

**PARK CITY MUNICIPAL CORPORATION
 HISTORIC PRESERVATION BOARD
 CITY COUNCIL CHAMBERS
 October 5, 2016**



AGENDA

SITE VISIT – 4:30 PM – *No discussion or action will be taken on site.*

416 Ontario Avenue – Site Visit will be at 4:30 PM

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF JUNE 1, 2016

ADOPTION OF MINUTES OF JULY 20, 2016

ADOPTION OF MINUTES OF AUGUST 3, 2016

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

1302 Norfolk Avenue- Determination of Significance for a house
Public hearing and possible action

PL-16-03181 73
 Planner
 Grahn

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

416 Ontario Avenue – Determination of Significance
Public hearing and possible action

PL-16-03180 75
 Planner
 Turpen

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. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. 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).

GI-13-0022 135
 Planner
 Turpen,
 Grahn

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 1, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Doug Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Tom Daley, 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 Cheryl Hewett who was excused. Jack Hodgkins arrived later in the meeting.

Director Erickson noted that without Mr. Hodgkins the Board still had a quorum pursuant to the LMC, and they could proceed with the meeting.

APPROVAL OF MINUTES

May 4, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of May 4, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously. Board Member Hodgkins was not present for the vote.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planning Director Bruce Erickson expressed appreciation to Doug Stephens and Sandra Morrison for taking the time to attend a customer focus service group meeting. Mr. Stephens, Sandra Morrison and other developers provided guidance to help the Planning Department improve what the Staff does for everyone. Director Erickson stated that the Staff had an opportunity to review their comments.

Director Erickson reported that the vacant seat previously held by Hope Melville is one that is recommended by the Historical Society. Sandra Morrison will recommend some names and the City Council will choose one to fill the Board position.

Chair White stated that he would have to recuse himself from the 45 King Road matter on the agenda this evening.

Planner Grahn noted that since Chair White would be recusing himself from 45 King Road and Board Member Hodgkins had not arrived the Board would be without a quorum. She recommended that they revise the agenda and discuss the Design Guidelines as the first item.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 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 Board reviewed these design guidelines at the last meeting and provided direction. Based on that direction the Staff made additional edits to the proposed guidelines changes to reflect their discussion. The Staff also proposed side bars to be included in the design guidelines. Planner Grahn noted that the side bars are provided as additional information to help anyone using the guidelines understand the intent or how something should be done.

Planner Grahn referred to page 89 of the Staff report. She noted that there were concerns about the size and mass and scale of the dormer, but also that it does not touch the ridge of the roof. The Staff had incorporated a guideline requiring that the new dormer be at a minimum of 1 foot lower than the main ridge of the historic structure. If dormers are not historic, new dormers would have to be placed on the side or rear elevation. They would not be allowed on the façade.

Planner Grahn referred to page 90 of the Staff report and noted that wood shingles was an issue that required additional discussion. Historically most of the houses had wood cedar shake shingle roofs. However, they are combustible and tend to be fuel for fires. Planner Grahn had spoken with the Fire Marshall and he had concerns regarding the use of wood shingles. Planner Grahn proposed that the guideline state that "wood shingle roofs may be considered on the historic structure, but architectural shingles or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam".

Board Member Stephens referred to the photos on page 89. He stated that he was particularly fond of the house at 964 Empire Avenue, which has wood cedar shingles on the historic home and what appears to be the detached garage. Mr. Stephen noted that the roofing material was worked out with the former Building Official Ron Ivie at the time. Therefore, he took issue with what the Fire Marshall has suggested based on his own personal experience. Mr. Stephens stated that for 964 Empire Avenue he and Mr. Ivie came to the conclusion to stay with the typical underlayment on the roof because they went with a fire-retardant shingle, which has the same rating as the asphalt shingle roofs. Mr. Stephens commented on another issue raised by the Fire Marshall and pointed to his experience with the house at 146 Main Street. When he first started reconstruction the house was over 100 years old. It still had the original cedar shingle roof and it was still functioning because of how it was installed. Mr. Stephens concurred with the Fire Marshall that cedar shingles do not have a long life, but that is because they are typically installed incorrectly. However, if they are installed with an air baffle underneath, which is what he did on the house at 964 Empire, the shingles should last longer than an asphalt roof. Mr. Stephens pointed out that fire retardant shingles are still sawn and smooth, but they are thicker for more retention.

Mr. Stephens remarked that there is a large addition to the back of the house at 964 Empire, and he believed cedar shingles help define the historic house from the additions. Mr. Stephen advocated for learning more about wood shingles. He also agreed with the Fire Marshall that wood shingles are unsafe if they are not treated, thick enough, and installed properly.

Planner Grahn asked if Mr. Stephens wanted to reword the design guideline or if the Board wanted to invite the Fire Marshall to attend a meeting to discuss the issue. Mr. Stephens wanted to make sure that the Staff could support whatever they put in the guidelines. He thought the language should be very specific and should be reviewed by the Building Department to make sure it meets fire safety issues as well as the design guidelines. He recommended that they continue this guideline for additional information and discussion.

Director Erickson clarified that for non-historic portions on a historic structure the architectural grade shingle is fine. Mr. Stephen replied that it was valuable on

non-historic additions because the difference in shingles is an easy way to differentiate between the historic and non-historic.

Planner Grahn referred to pages 90 and 91, the guideline regarding grading for a foundation. She noted that the concern was making sure that the house did not float too far above grade. They talked about how to regrade the site and the idea of adding a plinth or trim board around the base of the structure to help ground it to its new concrete foundation.

Planner Grahn stated that another concern that was raised related to visible mechanical equipment. Rather than trying to shield it from a couple of sides it should be looked at more holistically in trying to keep it off the rooftops of historic buildings.

