low shrinkage, it can be produced from molds taken directly from the building. It is installed with a separate noncorrosive anchorage system. As a predominantly cementitious material, it is vapor permeable.

Advantages:

- lightweight, easily installed
- good molding ability, crisp detail possible
- weather resistant
- can be left uncoated or else painted
- little shrinkage during fabrication
- molds made directly from historic features
- cements generally breathable
- material is firerated

Disadvantages:

- non-loadbearing use only
- generally requires separate anchorage system
- large panels must be reinforced
- color additives may fade with sunlight
- joints must be properly detailed
- may have different absorption rate than adjacent historic material

Checklist:

- Are the original materials and craftsmanship still available?
- Have samples been inspected on the site to ensure detail/texture match?
- Has anchorage system been properly designed?
- Have performance standards been developed?
- Are fabricators/installers experienced?

Precast Concrete

Material: Precast concrete is a wet mix of cement and aggregate poured into molds to create masonry units. Molds can be made from existing good surfaces on the building. Color is generally integral to the mix as a natural coloration of the sand or aggregate, or as a small percentage of pigment. To avoid unsightly air bubbles that result from the natural curing process, great care must be taken in the initial and longterm vibration of the mix. Because of its weight it is generally used to reproduce individual units of masonry and not thin shell panels.

Application: Precast concrete is generally used in place of masonry materials such as

stone or terra cotta. It is used both for flat wall surfaces and for textured or ornamental elements. This includes wall stones, window and door surrounds, stair treads, paving pieces, parapets, urns, balusters and other decorative elements. It differs from cast stone in that the surface is more dependent on the textured mold than the hand tamping method of fabrication.

Advantages:

- easily fabricated, takes shape well
- rubber molds can be made from building stones
- minimal shrinkage of material
- can be load bearing or anchorage can be cast in
- expansion/contraction similar to stone
- material is firerated
- range of color and aggregate available
- vapor permeable

Disadvantages:

- may be more moisture absorbent than stone although coatings may be applied
- color fades in sunlight
- small air bubbles may disfigure units
- replacement stones are conspicuous if too few models and molds are made

Checklist:

- Is the historic material still available?
- What are the structural/anchorage requirements?
- Have samples been matched for color/texture/absorption? Have shop drawings been made for each shape?
- Are there performance standards?
- Has mortar been matched to adjacent historic mortar to achieve good color/tooling match?
- Are fabricators/installers experienced?

Fiber Reinforced Polymers (FRP, Fiberglass)

Material: Fiberglass is the most well known of the FRP products generally produced as a thin rigid laminate shell formed by pouring a polyester or epoxy resin gelcoat into a mold. When tack-free, layers of chopped glass or glass fabric are added along with additional resins. Reinforcing rods and struts can be added if necessary; the gel coat can be pigmented or painted.

Application: Fiberglass, a non load-bearing material attached to a separate structural frame, is frequently used as a replacement where a lightweight element is needed or an inaccessible location makes frequent maintenance of historic materials difficult. Its good molding ability and versatility to represent stone, wood, metal and terra cotta make it an alternative to ornate or carved building elements such as column capitals, bases, spandrel panels, beltcourses, balustrades, window hoods or parapets. Its ability to reproduce bright colors is a great advantage.

Advantages:

- lightweight, long spans available with a separate structural frame
- high ratio of strength to weight

- good molding ability
- integral color with exposed high quality pigmented gel-coat or takes paint well
- easily installed, can be cut, patched, sanded
- non-corrosive, rot-resistant

Disadvantages:

- requires separate anchorage system
- combustible (fire retardants can be added); fragile to impact.
- high coefficient of expansion and contraction requires frequently placed expansion joints
- ultraviolet sensitive unless surface is coated or pigments are in gelcoat
- vapor impermeability may require ventilation detail

Checklist:

- Can original materials be saved/used?
- Have expansion joints been designed to avoid unsightly appearance?
- Are there standards for color stability/durability?
- Have shop drawings been made for each piece?
- Have samples been matched for color and texture?
- Are fabricators/installers experienced?
- Do codes restrict use of FRP?

