



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF May 4, 2016

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

45 King Road – Determination of Significance for a shed structure
Public hearing and possible action

PL-16-03139 33
*Planner
Grah*

Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings. Specific Guidelines B. Primary Structures will be reviewed for: Roofs, Exterior Walls, Foundation, Doors, Windows, Gutters and Downspouts, Chimneys and Stovepipes, Porches, Architectural Features, Mechanical Systems, Utility Systems, and Service Equipment, Paint and Color; Additions to Primary Structures will be reviewed for: Protection for Historic Structures and Sites, Transitional Elements, General Compatibility, Scenario 1: Basement Addition Without a Garage, Scenario 2: Basement Addition with a Garage, Decks, Balconies and Roof Decks; H. Accessory Structures; Sidebars will be reviewed for: Fencing in Old Town, How to Case a Window, Why Preserving Historic Siding is Recommended, Why Preserving Original Siding is Recommended, Why Preserving Original Windows is Recommended. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB)
Public hearing and possible action

GI-13-00222 87
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ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 4, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Cheryl Hewett, Puggy Holmgren, Doug Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Ashley Scarff, Polly Samuels Mclean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:06 p.m. and noted that all Board Members were present except for Jack Hodgkins and Lola Beatlebrox who were excused.

APPROVAL OF MINUTES

April 6, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 6, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planning Director Bruce Erickson reported that Hope Melville had resigned from the Historic Preservation Board. Two Board Members, Lola Beatlebrox and Jack Hodgkins were absent this evening; however, per the LMC the HPB still had a quorum.

Director Erickson noted that May is Historic Preservation Month and he expressed appreciation to Anya Grahn and Hannah Turpen, the Historic Preservation Team, for their time and effort.

CONTINUATIONS – (Public Hearing and continue to date specified)

1259 Norfolk Avenue – Determination of Significance (Application PL-15-02645)

Planner Turpen reported that the Staff and the property owner were requesting a continuance to August 3rd; not June 1st and stated on the agenda.

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the determination of Significance of 1259 Norfolk Avenue to August 3, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 823 Norfolk – Reconstruction and Material Deconstruction—Landmark Site. The applicant is proposing to reconstruct the historic shed. In addition, the applicant will be removing non-historic shed, removing non-historic retaining walls, removing the roof for structural upgrades, removing non-historic windows and doors, removing two historic chimneys, removing non-historic foundation, and removing non-historic porch elements and historic porch roof. (Application PL-15-02909)

Planner Anya Grahn introduced Jonathan DeGray, the project architect, and the homeowner, Jeremy Sheppe.

Planner Grahn noted that the HPB would be looking at this project in two phases. The first is reconstruction, which is to be reviewed per the Land Management Code requirements of 15-11-15 as outlined in the Staff report. The second review is the typical material deconstruction review.

Planner Grahn stated that the owner would like to remove a non-historic shed on the site that was most likely built in the 1980s or 1990s. She asked if the HPB needed to discuss whether or not to allow the shed to be removed.

Assistant City Attorney McLean clarified that a site visit was noticed but only two HPB members attended. Therefore, it was not considered a site visit because there was not a quorum present. However, the two Board members who did attend were given a tour of the house. It was open to the public and no discussion took place. Ms. McLean stated that the Members who were there could update the Board on what they saw.

Board Member Holmgren was not opposed to removing the non-historic barn. Board Member Stephens concurred.

Planner Grahn remarked that the second issue for discussion was reconstructing the historic barn along Crescent Tram. It was built in 1907 and is very poor condition. Michelle Downer, the Deputy Building Official, had looked at the

structure and found it to be dangerous and behind repair. The Staff had looked at panelization, but due to the amount of racking that is going on and the walls settling in different directions, Ms. Downer found that it was behind panelization. Another reason was due to the condition of the siding, which is fairly rotted.

Planner Grahn explained that the HPB has to find that the proposed reconstruction meets LMC 15-11-15. The Staff analysis could be found on page 43 of the Staff report. The HPB must find that the historic building and/or structures were found by the Chief Building Official to be hazard and dangerous. Planner Grahn noted that Michelle Downard is the Chief Building Officials designee. Ms. Downard had submitted a letter stating that she found the structure to be hazardous and dangerous. Planner Grahn stated that the HPB must also find that the structure cannot be made safe and/or serviceable through repair.

Planner Grahn reported that the applicant had provided a physical conditions report showing the decaying condition of the building, as well as a structural engineer's note describing the amount of racking and uneven settling of the barn.

Planner Grahn noted that third criteria is that the form features, detailing, placement, orientation and location of the historic building and/or structure will be accurately depicted by means of new construction, based on as-built measured drawings, historical records and/or current or historic photographs. The plans were included in the Staff report. Planner Grahn stated that the applicant was proposing to reconstruct the barn with new materials and any materials that can be salvaged.

The Staff found that this would be an accurate reconstruction based on the plans submitted. Mr. DeGray was available to answer questions.

Director Erickson asked back to which era the barn would be restored. Planner Grahn replied that it would how it currently exists, which is pretty much untouched as it was in 1907. Unlike other sheds and barns around town, this barn has not been altered or improved.

Jonathan DeGray, project architect, stated that the intent of the plan would be to replicate the building as it exists today in terms of form; not changing any of the elevations of the building and matching all of the siding material and fenestrations of the structure as they exist today. The barn would look like it does now but in a form that has an actual structural foundation and meets the Code in terms of a safe, habitable building.

Mr. DeGray stated that the problem with the structure as it currently exists is that portions of the building are in fairly good shape; however other portions are in terrible condition and mainly below the floor line. In the Crescent Tram location

the building has been sitting in the dirt since the time Crescent Tram was elevated to the elevation that it is now, which adjoins the building at approximately three feet up the rear wall of the structure. Mr. DeGray stated that, combined with the supporting structure below the floor, the twisting of the building, and the condition of the siding all led to the direction for how this was proposed.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

Board Member Hewett noted that the barn was currently sitting on the dirt and she asked if it would be on a basement and whether it would attach into the house. Mr. DeGray replied that it currently attaches into the house and that would remain. It would put on a full foundation. Ms. Hewett asked if it would be a room of the house. Mr. DeGray answered yes. Chair White clarified that it would be a room below the main floor. He understood that the barn has two levels. Mr. DeGray stated that it has two levels currently; one at the roof level and one up in the gable. Planner Grahn referred to page 90 of the Staff report which showed that the new basement below the barn would be living space. It will have patio doors and a window, and that would be discussed as part of the materials deconstruction rather than the reconstruction of the barn.

Board Member Stephens read from page 44 of the Staff report, "The exterior walls consist of 2 x 4 non-historic framing covered with 1" thick wood plank". That language indicates that the construction of the building is different from what he thought when he was inside the building. Mr. DeGray stated that the 12" planking material is on the inside, and then the exterior siding. Mr. Stephens thought the materials used on the outside were historic. Mr. DeGray replied that it was 2 x 4 construction which is historic siding that was typically used.

Board Member Stephens stated that he struggles with the idea of tearing down structures and recreating them. The main issue on this particular building was not the interior construction; but rather deterioration of the siding on the outside. Mr. Stephens was concerned that it was so deteriorated that when they try to pull it off it would split and could not be reused. He understood that the new siding would be a replica of the old siding. Mr. Stephen stated that aside from this particular building, he was concerned about going down a path where people from the Building Department and the engineers deem buildings to be unsafe and not able to be repaired, and the solution is to tear down and replicate. Mr. Stephens preferred not to see replications taking place.

Mr. Stephens was unsure how to address his concerns with this particular structure. He was not sure what the advantage would be for this building. The siding on the south side and the west side is so far gone there is no choice but to replace it. Once they start replacing all the siding on the building they end up with a new building. If they have a new building, he questioned the point of saving the 2 x 4 framing inside. Mr. Stephens was uncomfortable with the fact that an engineer has said this building is unsafe because it has been sitting there for years and years and it has been carrying the snow load. He believed that for every expert that says the building is unsafe, he could find one who thinks the building could be made safe. Mr. Stephens clarified that his issue is how to replace the siding on this building and avoid tearing down the entire building, because he worried about setting this precedent for the future. He pointed out that if this truly was an unsafe building it would have been red tagged as being unsafe to enter.

Mr. Stephens pointed out that all of the historic buildings are difficult to work with. He asked if there was some way to maneuver the direction more subtly down that path as opposed to the answer being to tear down and build a new one. Mr. Stephens understood that the City Council has given that option but it was not one he would like to use often.

Planner Grahn understood Mr. Stephen's concern. However, they have to make sure that the decision, either pro-reconstruction or against it, has to meet the criteria of the LMC and the findings have to be made. Mr. DeGray agreed that siding was an issue, and there are framework elements that could be save. However, he questioned the integrity of the floor they were standing on as it went into Crescent Tram. From that level down as the supporting elements go into the dirt, he did not believe any of that material was salvageable. Mr. Stephens did not disagree, but there are few historic homes in town where it is adequate and meets current Code. Mr. Stephens clarified that he was not questioning the best way to approach this situation in terms of construction or demolition. His concern was more from the standpoint of precedent because whatever they decide for this proposal will be used by other architects to argue in favor of their proposals.

Director Erickson suggested that they look at the Findings of Fact and Conditions of Approval for this reconstruction and craft the findings strong enough to suggest that this is the right approach for this barn specifically, and it should not be generally applied going forward except as the LMC allows. Mr. Stephens asked if there was something specific about this building that is different from others. Director Erickson stated that one difference is the proximity to Crescent Tram. The second is the fact that it is a barn rather than a house, and there are not many barns left. He recalled a statement in the Staff report about reusing as much material as possible, and Planner Grahn had drafted a condition of approval requiring that.

Planner Grahn read Finding of Fact #6 on page 61 of the Staff report, “The proposal to reconstruct complies with LMC 15-11-15, reconstruction of a historic building or historic structure. Deputy Chief Building Official Michelle Downard inspected the site on April 14, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and overall poor condition. The applicant’s structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the barn based on documentation and physical evidence to facilitate an accurate re-creation”.

Planner Grahn read from Condition of Approval #2 on page 63, which applies not only to the barn, but also the rest of the site. “Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition”.

Planner Grahn stated that if they were looking at just the barn, they would want to modify Condition of Approval #2 and Finding of Fact #6.

Board Member Stephens asked if the interior floor level on the barn would remain the same or whether it would be moved up. Mr. DeGray stated that the intention is to leave the interior floor level as it exists. It is slightly over 8 feet. Mr. Stephens assumed there would be a drop from the road down to that floor level. Mr. DeGray stated that the proposal is to take out the existing door, bring the foundation up to street level and then replicate the door as a non-functional door. He noted that currently the door opens directly on to the street and their proposal would eliminate that fall-off.

Planner Grahn noted that the exhibit on page 91 showed the relationship with the street. She stated that the street has been raised significantly from its original height and only about half of the barn door is visible from the street. The window opens up nearly at street level.

Board Member Stephens was not opposed to following Director Erickson’s suggestion; but his concern was with findings of fact and conclusions of law where they ask the applicant to save the material. He has had to remove that type of siding that was unprotected for years and it is very dry. He looked at the siding closely when they visited the site and he would not be surprised if during the construction process the applicant realizes that none of the material can be saved. If that occurs, that would change the specifics particular to this project.

Assistant City Attorney McLean stated that it was difficult to resolve the concern with a condition of approval because the applicant is asking for reconstruction. She understood from the comments that Mr. Stephens was not convinced that the second criteria, “the historic building or structure cannot be made safe and/or serviceable through repair”, might not apply; because there is a possibility that it could be made safe. Ms. Mclean stated that if panelization is a potential option, that would be a different application with its own findings. Ms. McLean suggested that the applicant could move forward with the panelization and if there is evidence that those materials could not be saved, the HPB could re-look at it at that point.

Board Member Stephen thought panelization was less likely because the siding is destroyed on the outside. The issue is once you start removing the siding where do you stop. Director Erickson understood that Mr. Stephens was saying that this particular barn could not be found to be repairable and it would have to be reconstructed. However, these same criteria could not be applied across all the buildings. Mr. Stephens stated that it was very clear that the siding could not be repaired and it needs to be replaced. He clarified that his concern was not about this particular barn. He was concerned about other applications in the future where an engineer makes the judgment that a structure is unsafe and cannot be repaired. Mr. Stephens reiterated that his primary concern was setting a precedent.

Chair White noted that the official from the Building Department and a structural engineer made the same determination. He asked if Mr. Stephens was asking for another opinion. Board Member Stephens answered no. He has personally been in homes with Chair White that were more unsafe than this barn, but that was not his issue.

Assistant City Attorney McLean commented on the issue of precedent. She stated that Codes are living documents and they can always be changed to better reflect certain standards. For this particular application she suggested adding a condition of approval indicating that it is clear that such a large portion of the building will have to be destroyed, but whatever portions can be saved shall be saved.

Board Member Stephens stated that he would feel more comfortable if the Findings did not refer to the engineer’s opinion or to Michelle Downard’s inspection of the property. In this particular situation, because the siding was not maintained at all for decades and decades, the siding is not salvageable. Once that siding is removed there is no historic fabric left on the house. He agreed that the applicant should be able to replicate the building only because the siding is not salvageable at all. However, the reason it is not salvageable is because no one maintained it over the years. He believed that was a narrow situation in Old

Town because most of the buildings have been painted or protected in some way.

Assistant City Attorney McLean stated that very specific in the Code must be met to allow for reconstruction. She noted that the first criteria explicitly states that the structure has to be found to be hazardous or dangerous by the Chief Building Official pursuant to this specific Chapter of the LMC, as well as parts of the International Building Code. Board Member Stephens understood and was comfortable with the reference to Michelle Downard remaining in the Finding. Ms. McLean thought there might be different pieces of evidence that may support Criteria two, that the building cannot be made safe and/or serviceable through repair and is not salvageable. Mr. Stephens remarked that serviceable was the key word because they were not dealing with safety. It cannot be serviceable because they could not not create a membrane on the outside.

Assistant City Attorney McLean suggested that Mr. Stephens craft a Finding of Fact based on his own personal observation of the condition of the materials and what the project architect has reflected. That would eliminate the concern of only relying on an opinion by a structural engineer.

Director Erickson stated that if Board Member Stephens was comfortable with Ms. McLean's suggestion, the Board could move forward with their discussion and he would draft a Finding to reflect Mr. Stephen's assessment of why the building could not be made serviceable. Mr. Stephens believed that if the concern was not about the building being safe there was no reason to reference the structural engineer's report.

Planner Grahn asked if there was consensus among the Board to favor reconstruction and adding a finding of fact as suggested. The Board concurred.

Planner Grahn moved the discussion to material deconstruction. The request is to remove and reconstruct the stone and concrete retaining walls along the site. She noted that observed during the site visit and as indicated on the physical conditions report, the walls are shifting and moving. Planner Grahn stated that the roof structure has been found to be inadequate and the applicant proposes to reconstruct the roof. She explained that wherever possible they would sister the existing beams with new material so the whole structure will not have to be removed. However, if they find through selective demolition that the roof is beyond repair, Condition of Approval #2 was added to state, "Should the applicant's structural engineer find that existing roof structure of the house cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineer's report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof". Planner Grahn stated that the rear additions are very short and do not meet ceiling height. Since it is on the rear the

applicant was proposing to increase the height of the walls of the back addition in order to raise the ceiling height in that area. She did not believe doing so would have an impact on the historic value of the house because it is on the rear and would only be visible from Crescent Tram. The integrity of the house is from the Norfolk Avenue façade. Planner Grahn noted that the applicant was proposing to maintain the primary chimney on the main north/south ridge of the cross wing house. The applicant was proposing to remove another chimney on the rear of the house. Planner Grahn stated that for the most part all of the exterior walls are going to be sistered with new lumber from the interior. The exterior walls themselves will not be changed, except for the portion of the rear addition where the walls will be lifted to create the additional ceiling height.

Planner Grahn noted that this house historically had a box bay window on the façade. The applicant is proposing to remove the existing bay windows that were likely installed in the 1940s or 1950s, and to restore the box bay window which will bring back some integrity to the house. Planner Grahn stated that the foundation will also need to be replaced. Concrete blocks that hold up the house are located in an existing crawl space; however, it is in poor condition and will need to be replaced. Planner Grahn referred to the porch noted that the applicant was proposing to remove the 1940s and 1950s steel columns and railing, as well as the concrete block that holds up the porch, and replace it with wood columns and wood railings as it was historically.

Planner Grahn indicated where the applicant was proposing to change some windows on the house. Two ribbon windows on the south elevation will be replaced with two double-hung windows. There is also a non-historic enclosed porch on that elevation. The 1950s wood windows will be replaced with double-hung windows to give it the appearance of a sleeping porch. On the north elevation three windows are located beyond the midpoint and towards the back of the house. Since that wall is right up against the property line the applicant proposes to remove those windows and cover it with matching siding. The streets are not visible from the street and removing them would not have an impact.

Planner Grahn stated that the front door of the house is not original and the applicant was proposing to put in a new door based on historic photographs. They were also proposing to remove a door to the enclosed porch and replace it with a window. That porch would no longer have an exterior access.