Mr. Stephens recalled that if the mechanical equipment is not placed on the roof, it could not be put on the side yard in Old Town. Planner Grahn replied that it depends on the setbacks. Mechanical equipment has to be 3 feet from the setbacks. The Staff encourages people to put the mechanical equipment in the rear yard if possible.

The Board was comfortable with the design guideline language as proposed on page 91 of the Staff report.

Planner Turpen commented on side bars. She recalled that the Board previously talked about adding side bars that address specific topics that needed more explanation in terms of what is expected. Planner Turpen stated that the side bar for discussion this evening was compatibility and complementary. She noted that the Board discussed the definitions of compatibility and complementary at the last meeting and the Staff had put into bullet points the main characteristics that make up a compatible design.

Board Member Beatlebrox thought the Staff had done a good job making the two words as synonyms because it makes it simpler for everyone. The Board had no other comments on the bullet points.

Planner Turpen commented on masonry retaining walls. She noted that this was a difficult issue for the Staff because most people are unaware what the Staff expects for retaining walls. She provided examples of good infill retaining walls, as well as ones that have been a struggle for Staff. The examples were shown on pages 92 and 93 of the Staff report.

Board Member Beatlebrox referred to the example at 811 Norfolk Avenue, and she was pleased that Planner Turpen thought the retaining wall looked too uniform. Ms. Beatlebrox suggested adding a picture of a historic retaining wall so people could see the shapes and different sizes of stone. Planner Turpen

offered to add a photo of an appropriate historic wall that could be used as a reference but not replicated.

Board Member Stephens suggested that they show examples of a dry stacked wall and a wall that has been mortared.

Chair White understood that the wall shown for 843 Woodside was a historic wall towards the rear. Planner Grahn replied that it was, but it had bad repairs. Chair White agreed that the forward portion of the wall was poorly repaired. He thought the size of the stones and the lay on the rear portion looked better than the wall below in terms of looking historic.

Board Member Hodgkins asked about the wall at 963 Empire on page 89 of the Staff report. Planner Turpen thought that wall was much more appropriate. The front wall uses more complex stones that are a little more textured.

Planner Grahn commented on fencing. She noted that they rarely come across a historic fence but they do show up in historic tax photos. The Staff looked at different fences around town and researched the old design guidelines. She stated that the intent is to encourage compatible fencing. It can either mimic a historic dog-eared picket fence, a wire fence or a very simple wrought iron fence. They would discourage anything that is too glaring and would distract from the historic structure.

Planner Grahn replied that the next guideline was how to encase a window. There are many examples of how people think they should case a window around town. The Staff report provided examples of structures with different window casings. Planner Grahn thought that 703 Park Avenue at High West was a better example of how well it can be done. The Staff had provided recommendations for widths and measurements of the trim pieces.

Board Member Stephens stated that 3-1/2" is the dimension of current lumber. He believed the trim pieces would have historically been 4" long, 7/8" thick and 2" wide. Chair White agreed. Planner Grahn offered to make that change.

Director Erickson stated that the Planning Department is seeing some very contemporary fence materials coming in for approval. When fences are being replaced it is being replaced with a contemporary material. Board Member Stephens asked if it was a contemporary material or a contemporary design. Planner Grahn replied that it depends on the design of the house. Planner Turpen noted that people are using wood but in a very contemporary fashion. Mr. Stephens asked if the Staff was having issues with the design or type of materials. Planner Grahn replied that it was a combination of the two, but one of the weaknesses in the guidelines is the lack of information regarding fences. It only says to preserve a historic fence.

Director Erickson remarked that the Staff would come back with examples of fencing materials at the next meeting, but he wanted the Board to be aware that it was a difficult problem for the Staff.

Director Erickson stated that the Planning Department also struggles with gates and arbors over gates. Planner Grahn recalled that the Board looked at arbors as part of the landscaping design guidelines earlier in the year in terms of being more compatible and not overtaking the side yard or front yard.

Board Member Stephens asked if the issue with fencing materials and design was focused on what could be seen from the public rights-of-way. Planner Grahn answered yes. They were less concerned about rear and side yards.

Planner Turpen stated that the next sidebar to address was why preserving original windows is recommended. There has been a big push recently to get rid of all historic windows on a house even though they might not be in disrepair. The Staff had prepared a list of positive reasons for why it is important to preserve historic windows and why it can be beneficial. Planner Turpen reviewed examples on page 98 of the Staff report to explain why the Staff recommended preserving historic windows.

Board Member Stephens asked if the intent is to encourage preservation or whether it would be part of the design guidelines. Planner Grahn replied that as part of the design guidelines the owner has to show that the windows are rotted and beyond repair. Board Member Stephens stated that if the goal is to have wood windows in historic homes in areas visible from the public right-of way it should be part of the design guidelines. He understood the argument, but a wood window could be replicated. Planner Grahn believed it was previously addressed in the design guidelines in terms of retaining the wood window and reusing it as much as possible. However, a few of the many arguments they keep hearing from contractors is that the historic windows are not energy efficient or the window is too dilapidated to reuse. She thought it would be helpful to have the explanations included in the Design Guidelines. Planner Grahn clarified that the contractors are not opposed to wood windows, but they want to replace the historic window with new wood windows. Mr. Stephens asked if a clad wood window was acceptable. Planner Grahn replied that aluminum clad is only allowed on the basement or foundation level or the addition.

Board Member Hodgkins asked what the Staff was trying to accomplish in terms of the look and feel of the window. Planner Grahn stated that it is based on the house and what was there historically. They look at the tax card and try to be true to what was there originally or to the period it is being restored to. Mr. Hodgkins thought it was difficult to know what was there originally because windows get replaced frequently. Planner Grahn stated that the Staff tries to

bring the house back to what it looked like in the tax photo, and when historic windows are evident they try to encourage people to keep them.