Epoxies (Epoxy Concretes, Polymer Concretes)

Material: Epoxy is a resinous two-part thermosetting material used as a consolidant, an adhesive, a patching compound, and as a molding resin. It can repair damaged material or recreate lost features. The resins which are poured into molds are usually mixed with fillers such as sand, or glass spheres, to lighten the mix and modify their expansion/contraction properties. When mixed with aggregates, such as sand or stone chips, they are often called epoxy concrete or polymer concrete, which is a misnomer as there are no cementitious materials contained within the mix. Epoxies are vapor impermeable, which makes detailing of the new elements extremely important so as to avoid trapping moisture behind the replacement material. It can be used with wood, stone, terra cotta, and various metals.

Application: Epoxy is one of the most versatile of the new materials. lt can be used to bind together broken fragments of terra cotta; to build up or infill missing sections of ornamental metal; or to cast missing elements of wooden ornaments. Small cast elements can be attached to existing materials or entire new features can be cast. The resins are poured into molds and due to the rapid setting of the material and the need to avoid cracking, the molded units are generally small or hollow inside. Multiple molds can be combined for larger elements. With special rods, the epoxies can be structurally reinforced. Examples of epoxy replacement pieces include: finials, sculptural details, small column capitals, and medallions.

Advantages:

- can be used for repair/replacement
- lightweight, easily installed
- good casting ability; molds can be taken from building material can be sanded and carved.
- color and ultraviolet screening can be added; takes paint well
- durable, rot and fungus resistant

Disadvantages:

- materials are flammable and generate heat as they cure and may be toxic when burned
- toxic materials require special protection for operator and adequate ventilation while curing
- material may be subject to ultraviolet deterioration unless coated or filters added rigidity of material
- often must be modified with fillers to match expansion coefficients
- vapor impermeable

Checklist:

- Are historic materials available for molds, or for splicing-in as a repair option?
- Has the epoxy resin been formulated within the expansion/contraction coefficients of adjacent materials?
- Have samples been matched for color/finish?
- Are fabricators/installers experienced?
- Is there a sound substrate of material to avoid deterioration behind new material?
- Are there performance standards?

Summary

Substitute materials--those products used to imitate historic materials--should be used only after all other options for repair and replacement in kind have been ruled out. Because there are so many unknowns regarding the longterm performance of substitute materials, their use should not be considered without a thorough investigation into the proposed materials, the fabricator, the installer, the availability of specifications, and the use of that material in a similar situation in a similar environment.

Substitute materials are normally used when the historic materials or craftsmanship are no longer available, if the original materials are of a poor quality or are causing damage to adjacent materials, or if there are specific code requirements that preclude the use of historic materials. Use of these materials should be limited, since replacement of historic materials on a large scale may jeopardize the integrity of a historic resource. Every means of repairing deteriorating historic materials or replacing them with identical materials should be examined before turning to substitute materials.

The importance of matching the appearance and physical properties of historic materials and, thus, of finding a successful longterm solution cannot be overstated. The successful solutions illustrated in this Brief were from historic preservation projects involving professional teams of architects, engineers, fabricators, and other specialists. Cost was not necessarily a factor, and all agreed that whenever possible, the historic materials should be used. When substitute materials were selected, the solutions were often expensive and were reached only after careful consideration of all options, and with the assistance of expert professionals.

Further Reading

Berryman, Nancy D.; Susan M. Tindal, Terra-Cotta; Preservation of an Historic Material. Chicago: Landmarks Preservation Council of Illinois, 1984.

Brookes, A.J., Cladding of Buildings. New York: Longman Inc., 1983.

Fisher, Thomas, "The Sincerest Form of Flattery," Progressive Architecture (Nov. 1985).

Gayle Margot; David W. Look, AIA; John G. Waite, *Metals in America's Historic Buildings: Uses and Preservation Treatments.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1980.

Historic Building Facades. New York: New York Landmarks Conservancy, 1986.