Planner Grahn stated that the final changes were on the barn. Because the barn is currently not habitable and it will be turned into living space, the windows will be modified. The first window is where the barn door exists now on the second level. The applicant was proposing to remove the barn door but reconstruct it to look like a sliding door that has been pulled open. There will be a window in that opening. The lower window will remain blocked in as it currently is now because

it is at street level. On the new foundation the applicant will put in a window and patio doors.

Board Member Stephens asked if the front door replacement would be the same size. Mr. DeGray replied that it would be in the same opening. Mr. Stephens understood that the structure was actually a barn at one point in time. Planner Grahn believed it was. Mr. Stephens asked if the siding and the rough-cut 2 x 4s were added while it was a barn or whether it might have been done when it was converted to housing. He had observed that the rough cut 2 x 4s were old. Mr. DeGray had no idea when it was modified. Mr. Stephen stated that there was no evidence that the siding had ever been painted, which is typical for an old barn. He asked how that would be handled in the process.

Planner Grahn stated that she and Mr. DeGray had a discussion about this because there is concern in the community that when these buildings get reconstructed they lose their integrity because they do not look old or look historic. They had talked about using cedar siding with an acid wash that would turn it gray. Mr. DeGray stated that the pink house behind the No Name was actually corn blasted, and that was another technique that could be used to rough up the siding. Mr. Stephens clarified that the intent is to do some technique that would keep the same character as a barn. He suggested that it be included as a condition of approval.

Director Erickson asked if the findings or conditions state that the barn will not be painted. Planner Grahn offered to add a condition of approval stating that the barn shall be corn blasted and have an antique look to it. Mr. Stephens advised against naming a specific technique. He only wanted to make sure that the structure retains its barn-like character. Director Erickson agreed that the condition only needed to restrict painting. Planner Grahn and Mr. DeGray could work together to find the best technique. Mr. DeGray suggested that the condition could specify stain and a treatment to maintain the rustic appearance of the structure and its barn-like quality. Director Erickson pointed out that this was a reconstruction as opposed to a materials deconstruction. He clarified that they could not be this precise on a deconstruction.

After further discussion, the Condition #7 was drafted as follows: "The siding on the barn shall not be painted. The final treatment of the siding shall retain its rustic quality to the satisfaction of the Historic Preservation Planner and Planning Director". The Board was comfortable with that language.

Chair White opened the public hearing on the materials deconstruction on the house.

There were no comments.

Chair White closed the public hearing.

Director Erickson referred to the earlier discussion for a finding of fact related to the reconstruction of the barn. He inserted the following sentence after the second sentence in Finding of Fact #6, "Based on personal observation by a member of the Historic Preservation Board, the exterior siding has not been painted or maintained for a number of years; therefore the barn cannot be made serviceable". The Board was comfortable with that language.

MOTION: Board Member Stephens moved APPROVE the reconstruction of the historic barn and material deconstruction of the non-historic materials at 823 Norfolk Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval as amended. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 823 Norfolk Avenue

1. The property is located at 823 Norfolk Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. Based on Sanborn Fire Map analysis, the house was constructed c.1900. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. The existing historic barn, located at the northwest corner of the property and adjacent to Crescent Tram, was constructed c.1907.
4. On February 16, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic barn at 823 Norfolk Avenue; the application was deemed complete on February 22, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1907 wood barn located on the northwest corner of the site.
6. The proposal to relocate complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Deputy Chief Building Official Michelle Downard inspected the site on April 14, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and overall poor condition. Based on personal observation by a member of the Historic Preservation Board, the exterior siding has not been painted or maintained for a number of years; therefore the barn cannot be made

serviceable. The applicant's structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the barn based on documentation and physical evidence to facilitate an accurate recreation.

7. The applicant intends to remove existing stacked stone retaining walls that frame the north, east, and south edges of the front yard as well as the concrete retaining walls along the west and south property lines of the rear yard. The structural engineer has found that these walls are shifting significantly, sometimes as much as 5 to 12 inches horizontally. The proposed material deconstruction is required for the renovation of the site and the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

8. The applicant proposes to maintain the original roof form on the historic house, but re-evaluate the roof structure with the structural engineer following further interior demolition. The applicant also proposes to raise the roof on the c.1907 and post-1927 rear additions of the house. The proposed scope of work mitigates any impact to the visual character of the neighborhood as this modification to the west elevation is not visible from the primary right-of-way, Norfolk Avenue. Further, the proposed restructuring of the roof will not impact the architectural integrity or historical significance of the building as viewed from Norfolk Avenue.

9. The applicant is proposing to remove and reconstruct the historic brick chimney on the north-south stem wing and remove a brick chimney constructed on an early rear addition. The proposed scope of work for restoring the historic chimney will mitigate any impacts that will occur to the structural integrity of the object. The demolition of the second chimney is acceptable as this chimney is non-contributory to the historic integrity and historic significance of the structure or site to be removed.

10. The applicant will remove and reconstruct the walls on the west and south elevation in order to increase the height of the roof on the c.1907 and post-1927 rear additions. The proposed scope of work mitigates any impacts that will occur to the historical significance of the building; any impact that will occur to the architectural integrity of the building; and any impact that will compromise the structural stability of the historic building.

11. The applicant will remove a portion of the front Norfolk façade of the historic house's original east-west cross wing in order to reconstruct the box bay window that was removed after 1930. The partial demolition of this existing wall is necessary to construct the box bay and is required as part of the restoration of this key feature.

12. The existing c.1940 foundation of the historic houses is comprised of stacked stone and timbers and unreinforced masonry. The applicant will remove this foundation and replace it with a new poured concrete foundation. The proposed foundation work will not damage or destroy the exterior architectural features of the subject property.

13. The existing porch on the Norfolk façade consists of an elevated concrete deck and unreinforced masonry block foundation, ornamental iron columns, iron railing, and concrete steps that were constructed c.1940. The historic roof dates from c.1900. The applicant will restructure the roof and remove the c.1940 improvements. The partial demolition of the c.1940s improvements is necessary in order to restore the original porch. The existing porch is non-contributory

14. The applicant is proposing to remove and replace the wood windows on the sunporch. Staff finds that this porch was building c.1930, but enclosed in the 1950s. The proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

15. The applicant will remove two (2) existing non-historic doors on the house—the wood front door and a wood door on the sunporch. The proposed demolition of the front door is necessary to restore the original door and the removal of the door on the sunporch will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. There are no historic windows remaining on the house. The applicant proposes to remove the existing non-historic vinyl, wood, and glassblock windows as well as the wood windows on the c.1950 sunporch. Staff finds that the removal of the existing non-historic windows are necessary in order to restore the original wood windows on the c.1900 house. The new windows on the c.1950 sunporch will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

16. The applicant will maintain the boarded appearance of the window openings on the Crescent Tram façade of the barn. On the upper level, the applicant will replace the existing second story door with a new window opening. New window openings will be constructed on the south elevation of the reconstruction barn, beyond the midpoint and below the street level of Crescent Tram. Staff finds that the proposed changes will not damage or destroy the exterior features of the subject property which are compatible with the character of the site, nor will they detract from the historic structure or its historical significance.

17. The applicant will remove the historic barn door on the Crescent Tram façade of the barn and the historic four-panel wood service door on the south elevation;

these will be restored as a veneer on the reconstructed barn. On the lower level of the south elevation, the applicant will be installing a new French door, located beneath the street level of Crescent Tram. The partial demolition of the two historic doors is necessary for the renovation and reconstruction of the c.1907 barn. The new French doors will not impact the historical significance of the barn or its architectural integrity.

18. The applicant will replace the existing rubble stone foundation of the c.1907 barn with a new concrete foundation. The partial demolition is required for the renovation and reconstruction of the c.1907 barn.

Conclusions of Law – 823 Norfolk Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-15. Reconstruction of the Historic Building and/or Structure on a Landmark Site.

Conditions of Approval – 823 Norfolk Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on April 12, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant's structural engineer find that the existing roof structure of the house cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineering report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof.
4. Should the applicant's structural engineer find that the existing roof structure of the porch cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineering report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof.

5. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.

6. Should the applicant find that the severity of the deterioration or material defects require replacement of the barn door, the door shall be reconstructed as a veneer and match the existing in design, dimension, texture, material, and finish.

7. The siding on the barn shall not be painted. The final treatment of the siding shall retain its rustic quality to the satisfaction of the Historic Preservation Planner and Planning Director.

WORK SESSION – Discussion item only, no action taken

Discussion as requested by the Historic Preservation Board of Historic Preservation Terms used in the application of the Historic District Guidelines for projects: Compatibility, Subordinate, Complementary, as defined in the General Plan, Land Management Code and/or the Historic District Guidelines.

Planner Grahn reported that in meetings when the HPB was discussing the Design Guidelines there was concern over words such as compatible, subordinate, complementary in terms of what they mean and whether the definitions were clear. She noted that Planning Tech, Ashley Scarff, had researched other cities to find out what they say about those terms and whether or not Park City needs to amend the definitions.

Planning Tech Scarff reviewed the information she had researched on compatible, subordinate and complimentary.

Compatibility – Ms. Scarff stated that she first looked at how Park City currently defines Compatibility. The General Plan defines it as a relationship between the historic structure and its possible additions or infill development in the surrounding area.

The Staff report contained a list of specific aspects of compatibility. Ms. Scarff stressed that the new addition or infill development should be seen as a product of their own time and not mimic the historic construction. Ms. Scarff stated that the LMC defines visual compatibility, which is separate and does not necessarily relate to historic structures or historic districts. It is defined as a function of

maintaining and enhancing the surrounding contexts by applying designs that relate to one another.

Ms. Scarff stated that she had looked for other definitions of Compatibility. The APA's Planner Dictionary highlights Compatibility as meaning that the development fits in with its surrounding context. Savannah's definition said Compatibility is measured by consistent application of accepted guidelines and standards. Denver uses strong language when speaking to the function of Compatibility, saying that the purpose is to prevent adverse effects on the area with non-compatible development.

Ms. Scarff referred to a table on page 206 of the Staff report that showed the indicators of compatibility she found from Breckenridge, Aspen, Savannah and Denver by looking through their Historic District Design Guidelines. Ms. Scarff requested that the HPB discuss whether the HPB finds that any of these additional indicators of compatibility should be added to Park City's definitions. Planner Grahn stated that if the Board decided to add it to the definitions it would come back as an item on the regular agenda with amended definitions for their review.

Director Erickson asked Planning Tech Scarff to re-read Denver's definition of Compatibility. Ms. Scarff read, "The ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. Director Erickson thought the key clause was "without adverse effect". He noted that the Staff liked that definition because it help to describe what it is not as well as what it is.

Board Member Stephens asked if the Planning Department encounters situations where they do not have enough teeth when plans are submitted. He could see how "not having adverse effect" would provide a broad statement to help in reviewing designs. Planner Grahn stated that as they revise the Design Guidelines it would be helpful if they could create a term for Compatibility that could be referenced in the Guidelines. At the same time, as they revise the Guidelines they are looking for way to achieve compatible design that would not have an adverse effect.

Director Erickson remarked that finding compatibility is particularly difficult to apply compatibility to new construction and the ongoing debate of how far away new architecture should move from the historic structures. Mr. Erickson noted that the Denver definition goes on to say that "Compatibility refers to the sensitivity of the development proposal in maintaining the character and context of historic properties and districts". He thought that language might be farther than they wanted to go, but it would help the Staff in dealing with contemporary design in historic neighborhoods.

Board Member Stephens stated that he would not want to push the design community towards duplicating. Director Erickson agreed, noting that the Planning Department pushes hard against that. Mr. Stephen believed there was a balance between something being totally compatible and having adverse effect, but still bring in characteristics of the historic neighborhood, along with contemporary interpretations. Director Erickson stated that they want the new buildings to be true to themselves without destroying the compatibility of the new building with the old buildings. He noted that all four of the cities Ms. Scarff benchmarked in her report have the same story about neighborhood character, mass and scale, location, height, rhythm, rhythm of windows and other things. It is consistent with the photographic exercise the HPB went through a few months earlier where they looked at various buildings and discussed which ones appeared to fit the guidelines and which ones did not.

Board Member Stephens used the example of three or four adjacent lots with the same architect. Each design on its own meets the definitions and the guidelines but all of them together do not pick up the rhythm and differences of the architecture that was built in Old Town. He asked if changing the definition would help address that issue. Planner Grahn replied that the Guidelines for new construction helps prevent the duplication. They have been working with the architects to make sure that does not happen. She did not believe that strengthening the definition would address that issue.

Planner Turpen stated that historically all the houses were not identical and the Staff uses the streetscape to show that identical designs are not compatible with the rhythm of the street.

Board Member Stephens liked the suggestion to at least add the ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. At a minimum, he could see where that language would be helpful.

Planner Grahn asked if there was Board consensus for Denver's definition and to include that language to strengthen Park City's definition. Board Member Hewett liked the definition. Board Member Holmgren noted that it was the only definition that mentioned parking.

Subordinate – Planning Tech Scarff noted that the General Plan refers to subordinate design as “additions or new construction that is visually contiguous to a historic structure yet reinforces the visual dominance of the historic structure”. She stated that the only direct measurement in the General Plan is square footage. Ms. Scarff stated that definitions from other communities were similar to Park City. Breckenridge discusses building height and building length. Aspen mentions mass and scale. Savannah says that additions should not obscure or remove significant character defining features from the historic

structure. Denver mentions height, degree of setback, simplicity of design, and that the historic structure should be perceived as the prominent feature.

Ms. Scarff asked if the HPB finds that any of these additional indicators of subordinate should be considered in the Design Guidelines.

Board Member Stephens asked what issue the Planning Department has encountered with the current definition in trying to encourage good historic design and good infill. Planner Grahn stated that the challenge are the large lots that can accommodate a large footprint and the massive additions on smaller historic houses. One of the biggest complaints from the public is how the addition is subordinate. She stated that while the Guidelines cannot control how much square footage someone can add to their house, the mass of the structure can be broken up so it is perceived to be smaller and more consistent with the historic building and it makes the addition more complementary and compatible. Planner Grahn stated that one of the struggles with subordinate is how to keep the addition from overwhelming the historic house.

Director Erickson stated that if the Staff would offer a rigorous way to handle those situation, they would combine bullet point #2 of Aspen with the only bullet point of Savannah in the table on page 208. He thought that combination would give the most power between the two. Director Erickson noted that the approval authority for the Design Guidelines comes through the HPB and then goes to the City Council.

Assistant City Attorney McLean advised that the more concrete they make the language the easier it is to enforce. The Guidelines should be definitive enough that the owners have a clear expectation of what they can and cannot do.

Board Member Hewett also liked the third bullet from Aspen, "Historic resource must be visually dominant". Director Erickson agreed.

Board Member Stephens questioned the second bullet point for Aspen. Park City has very small houses and there is an expectation that people should be able to make them livable. Director Erickson understood his point. Because the houses are small, "a modest addition" might not be the correct wording. Mr. Stephens used the earlier item for reconstruction at 823 Norfolk to explain his point.

Mr. Stephens believed the first line of the General Plan was better language than any of the others. He read, "Subordinate design refers to additions of new constructions that are visually contiguous to a historic structure yet reinforces the visual dominance of the historic structure". He was comfortable with the current definition. Director Erickson stated that the language from the General Plan

should be added into the Design Guidelines to make sure it has the regulatory teeth they needed. The Board concurred.

Complementary – Planner Tech Scarff noted that the Design Guidelines use the work Complementary but it is not defined. She found this similar situation in all the other cities that were surveyed. They use the word complement but it is not directly defined. Ms. Scarff stated that complementary design is a result of compatible design. Therefore, most of the indicators are the same.

Planner Grahn noted that the diagram on page 208 of the Staff report that was taken from a book on how to write Design Guidelines. Director Erickson asked if the diagram was helpful in the discussion about Complementary. He noted that the diagram could be added into the Design Guidelines.

Board Member Hewett did not understand the diagram for inappropriate because there is no way to avoid the extra space between structures. Planner Grahn believed it was for cities that do not maximize their footprint. It could also be where the house is located on the lot. She thought the diagram showed an example of intentionally creating a gap by pushing the structure to one side.

Planner Grahn stated that as they look at sidebars to include in the Design Guideline revisions, she suggested a sidebar about what it means to be complementary or indicators of compatible; listing out mass and scale, rhythm and patterning. She thought it might be helpful to applicants.

Board Member Hewett thought showing diagram examples would also be helpful.

Chair White suggested that they address the fact that a new addition or a new house should not take the focus away from the existing historic structures. Board Member Hewett thought it was addressed in the language, “Historic resource must be visually dominant”. Chair White thought the new addition should stand on its own but not detract from the historic. Director Erickson believed it went back to the term of differential. Board Member Stephens stated that it also goes back to compatibility if they add the sentence that it does not create adverse effect. Chair White agreed that they were all connected. Director Erickson suggested that the Staff could craft language for Complementary that included the definition of subordinate and compatible.

Planner Grahn stated that the Staff would discuss it and come back with definitions, sidebars, or some other way to present this information in the Guidelines for the HPB to review.

Board Member Hewett liked the diagram examples from Denver; however, she suggested that they use the examples from the Utah Preservation book to the examples are more Utah oriented.

Chair White closed the work session and returned to the regular agenda.

2. Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Specific Guidelines B. Primary Structures will be reviewed for: Roofs, Exterior Walls, Foundation, Doors, Windows, Gutters and Downspouts, Chimneys and Stovepipes, Porches, Architectural Features, Mechanical Systems, Utility Systems, and Service Equipment, Paint and Color; Additions to Primary Structures will be reviewed for: Protection for Historic Structures and Sites, Transitional Elements, General Compatibility, Scenario 1: Basement Addition Without a Garage, Scenario 2: Basement Addition with a Garage, Decks, Balconies and Roof Decks; H. Accessory Structures; Sidebars will be reviewed for: Fencing in Old Town, How to Case a Window, Why Preserving Historic Siding is Recommended, Why Preserving Original Siding is Recommended, Why Preserving Original Windows is Recommended. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB) (Application GI-13-00222)

Planner Grahn noted that the discussion this evening would be primary structures, additions to primary structures, and accessory buildings, both new and historic. She noted that last Fall the HPB discussed what it meant to be compatible. They did a visual analysis and looked at pictures of existing structures in terms of what works and what does not. From that feedback and the Guidelines proposed at that time, the Staff crafted the Design Guidelines being presented this evening.

Planner Grahn stated that based on past comments the Staff decided to include picture to show some of their challenges. She asked if the Board found that helpful. The Board liked the idea and wanted the Staff to keep including pictures.

Planner Grahn commented on roofs. The major issue and downfall with the current guidelines is that there is not enough was being done to address cricket, saddle, snow guard devices, which are common roof features in Park City. Another challenge they often see are dormers. She referred to photos on page 170 of the Staff report. Planner Grahn stated that an over-sized dormer detracts from a historic building and they do not want to be encouraging adding cupolas.

Board Member Stephens noted that on shed dormers there is pressure to have the shed go right up to the very pitch of the roof. He thought it was awkward and did not look subordinate. He thought all dormers should be less than the main

ridge. He used an example of a house on Swede Alley where the dormer goes out almost past the wall plane. He suggested requiring the dormer to be at least 12" below the roof pitch or some other requirement to keep it subordinate.

Planner Grahn drafted a proposed Guideline. "New dormers shall at a minimum be one foot lower than the main ridge line of the structure and shall not extend to the wall plane of the level below." Mr. Stephens was unsure whether that would work in terms of construction. Planner Grahn offered to work on the language for their review. Chair White thought the dormers should not come out farther than at least the main wall. Mr. Stephens agreed.

Board Member Stephens referred to the solar panels and asked what they meant by "flush". Planner Grahn clarified that it should not be flush with the surface but they do not want it stacked up so high that it is visible. Director Erickson suggested "parallel to the roof plane". Planner Turpen noted that the term flush already exists in the language and the Staff has been successful enforcing it as stated. Planner Grahn clarified that the red underlines and cross outs was new language. Everything else was existing language.

Board Member Holmgren asked if metal roofs are prohibited. Planner Grahn replied that metal roofs are allowed but they cannot be reflective. Board Member Hewett had the same thought because metal roofs were not included. Planner Grahn offered to add language stating that asphalt shingles and metal roofs are encouraged. She noted that the current language says that metal roofs should be neutral and muted and the material should not be reflective. The intent was to clarify that language.

Board Member Stephens stated that on historic homes they are very methodical about making sure everyone does the windows a certain way, keeping the front doors and door openings the same, and the siding. However, there is no consistency for the roofing material. Planner Grahn stated that the Staff had that discussion with the preservation consultant because historically wood shingles were used. An asphalt shield tries to depict a wood shingle but it lacks the thickness and texture. Another option is a metal roof. Planner Grahn noted that roofing lasts 20 or 30 years, but these materials do get replaced because of the wear and tear.

Board Member Stephens questioned why they would not encourage cedar shingles on new additions and new construction. Chair White noted that the Building Department does not allow cedar shingles. Mr. Stephens stated that it is allowed, but the Building Department requires a fire retardant cedar shingle. Chair White pointed out that cedar shingles are discouraged in subdivisions. Mr. Stephens clarified that he was talking about historic homes; not subdivisions.

Director Erickson offered to pursue the issue with the Building Department. He suggested adding language stating that wood shingles in the historic context may be used as approved by the Building Official. If the Building Department and the Fire Department are comfortable with it, it could be included in the Design Guidelines. The Board agreed.

Planner Grahn commented on exterior walls. She stated that this section already exists in the Design Guidelines and language was added for clarification. Current loopholes make it hard for the Staff to defend. Specifically, they added clarification for the maintenance of existing historic materials and talked more about appropriate replacement materials.

The Board had no comments or further discussion on exterior walls.

Planner Grahn commented on foundations and an issue that occurs frequently that the Staff would like to avoid. She explained that when new foundations are added the concrete should not extend beyond the wall plane of the historic house. Planner Grahn noted that even though the house can be raised to feet to put in the foundation, two feet of concrete is a lot to look at. It helps when it is regraded and the visibility of concrete is minimal because it keeps the relationship of when the historic house was sitting directly on the dirt. Planner Grahn stated that the Staff had made changes as reflected in the redlines beginning on page 173 of the Staff report, to help explain that the grade needs to be returned to an approximate location to maintain that relationship.

Board Member Stephens asked if this was where in the Guidelines they talk about raising the structure no more than two-feet for a foundation. Planner Grahn answered yes, and noted that it was addressed in the crossed out B3.1 on page 173. Mr. Stephens asked if there were exceptions to that rule. Planner Grahn replied that the Staff had discussed a solid two-feet; however, it was pointed out that there may be circumstances when it might be necessary to raise it a few inches more. With that in mind, they did not want to require a variance or put the Staff in the position of having to measure it. For that reason, the inserted the word "generally" in case there are exception circumstances.

Board Member Stephens used the example of the Barn. There is no relationship to the barn and the road because the road was raised up. It was not a result of anything that the property owner did. He provided other examples to explain his point and asked how those situations would fit with the Guidelines. Planner Grahn agreed that some houses are buried in holes because the grade of the road was changed significantly. However, there is also the concern about National Register eligibility. On Landmark structures if the foundation raises it to the road and there is three or four feet of foundation showing, it would be an issue for the National Register. Planner Turpen stated that she dealt with houses on Norfolk where the road was raised six feet and the house was buried. It was

before raising of a structure was approved by the HPB. Under the current process, it is now approved by the HPB based on conditions presented by the applicant. She assumed that a condition to go over two feet would be considered a unique circumstance.

Director Erickson believed the anomalies would come from modern time road reconstruction. He thought the Staff could draft the language for conditions where roads have been raised or lowered. Director Erickson thought it should be clear that no more than two feet of wall should be exposed except in those situations, and the appropriate material must be used. Director Erickson reported that the HPB would be seeing a Code change for historic homes that are further below the existing road than the 35 feet allows. He noted that some house on Ontario are 45 feet below the road and there is no way to do historic restoration or new additions on those homes without varying that height. He thought they could come up with other anomalies besides roads, but they should be specific.

Board Member Stephens agreed that they needed a way to handle those circumstances where the two feet does not work. He thought two feet of visible foundation was still significant.

Chair White stated that he did not like the look of concrete, but sometimes it is necessary. He asked if they could adjust the final grade reduce the amount of concrete.

Planner Grahn stated that according to the LMC the existing grade around the periphery of the structure can be changed up to four feet. That was the reason for adding Guidelines that address regrading the site to minimize the amount of visible concrete.

Board Member Stephens recalled a requirement of six inches away from grade for any wood that is not treated. In his opinion, that means six inches of concrete. Chair White remarked that grading was the best way to resolve that issue. Board Member Stephens referred to the visual anchor around the bottom of the house that is missing when a house is set on a slab of concrete. It needs to feel like the house is anchored and he suggested that they include that in the Design Guidelines because it makes the concrete subservient to the rest of the house.

Planner Turpen commented on door. She stated that Staff upgraded the existing Guidelines to add clarity and consistency throughout the document. They also added additional Guidelines specifically related to appropriate restoration of historic door openings, paying particular attention to determining what the historic door configuration might have been; when it is appropriate to replace a door;

maintaining historic doors even if they are no longer functional; and adding new door openings on secondary facades.

The Board has no comments or further discussion regarding doors.

Planner Grahn commented on windows. She stated that the Staff has been diligent about making sure when windows are removed on a historic house that wood windows go back in their place. Planner Grahn thought it was important to be clear about making sure they are true divided glass. The shadow lines created by the window adds a lot to the historic integrity of the house. This was the reason for having detailed Guidelines about keeping the same number of glass panes, the inappropriateness of snap-in muntins, and where to put new window openings.

Board Member Stephens understood that they were allowing an aluminum clad wood window. Planner Grahn clarified that they allow aluminum clad on the additions and a basement foundation, but the window must be wood on the historic house.

Chair White asked if the simulated divided lights are acceptable because they have a bar in between the glass with wood on either side. Planner Grahn thought it would be acceptable as long as the wood is on the exterior of the glass and not within the interior. Chair White clarified that he was not talking about a snap-in grid. She stated that the issue is with the flat surface of the muntin.

Board Member Hewett asked when stained glass came about and whether they need to go back prior to that time for historic houses. Planner Grahn explained that Park City is unusual because there were leaded glass windows on the front windows of the more ornate houses. However, she did not believe the churches generally had stained glass. Planner Grahn stated that the stained glass on the blue Church on Park Avenue was added in the 1980s. Most of the stained glass they see around town was added later. There is very little historic stained glass, if any.

Planner Turpen commented on gutters and downspouts. She noted that this was a new section with only one Guideline. They have been getting different interpretations of gutters and it has been difficult for the Staff to tell people what they should look like. The Staff drafted a Guideline regarding the architectural details of gutters and also that they need to drain away from the historic house.

Board Member Holmgren recalled a previous issue about rain barrels. Director Erickson stated that the Staff was looking at addressing rain barrels, but not related to gutters and downspout. People are asking to do rain barrels and the City is not regulating them at this point unless they are placed in the side yard setbacks. Planner Turpen remarked that rain barrels would probably be

addressed in the mechanical and utilities systems and service equipment section. Planner Grahn stated that the Secretary of Interior compiled a list of sustainable guidelines that encourage rain barrels, native vegetation, etc. Since the Guidelines apply to both new construction and historic houses, she suggested adding a chapter that specifically addresses those issues.

Planner Grahn commented on chimneys and stovepipes, which was also a new section. The Staff has noticed that a of the structures have either lost their historic chimney, it is in disrepair, it has been covered up with Portland cement which breaks apart any historic brick, or new chimneys are being added that are out of scale and not the right material. Planner Grahn stated that this new chapter focuses on preserving chimneys and, wherever possible, replacing or reusing the historic stovepipes.

The Board had no comments or further discussion on chimneys and stovepipes.

Planner Turpen commented on porches. She noted that currently there are no Guidelines for porches which makes it difficult for the Staff to enforce. The Staff recommended adding Guidelines related to the importance of maintaining porches, restoration of porches despite their poor condition, materials of porches, reconstruction of porches that have been lost, safety upgrades, and ornamentation details.

Board Member Stephens asked if this section addresses materials for decking on a porch. Planner Turpen replied that the language talks about substitute decking materials. It allows fiber cement or similar materials as long as it retains a minimum of 50% recycled material. A requirement is that it would not be seen from the public right-of-way. Mr. Stephens was not comfortable with what they were proposing for a historic front porch of a historic house. Mr. Stephens was unsure how they could allow plastic materials on a visible front porch and prohibit it on the hand railings. Planner Turpen was willing to delete that language if there was Board consensus.

Planner Grahn stated that Architectural Features was also a new section. The intent is to make sure they do not lose the eaves, the brackets, cornices. There is very little architectural ornamentation on most of the historic houses, but when it does exist they need to be cognizant to make sure it is retained because it adds character to the historic sites.

The Board had no comments or further discussion regarding architectural features.

Planner Turpen commented on mechanical systems. This section already exists and language was added for clarification. She thought rain barrels could be regulated under old B.6.2 in this section.

Board Member Hewett referred to the language, “roof mounted mechanical and/or utility equipment shall be screened and minimally visualized from the primary public right-of-way.” She thought they should put the period after visualized and delete the rest of the sentence because it should also be minimized for the people up above and not just from the right-of-way.

Director Erickson suggested adding language stating that rooftop mechanical equipment is generally discouraged on historic houses. If it is a necessity it needs to be screened in all three dimensions. The Board was comfortable with that language.

Planner Grahn commented on paint color, and noted that it was a contentious issue. She stated that paint color is not regulated by the Design Guidelines. When the HPB did the visual analysis, they noticed that the historic house stood out when the addition to the house was painted a different color. That was the reason for adding suggestions to be considered. Planner Grahn remarked that the trend of using barn wood was becoming popular, but it does not belong on a historic house. The intent is to make sure people are not painting stone, brick or other materials that should not be painted.

The Board had no comments or discussion regarding paint color.

Planner Turpen commented on additions to primary structures. She noted that these Guidelines came before the HPB in October and November, and what was presented the Staff report were the revisions the Board had suggested. Planner Turpen stated that a lot of times additions are overpowering. As they went through the Guidelines they talked about ways to make the addition separate from the historic house. Planner Turpen noted that clarification was added to the existing Guidelines, as well as quantified how they design the scale of an addition and its transitional element. The goal is to scale down the transition element to make it compatible in terms of smaller modules that are consistent with the scale of the historic structure.

Chair White referred to the yellow house at 1119 Park Avenue and noted that the addition appears to be quite a bit forward of the historic house. Planner Turpen stated that it was an existing non-conforming garage. The garage was maintained and the owner was able to keep it. She pointed out that if the owner proposed a garage in that location today, it would not be allowed. Chair White believed everything above it appeared to be forward of the historic house. Planner Turpen offered to drive by and look at it.

Planner Turpen commented on general compatibility and noted that Guidelines were added to address the fact that additions should be subordinate and compatible.

Planner Turpen commented on basement additions without a garage. She noted that clarification was added and some of the words were changed to be consistent with other altered words throughout the document. She noted that the same applied to basement additions with a garage.

Planner Grahn noted that decks was also a new section. They looked at other cities to see how they handled decks. Planner Grahn stated that the intent is to make sure the whole front yard does not become a deck. How the deck is attached is important so it does not damage the historic structure. The deck needs to stay subordinate. She noted that fiber cement or plastic wood composite is allowed because it is a new addition. She was willing to remove it from this section if the Board wanted. Board Member Stephens was not opposed because per the Guidelines the deck could not be visible from the street.

Planner Turpen commented on roof decks and balconies. They only added clarification on the design and location to make sure they are subordinate to the historic structure. Planner Grahn explained that the Staff has had a lot of requests for a transition element that goes almost to the ridge of the historic house roof, but they also want a balcony on top. The railing looks like a widow's walk on top of the roof ridge and that is not appropriate.

Planner Grahn commented on historic accessory structures. The language was revised to say they should be preserved. Additional language gives direction to look towards the primary structure for specific guidelines. Planner Grahn referred to new accessory structures and noted that the intent is to make sure they stay subordinate and do not overwhelm the historic house.

The Board had no further questions or discussion. Planner Grahn stated that edits would be made to these proposed Guidelines based on the comments this evening. She asked if the HPB wanted to see the final version before the Staff forwards a recommendation to the City Council. The Board preferred to see the final version before it goes to City Council.

Director Erickson stated that the Planning and Preservation team have had discussion and these Guidelines were mainly designed for historic residential structures. The reason was to make sure they maintain the integrity of the existing historic structures before they move on with issues of new construction. Director Erickson noted that new construction is more impactful to the neighborhood, but they need to protect the historic structures first.

Director Erickson asked where they were in this year-long process. Planner Grahn replied that it was slightly off schedule but not significant. She explained that currently the Design Guidelines are broken up for either historic sites or new construction, which was not helpful to the Staff. Since the Guidelines were being revised, the Staff thought it was better to do the Design Guidelines for historic

residential and for historic commercial and send it to the City Council to approve those Guidelines through a resolution. As the Council conducts that review, the Staff and HPB could work on Guidelines for new construction for residential infill and commercial infill, and recommend that the City Council adopt those through a second resolution.

Planner Grahn outlined the time frame moving forward. In June they will review the last edits with the HPB as well as any sidebars to be incorporated. They should be ready to review and edit the commercial guidelines in July. The goal is to go to the City Council in August or September with the Guidelines for historic buildings. They should be done revising the Guidelines for new construction by the end of the year.

Boards Member Stephens asked for an update on the barn construction. Planner Grahn replied that they were moving forward with a building permit. Planner Turpen reported that she was assigned to their building permit this week and timing would depend on when they can get approvals. Mr. Stephens asked if there was any resolution on the materials they were using for the trusses inside. Planner Grahn understood that they decided on using steel. Planner Turpen whether Mr. Stephen's comments from the last meeting had been taken to the City Council or whether that meeting was still pending.

Assistant City Attorney McLean recalled that a Staff report went to the City Council requesting the funding and there was a lot of discussion about steel work that would create flames work near the barn. Planner Turpen would ask Matt Twombly if the HPB's comments had been conveyed to the City Council. Ms. McLean stated that the Staff would follow up and if there is a Staff report and minutes from a City Council meeting they could send those to the Board for discussion at the next meeting.