Planner Grahn remarked that similar to the windows, the next sidebar emphasizes why it is important to preserve the original siding. Even subtle changes in siding can make a big difference on the character of the house. They want to be true to the original siding, which is why the sidebar was added to explain the benefits of preserving the wood siding.

Planner Grahn asked if the Board preferred to continue the item for further review or forward a recommendation to the City Council with everything minus the roof guideline.

Director Erickson stated that if the Board chose to move forward the Chair should open a public hearing and the Board would move to forward a positive recommendation to the City Council on this section of the Historic District Guidelines.

Chair White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside Avenue, commented on the examples of the rock walls, particularly the one with the square shaped stone from the quarry. She noted that there are also nice rubber walls around town and the rubber material lasts for a very long time. Ms. Meintsma suggested that they consider including rubber walls as an option.

Chair White closed the public hearing.

Planner Turpen asked if there was consensus from the Board for adding rubber walls as an option. The Board concurred.

Board Member Hodgkins asked if there were any changes to the transitional elements. Planner Grahn believed those changes were made at the last meeting and she did not believe there was anything new.

MOTION: Board Member Beatlebrox moved to forward a POSITIVE recommendation to the City Council to move forward with this section of the Design Guidelines with the exception of the section regarding wood shingles. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

2. 45 King Road – Determination of Significance for a shed structure.
(Application PL-16-03139)

Chair White recused himself and left the meeting.

MOTION: Board Member Holmgren moved to nominate Board Member Stephens as the Chair Pro Tem for this item. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Planner Grahn reported that the shed was temporarily relocated as part of the Historic District Design Review to renovate the Landmark house at this site.

Planner Grahn stated that based on the Staff analysis, as well as input from the Preservation Consultant, Anne Oliver, the building was either moved to the site or constructed between 1927 and 1958. It did not appear on any of the Sanborn maps. Planner Grahn noted that sometimes the Sanborn maps do not include these structures because they either get missed, or by the time they come into existence the Sanborn maps are not as useful and they get overlooked.

Planner Grahn believed the shed had at least four additions. There was a shed roof addition across the front façade, a plywood clad vestibule over the front door, and a rear wood frame addition. Prior to it temporarily being located, there was also a large painted plywood and stud wall frame addition that the Staff deemed as non-historic. That portion was allowed to be removed because they wanted further analysis on the north portion of the building that is in existence today. Planner Grahn noted that the 1958 tax card indicates “old shed, no value”. The Staff assumes it refers to this shed, but it is not certain because there were no photos or an architectural description.

Planner Grahn stated that page 35 of the Staff report outlines why it does not comply with being designated as a Landmark. Due to the number of additions that have occurred the materials were changed and it caused the structure to lose its historic integrity because it is not in keeping with its original mass and scale. Planner Grahn stated that in order to be designated Landmark the structure would also have to qualify to be listed on the National Register. The Staff believed this building would not qualify because the number of additions and the changes that were made no longer identifies it with the mining era.

Planner Grahn remarked that page 36 of the Staff report outlined the criteria for a Significant designation. It is at least 50 years old based on when they think it was relocated to this site. No grant funds were awarded on this site. The shed is currently listed on the Historic Sites Inventory as part of the Landmark site. It was not described on the Historic Sites Form but rather it was just a checked box. The shed has never been individually identified on any reconnaissance level or intensive level survey. Planner Grahn reiterated that the structure has not retained its historic form based on the number of additions that consumed the

original shape. The Staff did not believe the structure complies with the criteria that it must retain its historic scale, context, material and manner, or reflects the historic or architectural character of the site or district, again because of the additions and the changes that have occurred. Planner Grahn stated that the house was designated as the Landmark because the house retained so much integrity and historic material. However, the shed was listed as part of the overall site and the Staff did not believe that it contributes to the site. If the house were to go away the shed alone would not be able to be recognized as a Landmark structure.

The Staff recommended that the Historic Preservation Board conduct a public hearing and remove the shed at 45 King Road, previously 15 Anchor Avenue, as a Landmark structure from the Park City Historic Sites Inventory.

Chair Pro Tem Stephens opened the public hearing.

There were no comments.

Chair Pro Tem Stephens closed the public hearing.

Board Member Hodgkins asked if the site ever received a grant that just did not apply to the shed. Planner Grahn replied that the site never had a grant.

Planner Grahn oriented the Board members to where the site is located. She identified the historic house designated as Landmark.

Chair Pro Tem Stephens noted that there were references in the context of the Staff report about the condition of the structure and the number of additions and the inability to restore it. As a general comment he thought they needed to be careful with the language because it could be misinterpreted by future applicants on projects that are dissimilar. It puts the Staff in a difficult situation of trying to defend it.

MOTION: Board Member Holmgren made a motion to remove the shed at 45 King Road, formerly 15 Anchor Avenue, off the Historic Sites Inventory. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:50 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 20, 2016

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Douglas Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Polly Samuels McLean, Louis Rodriguez

The Board had a site visit to 1057 Woodside Avenue prior to the meeting.

ROLL CALL

Vice-Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except for Jack Hodgkins and David White, who were excused.

APPROVAL OF MINUTES

June 1, 2016

Board Member Beatlebrox referred to page 9, the paragraph where Ruth Meintsma commented on the rock walls. She corrected “nice rubber” walls to correctly read, “rubble walls.” In that same paragraph, “rubber material” should be corrected to “rubble material”.

It was noted that Board Member Hewett was absent from the June 1st meeting. Assistant City Attorney McLean suggested that Board continue approval of the minutes to the next meeting when they would have a quorum of members who were present for that meeting.