Hornbostel, Caleb, *Construction Materials: Types, Uses and Applications*, New York: John Wiley and Sons, Inc., 1978.

Lynch, Michael F; William J. Higgins, *The Maintenance and Repair of Architectural Sandstone*, New York Landmarks Conservancy, 1982.

National Park Service, Rocky Mountain Regional Office, *Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1984.

Phillips, Morgan and Judith Selwyn, *Epoxies for Wood Repairs in Historic Buildings.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1978.

Phillips, Morgan W., *The Morse-Libby Mansion: A Report on Restoration Work.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1977.

Tiller, deTeel Patterson, *Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-Cotta.* Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1979.

Acknowledgements

The author gratefully acknowledges the invaluable assistance of coworker Michael Auer in editing this manuscript. The following individuals are to be thanked for their technical assistance: Mary Oehrlein A.I.A., Washington, D.C.; John G. Waite, Albany, NY: Hyman Myers, R.A., Philadelphia, PA, Thomas Fisher, Stamford, CT; Harrison Goodall, Kinnelon, NJ. In addition, the staff of Preservation Assistance Division, the cultural resources staff of the National Park Service Regional Offices, and Stan Graves, on behalf of the National Conference of State Historic Preservation Officers, provided useful comments that were incorporated into the manuscript.

Washington, D.C. September, 1988.

Home page logo: Cast alumnimum used as a replacement for cast iron. Photo: NPS files.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

1927 SE Elliot Avenue

FOCUS ON
NEW RESIDENTIAL INFILL

When the vacant lot on **Elliott Avenue** became the future site for a new residence with detached alleyway garage, it was essential that any new construction "fit in" precisely with existing buildings on the block. This was no small task, given the range of styles in the vicinity—from mission style to bungalow to postwar cottages. The site was additionally sensitive, as it was the last remaining lot visible from the central landscape feature of the district, Ladd's Circle. To achieve the compatibility goal within this eclectic mix, the design philosophy for the project was based on ***New Construction Guidelines*** for Ladd's Addition Conservation District. These district Guidelines cite the Secretary of the Interior's Standards for Rehabilitation, then provide clear and specific recommendations for siting, landscaping, fences and retaining walls, parking, building height, foundations, exterior siding materials, roof form, front façade detailing, windows and doors, and color.

"...structures remaining from this era form an architectural vocabulary which can be used in designing new buildings which will be compatible within the district. The guidelines are intended to insure maximum compatibility of new buildings with historic buildings, not to build new old buildings, or exact duplicates of older styles."

Designer/Builder Loren Waxman's new house is based on the traditional Arts and Crafts style bungalow in form, but is actually a somewhat larger and longer modern version. Using "scale tricks," such as a broken roofline—a shed dormer and cantilevered bays—as well as an exaggerated front porch overhang, the new house is in harmony with other buildings on Elliot Avenue. Clear-varnished amber color wood, off-the-shelf lumber, and simplified decorative elements, such as the porch columns, further distinguish it as a product of the times. Finally, the new garage respects the "alley access only" pattern of the district. The project was approved by the Ladd's Addition Historic District Advisory Board in 1995, with formal City approval by the Portland Historic Landmarks Commission in 1996.

Appreciation is extended to David Skilton, Jeff Joslin, and Loren Waxman for their contributions in creating this case study on Ladd's Addition Historic District, Portland, Oregon.

MINUTES OF MAY 5, 2008

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 5, 2008

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Todd Ford, David White, Puggy Holmgren, Gary Kimball, Sara Werbelow

EX OFFICIO: Dina Blaes, Brooks Robinson, Francisco Astorga, Kirsten Whetstone, Mark Harrington, Patricia Abdullah

---

ROLL CALL
Chair Martz called the meeting to order at 10:00 a.m. and noted that all Board Members were present except Mark Huber and Todd Ford.