Chair White opened the public hearing on the Design Guidelines.

There were no comments.

Chair White closed the public hearing.

Planner Grahn outlined the various ways the Staff has made themselves available to the public and the public outreach they have done to keep the public informed. However, they have had very little public response. Board Member Holmgren asked if it was published in the paper. Planner Grahn answered no, and offered to look into it. Director Erickson noted that it has been announced on the radio during their interviews. He asked the Board members to tell people if they have the opportunity.

Historic Preservation Board Meeting
May 4, 2016

The meeting adjourned at 7:38 p.m.

Approved by _____
David White, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 45 King Road
Project Number: PL-16-03139
Date: June 1, 2015
Type of Item: Administrative – Determination of Significance for Shed

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and remove the shed at 45 King Road (previously 15 Anchor Avenue) as a Landmark structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 45 King Road (15 Anchor Avenue)
Applicant: Park City Holdings (Represented by Rob Harris)
Owners: Park City Holdings
Proposal: Determination of Significance

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

On March 23, 2015, a plat amendment was recorded to combine multiple lot portions and a portion of vacated Anchor Avenue into two (2) legal lots of record. A Historic District Design Review (HDDR) application approving the panelization of the historic house, its reconstruction, and construction of a new addition was approved on May 20, 2016. The applicant is nearing completion on this project. As part of the HDDR, the applicant was permitted to remove the south half of the shed, which had been deemed to be non-historic and non-contributory due to its contemporary framed-wall construction.

The applicant submitted a Determination of Significance (DOS) application to remove the shed or “accessory structure” from the HSI on April 11, 2016. The application was deemed complete on April 14, 2016.

The historic house at 45 King Road (previously 15 Anchor Ave) was constructed c.1889 and is designated on the Historic Sites Inventory as a Landmark Site. The HSI form also identifies an accessory structure as being historic, though no description of the

building was included in the Historic Site Form. The applicant proposes to remove the Landmark designation from the accessory structure (shed), as they wish to demolish it.

History of the Structure:

The Planning Department's Preservation Consultant, Anne Oliver of SWCA has provided her analysis of the development of this site, included as Exhibit B. Based on Sanborn Fire Insurance Map, photographic documentation, and other historic record analysis, staff finds that the shed at 45 King Road was likely constructed on, or moved to this site, between 1927 and 1958. The shed is clad in a mixture of horizontal and vertical wood siding, but has no foundation. The wood-framed shed has a shed-type roof sloping to the rear which is presently covered in asphalt roll roofing. A door opened from the southwest side of the building and there was a square window on the northwest elevation. Staff finds there were at least four (4) additions made to the building: (1) a narrow shed-roof addition extending across the façade; (2) a shed-roofed vestibule that was clad in plywood; (3) narrow wood-frame addition across the entire rear; and (4) a large unpainted addition to the southeast that was constructed of modern materials. As existing, the shed is approximately 120 square feet.

This accessory structure does not appear on any of the Sanborn Fire Insurance Maps; however, after the 1920s, the Sanborn Company did not regularly re-draw their maps, but, rather, often, made corrections directly on earlier versions by hand or trace paper. Further, improved firefighting capabilities and the diminishing risk of fires meant that the Sanborn maps were less precise. Staff and our preservation consultant find that this may explain why the shed was not included in the early Sanborn maps.

Staff has also analyzed the 1949 tax appraisal card for the property. The card notes that there was a wood-frame and metal-roofed garage measuring 10 feet x18 feet on the property; however, it does not mention the shed. It is possible that the shed was overlooked because it was not of sufficient value. In fact, the 1958 tax card has a handwritten note saying "old shed no value." Neither the shed nor the garage is described in the 1968 tax card.

As part of the development of the site in 2015, the shed was temporarily relocated from the northeast property boundary to the southwest corner of the site. A portion of the shed was deemed to be non-historic and was removed prior to its relocation. The removal of the shed-roof vestibule and addition to the southeast elevation's removal and temporary relocation of the structure was approved as part of the HDDR for the development of the site at 45 King Road (previously 15 Anchor).

The applicant has also put together their analysis of the development of the shed (Exhibit A). They find that the shed was constructed of scrap lumber and salvaged materials. They also found that the shed evolved and expanded over time, as is evident by the different construction methods depicted by the walls of the structure. The applicant has found:

- There was no evidence of any original foundation. Rather, at some point, a new concrete foundation was added to the interior, which caused the base of the walls to deteriorate.
- The northern half of the shed was constructed of 1"x12" vertical boards with horizontal 3"x6" wood siding on the exterior, forming single-wall construction.
- A second addition to the rear elevation was constructed of contemporary materials.
- The roofing material over the original structure is 2"x6" rafters widely spaced with 1" sheathing. It appears new dimensional lumber and plywood may have been added due to failures in the roof.
- There is also some wall paper and fiber cement board in the north half of the structure.

The shed was likely used as a chicken coop, rabbit hutch, and storage during its lifetime.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and

Complies. Per the analysis, the building was either constructed, or moved to the site, between 1927 and 1958. Our preservation consultant found that the simple construction methods used to build the shed are consistent with those typically seen in the early twentieth century. The applicant supports the conclusion that the remaining portion of the shed, which consists of the north half of the original structure, was constructed prior to the later additions and used single-wall construction.

Portions of the shed may be between 58 and 89 years old.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Does not comply. The construction of at least four additions, changes to materials, and the overall poor condition of the structure has caused the structure to lose its historic integrity. As pointed out in Exhibit B, the structure lacks integrity in the critical aspects of design, materials, workmanship, and feeling.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;

(ii) The lives of Persons significant in the history of the community, state, region, or nation; or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

Does not comply. The historic house at this site contributes to the Settlement and Mining Boom Era (1868-1893) as it was constructed in c.1895; however, staff finds that the shed was likely built or moved to the property after the Settlement and Mining Boom Era. While the addition of the shed on the property is part of the pattern of continuous use and improvement of the site, the shed itself does not have sufficient importance in its own right to make the property significant under the period it was added to the property—the Mining Decline and Emergence of Recreation Industry Era.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies. Portions of the shed may be between 58 and 89 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies. No grant funds have been awarded for this shed. The shed is currently listed on the Historic Sites Inventory as part of the Landmark Site. It is not individually described on any reconnaissance level or intensive level survey; however, based on staff's analysis, it does not retain its Historic Form as is evident by the number of additions that were added to the original structure: (1) narrow-shed roofed addition across the façade, (2) shed-roofed vestibule clad in plywood, (3) narrow wood-frame addition across the entire rear elevation, and (4) the now-demolished contemporary addition that encased the south elevation.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Does not comply. As previously outlined, the construction of at least four additions, changes to materials, and the overall poor condition of the structure has caused the structure to lose its historic integrity. The way in which these additions were constructed has caused the shed to lose its original mass, scale, and composition. It would be difficult to restore the original shed as these additions have removed the original exterior walls of the structure. Only two walls and a portion of the roof of the original shed exist. It is not visually compatible with the Mining Era Residences National Register District and the structure lacks integrity in the critical aspects of design, materials, workmanship, and feeling.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Does not comply. The historic house at this site contributes to the Settlement and Mining Boom Era and has been designated as Landmark on the City's HSI; however, staff finds that the shed was likely built or moved to the property after the Settlement and Mining Boom Era. While the addition of the shed on the property is part of the pattern of continuous use and improvement of the site, the shed itself does not have sufficient importance in its own right to make the property significant under the period it was added—the Mining Decline and Emergence of Recreation Industry Era.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park

City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On May 14, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on May 18, 2016 and posted the property on May 18, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

The shed at 45 King Road is currently listed on the Historic Sites Inventory (HSI). If it continues to be designated as “Landmark” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure be removed from the HSI, then the structure will be eligible for demolition.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and remove the shed at 45 King Road (15 Anchor Avenue) as a Landmark structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.

2. The shed at 45 King Road is within the Historic Residential (HR-1) zoning district.
3. The historic house at 45 King Road is identified as “Landmark” on the Historic Sites Inventory (HSI). The shed was also identified as “Landmark” on the Historic Site Form.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. There is a wood-frame shed at 45 King Road.
6. The shed was not included on the Sanborn Fire Insurance Maps. The 1949 tax card identifies a wood-frame garage on the property, but not the shed. Further, the 1958 tax card says “old shed, no value” which may pertain to this shed. Based on this analysis, it is likely that the shed was built or relocated to the site between 1927 and 1958.
7. At least four (4) additions made to the shed building: a narrow shed-roof addition extending across the façade; a shed-roofed vestibule that was clad in plywood; narrow wood-frame addition across the entire rear; and a large unpainted addition to the southeast that was constructed of modern materials.
8. Built or relocated to the site between 1927 to 1958, the structure is over fifty (50) years old.
9. The historic house at this site contributes the Settlement and Mining Boom Era (1868-1893); however, the shed was likely introduced to this site following 1927.
10. The incompatible additions to all four (4) elevations of the shed and material changes have diminished its Historic Integrity, and the original rectangular plan has been lost. Its scale and context has not been maintained. It would be difficult to restore the original shed as these additions have removed the original exterior walls of the structure. Only two walls and a portion of the roof of the original shed exist.
11. The construction of at least four additions, changes to materials, and the overall poor condition of the structure has caused the structure to lose its historic integrity.
12. Because of the number of additions and alterations that have been made, the shed is not visually compatible with the Mining Era Residences National Register District and the structure lacks integrity in the critical aspects of design, materials, workmanship, and feeling.
13. While the addition of the shed on the property is part of the pattern of continuous use and improvement of the site, the shed itself does not have sufficient importance in its own right to make the property significant to the Mining Decline and Emergence of Recreation Industry Era.
14. The shed at 45 King Road does not meet the standards for “Landmark” designation, nor does it meet the criteria for “Significant” due to the loss of its historical form and its historical significance with an era of Historic Importance to the community.

Conclusions of Law:

1. The existing shed structure located at 45 King Road does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***
 - b. *It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.***
 - c. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - i. *An era that has made a significant contribution to the broad patterns of our history;*
 - ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Does not comply.***

2. The existing shed structure located at 45 King Road does not meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and **Complies.***
 - (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or***Complies.**
 - (c) *It has one (1) or more of the following:*
 - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
 - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or **Does not comply.***
 - (d) *It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:*
 - (i) *An era of Historic Importance to the community, or*
 - (ii) *Lives of Persons who were of Historic importance to the community, or*
 - (iii) *Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Does not comply.***

Exhibits:

Exhibit A – Applicant’s Analysis

Exhibit B – SWCA Analysis

Exhibit C – Current Historic Site Form for 15 Anchor

DAVID G. WHITE, ARCHITECT, INC.

PO Box 1313

2703 Estates Drive

Park City, Utah 84060

March 24, 2016

Re: Shed at 45 King Road, Park City

The shed in question at this property is difficult to process because it is not shown on any of the Park City Sanborn maps for the Historic mining era. It is very difficult to determine when the shed was constructed. The shed was constructed in two parts. The northern portion was built at an earlier time than the southern portion. It appears that the north half of the shed was used as a chicken coop or a rabbit hutch. The south half was used for storage and looks to have been built much later than the north portion. The lumber was dimensional and studs and plywood were used for the structural walls. The south portion was demolished before the start of the main project. Looking at the photos, it appears that the older north portion was built from mostly scrap lumber without much of a structural plan. The entry height was sub-standard (less than 6') and there is no evidence that the shed had a formal door. There as probably just a built-up barrier to keep the weather out.

A thorough inspection was done and photos were taken. Originally the north half of the shed was approximately 6'x12' and had a dirt floor and, later cement was poured over the dirt and engulfed the bottom of the shed walls causing the bottom of the walls to experience severe rot. There is no evidence that there was any foundation. The walls of this portion were the 1"x12" vertical boards with horizontal 3"x6" wood siding on the exterior (north and west sides), not a normal siding choice for this era. The north wall has the siding going horizontally on the lower half of the wall and vertically on the upper half of the wall. At some later time, a 2' deep addition was added to the east side. This addition was constructed of modern materials. They were 2"x4" studs with 1"x6" square board siding attached directly to the studs. There was no sheathing or air barrier to this wall. The roof material for this small addition was simply plywood. This is the area were the chicken coop were built. The original roof structure looks to be 2"x6" rafters widely spaced with 1"x sheathing over. Through the years the roof has been added with newer dimensional lumber because of many failures. It looks as though some areas were repaired with plywood sheathing and 1"x6" pieces laid horizontally in a random manner. It also appears that pieces of wall paper were applied to the north end and there are a few pieces of fiber board that show on the ceiling. Maybe this was applied to make the chickens feel good.

Assessment: It is my opinion that this structure is not an example that contributes to Park City mining era history. Looking at what is left of the structure, it seems as though each wall is of a different construction. It is definitely not clear when this structure was built.



Our application is to remove an out building from the site. Below you will find how the structure lines up with current requirements to earn a historic designation and how it was possibly mistakenly included with the Main Structure as a Landmark Structure from the Settlement & Mining Boom Era. Also included is research that cites the Sanborn Insurance Maps and the Historic Site Form-Historic Sites Inventory from November of 2008

Title 15 LMC Chapter 11- Historic Preservation

(1) LANDMARK SITE

Any Buildings (main, attached, detached or public), accessory buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark site if the Planning Department finds it meets all of the criteria listed below:

- (a) The structure is most likely more than 50 years old.
- (b) It retains its Historic Integrity...The materials are from many different eras and the workmanship is questionable.
- (c) In working with the Historical Department, the museum and our architect our determination is that it doesn't meet any of the criteria in this section except that it is old. It is of indeterminate vintage, not built by a person significant in any way and is uncharacteristic of any type, period or method of construction. It is certainly not the work of a notable architect or craftsman.

(2) SIGNIFICANT SITE

- (a) It is at least 40 years old
- (b) historical form, no one was able to determine what layers were built when and it is not consistent with any era of architecture or construction
 - (i) we could find no record of a historic grant
 - (ii) it is not shown on one of the Sanborn Maps. 1907, 1929 & 1940 maps are included
 - (iii) It was listed as Landmark which we believe occurred because it is on the same parcel as the historic home.
- (c) It does not meet any of the criteria in this section
- (d) It does not meet any of the criteria in this section

(3) CONTRIBUTORY SITE

- (a) it is more than 40 years old
- (b) it does not meet the criteria in this section
- (c) It is eligible for demolition



Sanborn Maps: The 1907 Map does not show the historic home. Copies of the 1907, 1929 and 1940 Sanborn Maps do not show the out building. Historic Site Form November 2008.

The main structure was designated as a Landmark Site from the Historical Era, Settlement & Mining Boom Era 1868-1893. The application indicates that there are 2 out buildings on the site. The Architect and Builder are unknown.

While the historic home most likely is of the Mature Mining Era the chicken coop/ rabbit hutch/ storage shed has no tie to that era as the designation indicates. Furthermore it does connect with the other two possible Eras for designation, The Settlement & Mining Boom Era (1894-1930) or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Since the structure was built after 1940 it should not have been included with the main structure and designated as a historic Settlement & Mining Boom Era structure. We imagine that it was included just because it was in horrible condition and looked very old.

We respectfully ask that the staff acknowledge that the shed was incorrectly designated as historic, remove it from the Historical Inventory and allow it to be removed.