MOTION: Board Member Holmgren moved to CONTINUE Adoption of the June 1, 2016 minutes as amended, to the meeting. Board Member Beatlebrox seconded the motion.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planner Anya Grahn reported on the Historic Preservation Award. She received visuals from the plaque maker to choose which plaque they wanted to use. Example A had mountains; example B had the Park City logo. Planner Grahn stated that since there were only four Board Members present, they had the option to the next meeting when the full Board was present to make the decision.

Board Member Hewett favored the plaque with the Park City Logo. Board Member Holmgren also liked the Park City logo. Board Member Beatlebrox had no issues with either plaque.

Vice-Chair Stephens agreed. However, he noted that nothing on the plaque indicates that it is a plaque for any historic nature. Planner Grahn stated that she would add something about it being the Historic Preservation Board, and that it is the Historic Preservation Award. Mr. Stephens did not think they needed to mention the Board because it is a historic award. The plaque needs to indicate that it reflects historic preservation.

Planner Grahn clarified that there was consensus for the plaque with the Park City logo.

Director Erickson reported that the Staff had a tour of the California Comstock Mine restoration. Planner Grahn stated that a condition of Vail's conditional use permit in 2015, they were asked to stabilize some of the Mine Sites. Vail contributed \$50,000 towards stabilizing the California Comstock. They hired Clark Martinez of the excavation company to do the work. The condition of the structure was assessed last Fall, and when they returned this summer they realized how much of it had fallen apart. It had desinigrated and collapsed within itself. The debris was removed and the northeast side was reconstructed. Planner Grahn commented on the character defining feature of the angled roof, and noted that it was the portion that was behind the angled roof. It is post and beam construction. The project should be completed by mid-August.

Planner Grahn noted that the Staff would be updating the City Council with a report and photos the following evening.

CONTINUATIONS – (Public Hearing and continue to date specified)

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. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New

Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. 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 PL-GI-13-00222)

Vice-Chair Stephens opened the public hearing. There were no comments.
Vice-Chair Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the Design Guideline Revisions to August 3, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

1302 Norfolk Avenue- Determination of Significance for a house
(Application PL-16-03181)

Vice-Chair Stephens opened the public hearing. There were no comments.
Vice-Chair Stephens closed the public hearing.

MOTION: Board Member Hewett moved to CONTINUE 1302 Norfolk Avenue until August 3, 2016. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 416 Ontario Avenue – Determination of Significance
(Application PL-16-03181)

Planner Turpen reviewed the application for a determination of significance for 416 Ontario Avenue. The proper consists of a 1-1/2 story wood frame modified pyramid house that was constructed in 1904. This property shows up in the 1907, 1929, and 1941 Sanborn maps. There are no changes to the property during that time. The tax photograph from 1940 shows exactly what the house looked like. It was typical of a pyramid house in Park City. Planner Turpen pointed out the elements of the pyramid house, which includes an off-centered front door with a transom above, and two pairs of double-hung windows on either side, and a porch. He indicated the truncated pyramid roof in the front, which is also known as a clipped hip roof, and the historic siding. Planner Turpen remarked that the roof was easier to see in the tax photo for 412 Marsac Avenue, showing the clipped top on a perfect pyramid.

Planner Turpen stated that according to the 1949 and 1958 tax appraisal cards, the house was approximately 624 square feet. Based on the measurements of the house, it is likely that it was the square footage of the house in the original Sanborn maps. Based on that information, the Staff believed the house was not changed until at least 1958. However, in 1983 the house was part of the Reconnaissance Level survey. As shown from the photo taken in February 1982, significant changes were made to the structure. The porch is lost. There is a west dormer, a northeast addition, and the siding has changed. There was snow on the roof so it was difficult to determine whether or not the roof had changed.

Planner Turpen pointed out that recent photos show changes beyond what was changed in the Reconnaissance level photo. However, some elements of the structure have remained the same, and those include the window and door configuration on the front. Even with the larger dormer at the top, it is easy to see that this is a pyramid type structure that has been altered. The siding has changed. The north, south, and west walls are still the same and it is still possible to read the footprint, which goes with the profile of the roof.

Planner Turpen stated that the Staff conducted an analysis and did not find that this house meets the criteria for Landmark designation. The Staff recommended that the HPB make a determination as to whether or not it meets the criteria for significant designation. The Staff had not forwarded a formal recommendation. However, it does meet the criteria of being at least 50 years old. In regards to Criterion B, HPB discussion was requested by Staff. Planner Turpen noted that the site has never been listed on a Reconnaissance Level Survey and it has not received a grant.

Planner Turpen stated that while the alterations detract from the actual historic form, historic form was still identifiable. The Staff would like the HPB to discuss whether or not it retains its historic form despite the out-of-period alterations.

Planner Turpen commented on Criterion C and D. On the issue of whether the house maintains its historic scale and context, the Staff finds that it does retain its historic scale, because the alterations can be removed and the historic form could be restored. The dormer additions could be removed and the historic roof would return to its original truncated pyramid form. The Staff finds that the house is important to local or regional history, and that it is a part of the Mature Mining Era. The pyramid form is typical of Park City and this house is a good example of that form.

The owner, Brooks Jacobsen, stated that he purchased the home in 1989. In 1990 he went to the City for a historic grant, and at the time he was told that it had been altered too much and it did not meet the grant criteria. Mr. Jacobsen stated that ten years ago he met with Brooks Robinson and they went over the

Historic Sites Inventory at the time, and it was not on the inventory. Mr. Jacobsen noted that any changes he has made to the house has not been towards the historic. He put a roof on in 1995. The roof shown in the 1983 photo was a flat roof off of the back and it was not functional. There are multiple layers of roofing on the house. Mr. Jacobsen pointed out that putting a historic designation on this house would not be a benefit for him. He believed this home has been altered too many times for it to be historically significant.