APPROVAL OF MINTUES

MOTION: Board Member White moved to APPROVE the minutes of February 25, 2008. Board Member Kimball seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Board Member Kimball moved to APPROVE the minutes of March 17, 2008. Commissioner White seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 21st, 2008. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBER COMMUNICATIONS
Planner Francisco Astorga reported that the Staff had received an application for a historic district review at 156 Sandridge. They had also received an appeal from two adjacent property owners and he wanted to let the HPB know of this appeal. Planner Francisco reviewed the appeal process according to Section 15-11-11b of the Land Management Code.

Planner Robinson requested that the Board members not discuss this matter if contacted by either the appellants or the property owners since they will be involved in the appeal in a quasi-judicial manner.

Chair Martz disclosed that he was contacted by one of the appellants. She was asking more about the process but he immediately referred her to the City.

Board Member Kimball asked if the meeting today was legal since the newspaper notice indicated that the meeting would be held in the Marsac building. He recalled a problem in the past when proper notice was not advertised in the paper. Planner Whetstone noted that a sign is posted on the Marsac Building directing people to the proper location. City Attorney Mark Harrington pointed out that the last time there was an issue it was because the meeting was not noticed at all. He was comfortable moving forward with the agenda and would make sure that a directional sign was posted.

Planner Robinson noted that page 27 of the Staff report contained the current grant funding available for allocation. The Main Street RDA is fully allocated, and lower Park Avenue still has a quarter of a million dollars in it. The CIP Fund can be used anywhere in Old Town town.

Chair Martz clarified that the CIP fund is a general amount that is available to the whole district and not just a particular RDA District. Planner Robinson stated that money for any property in a specific RDA would have to come out of that RDA funding source. Since Main Street has been fully allocated, the CIP funds can be used for anything in the Main Street RDA. If the grant application for 528 Main Street was approved today, that money would need to come from the CIP Fund.

Chair Martz disclosed that he sits on the Historical Society and Museum Board and has for the last four years. He was a previous board member back in the 1980's and he has been involved with the museum process since that time. Chair Martz also disclosed that he is a recent member of the building committee. Whether or not this created an issue for the process today was up to the Board Members and the City Attorney.

Mr. Harrington felt Chair Martz's disclosure was sufficient for the matter being discussed today, as long as Chair Martz does not receive compensation from any of his board positions. Chair Martz clarified that it is strictly voluntary.

REGULAR AGENDA
PUBLIC HEARING/DISCUSSION/ACTION ITEMS

528 Main Street – Grant Application

Planner Whetstone reviewed the request for a grant at 528 Main Street for the Park City Historical Society and Museum. The applicant is requesting a grant for foundation work that has been deemed to be necessary for waterproofing the historic jail cell wall. The cost is estimated at $39,500. The original cost presented was $44,240, however the Staff backed out the contractor overhead, general conditions and profit for a total estimate of $39,500. The Historical Society is seeking a grant for half of that amount, which is $19,750. The Staff finds that the grant, as described in the application, is eligible as described in the grant guide of eligible items.

Sandra Morrison, the applicant, reported that the building was built in 1885 and no drainage was installed. Over the years, the moisture on the street seeps in between the pavement and wall and over time approximately 50% of the plaster has peeled off the walls of the jail cell. The product is called Bentinite and it would be injected through 65 holes approximately every foot to a depth of 8 feet. The product seeps through the holes and migrates between the dirt and rocks to form a barrier that stops the moisture from coming through.

Planner Whetstone recommended that the HPB discuss this item and consider approving the funding for the waterproofing in an amount to be determined by the Board.

Board Member Kimball asked about the Bentinite product. Ms. Morrison stated that it is a clay product. Chair Martz stated that it is used for oil well drilling to coat the casing on the wells. It is very absorbent in terms of moisture. Ms. Morrison noted that the Bentinite is more elastic than some chemicals and non-synthetic.

Board Member Holmgren understood that this foundation work was suggested in the 2006 and asked if it was part of the original bid for the Museum remodel. Ms. Morrison replied that they did look at doing it earlier but the Board decided to wait. Board Member Holmgren clarified that this work was part of the original bid and construction has already started. To her knowledge, if construction has started, it is not eligible for a grant. She cited a previous situation where the HPB approved a grant for work that had already been started and they were chastised for it. She believed the same thing would be happening in this situation.