Scipioni to Park City Holdings

Peterson to Scipioni

1990 Louis Nelson to Glenn Peterson

1985 Curtis Oberhansly to Glenn a Georgia Peterson

1976 Harry and Sydney Reed to Curtis Oberhansly

1975 Greater Park City Company and Treasure Mountain Corp to Ramshire

1971 United Park City Mie Co to Greater Park City Co

1969 Vaughn & June Johnson to Louis Nelson

1963 Leon & Colleen Ubiarte to Vaughn & June Nelson

1962 Ellen Karlson to Horace and Mona Glidden

1961 Summit County to Horace & Mona Glidden

1929 Park City Township Co To Mike & Cora Belford

1928 Rose Maxim to Karl Peterson

1927 Lucy Whitta ?? to Rose Max

1926 WJ & Amelia Huddy to George Huddy

1924 Summit County to Alford Roach

1921 Kate Dunn to David Baxter

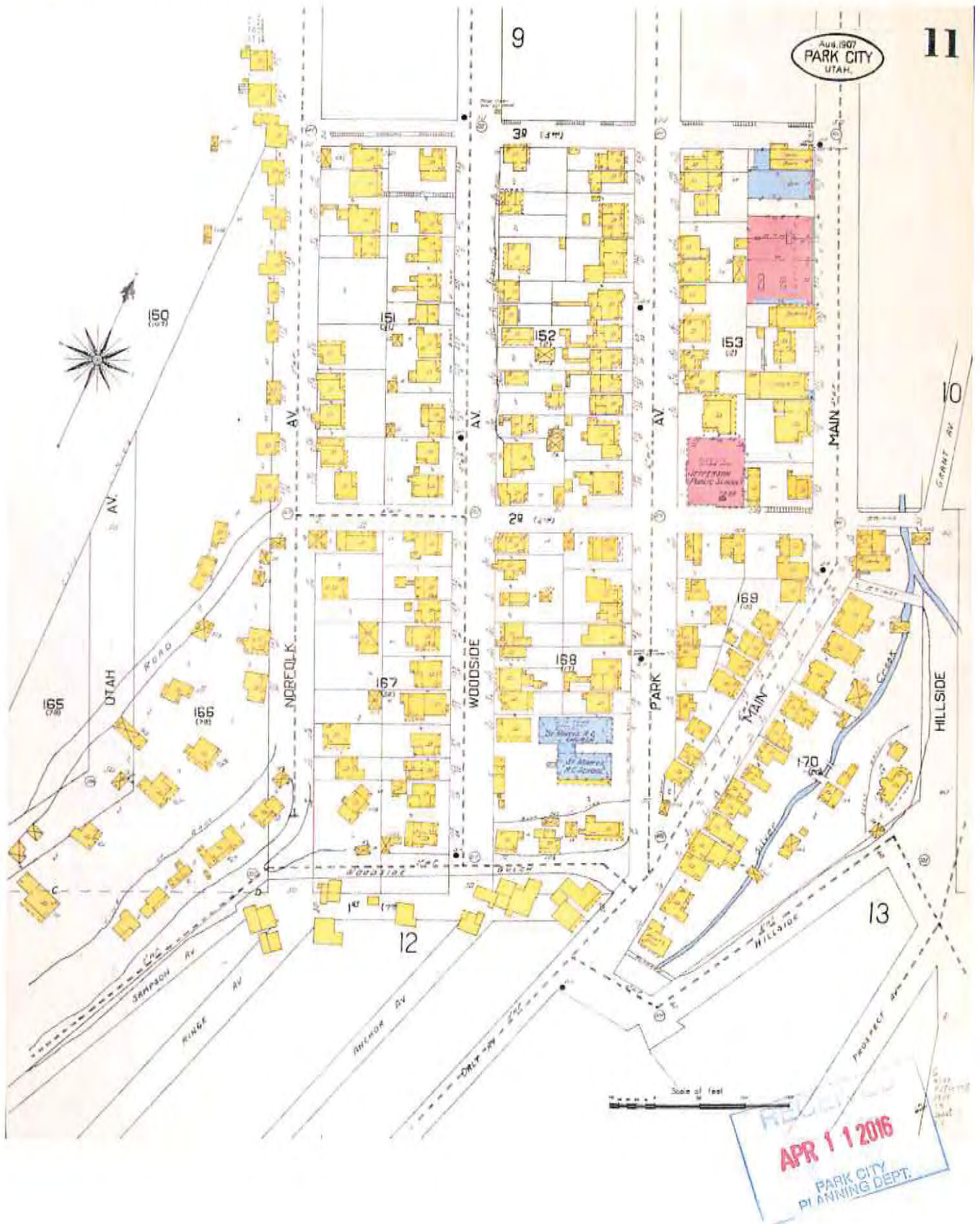
1916 WI Snyder to Dung Lung Hing DeGrover

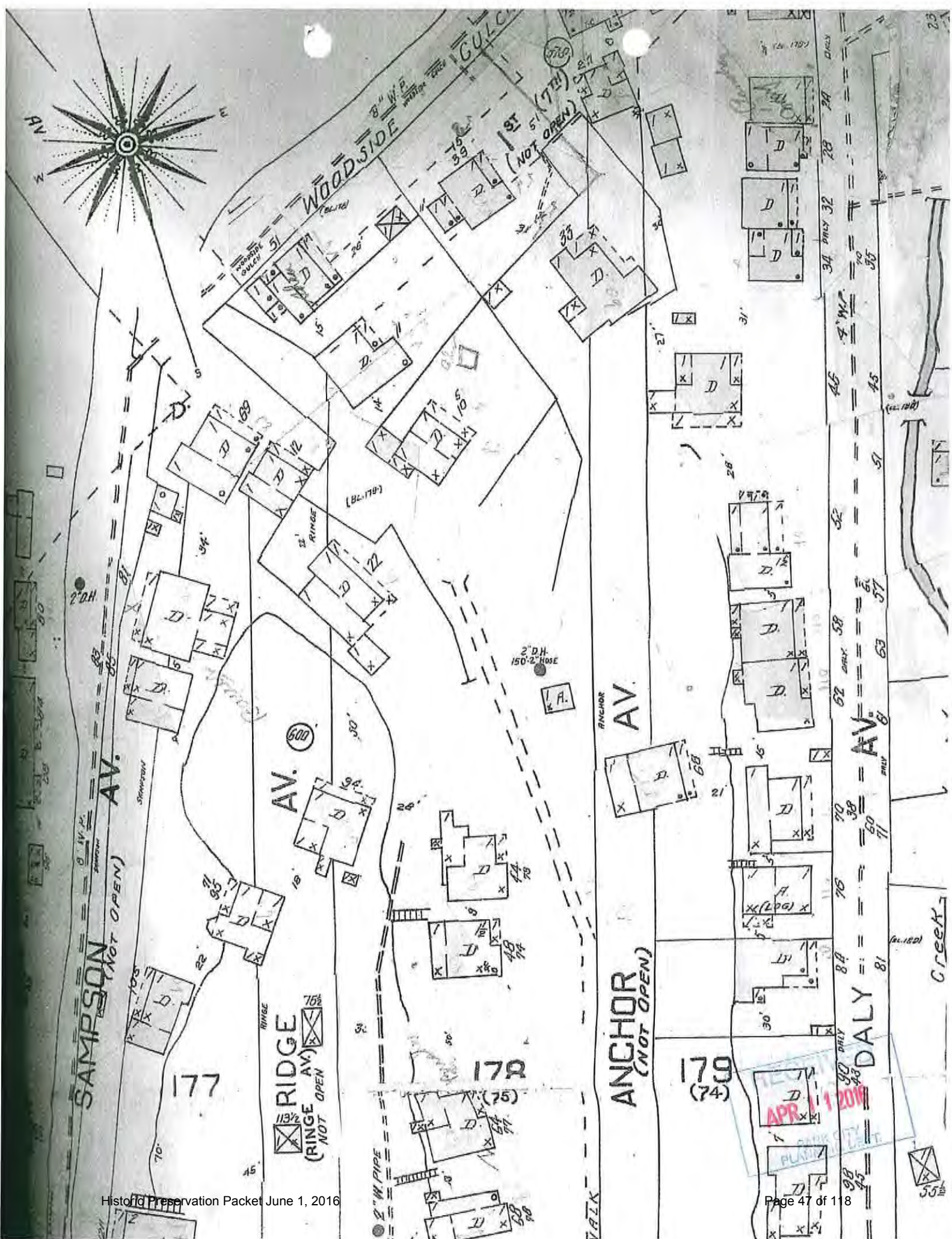
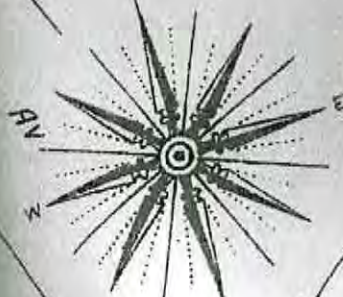
1909 Cannon Live Stock Co to Neff Live Stock Co

1915 Martha Prescott to Bitner Landd and Live Stock Co



Print this item: Park City, 1907: Sheet 11





APR 11 2016
PLANNING DEPT



Salt Lake City Office
257 East 200 South, Suite 200
Salt Lake City, Utah 84111
Tel 801.322.4307 Fax 801.322.4308
www.swca.com

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: May 6, 2016
Re: Assessment of Outbuilding at 55 Anchor Avenue/15 Anchor Avenue/45 King Road

Introduction

The property at 55 Anchor Avenue (also known as 15 Anchor Avenue and 45 King Road) in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Landmark Site. Buildings on the property include a historic residence (the principal façade of which faces northeast) and one outbuilding (the shed), which has been used at times as a utility shed and chicken coop. The property owners are presently rehabilitating the house and constructing an addition to the north. To make room for construction, the shed has been moved from its previous location in the northeast corner of the property to a temporary location south of the house. The PCMC Planning Department has requested a formal assessment of the history of the outbuilding, a determination of whether or not it was built within the period of historic significance for the property, and an evaluation of its integrity. This information can be used to determine whether or not the shed is a contributing feature to the landmark site, which will allow the Planning Department staff to provide guidance regarding the need to restore the shed and to ensure compliance with PCMC historic preservation ordinances.

Shed Description

In its previous location, the shed was sited on the northeast property boundary and faced southwest (uphill) toward the house (Figure 1). At the time it also had a non-historic addition on the southeast side, which was removed prior to relocation (Figures 2 and 3). In its present location, the shed has been rotated to face northeast and has been roughly braced with dimensional lumber (Figure 4).

Originally the outbuilding was a simple, rectangular, wood-framed structure with walls roughly clad in a mixture of horizontal and vertical siding; it had no foundation. The wood-framed, shed-type roof sloped to the rear and is presently covered with asphalt roll roofing. A door opened from the southwest (now northeast) side and the building was lit with a square window on the northwest (now southeast) end (Figures 5-8). At least four additions were made to the original building. Based on physical evidence, particularly wall framing and the presence of blue and green paints, the first addition is the narrow, wood-framed, shed-roofed addition extending across the front (now the northwest) side that is clad in horizontal and vertical siding, and painted blue on originally exterior surfaces. The second addition was a

shed-roofed vestibule for the doorway, which was removed when the shed was relocated but which is visible in Figure 2, partially clad in plywood and painted blue on the exterior. The green-painted walls now visible on the front of the building were formerly the interior walls of the vestibule. The third is the narrow, wood-framed addition extending across the entire rear (now southwest) side; the shed roof of the original outbuilding was simply extended to cover this area (Figure 9) and the walls were clad in wide, unpainted, vertical boards. On the interior, this addition was previously fitted with poultry nesting boxes, and two small, square holes cut in the southeast (now northwest) wall would have allowed exterior access via narrow ramps (see Figure 7). The fourth was the large, unpainted addition to the southeast, of relatively modern materials and construction, which was also removed prior to relocation.

The original shed was of simple construction and subsequent additions were typically of poor quality, making expedient use of available materials. All interior furnishings were removed when the building was relocated, and presently the outbuilding is in poor condition.

History

The Historic Sites Inventory (HSI) form for 55 Anchor Avenue states that the single-family dwelling on the lot was built in ca. 1895.¹ However, the house had already been built by 1889 when it appears on a Sanborn map (numbered 15 1/3 Woodside Avenue), as had two dwellings to the northwest (Figure 10). At that time, the principal building on the subject property was a one-story, wood-framed and wood-sided, hall-parlor type dwelling (as indicated by the yellow color and the letters “Dwg.”) with a rectangular plan, two shed additions off the rear, and a front porch (marked by a dashed line) facing northeast; it had a wood-shingled roof (marked by a small x). No outbuildings were noted to the east on the property, and the two outbuildings to the west were associated with the dwelling at 16 1/2 Woodside Avenue.

By 1900, when the dwelling is labeled as “10” on the Sanborn map, the rearmost shed addition had been extended to the northwest, but no other changes are visible (Figure 11). Based on proximity, the one-story, wood-framed outbuilding to the northwest appears to be associated with the property numbered “29 1/2.” The 1907 Sanborn map documents no changes or additions to the property, although lot lines now clearly indicate that the outbuilding to the northwest is associated with the property numbered “33” (Figure 12). A one-story, wood-framed barn (marked by a large X through the building) is to the southwest, although lot lines make it unclear if this is associated with the subject property. In 1927, there are again no changes to the principal dwelling and no outbuildings to the northeast; the barn to the southwest has been removed (Figure 13).

Beginning in about the 1920s, the Sanborn Company typically just updated its maps, making corrections directly onto earlier versions by hand. Also, improved firefighting capabilities and the diminishing risk of fires meant that the precise documentation of building locations and materials became less critical. Both of these factors may mean that less care was taken to ensure accuracy as fire insurance maps became

¹ Dina Blaes, Historic Site Form – Historic Sites Inventory for 55 Anchor Avenue, 2008. On file with Park City Municipal Corporation and available online at: <http://www.parkcity.org>.

increasingly obsolete. However, there is no evidence that the subject outbuilding was present on the property at 55 Anchor Avenue prior to 1927.

The first known image of the property at 55 Anchor Avenue is a tax assessment photograph from the early 1940s, taken facing south and showing the front and northwest sides of the dwelling as well as the front façade of the dwelling to the north (since demolished; see HSI form). A slat-and-wire fence separates the two houses but the subject outbuilding is not visible; if present, it would have been outside the frame on the left side of the photograph.

The next documentary evidence is provided by a 1949 tax appraisal card for the property, which was then known as 15 Anchor Avenue (see HSI form). The card notes the presence of a Class 1, single-car garage measuring 10' x 18' with a wood floor and walls and roof of tin; no other outbuildings are noted. The garage is clearly too large to be the subject outbuilding, but the shed may not have been itemized because it was not of sufficient value to be included in the appraisal. The garage was no longer present at the time of the 1958 tax appraisal, but a hand-written notation in darker ink states: "old shed No value." This is likely the subject outbuilding. The 1968 tax appraisal card notes neither a garage nor a shed (see HSI form).

In summary, based on available evidence, it appears that the subject outbuilding was constructed on, or moved to, the 55 Anchor property after 1927, and probably before 1958. A mid-20th century date is consistent with the materials and methods of construction for the original shed as well as the first three additions.

Conclusion

Park City's historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structure may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City's Historic Site Forms state that a property "must represent an important part of the history or architecture of the community" and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 55 Anchor states that the property is significant under the Settlement and Mining Boom Era. This is supported by the Sanborn maps, which indicate that the form of the historic house was essentially present by 1895 and that no significant alterations were made after 1900.

The subject outbuilding was built or moved to the property well after the Settlement and Mining Boom Era. Typically, older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century, and they can be significant under multiple historic eras. While the addition of a shed on the property is part of this

pattern of continuous use and improvement, the shed itself does not have sufficient importance in its own right to make the property significant under the period in which it was added, namely the Mining Decline and Emergence of Recreation Industry Era. Additionally, the shed has been highly altered over the years and is presently in poor condition, and it lacks integrity in the critical aspects of design, materials, workmanship, and feeling.

Recommendations

It is recommended that the outbuilding at 55 Anchor Avenue be designated a non-contributing resource to a landmark property because it was built outside the period of significance for the principal building on the property, and because it lacks the significance and integrity to provide a good representation of the historic era in which it was built. No further preservation actions are recommended.



Figure 2. Southwest side of outbuilding in its previous location (facing east); non-historic addition is visible at the right side.



Figure 3. Southwest and southeast sides of outbuilding in its previous location (facing north); non-historic addition is visible in the foreground.



Figure 4. Overview of outbuilding in its present location, facing north.



Figure 5. Northeast and northwest sides of outbuilding, facing south.



Figure 6. Northwest side of outbuilding, facing southeast. Note square openings cut in vertical plank on right side, providing access for poultry ramps.



Figure 7. Northwest and southwest sides of outbuilding, facing southeast.



Figure 8. Southwest and southeast sides of outbuilding, facing north. Note change in materials (and from painted to unpainted) between the earlier building and the third addition across the rear.



Figure 9. Interior of outbuilding with modern plywood sheathing for support, facing southeast. Note change in roof construction at right side, where the third addition begins. Roof framing and sheathing were added when building was moved.

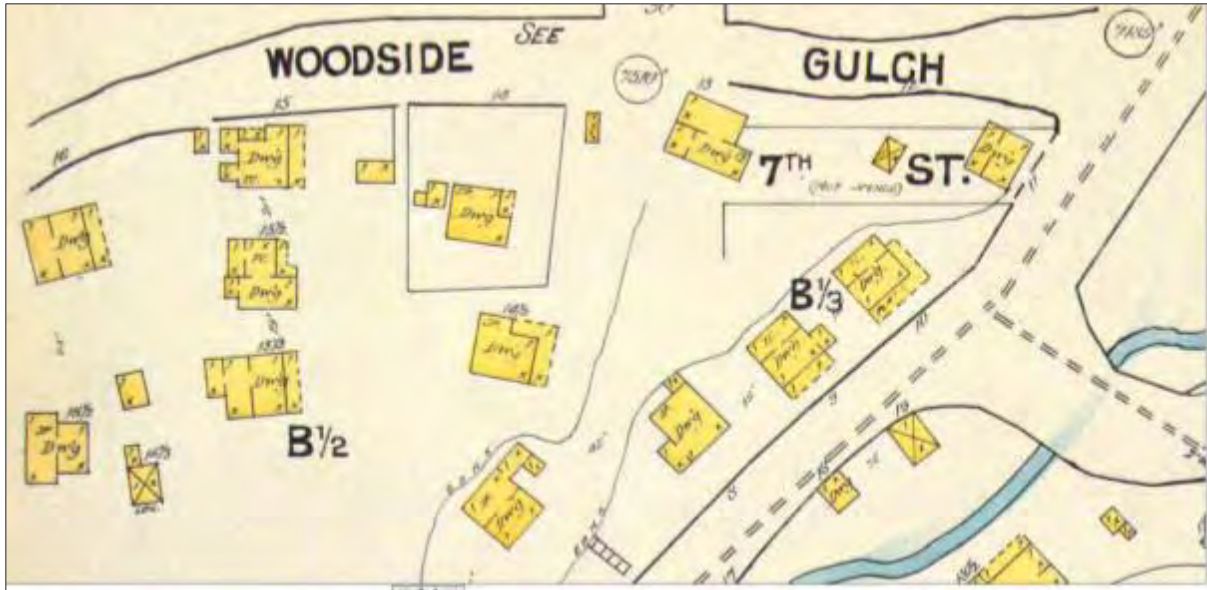


Figure 10. 1889 Sanborn Fire Insurance Map. The property at 55 Anchor is given the property number 15 1/3 and is located at left, just above the notation “B1/2.”