Board Member Hewett recalled that the Board had previously requested site visits for this type of decision. She thought this was another example where a site visit would be helpful in making their decision.

Vice-Chair Stephens believed that in the past they've done site visits primarily on demolitions. He agreed that determinations of significance were no less important. Board Member Holmgren gave a head nod that she also wanted to look at the house. Vice-Chair Stephens thought the Staff report was complete, but at the same time, it is hard to visualize from photos. He had visited the site himself. It looked vacant and he took the opportunity to walk around it.

Vice-Chair Stephens asked if the original siding was underneath the exterior siding. Mr. Jacobsen replied that there were a few places where the original siding exists. Mr. Stephens asked if it was on the northwest or the south sides. Mr. Jacobsen stated that it is not on the south side. He has seen some siding on the side facing his neighbor. Mr. Stephens asked if Mr. Jacobsen knew if it was horizontal lap siding or vertical board. Mr. Jacobsen believed it was lap horizontal. Mr. Stephens pointed out that it would have been consistent with that period.

Board Member Beatlebrox stated that in looking at the pictures of the house, the historic pyramid shape was still visible. She believed if the removed the dormer and some of the vegetation and materials in front, it would look like a period historic house. Ms. Beatlebrox pointed out that the house is located in a neighborhood that already has many historic homes on the street. She would not want to lose that house. If they do not determine significance it would be demolished.

Vice-Chair Stephens stated that if the Board deemed this to be a Significant home, he understood that it would not preclude a future applicant to apply for remove additions. Planner Turpen replied that an applicant could request to remove an addition. The Planning Department could not force someone to remove the dormer additions, but it would be a welcomed proposal.

Assistant City Attorney explained that a determination of significance would protect the house and keep it from being demolished. The house could be altered and returned to its original form. Director Erickson pointed out that a

future applicant could request additions consistent with the Design Review process.

Planner Turpen noted that the property owner was anxious to get a decision from the HPB because the house is for sale. She suggested that the Board ask the property owner if he was willing to wait for a site visit. Mr. Jacobsen stated he has lived in the home for a long time. He now has a young family and they can no longer live on Ontario Avenue. When he decided to sell it there was a lot of interest because it was not on any historic register. Since he received the letter from the City, the discussion is completely different and people are not interested in buying the home. Mr. Jacobson thought the process was wrong and there should be bonuses for having a historic home. Instead, he could be saddled with a house that would cost him financial hardship.

Vice-Chair Stephens asked what letter Mr. Jacobsen referred to. Planner Turpen stated that when a DOS is filed they always send the property owner a notice that there is a pending application on the property. Mr. Stephen wanted to know what triggered the application. Planner Turpen explained that the Staff has been trying to clean up the properties that were missed from any past surveys. Summit County references the date of the construction versus whether the structure is on the HSI. In the process of updating, they determined several properties that need a determination. That was why the HPB has seen so many on their agenda.

Vice-Chair Stephens understood that Mr. Jacobsen would like the Board to make a decision this evening. However, if they were uncertain as to what decision to make, he asked if Mr. Jacobsen preferred that they visit the site to gather additional information to help make the decision. Mr. Jacobsen was not opposed to waiting for a site visit if it could help his cause.

Planner Turpen noted that the property owner had supplied all of the photos in the last exhibit in the Staff report. There were extensive photos of the interior and the exterior. She agreed that visiting the site gives a completely different perspective.

Board Member Beatlebrox favored a site visit. Board Member Holmgren walked up to the site yesterday and she thought it helped with distance and depth perception to see the original structure.

Director Erickson stated that the HPB needed to make its determination rigorously on the criteria Planner Turpen mentioned. If the applicant needed additional time to prepare an argument inside the four criteria for why it does not meet those tests, a continuance would provide him the opportunity to do so. Mr. Jacobsen believed the criteria basically determines that the house complies. Director Erickson pointed out that the Staff recommendation was that it complies.

The Board can weigh additional information and make a different determination. Planner Turpen clarified that the Staff had made a neutral recommendation, and requested that the Board review the criteria to make the determination.

Mr. Jacobsen asked if any building permit in the future would require those additions to be removed. Director Erickson answered no. Planner Turpen reiterated that the Planning Department could not require it, but they could be removed if requested by an applicant. For example, if an owner wanted to put in new windows, they could not be required to remove the dormer before the windows would be approved.

Assistant City Attorney McLean stated that any changes compliant with the Code for a Significant house could be done while the determination is pending. However, the one thing that could not be done is demolition because an application for Significance was filed under is still under consideration.

Vice-Chair Stephens explained what Mr. Jacobsen or another applicant could do with the house under a Significant determination and the appropriate process to follow. Board Member Beatlebrox noted that the house would be eligible for a grant, and potentially tax credits.

Mr. Jacobsen understood from the comments that the Board was leaning towards approving a Significant determination. Vice-Chair Stephens stated that he had not yet made his decision. Assistant City Attorney McLean stated that she had not heard anything to give that impression. If Mr. Jacobsen wanted the Board to proceed with a vote this evening, that could happen if the Board was comfortable moving forward. She did not believe it would be a due process issue if the HPB continued this for two weeks to do a site visit and evaluate whether or not the criteria are met. Mr. Jacobsen stated that he would be out of town on August 3rd.

Board Member Hewett clarified that she asked for the site visit because she had questions after looking at the photos and seeing modern windows and all the additions. Since if this house was determined not to be Significant twice before, she was undecided and was leaning towards it not being Significant.