Ms. Morrison clarified that this piece of contract has not been done. Board Member Holmgren understood that but it was still part of the original bid. Ms. Morrison stated that it was included in the bid in order to reduce the cost. Board Member Holmgren argued that if it was part of the original bid the work has been started and the bid has been let.

Board Member White asked for a legal opinion on the matter. He believed the work needs to be done and it would be money well spent, but he was not sure of the legal issue.

Board Member Holmgren asked if the work would still be done under the original contract if the grant is not approved. Ms. Morrison answered no. She offered to separate that portion from the original construction contract if that would make a difference to the Board.

Board Member White wanted to know why the work would not be done without a grant if it was included in the bid. Ms. Morrison stated that they are still fund raising for the project and this item could be deleted if not enough funds are raised. She clarified that all the money spent on any renovation to the building is either raised or donated to the Museum.

Chair Martz commented on the number of unexpected expenses that have arisen with the Museum renovation project. Board Member White asked if any of the work was done as a result of a grant. Chair Martz answered no. Ms. Morrison remarked that most of the money has come from donations and private entities.

Chair Martz stated that people in the community have given a lot of money for this project and a lot of that money is being spent on the old building and many things are still being discovered about the building. Chair Martz supported the situation because in his opinion, the jail is one of the most significant interior pieces of history in Park City. He also noted that there have not been many grants approved in the Main Street area recently.

Board Member Werbelow asked for an explanation of the purpose behind the Capital Improvement Fund. Planner Robinson explained that the two RDA's that were set up

collects money every year and that money gets allocated out. For Main Street, the City uses the RDA funds for things such as the garage, the plaza, and other issues. Therefore, there was no further money going into the grant program as the Main Street RDA. The City Council wanted to keep providing money and transferred available general funds into the grant funding program as the CIP Fund.

In response to Board Member Holmgren's concern, Planner Robinson explained that the HPB could use their purview in this situation, even though other work in the contract has been started. Board Member Holmgren could only remember two times when the HPB had approved something once the work was done. All other projects with similar situations had been denied. Planner Robinson clarified that this applicant is in the process of doing the work but the work is not completed.

Ms. Morrison expressed a willingness to separate this work from the general contract and bid it separately, however doing that could increase the overall cost of the project. Board Member Holmgren clarified that she was supportive of this project but the HPB needs to be fair to everyone and not bend the rules for people and projects they like.

Board Member White pointed out that in the past grants have been approved for projects that are underway but not completed.

Board Member Holmgren wanted to know why the HPB was just hearing about this now if the project was bid in 2006. Richard Pick, representing the applicant, explained that the contract was not signed until 6 months ago. Because the it was a City owned building and the Museum was renting it from the City, the Museum Board needed City Council approval before they could bring this item to the HPB.

Board Member Werbelow felt it would be difficult not to approve this request and asked if there were other unforeseen issues that might require them to come back to the Board for additional money in the future. Mr. Pick replied that it was not their intention to come back for additional money this time. They have dealt with other issues in the past related to the rear side of the building without coming to the HPB.

Todd Ford entered the meeting.

Mr. Harrington stated that Board Member Holmgren had raised a relevant issue, however, this request does not violate any written policy and it is within the Board's purview whether or not to award grants once a project is started. Prior to voting, he advised the Board to clarify distinguishing factors that would make this application different from a normal grant agreement. A majority of the Board Members should agree that it is appropriate to even consider this application. Mr. Harrington urged the Board Members to consider the intent, not just the black and white, and to use their discretion to ensure that the process is fair to everyone.

Board Member White felt it was very important for the stability of a building that was significant to the history of Park City. Chair Martz was very supportive of this project. He agreed that it has gray areas but the project is historically important. Board Member Kimball agreed.

Board Member Holmgren was bothered by the, if we don't get the grant it won't get done, attitude. Ms. Morrison stated that if they do not get the funds either through a grant or private donations, the work can wait.