Figure 11. 1900 Sanborn Fire Insurance Map. The property at 55 Anchor is given the property number 10 and is located at middle left.



Figure 12. 1907 Sanborn Fire Insurance Map. The property at 55 Anchor is given the property number 10 and is located at the center of the map.



Figure 13. 1927 Sanborn Fire Insurance Map. The property at 55 Anchor is given the property number 10 and is located at the center of the map.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 55 Anchor Avenue

AKA: 15 Anchor Avenue

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
 Permit #: _____
 Full Partial

Use

Original Use: Residential
 Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
 Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
 Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor / vernacular style

No. Stories: 1

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

Number of associated outbuildings and/or structures: accessory building(s), # 2; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.): General disrepair and signs of significant deferred maintenance. The house appears to be vacant, but not verified.
- Uninhabitable/Ruin

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

Site: Slight rise in the lot from west to east. Lot is set back from King Road off Anchor Drive (unimproved roadway).

Foundation: Most early Park City homes built with no foundation--simple wooden sills--and photographs do not indicate that the foundation has been upgraded.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. Condition is poor and shows signs of severe weathering on south elevation.

Roof: The gable roof form (typical gable roof form has been extended to saltbox form) is sheathed in corrugated metal material though wood shingles are evident in some places.

Windows: Windows include single fixed casement windows. Tax photo shows two-over-two double-hung sash units on the east elevation, but they were not verified.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The site appears largely unchanged from the tax photo, though the condition of the site is significantly deteriorated. A structure located directly west of the main house, as seen in the tax photo, is not evident in later photographs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site is informally landscaped with grasses and mature deciduous trees and shrubs.

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

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

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

¹ 1889 and 1900 Sanborn Maps indicate a structure at this location...

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: North elevation. Camera facing south, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 2006.

Photo No. 3: South elevation. Camera facing north from across canyon, 2006.

Photo No. 4: South elevation cropped. Camera facing north from across canyon, 2006.

Photo No. 5: Northeast oblique. Camera facing southwest, c. 1940 tax photo.

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

RE APPRAISAL CARD
PC 681

NEW APPRAISAL BASE

Owner's Name Peterson, Glenn F.
 Owner's Address Park City
 Location lots 46 and 47, Blk. 75 P.C. Millsite
 Kind of Building Res. Street No. 15 Anchor Ave
 Schedule 1 Class 3 Base Factor (14)

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		736	\$	\$1525
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone— Conc— None—		126
Ext. Walls <u>siding</u>		
Roof—Type <u>Gable</u> Mat <u>Shg</u>		
Dormers—Small— Med— Lg—		
Bays—Small— Med— Lg—		
Porches—Front <u>188' @ 43</u>	80	
Rear @		
Basement <u>cellar 5x5</u> Floor <u>dirt</u>		
Attic—Rooms— Fin— Unfin—		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays— Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns— F'tns— Shr—	350	
Heat—Stove <u>K</u> H. A.— Steam— S—		
Finish— { Hd. Wd. Floors— { Hd. Wd. Fir— Fir <u>2 1/2</u>		8
Cabinets <u>Pantry</u> Mantels—	40	
Tile— { Walls— Floors—		
Lighting—Lamp— Drops <u>K</u> Fix—		
<u>Lumber lined</u>		175
Total Additions and Deductions	470	309
Net Addition or Deductions		161

REPRODUCTION VALUE \$1686
 Depreciation 61/39 %
 Reproduction Val. Minus Dep. \$658

Age 48 Yrs. by { Est. Owner
Tenant
Neighbors
Records
 Remodeled— Est. Cost— Remodeling Inc. %
 Garage—S 8—C 1 @ 48
 Cars 1 Walls tin
 Roof tin Size 10 x 18 Age 23
 Floor wood Cost 86/31 Depreciated Value Garage \$27

Remarks _____ Total \$686
 Obsolescence _____ %
 Total Building Value \$

Serial No. PC 681

Location Block 75 Millrite Lots 46 & 47
 Kind of Bldg. Res St. No. 15 Anchor Ave
 Class 3 Type 1 2 3 4 Cost \$ 1548 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		736		\$ 1548
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls _____	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>GAD</u> Mtl. <u>Part Tin + RR</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large <u>100</u>	
Porches—Front _____ Rear _____	188 @ <u>80</u> 150
Porch _____	@
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____	@
Planters _____	@
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub _____ Trays _____
	Basin <u>1</u> Sink _____ Toilet _____
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. _____	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other _____	
Cabinets <u>Partly</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	500 500

*add shd
No Value*

Year Built _____	Avg. _____	Current Value	\$ 2048
<u>Nov 1949-48</u> Age <u>57</u>		Commission Adj.	%
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>30</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 614
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

Appraised 5-13-1958 By 1302

PC 681

Serial Number

.....OF.....
Card Number

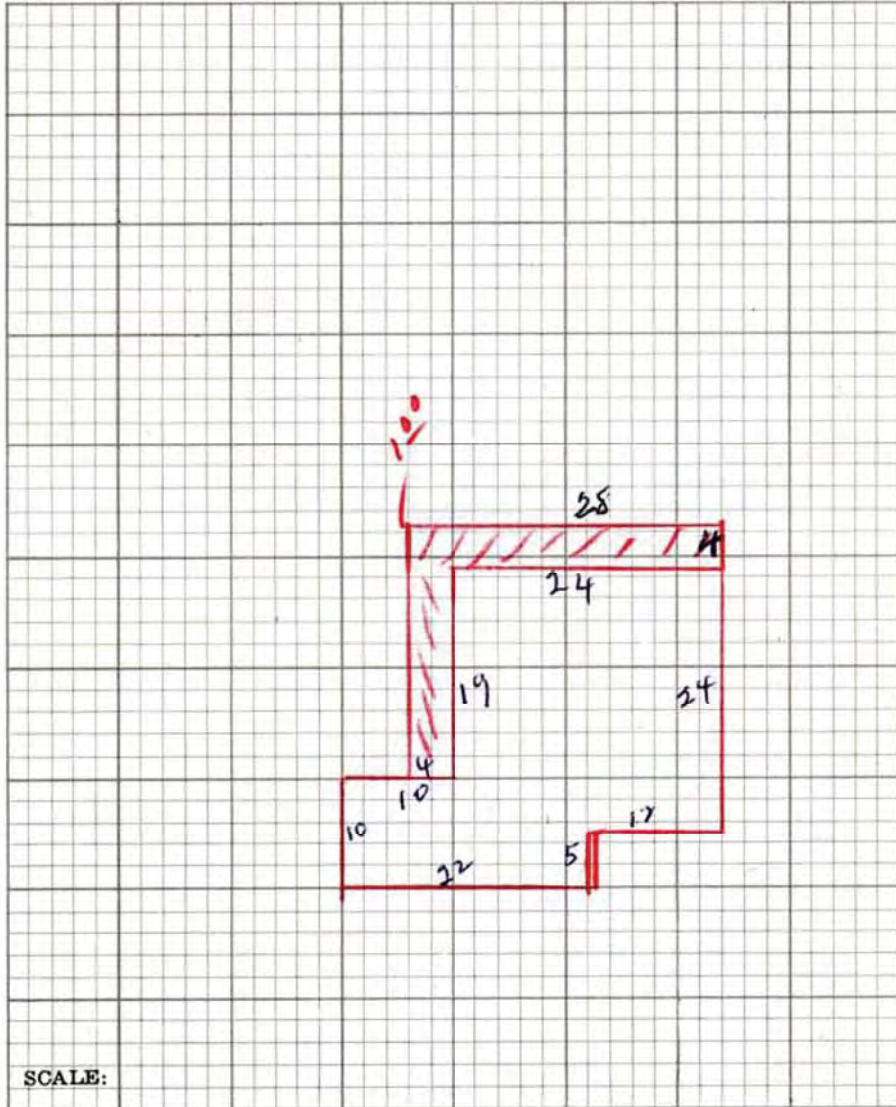
Owners Name Allen F Peterson
 Location lots 46+47 M S
 Kind of Bldg. Res St. No. 15 Anchor ST
 Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	736		\$ 2382	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>pat + Tin</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ <u>188 @ 100</u>		<u>188</u>
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>650</u>
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> _____ Coal _____ Pipeless _____ Radiant _____		<u>326</u>
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		<u>1064</u>

Year Built <u>1901</u>	Avg. <u>1.1907</u>	Replacement Cost	<u>3546</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
		Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS Average Year of Construction Computation:

Year 1901 \$ 3120 = 91% x 64 Year = 5825

Year 1964 \$ 326 = 9% x 1 Year = 5833

Average Year of Construction 1907

5833

3

61

PC 681













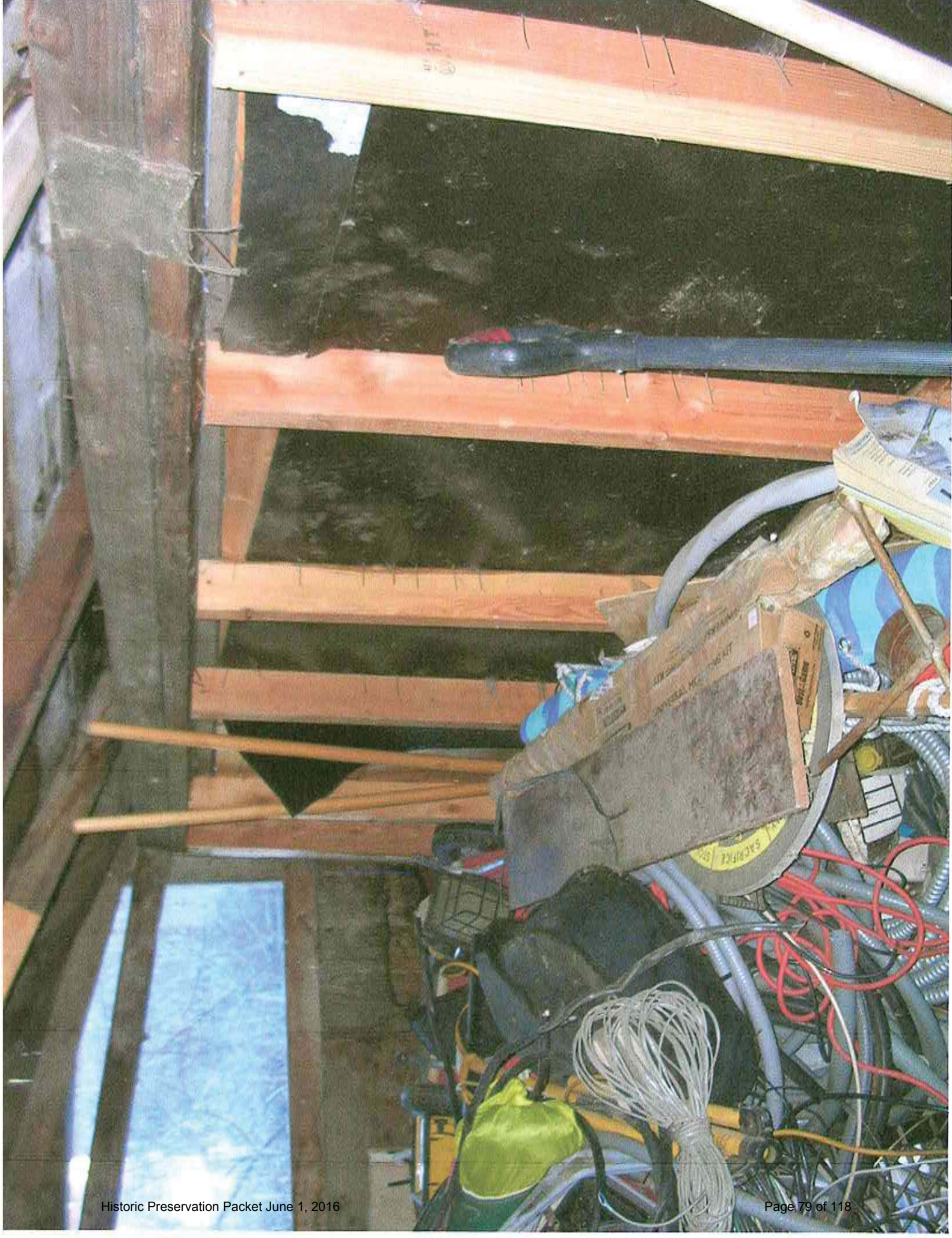
Exhibit D- Shed prior to removal of south addition

























Historic Preservation Board Staff Report



Subject: Design Guidelines
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Date: June 1, 2016
Type of Item: Regular Session
Project #: GI-13-00222

Summary Recommendations:

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the Park City's Design Guidelines for Historic Districts and Historic Sites; provide specific amendments to be made to the document if necessary; and forward a positive recommendation to City Council. (A final review of the Design Guideline changes will be requested prior to forwarding a recommendation to City Council.)

Background:

During the [January 6, 2016 HPB meeting](#), staff discussed the history of the City's preservation efforts, the purpose of the Design Guidelines and their role as a living document, as well as differences between Federal, State, and Local preservation regulations. Staff discussed that though our Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, the City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines. Our Design Guidelines identify four (4) treatment methods: Preservation, Rehabilitation, Restoration, and Reconstruction, which are often used in tandem depending on the condition of the structure and work to be completed. These items are defined on page 6 of the Design Guidelines.

Staff began reviewing the Design Guidelines with the HPB in December 2014. Staff met with the HPB to discuss a potential outline for Design Guideline changes in December 2014. Following this discussion, staff brought forward a work session regarding the treatment of historic structures to discuss panelization and reconstruction in February 2015. In September and October 2015, the HPB discussed compatibility of new additions. Staff also led a discussion with the HPB regarding character zones on October 7, 2015, and November 18, 2015. Starting in [January 2016](#) and going forward, staff will be reviewing the Design Guidelines with the HPB on a monthly basis. (Thus far, the Design Guidelines have only not been on the agenda for the April HPB meeting.)

Thus far, the HPB has reviewed amendments to the following sections:

- Universal Design Guidelines
- Site Design

- Primary Structures
- Additions to Primary Structures
- Historic Accessory Buildings
- New Accessory Buildings

In addition to the Historic Preservation Board meetings, staff has also begun holding lunchtime work sessions and office hours to engage the public in these Design Guideline revisions. The first of these workshops was held on March 16th; 13 professionals in the Design, Development, and Building Community attended the workshop. Staff has also developed a [webpage](#) in order to promote this work on the Design Guidelines.

Analysis:

1. REVISIONS FROM THE MAY 4TH HPB MEETING

During the [May 4th HPB meeting](#), staff brought forward Design Guideline revisions for the following sections:

- Primary Structures
 - Roofs
 - Exterior Walls
 - Foundation
 - Doors
 - Windows
 - Gutters & Downspouts
 - Chimneys & Stovepipes
 - Porches
 - Architectural Features
 - Mechanical Systems, Utility Systems, & Service Equipment
 - Paint & Color
- Additions to Primary Structures
 - Protection for Historic Structures and Sites
 - Transitional Elements
 - General Compatibility
 - Scenario 1: Basement Addition without a Garage
 - Scenario 2: Basement Addition with a Garage
 - Scenario 3: Attached Garages
 - Decks
 - Balconies & Roof Decks
- Historic Accessory Structures
- New Accessory Structures

The Historic Preservation Board had minimal edits to the proposed Design Guideline revisions and continued the item to the June 1st meeting. In particular, the HPB wished to add a new guideline to the Roof subsection to address dormers. The new guideline reads:

New dormers shall be at a minimum one foot (1') lower than the main ridge line of the historic structure and shall not extend to the wall plane of the level below.

The HPB also expressed interest in promoting the use of wood roof shingles on historic houses, rather than asphalt roof shingles or standing seam metal roofing. Here are examples of the three most popular roofing materials:



963 Empire Avenue

This historic house features a standing seam metal roof.



1011 Empire Avenue

This non-historic garage addition has an asphalt shingle roof.



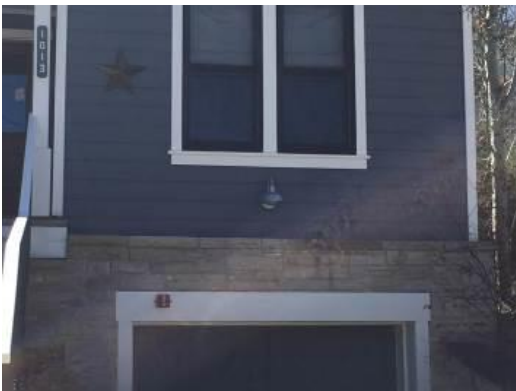
964 Empire Avenue

This historic house has a wood shake or wood shingle roof.