Mr. Jacobsen was willing to wait for a site visit. If they schedule it for August 3rd he would have a friend meet them at the site since he would be out of town. He offered to remove some of the siding so they could see what was underneath. Director Erickson noted that the Board would want to have their discussion on August 3rd following the site visit. Vice-Chair Stephens assumed the HPB would be prepared to make their decision at that time. Director Erickson recommended that they wait until a time when Mr. Jacobsen could be present, unless he felt comfortable having someone attend the meeting to represent him. Mr. Jacobsen decided to wait until September when he could be present.

Planner Turpen informed Mr. Jacobsen that he would need to obtain an exploratory demolition permit before he removed any siding.

Vice-Chair Stephens opened the public hearing.

Ruth Meintsma had read the Staff report in detail and she believed it was complete and informative. She also visited the site but did not learn anything more than what was in the Staff report. Ms. Meintsma talked about what this house has to offer. She believed the compelling elements to support a Significant designation were the portions of the original roof form, the pitch, which was highly important, the eve deck, the fascia profile, the primary façade wall, the doors and the windows, the north and south wall that are still there, the small historic footprint could still be interpreted and related to the Sanborn map, the historic scale and the historic context. Ms. Meintsma stated that the biggest reason for Significant designation is that the house can be restored to its historical form. She commented on the advantages to the owner if the house is designated Significant. For example, the east wall that was removed could be imposed on without restriction because it is an existing non-conforming situation and could continue to be imposed on as long as it follows the criteria of mass and scale. She pointed out that it is the same criteria that needs to be followed for a new structure. Ms. Meintsma informed the owner that there would be a lot of room for flexibility within the restrictions.

Vice-Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the determination of significance for 416 Ontario Avenue to September 7, 2016 to allow for a site visit. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

2. 1057 Woodside Avenue – Historic District Design Review - Material Deconstruction (House) of the Historic north addition and partial chimney of the Landmark Single-Family Dwelling to restore the ca. 1918 Period of Historic Significance and Historic Form. (Application PL-14-02387)

The HPB visited the site prior to the meeting.

Planner Turpen noted that this discussion was only for the material deconstruction of the north addition. The Board would discuss the garage in the next agenda item.

Planner Turpen provided development background on this house. The site is designated as a Landmark site on the Historic Sites Inventory. The property consists of a one-story wood framed dwelling with a T-shape plan and a front

porch. The single family dwelling was constructed around 1889, and it has undergone a series of alterations. Development on the site has spanned over three different designated Park City eras. Planner Turpen noted in the 1889 Sanborn map that the house had a cross-gable rather than a hip roof that is present today. There was also a stable and a small shed in the back yard. Planner Turpen noted from the 1900 Sanborn Map that an addition and porch were added in the rear. The small shed was no longer present. She stated that the 1907 map documents that no changes to the home were made, but the lots were now recognized as one. She clarified that the lot line was removed, but that does not mean it was a legal lot combination.

Planner Turpen reported that the property was seized in a tax sale in 1911 by Summit County, and it was not sold until 1918, when it was sold to the Workman's. The Workman's contracted for repairs and work on the property, which was likely in poor condition, because the original property owners could not pay their taxes. Planner Turpen stated that Anne Oliver of SWCA, the City's Historic Preservation Consultant, conducted a site visit and formal analysis on the property. Ms. Oliver concluded that based on the current style and materials of the building as seen today, the work was completed around 1918. Between 1918 and 1921 the house was greatly altered and modernized. By removing the vertically oriented windows and changing the roof form, the house became the popular bungalow style of the period.

Planner Turpen reported that the Workman's sold the property in 1924 and it changed hands multiple times until 1926 when the Birkbeck's purchased the property and conducted a number of items to the actual site. They constructed the single-car garage and the north addition. Planner Turpen noted that the single car garage could only be seen in the 1103 Woodside Avenue tax photo, which gives an idea of the context on the site. The stable was eliminated to construct the single-car garage.

Planner Turpen stated that the house has not changed much since the tax photograph, which is rare in Park City. The Staff finds that removing the addition would return it to its circa 1918 historic period. The site is designated for that historic Era. By doing that the roof section would be removed and repaired. The siding would also be repaired. Planner Turpen presented photos, noting that the shaded red areas were the areas of the house proposed to be removed.

Ryan and Katie Patterson introduce themselves as the property owners. Ms. Patterson stated that they have lived in Park City for ten years and they purchased the property two years ago. They are average people trying to make changes to their property, and they were present this evening to answer questions.

Vice-Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Beatlebrox understood that they would see the siding inside the shed, and that they could use the siding once the shed is gone. Ms. Patterson stated that they could see the siding behind a missing piece of drywall. They have not pulled off all the drywall to see how much siding is there, but they would definitely use it if they can.

MOTION: Board Member Beatlebrox moved to APPROVE the Material Deconstruction of the historic north addition to the Landmark single family dwelling at 1057 Woodside Avenue pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1056 Woodside Avenue - Material Deconstruction

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. The Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918. The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.
6. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.

7. The applicant is proposing to remove the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.

8. The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition.

9. The applicant will repair the roof where the north addition is currently attached and is to be removed.

10. Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the c. 1918 bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the north roof to its ca. 1918 form and exterior horizontal siding of the north elevation to its ca. 1918 appearance.

11. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (ca. 1918).

12. The Workmans sold the property in 1924.

13. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

14. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

15. The single-family dwelling has had the following alterations since ca. 1889: New porch and new addition which changed the plan (occurred ca. 1900); Changes to the original window openings (occurred ca. 1918); Changes to the roof shape (occurred ca. 1918); and North addition with partial chimney (occurred late 1930s).

16. The proposed removal of the late 1930s north addition will allow for alterations that occurred to the historic single-family dwelling after the Period of

Historic significance to be removed; thus, restoring the ca. 1918 bungalow Historic Form.

Conclusions of Law – 1057 Woodside Avenue – Material Deconstruction

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.