Board Member White pointed out that if the work is not done soon, the damage will only get worse and the cost will be more expensive as time goes on. He believed this project qualified for a grant.

MOTION: Board Member White moved to APPROVE the grant request in the amount of $19,750 for the project at 528 Main Street. Board Member Kimball seconded the motion.

VOTE: The motion passed unanimously. Board Member Ford abstained from the vote.

The meeting adjourned at 11:05 p.m.

Approved by _____
Ken Martz, Chair
Historic Preservation Board

WORK SESSION – Historic District Guidelines Discussion

Dina Blaes stated that one of the objectives for this meeting was to talk about the color palette for the Historic District. Her recommendation is to continue using the historic color palette from Columbia Paint and Coating. She noted that Columbia Paint and Coating is merging with Sherwin Williams, which may result in an updated color palette.

As requested at the last meeting, Ms. Blaes had provided photos of the properties that were removed from the final inventory list before it was adopted in October 1007. These properties were removed between the time of the initial draft in November of 2006 and the adoption of the inventory in October 2007 because they did not comply with Chapter 15-11-12, Determination of Historic Significance.

Chair Martz was concerned about where they were going with this process and the buildings that were not included. For years they have been approving grants and other preservation processes for these properties and some were even moved off the property in total and then brought back. He noted that all these properties went through some preservation process.

Ms. Blaes believed the Board Members were thinking that the City is making terrible mistake, but that is not the case. This is indicative of guidelines that do not achieve or mesh well with the criteria for determination of historic significance. These 12 properties become a wonderful illustration of why the design guidelines need to be changed. She

noted that the Staff makes their decisions within the parameters of the design guidelines. There is also a list in the Land Management Code of what they should look at when determining historic significance. Ms. Blaes stated that the two are not functioning well together. The design guidelines need to be able to respect that criteria. If the criteria does not work they need to change the criteria. If the design guidelines do not work, they need to change the design guidelines. She remarked that they are in the process of changing the design guidelines. One of the Land Management Code change recommendations that will accompany the design guideline draft are things like accessory structures need to be more clearly spelled out within the Land Management Code. They will present the concept to the Legal Department and they will have to approve the language. Ms. Blaes noted that the concepts are what need to be incorporated into the Land Management Code and visa versa. These 12 properties represent a disconnect between those two documents.

Chair Martz stated that his biggest concern is whether or not this re-write of the design guidelines will achieve that connection and move closer to having continued significant properties once they are re-done. Ms. Blaes felt confident that they would because part of the issue is identifying the problem. The first part is identifying the disconnect and the second part is doing what they have for the last several months, which is moving closer to making sure the language within the policy document, which design guidelines, will better match and support the Land Management Code.

Chair Martz pointed out that once these properties are de-listed and are not longer significant, it could be a demolition after that. Board Member Kimball asked if there is an appeal process to follow if someone thinks a structure is significant and should not be de-listed.

Ms. Blaes stated that when they looked at the criteria for the determination of historic significance, she believed the words “owner” or “applicant” is the entity that can request an appeal hearing. You must have legal standing to appeal it and that legal standing is based on both Land Management Code language and State law. Mr. Harrington replied that this was correct, however the HPB manages the list and they are committed to updating the list as necessary per the Boards purview.

Ms. Blaes stated that if the Board wants those 12 buildings to be on the list, they should modify the Land Management Code to allow far greater changes to the integrity of structures. However, she would not recommend doing that because it would open the flood gates for all kinds of things that were remodeled in the 1980’s and do not resemble the historic building. Ms. Blaes did not believe this was sound preservation policy. In looking at the 300+ buildings that went through this process and were looked at in a consistent manner, these 12 were the ones that came out as not meeting the guidelines based on the criteria.

Board Member Ford wanted to know who had de-listed these properties. Ms. Blaes stated that these properties were part of an initial draft but they were not on the list when the inventory was approved. Chair Martz asked if there is a process to put these properties back into the significant inventory. Ms. Blaes reiterated that the only way to do this is to change the criteria in the LMC.