Fire Marshall Kurt Simister is generally against the use of wood roof shingles. He argues that they only last 5 to 10 years, compared to a 20 to 30 year lifespan of an asphalt roof. More importantly, he is concerned about using wood roofs in the Wild Lands Interface, which includes Old Town. Wood roofs are fuel for fires. As they age, owners of wood roofs often add sealants and other treatments that are combustibles. Further, Kurt Simister is working on a municipal plan to protect the City against fires. As we continue to grow, our density increases; the proximity between structures lessens; we have larger structures with less open space; and more landscaped areas which are all fuel for a potential fire. Should a wood roof be proposed, the Building Department would require the use of a Class A underlayment and a Class B wood shingle. Because of the Building Department's concerns for wood roof shingles, staff finds that it may be appropriate to encourage the use of thicker, architectural shingles that simulate the look and texture of a wood shingle roof on historic structures. Staff proposes adding the following Design Guideline to the Roofs subsection:

Wood shingle roofs may be considered on historic structures. Architectural shingles, or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam metal roofs on the historic structure.

The HPB also brought up concerns about the Foundation subsection. Staff found it was appropriate to retain the Design Guideline allowing a structure to be lifted "generally no more than two feet (2');" however, the HPB found that it was only appropriate to only allow a 6 inch reveal on any new foundation. The HPB also discussed adding a Design Guideline to encourage drainage away from the historic structure. Finally, the HPB wanted to require a plinth, the flat, plain member at the bottom of the baseboard, to create a visual separation between the historic structure and its new foundation. Below is an example of a house without a plinth and one with:



1013 Woodside has no plinth between its baseboard and the new stone foundation.



823 Norfolk has a plinth between the wood siding and concrete block foundation which helps anchor the house to the foundation visually.

Staff proposes the following Design Guidelines to address these specific issues:

B.3.3 A historic site shall be returned to original grade following construction of a foundation. If the When original grade cannot be achieved, generally no more than

~~two (2) feet six inches (6")~~ of the new foundation ~~should shall~~ be visible above ~~finished final~~ grade on the primary and secondary facades.¹

Re-grade the site so that all water drains away from the structure and does not enter the foundation.

A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

The HPB also requested additional alterations to the subsection Mechanical Systems, Utility Systems, & Service Equipment to ensure proper screening from views above and below the structure. Staff proposes the following modifications to address these comments:

~~MSNC8. Rooftop mechanical equipment is generally discouraged.~~ Roof-mounted mechanical and/or utility equipment ~~should shall~~ be screened and minimally visualized ~~from all views. from the primary public right of way.~~²

The HPB also brought up concerns about rain barrels. Staff finds that this can be better addressed in Design Guidelines for Sustainability, which are noted on the revised [outline](#).

Staff has incorporated these revisions into the Amendments to the Design Guidelines, included as Exhibit A.

2. SIDEBARS

The following sections are sidebars that staff is proposing in order to add greater clarity and guidance to the Design Guidelines. **Staff has not modified the formatting to an underlined red; all of these sidebars are new information.**

SIDEBAR: COMPATIBILITY & COMPLEMENTARY

During the May 4th HPB meeting, the HPB held a work session to benchmark Park City's definitions of compatibility, complementary, and subordinate. Staff will bring forward definitions of these terms to incorporate into the Design Guidelines at a later date; however, staff also found that it may be helpful to incorporate a sidebar in the Design Guidelines that outline indicators for Compatibility and Complementary.

Staff proposes the following language for the sidebar:

Compatibility and Complementary are terms often used in historic preservation to describe the relationship between two structures or a historic structure and its new addition. Many characteristics and features contribute to compatible and complementary design. These include:

- *Form*
- *Mass and scale*

¹ The blue text in this guideline represents an edit made after the last HPB meeting to incorporate HPB's feedback.

² Edits from the HPB's last review.

- *Roof shapes*
- *Building height*
- *Height of floor elevations*
- *Setbacks*
- *Materials*
- *Repetition or rhythm of openings-to-solids*
- *Rhythm of entrances and/or porches*
- *Window and door sizes, proportions, and patterns*
- *Orientation of entrances*
- *Landscaping*

SIDEBAR: MASONRY RETAINING WALLS

Staff recommends that a sidebar is added which will provide details and recommendations for retaining walls in Old Town. Below are examples of issues that staff finds have arisen as a result of the lack of detail related to retaining walls.



74 King Road

The scale and proportions of the stones in this wall are not consistent with those used historically. Generally, stones should be a size a miner could carry.



Woodside Avenue

It is important to use stone that is consistent with the types of stone used historically. The color tones of stones are just as important as scale and proportion.



843 Woodside Avenue

It is important to repair walls using recognized preservation methods. Incompatible repairs can not only damage the historic materials, but will also not appear appropriate.



811 Norfolk Avenue

This new retaining wall uses appropriate-sized and color of stone.

Staff proposes the following additions to the Design Guidelines for Retaining Walls in Old Town:

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the relentless and complex topography. In addition, retaining walls helped to define property boundaries and create yards spaces where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform in size. Retaining walls were either dry stacked or used mortar joints.

As repairs are made to historic retaining walls or new retaining walls are introduced to Old Town, the following should be considered:

- A. Existing stone retaining walls should be repaired using recognized historic preservation methods.*
- B. Replacement materials should be similar in materials, color, texture, scale, and proportion. Repairs to mortar joints should match the existing mortar in composition, color, texture, and finish – mortar analysis may be necessary.*

- C. *Materials of new retaining walls visible from the right-of-way should reflect the period of significance of the historic primary structure.*
- D. *Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in materials, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the District.*
- E. *It is preferred that new retaining walls over five feet (5') be terraced to prevent large vertical planes of retaining walls on the streetscape. Historically, retaining walls were approximately three to five feet (3' – 5') in height. Staff recognizes the need to retain more earth as development occurs in Old Town; however, staff encourages retaining walls that are in keeping with the scale of those found throughout the District historically. Terracing multiple walls of three to five feet (3' – 5') in height is encouraged with vegetation in between each terrace.*
- F. *Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.*
- G. *New retaining walls shall be screened with vegetation where appropriate.*

Retaining walls of alternative designs and materials will be reviewed on a case-by-case basis.

SIDEBAR: FENCING

Applicants often ask what kinds of fencing are most appropriate. In some cases, we have failed in incompatible materials being used as fences.



While this fence at 24 Daly Avenue is not historic, it is compatible with the historic house and simple in design.



This fence at 172 Daly is contemporary, but does not detract from the historic house.



This fence at 361 Daly is appropriate for backyards, but not front yards in Old Town. While simple in design, it more reminiscent of fences used for farmyards or crops than fences that would be seen in urban areas.



The wire fencing that originally existed at 166 Daly Avenue is also appropriate.

Staff proposes the following additions to the Design Guidelines for Retaining Walls in Old Town:

Historically, fences and masonry retaining walls were typical site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences as were common front yard enclosures that followed the site perimeter, specifically along the street front. Fence and materials visible from the right-of-way should reflect the period of significance of the historic primary structure.

Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:

- A. Picket fences. Historically, picket fences may have been the most common fence type-used in front yards. Wood picket fences with flat, dog-eared, or pointed tops were typical in front yards; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide with spacing of 1-3/4" between boards.*
- B. Wire fences. Various types of wire, including woven wire, are were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.*
- C. Simple wrought and cast iron fences.*

Fences of alternative designs and materials will be reviewed on a case-by-case basis. Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the neighborhood. Vinyl and Trex fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

SIDEBAR: HOW TO CASE A WINDOW

Casing a window is not difficult, but if done incorrectly, it can have a negative impact on the appearance of the historic structure. Here are some examples:



1027 Woodside

This window was not trimmed correctly. Also note that there is no mullion, or vertical member between the two window units; rather, larger windows have been installed in this opening to span what would have been mullion.



1013 Woodside Avenue

Note the dimensions of the dressing, or ornamental trim detail surrounding the window opening. Also note the dimension of the muntin and the size of these windows. These window casings are appropriate.



703 Park Avenue

Notice the width of the dressing. This is window is cased appropriately.

Staff recommends that a sidebar is added which will provide details regarding the methods to case a window.

Historically, the casing and trim surrounding windows was substantial; the sliding sash was typically about 1.5 inches wide, casing or trim boards were typically about 3.5 inches wide. Using window casing and trim replacements of smaller or larger dimensions is inappropriate as it seriously alters the historic character of the structure. New window openings shall generally reflect the proportion of historic window openings by maintaining a 1:1 or 2:1 ratio.

SIDEBAR: WHY PRESERVING ORIGINAL WINDOWS IS RECOMMENDED

Staff finds that there is a huge push to replace any remaining historic windows. Arguments are made regarding their energy efficiency, condition, etc. Staff has been successful at ensuring replacement windows are wood on the exterior on the historic house, and we do allow aluminum-clad wood windows on new additions and foundation-level windows. Our intent is that adding a sidebar about the importance of preserving original windows may encourage greater preservation of our historic

windows. Aesthetically, historic wood windows are generally superior to new vinyl windows. Some examples of this include:



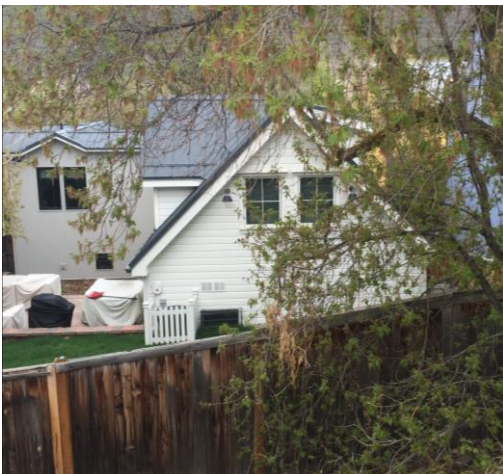
945 Norfolk

The windows provide depth and interest. These windows appear to be original and could likely be rehabilitated with little difficulty. Note the depth, shadow, texture, and thickness of the wood elements that create the window unit.



1103 Norfolk

These new windows lack depth. The sash is too thin and does not provide sufficient depth. Compare it to the original wood windows at 945 Norfolk.



1127 Woodside

These casement windows on the rear of the garage addition lack depth because they have snap-on muntins. We are including this example to demonstrate the importance of maintaining the same operating style of window on a historic house; it would not be appropriate to replace a double-hung window with a new casement window.

Staff recommends that a sidebar is added to discuss the preservation of original windows.

The Park City Planning Department requires the preservation and retention of historic wood and steel windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- *Rebuilding historic wood windows and adding storm windows makes them as energy efficient as new vinyl windows.*
- *In most cases, windows account for only about one-fourth of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.*
- *The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.*
- *All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction.*
- *Vinyl windows have a high failure rate – more than one-third of all vinyl windows being replaced today are less than ten years old.*
- *Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.*
- *Most vinyl windows do not look like historic wood windows; their texture, shallow profile, as well as lack of depth and articulation are inappropriate for Park City's historic structures. A more acceptable alternative when the original windows are beyond reasonable repair are new wood windows*
- *Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.*
- *Adding storm windows over historic wood windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows.*

SIDEBAR: WHY PRESERVING ORIGINAL SIDING IS RECOMMENDED

Staff has been fairly successful at encouraging the restoration of original siding, where it exists. There have been a few cases, however, when applicants question why synthetic sidings are not permitted in the Historic District. In order to prevent any doubts about the use of synthetic sidings, staff recommends adding a sidebar outlining our reasoning. Here are a few examples of non-historic siding on historic structures that clearly diminishes the historic integrity of the historic house.



664 Woodside Avenue.

This house's original wood siding was covered in Bricktex siding prior to 1940.



1002.5 Norfolk Avenue

The front gable of this house has been covered with asbestos shingles. Note the original siding on the walls of the porch.



422 Ontario Avenue

This house was covered with aluminum siding in the 1960s-1970s.



1147 Woodside Avenue

This house's original wood siding has been replaced with new wood siding, but note that the reveal on the siding is much smaller than what was there historically.

Staff recommends that a sidebar is added to discuss the preservation of original siding.

The Park City Planning Department requires the preservation and retention of historic wood siding unless the siding has clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not replacing it or concealing it beneath synthetic siding include:

- *Synthetic sidings do not successfully replicate the appearance of historic wood siding materials. In particular, vinyl siding's plastic appearance is at odds with the rich and varied surfaces of wood siding.*
- *Unventilated synthetic sidings such as aluminum and vinyl can trap moisture and condensation between the siding and the wood underneath, leading to rotted wood and structural problems.*
- *Installing synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of property value, real estate appraisers across the country have also recorded increased resale prices when historic building owners retain original wood siding and avoid vinyl siding.*
- *Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.*
- *Claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum siding often find that it, like wood, requires painting due to fading of the original color.*
- *In particular vinyl siding gets brittle with age and tends to crack and break after ten years.*

- *Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a “green” product and cannot be recycled.*

The proposed amendments for sidebars outlined above have been included as Exhibit B.

Department Review:

This staff report has been reviewed by the Planning and Legal Departments.

Recommendation:

The Planning Department requests that the Historic Preservation Board open a public hearing, review the possible amendments to the June 19, 2009 Design Guidelines for Park City’s Historic Districts and Historic Sites, and forward a positive recommendation regarding staff’s proposed changes as referenced in Exhibit A to City Council.

Exhibits:

Exhibit A — Amendments to the Design Guidelines

Exhibit B — Proposed sidebars

EXHIBIT A—REVISED DESIGN GUIDELINES

PRIMARY STRUCTURES

ROOFS

Maintain and preserve the historic roof form, line, pitch, and overhang, as well as any functional and decorative elements.

New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized when viewed from the primary public right-of-way so as not to compromise the architectural character of the structure. New roof features, such as photovoltaic panels (solar panels) and skylights, shall be flush mounted to the roof.

Roof colors should be neutral-colored and earth-tone; roof finish shall be matte and non-reflective.

Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from primary right-of-way.

Dormers that did not exist historically shall not be added on a primary façade.

New dormers may be added on rear or secondary facades and shall be visually minimized from primary right-of-way. Gabled, hipped, or shed dormers are appropriate for most structures and shall be in keeping with the character and scale of the structure.

New dormers shall be at a minimum one foot (1') lower than the main ridge line of the historic structure and shall not extend to the wall plane of the level below.

Wood shingle roofs may be considered on historic structures. Architectural shingles, or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam metal roofs on the historic structure.

EXTERIOR WALLS

Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.

Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.

When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the

applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic materials.

Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure.

Vinyl and aluminum siding are not appropriate in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not appropriate. Removal of synthetic siding (aluminum, asbestos, Brick-Tex, and vinyl) that has been added to a structure, followed by restoration of the historic wood siding (or other underlying historic material) is highly encouraged.

Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks.

FOUNDATION

The historic placement, orientation, and grade of a historic structure shall be retained, as shall the original grade of the property.

Historic foundations shall not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.

The form, material, and detailing of a new foundation wall shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.

Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

Re-grade the site so that all water drains away from the structure and does not enter the foundation.

A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

DOORS

Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.

Restore historic door openings that are significant to the period of restoration. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.

Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary public right-of-way.

Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.

When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

Screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the historic character of the structure. Storm doors are discouraged.

New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.

When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.

WINDOWS

Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.

Restore historic window openings that have been altered or lost over time. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic windows openings that no longer exist.

Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.

Maintain the historic ratio of window openings to solid wall.

When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe and serviceable and cannot be made safe and serviceable through repair. Replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins, or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.

Replacing an operable window with a fixed window is inappropriate.

New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.

When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City.

Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.

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

It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the right-of-way, the glazing shall be retained and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.

Storm windows shall be installed on the interior of the window; if interior installation is not feasible, the materials, style, and dimensions of exterior wood storm windows shall match or complement the historic window dimensions in order to minimize their visual impact. Exterior storm window frames shall be set within the window opening and attach to the exterior sash stop.

GUTTERS & DOWNSPOUTS

Avoid removing or obstructing a historic structure's elements and materials when installing gutters and downspouts.

When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.

Water from gutters and downspouts shall drain away from the historic structure.

CHIMNEYS & STOVEPIPES

Maintain and preserve historic chimneys and their decorative features as they are important character-defining features of historic structures.

Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement is required, and new materials shall have a matte, non-metallic finish.

Repairs to chimneys shall be made so as to retain historic materials and design. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Ornamental features such as corbelling and brick patterning.

Chimneys shall not be covered with non-historic materials.

New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style of the historic structure. New chimneys and stovepipes shall be visually minimized when viewed from public right-of-way and shall be appropriate to the character and style of the historic structure.

PORCHES

Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.

Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.

Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.

It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.

While modifications to porch posts and balustrades may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.

It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.

ARCHITECTURAL FEATURES

Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles.

Repair rather than replace historic architectural features. Replacement architectural features are allowed only when it can be shown that the historic features are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.

Architectural features may be added to a building when accurately based on physical or photographic evidence (i.e. “ghost” lines).

MECHANICAL SYSTEMS, UTILITY SYSTEMS, & SERVICE EQUIPMENT

Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the rear façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by ~~or~~ incorporating it into the appearance as an element of the design or landscaping.

Ground-level mechanical equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from all views.

Historic elements shall not be removed or obstructed when installing mechanical systems and equipment.

New communication equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public-right-of-way.