Conditions of Approval – 1057 Woodside Avenue – Materials Deconstruction

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 23, 2015, May 12, 2015, and April 29, 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

3. 1057 Woodside Avenue – Historic District Design Review - Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site. Relocation of the Historic Single-Car Garage on the Landmark Site. (Application PL-14-02387)

Planner Turpen noted that the Staff report was broken into two separate proposals. Each item would be addressed individually with separate actions.

Disassembly and Reassembly of the Garage (Panelization)

Planner Turpen stated that the applicant was proposing to panelize the garage, and the Chief Building Official finds it to be feasible. The Staff finds that panelization would not greatly alter the context of the site, nor diminish the historic integrity of the structure or the site. The applicant had submitted a

license engineer's report stating that the garage is compromised structurally. The structural engineer advised for demolition; however, the Chief Building Official and the applicant both find that panelization is possible. The garage meets Criteria 1.

Planner Turpen commented on Criteria 2 and noted that the Chief Building Official had provided a formal assessment of the structure and found that panelization of each wall in whole is feasible due to the structural deficiencies.

The Staff recommended approval of the proposed panelization of the single car garage.

Board Member Beatlebrox asked where the panels would be stored. Mr. Patterson replied that the location had not been decided, but there is room on the site to store them. Planner Turpen stated that she did not ask the applicant to formally submit a panelization plan as part of the historic preservation plan until panelization was actually approved. However, before the owners can do a financial guarantee or get their building permit, they have to have submit all of those plans, and they must be approved by the Planning Director and the Chief Building Official.

Vice-Chair Stephens clarified that the Staff was only looking for the Board's analysis of whether or not the garage should be disassembled and reassembled, and relocated. Planner Turpen replied that he was correct. The owner will be building a new structure, and regardless of whether it is built in the current location or the new location, it will be wrapped with the panels to look exactly like to does now. She noted that the garage is currently leaning and that will be fixed. Historic material will be used where possible. The Chief Building Officials finds that the interior structure is in good condition, but some of the exterior boards are not. Those will have to be approved by Staff before they can be discarded.

Board Member Beatlebrox was delighted that the owners wanted to preserve the building and she appreciated their willingness to go through the effort. Mr. Patterson stated that the entire house was neglected, and they were trying to make it look nicer.

Vice-Chair Stephens opened the public hearing.

Ruth Meintsma strongly favored the deconstruction and reconstruction of this garage. She thought this might be the first opportunity for it to be done right. Ms. Meintsma offered her services to draw up digital drawings. She wanted to be a part of this and offered to scrape or do whatever work needed to be done to be involved. Ms. Meintsma also offered the services of her brother who is a finished carpenter. She believed this garage needed to be done as an example for the

City. Ms. Meintsma commented on the structural engineer's recommendation to demolish the structure. She reminded everyone that the City Engineer is more on the side of historic, but when an engineer comes into town they look at structures from a completely different point of view. They are not historic oriented and only do their job as they see fit. Ms. Meintsma thought the timeline of the house on page 161 of the Staff report was amazing and she commended whoever had put it together with the Sanborn maps, the timelines, the dates, and photos of the image.

Planner Turpen stated that she had done the graphics but Anne Oliver had done the research.

Vice-Chair Stephens closed the public hearing.

Board Member Holmgren also commended the owners for wanting to redo the garage structure. Board Member Beatlebrox stated that it should not look too new or too perfect. They just want it to be stabilized and look like it did historically.

Vice-Chair Stephens agreed with Ms. Meintsma regarding the timeline. It was very clear and helpful in understanding what took place and when. He commented on how much better the Staff reports were becoming.

MOTION: Board Member Holmgren moved to APPROVE the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Relocation of the Historic Single-Car Garage on the Landmark Site.

Planner Turpen reported that the applicant was proposing to relocate the garage 20 feet to the east on the property. The Staff recommended denial based on the following analysis.

Regarding Criteria 1 and 2, the Staff finds that this is not applicable because the house is not threatened by demolition in its current location.

Regarding Criteria 3, the Staff does not find unique conditions that would warrant relocation. The single-car garage and the associated house are an excellent example of how properties evolved in Park City, and it also characterizes this specific area of Park City. No alterations have occurred to the site since the late 1930s, giving the site a high degree of historic integrity and its Landmark

designation. Planner Turpen stated that this area of Old Town was historically characterized by larger lots with outbuildings and houses. The evolution in transition between the use of stables and automobiles is very clear here. This section of Old Town has not lost its context and is predominantly historic. Seventy-three percent of the properties between 10th and 12th Street on Woodside still retain their historic outbuildings and are designated to the HSI.

Planner Turpen remarked that the current orientation of the structures on the property convey a clear development pattern. Altering this relationship will alter the context of the site.

Regarding Criteria 4, Staff finds that relocation is not necessary because the structure is not threatened by demolition, development is possible in its current location, and the historic context of the site would be altered as a result.

The Staff recommended denial for the relocation portion of this proposal.

Board Member Beatlebrox did not understand why an application was submitted to move the structure.

Mr. Patterson replied that over time preferences change to meet current needs. They would like to have an accessory building closer to the Landmark historic home for the ease of access through a man door to the house, particularly in a winter scenario. The garage is tucked up in a corner of the lot and away from the house. Mr. Patterson stated that since they intended to rebuild it, they would like to rebuild it in a location that works best for their needs.

Board Member Beatlebrox asked if it the opening would be on the same plane. Mr. Patterson stated that based on the Staff's recommendation, if they pursue the relocation they could step it back off the front façade approximately 10 feet. That was their proposal, but it was also tied to the ruling on the disassembly/reassembly because the north addition would be in the way. The door would be existing but it would shift closer to the Landmark historic home. The driveway would be shorter, you would pull up and go out the man door and into the main historic home.