Board Member Ford asked if they could apply the current criteria and rules that these are still historically significant. He noted that from the photos some of the structures

appear to be well-done historic preservation projects that allow construction off the back of the residences. In those cases he would support bring them back to the fold if appropriate after doing a more thorough review and analysis. Ms. Blaes pointed out that this analysis was already done. Board Member Ford stated that because of timing, some of the information may not have been available during the compilation of the list.

Board Member Holmgren suggested that they consider having a significant "B" list for properties to keep them from being torn down. Planner Whetstone agreed that there is historic fabric in a lot of properties that you would not want to lose. Ms. Blaes remarked that the current Land Management Code does not provide different levels of historical significance for landmark or contributing structures. In many jurisdictions, a contributing structure is one that has all the right things for the contributory and eclectic style. It's been remodeled a little bit but it has its basic form and contributes to the significance of the district. She noted that in looking at the inventory work sheets, many structures are right on the edge.

Mr. Harrington stated that the City could look into adding a category for contributing structures. He noted that the original survey did have a breakdown for contributing structures.

Ms. Blaes felt the Board should also look at the approach as to why some structures were remodeled as they are. She noted that materials should not be lost for the convenience of the applicant. The material itself is very important to the overall integrity of the structure.

Chair Martz did not trust the current process because it does not protect all the historic properties. Ms. Blaes preferred to hold that discussion for another time and requested that they move on with their discussion.

Ms. Blaes noted that the most recently revised guidelines contained language about substitute materials. She had also provided a National Park Service brief about how to approach those two materials. She noted that the design guideline language is slightly different because it allows for materials to be used at a minimum of 50% recycled and reclaimed material. Ms. Blaes stated that the National Park Service is behind the curve because they do not have a lot of policies to support the use of recycled materials.

Puggy Holmgren left the meeting.

Ms. Blaes stated that the language in the most recent draft of the guidelines reflects the language in the Staff report about substitute materials. In the new guidelines an applicant must meet criteria A through D before using any substitute materials. Ms. Blaes identified two of the substitute materials as hardy pine and anodized aluminum. She felt that criteria A through D provided more direction for the historic districts and how these materials should be used.

Board Member Ford asked if Ms. Blaes preferred the new criteria as opposing to changing or adding a level to the Land Management Code that says, removing aluminum soffit from the list. Ms. Blaes felt the Land Management Code needs to be clarified. It leaves a lot of discretion to the Planning Director to make a decision about materials. She thought the Planning Director would be well served by having framework in the LMC in which to make a decision. Board Member Ford suggested that the eligible

materials list be kept updated with current industry changes. Ms. Blaes stated that she would look into it. With new materials is it harder to know their performance over time. She stressed the importance of the Board being familiar the LMC with regards to historic districts and also with the General Plan.

Board Member Ford asked if it would be appropriate to schedule a discussion with the Sustainability Department to make sure they are all going in the same direction.

Regarding new construction, Ms. Blaes did a power point presentation on what triggers the greatest compatibility issues. These included Onsite parking, setbacks, landscaping, scale, massing, roof profile, orientation, materials, architectural detail, and color. The question is who is supposed to know the building is new. Board Member Ford felt this was a big issues, because the City says that new construction cannot look like old buildings. Therefore, a new structure looks totally different and does not interact well with the surrounding neighborhood.

David White left the meeting.

Ms. Blaes wanted to know what the Board felt was the most important issue listed. Chair Martz thought it was scale. Board Member Ford thought it was scale and setbacks. Historic homes are conservative at the front and built up as it goes deeper. Chair Martz pointed out that owners of historic properties are bound by rules while others have a clean slate. This makes the historic properties less valuable and he wondered if there should be more restrictions on vacant lots.

Ms. Blaes recommended that the Board read a book entitled Appraising Historic Properties to help shift the perception of historical properties.

Board Member Ford felt they needed to strengthen the rules on new construction to keep it from degrading historic properties.

In the interest of time, the discussion would be continued to the next meeting.