PAINT & COLOR

Paint color is not regulated by the Design Guidelines.

When painting a historic structure, colors that are in keeping with the structure's style and period of construction should be considered. In addition to material and physical differentiation, also consider painting the addition a different color to visually differentiate the new addition from the historic structure.

Original materials such as brick and stone that ~~are~~ were traditionally left unpainted shall not be painted. Materials, such as wood, that were traditionally painted shall have an opaque, rather than transparent, finish.

A rustic, bare-wood look is generally not appropriate on historic houses, but may be appropriate on accessory structures. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

Low-VOC (volatile organic compound) paints and finishes should be used when possible.

ADDITIONS TO PRIMARY STRUCTURES

PROTECTION FOR HISTORIC STRUCTURES & SITES

Additions to historic structures should be considered only when it is demonstrated that the new use of the structure cannot be accommodated by solely altering interior spaces.

Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually rear and occasionally side facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

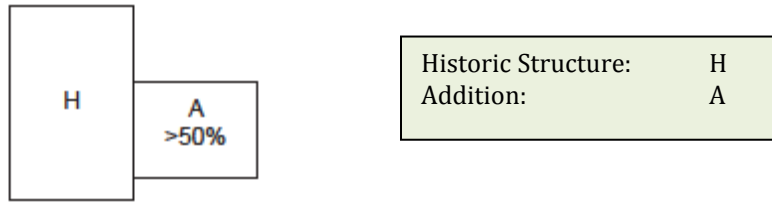
Maintain and preserve additions to structures that have achieved are significant to the era/period of restoration.

In-line additions shall be avoided.

TRANSITIONAL ELEMENTS

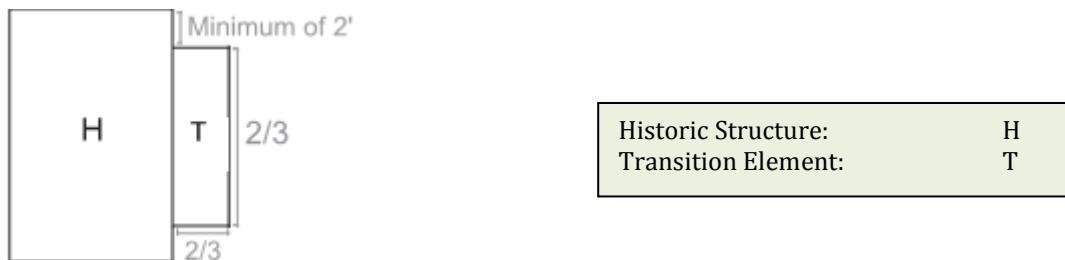
In-line additions to historic structures generally are not appropriate.

A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.

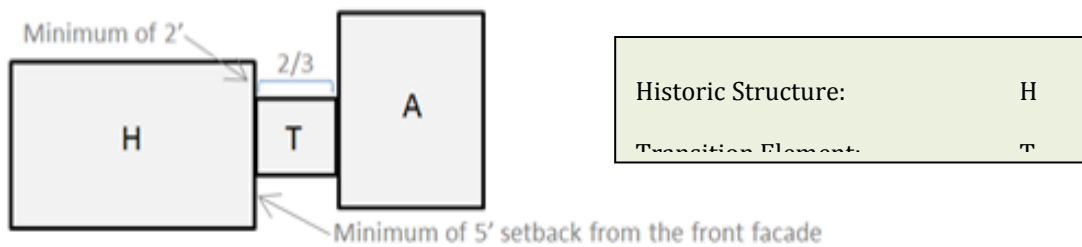


When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.

On a rear addition, the width of the transitional element shall not exceed two-thirds ($2/3$) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet ($2'$).



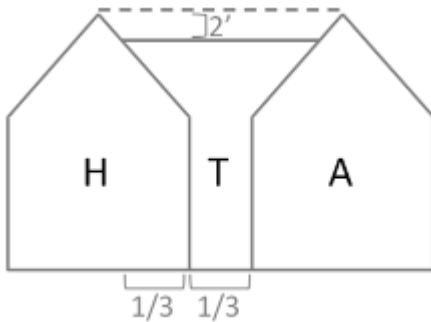
In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet ($5'$) from the primary façade. All other previous guidelines apply.



Front Facade

The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third ($1/3$) the length of the least wide historic elevation adjacent to the impacted historic elevation. (See Diagram X for preferred measurements.)

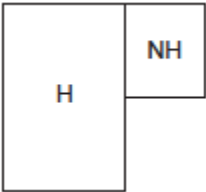
The highest point of the transitional element shall be a minimum of two feet ($2'$) lower than the highest ridgeline of the historic structure.



Historic Structure:	H
Transitional Element:	T
Addition:	A

Balconies and decks may be attached to the secondary facades of a transitional element, however, no roof deck is permitted on the transitional element.

When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.



Historic Structure:	H
Non-Historic Addition:	NH

GENERAL COMPATIBILITY

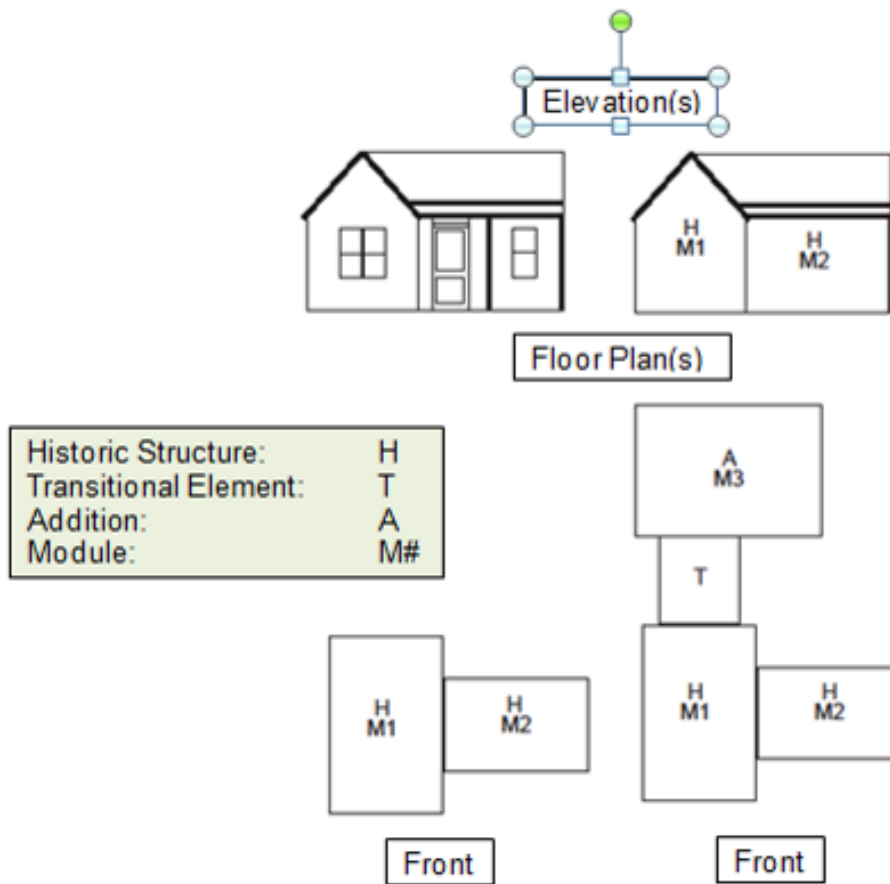
Additions shall complement the visual and physical qualities of the historic structure. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic structure.

The addition shall be a contemporary interpretation of the historic structure’s architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District’s or structure’s historic character.

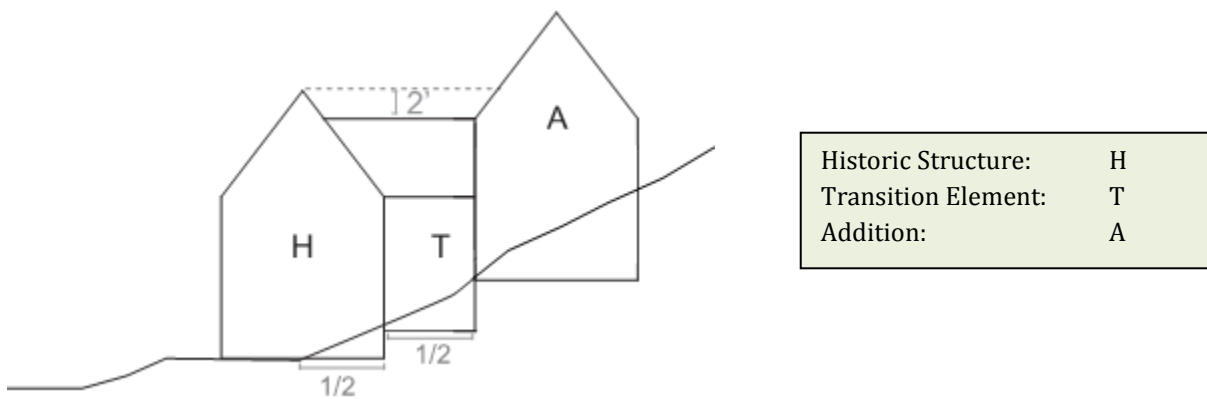
Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.

Additions shall be visually subordinate to historic structures. Where the combined effects of the addition’s footprint, height, mass and scale are such that the overall size¹ of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.

¹ Size refers the combined effect of footprint, height, mass, and scale.



Large additions shall be visually separated from historic structures when viewed from the primary public right-of-way. Where the height of a new addition, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.



Components and materials used on additions shall be similar in scale and size to those found on the historic structure.

Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.

SCENARIO 1: BASEMENT ADDITION WITHOUT A GARAGE

A basement addition shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction.

A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above final grade on the primary and secondary facades.

The exterior wall planes of an in-line basement addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.

Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear elevation, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.

After construction of the basement, the site shall be re-graded to approximate the grading prior to construction of the addition.

SCENARIO 2: BASEMENT ADDITION WITH A GARAGE

A new foundation or basement addition shall not raise a historic structure more than two feet (2') from its original grade. Historic structures on downhill lots may be raised to accommodate a basement garage addition provided 1) access to the garage is from a side or rear yard, 2) the ground floor of the historic structure is not raised above finished road grade adjacent to the primary facade, and 3) the integrity and character of the historic structure will not be destroyed by raising the historic structure more than two feet (2') above its original height above grade.

A basement garage addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades. In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the structure. In these cases, a stepped design with an associated site grading and landscaping plan may be considered.

The vertical wall area of a basement garage addition that is visible from the primary public right-of-way shall be visually minimized. It is preferential for the garage opening to be set back from the wall plane of the historic structure in order to diminish the presence of the garage.

Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear elevation, or in a location that is not visible from the primary public right-of-way.

After construction of a basement garage addition, a historic site shall be re-graded to approximate the grading prior to construction of the addition.

A single vehicle garage doors not greater than nine feet (9') wide and nine feet (9') high shall be used to access a basement garage addition.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the public primary right-of-way.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.

SCENARIO 3: ATTACHED GARAGES

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the public primary right-of-way.

A single vehicle garage doors not greater than nine feet (9') wide and nine feet (9') high shall be used to access a garage addition.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.

DECKS

Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the rear elevation. If built on a side elevation of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.

In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, decks shall be attached to a historic structure with care so loss of historic fabric is minimized.

Introducing a deck that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch or mature tree, should be avoided.

The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.

Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.

Significant site features, such as mature trees, should be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

BALCONIES AND ROOF DECKS

New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.

A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.

See Porches for preserving and maintaining historic balconies.

HISTORIC ACCESSORY STRUCTURES

Historic accessory structures that contribute to the significance of the property shall be maintained and preserved.

Guidelines for the treatment of Primary Structures shall be applied to all historic accessory structures that contribute to the significance of the property.

Please see guidelines regarding transitional elements for those cases where the historic accessory structure may be linked to the historic primary structure.

NEW ACCESSORY STRUCTURES

New accessory structures on flat or downhill sites with historic structure shall generally be located to the rear of the site, unless dictated by the neighborhood to be located in the front yard.

New accessory structures on a site with historic structure may be located at the street front if 1) a pattern of front yard historic accessory structures has been established along the street, and 2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.

New detached garages built on sites with historic structures should have a maximum interior dimension of twelve (12) feet in width.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the public right-of-way.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.

Garage doors shall not exceed nine feet (9') in width by nine feet (9').

Roof form, exterior materials, and architectural detailing of a detached accessory structure shall complement the primary structure.

Accessory structures (such as sheds and garages) shall be subordinate in scale to the primary historic structure. The footprint of the new accessory structure shall not exceed 50% of the footprint of the historic structure. If the footprint exceeds 50% of the footprint of the historic structure, the scale of the individual modules shall be broken up to reflect the mass and scale of those seen on the historic structure. New accessory structures shall follow the design guidelines for compatibility of additions as outlined in Additions to Primary Structures.

Exhibit B—Sidebars

COMPATIBILITY & COMPLEMENTARY

Compatibility and Complementary are terms often used in historic preservation to describe the relationship between two structures or a historic structure and its new addition. Many characteristics and features contribute to compatible and complementary design. These include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Height of floor elevations
- Setbacks
- Materials
- Repetition or rhythm of openings-to-solids
- Rhythm of entrances and/or porches
- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

MASONRY RETAINING WALLS

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the relentless and complex topography. In addition, retaining walls helped to define property boundaries and create yards spaces where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform in size. Retaining walls were either dry stacked or used mortar joints.

As repairs are made to historic retaining walls or new retaining walls are introduced to Old Town, the following should be considered:

- Existing stone retaining walls should be repaired using recognized historic preservation methods.
- Replacement materials should be similar in materials, color, texture, scale, and proportion. Repairs to mortar joints should match the existing mortar in composition, color, texture, and finish – mortar analysis may be necessary.
- Materials of new retaining walls visible from the right-of-way should reflect the period of significance of the historic primary structure.
- Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in materials, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the District.

- It is preferred that new retaining walls over five feet (5') be terraced to prevent large vertical planes of retaining walls on the streetscape. Historically, retaining walls were approximately three to five feet (3' – 5') in height. Staff recognizes the need to retain more earth as development occurs in Old Town; however, staff encourages retaining walls that are in keeping with the scale of those found throughout the District historically. Terracing multiple walls of three to five feet (3' – 5') in height is encouraged with vegetation in between each terrace.
- Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.
- New retaining walls shall be screened with vegetation where appropriate.
- Retaining walls of alternative designs and materials will be reviewed on a case-by-case basis.

FENCING

Historically, fences and masonry retaining walls were typical site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences as were common front yard enclosures that followed the site perimeter, specifically along the street front. Fence and materials visible from the right-of-way should reflect the period of significance of the historic primary structure.

Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:

- Picket fences. Historically, picket fences may have been the most common fence type-used in front yards. Wood picket fences with flat, dog-eared, or pointed tops were typical in front yards; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide with spacing of 1-3/4" between boards.
- Wire fences. Various types of wire, including woven wire, ~~are~~ were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.
- Simple wrought and cast iron fences.

Fences of alternative designs and materials will be reviewed on a case-by-case basis. Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the neighborhood. Vinyl and Trex fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

HOW TO CASE A WINDOW

Historically, the casing and trim surrounding windows was substantial; the sliding sash was typically about 1.5 inches wide, casing or trim boards were typically about 3.5 inches wide. Using window casing and trim replacements of smaller or larger dimensions is inappropriate as it seriously alters the historic character of

the structure. New window openings shall generally reflect the proportion of historic window openings by maintaining a 1:1 or 2:1 ratio.

WHY PRESERVING ORIGINAL WINDOWS IS RECOMMENDED

The Park City Planning Department requires the preservation and retention of historic wood and steel windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

- Rebuilding historic wood windows and adding storm windows makes them as energy efficient as new vinyl windows.
- In most cases, windows account for only about one-fourth of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.
- All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction.
- Vinyl windows have a high failure rate – more than one-third of all vinyl windows being replaced today are less than ten years old.
- Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.
- Most vinyl windows do not look like historic wood windows; their texture, shallow profile, as well as lack of depth and articulation are inappropriate for Park City's historic structures. A more acceptable alternative when the original windows are beyond reasonable repair are new wood windows
- Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.
- Adding storm windows over historic wood windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows.

WHY PRESERVING ORIGINAL SIDING IS RECOMMENDED

The Park City Planning Department requires the preservation and retention of historic wood siding unless the siding has clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not replacing it or concealing it beneath synthetic siding include:

- Synthetic sidings do not successfully replicate the appearance of historic wood siding materials. In particular, vinyl siding's plastic appearance is at odds with the rich and varied surfaces of wood siding.

- Unventilated synthetic sidings such as aluminum and vinyl can trap moisture and condensation between the siding and the wood underneath, leading to rotted wood and structural problems.
- Installing synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of property value, real estate appraisers across the country have also recorded increased resale prices when historic building owners retain original wood siding and avoid vinyl siding.
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.
- Claims that synthetic siding is “maintenance-free” are untrue. Owners of 15 to 20 year old aluminum siding often find that it, like wood, requires painting due to fading of the original color.
- In particular vinyl siding gets brittle with age and tends to crack and break after ten years.
- Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a “green” product and cannot be recycled.