Ms. Patterson stated that they also felt that if they were going to panelize the garage and bring it back to how it was, it made sense to make it a more prominent feature on the site, and associate with the house. It gets lost in its current location. Mr. Patterson thought it would highlight the historic shed in the back yard because it would be seen from the Woodside view corridor.

Vice-Chair Stephens understood that the existing garage is closer to the property line. Mr. Patterson replied that it is on the property line.

Vice-Chair Stephens stated that historically the garage sitting back where it was would not have had a concrete driveway going back to it. He agreed with Planner Turpen that where the garage sits established context with the house that is different than if it were moved closer to the side door. However, the garage will be remodeled and restored, and he assumed they would put in a long concrete driveway to get to back it. His preference would be to move the garage forward, but not necessarily closer to the home. Mr. Stephens would like to see it keeps its context away from the home, but he thought there would be design issues having a long concrete driveway back to the house.

Mr. Patterson stated that based on the research done by Anne Oliver, the shed was built around 1939, and the Model A was gone. He stated that the original plan was to move the shed forward to current setbacks and lot lines, because they thought if they relocated it they had to meets those requirements.

Planner Turpen stated that if the garage is relocated, it has to meet setbacks. She thought that might be more appropriate because it has to be behind the front façade. The Staff directed the owners to move it closer to the house because this is a separate lot. The property is for sale and if they were to sale the second lot separately, they would still want it to be associated with its historic house. If the garage were to be moved directly forward on the lot and a new house would be attached, they would no longer be able to read the connection between the red house and the garage because the garage would be connected to a new single-family dwelling.

Vice-Chair Stephens understood that if the garage is left in its current location, there would be no reason to do a lot combination. Planner Turpen replied that a lot combination would be up to the owner. However, the Staff finding is if the garage is moved directly forward they lose the historic context and the garage is associated with its new house. Mr. Stephens pointed out it would be more difficult for current or future homeowners to have flexibility with the properties. Planner Turpen emphasized that development is possible in its current location. The garage could be moved, and if it is moved, the Staff wants it very clear that it is associated with the red house.

Vice-Chair Stephens asked if the HPB was ruling on whether to move the garage closer to the home. Mr. Patterson replied that it was the proposal they submitted. Ms. Patterson clarified that the home is for sale and under contract, but to one buyer for the whole property. The same person is buying both lots.

Vice-Chair Stephens asked if 1057 Woodside was under contract at this time. Ms. Patterson answered yes. Assistant City Attorney McLean did not believe it was relevant. The Staff looked at the request in terms of it being this applicant. Mr. Patterson explained that they were still representing the fact that this was their house and if the real estate deal falls through they would still be pursuing

what they have for two years. Ms. McLean pointed out that a new owner could sell the other lot as well. They have that right because it is two separate lots. Ms. Patterson stated that after having a child their needs have changed, but until they sell they are definitely the owners.

Vice-Chair Stephens understood that if the HPB makes a determination, the decision pertains to this owner or any future applicants. Planner Turpen replied that it is only a 12-month approval. If the new owner does not do the work without requesting an extension, this approval would expire and they would have to go through the process again. Assistant City Attorney McLean clarified that if someone came in years from now and the Code had not changed, it would be difficult to defend a change of decision if the circumstances had not changed because they would be applying the same criteria.

Vice-Chair Stephens opened the public hearing.

There were no comments.

Vice-Chair Stephens closed the public hearing.

Vice-Chair Stephens thought the Staff had done a good job in their analysis. He was not sure if the Board had any flexibility to look at this much differently, because moving the garage would definitely change it. He thought there may be ways to move it and mitigate the impact, but moving it so it appears more like a new home is different. Mr. Stephens was more concerned about the unintended consequence. There are very few of these garages left and they are past the era where homes are being demolished by neglect. He questioned whether they were going down a path where these garages collapse through neglect. Planner Turpen stated that if the garage falls over due to neglect, the City would make the owner rebuild it. She pointed out that the site is designated on the HSI as a whole and it does specify the outbuildings.

MOTION: Board Member Hewett moved to DENY movement of the garage at 1057 Woodside per the Staff recommendation and in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact (for Proposal 1: Disassembly and Reassembly of the Historic Single-Car Garage on the Landmark Site).

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.

2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, exterior siding material is deteriorating, and the building is leaning significantly to the south.
10. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
11. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural

members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.

12. Staff and the Design Review Team find that disassembling and reassembling (panelizing) the historic structure will not significantly change the context of the site, nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.

13. The structure is not threatened by demolition.

14. The Acting Chief Building Official found the building to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.

15. Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.

16. The specific techniques for panelization will be approved as a part of the Historic District Design Review and Building Permit. A panelization plan will be submitted prior to the approval of the Building Permit. The Building Department will review the panelization plan in detail. Conditions of Approval will be added to the Building Permit addressing such. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.

Finding of Fact (to deny request for Proposal 2: Relocation of the Historic Single-Car Garage on the Landmark Site)

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.

2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic context of the site and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.
7. The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.
8. The Design Review Team finds that relocating the historic building on its existing lot will significantly change the context of the site.
9. The structure is not threatened by demolition.
10. Staff, including the Chief Building Official and Planning Director, find s that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site.
11. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.
12. Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by lots larger than 25' x 75', single-family homes, outbuildings (first

stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures.

13. Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.

14. The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling.

15. Development of the site is possible with the single-car garage in its current location.

16. The proposal to relocate the historic single-car garage does not comply with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are no unique conditions that warrant the relocation of the historic single-car garage on its site as the context of the building's setting has not been altered that its present setting conveys its history; the integrity and significance of the historic building will be diminished by relocation and/or reorientation; and all other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building.

17. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

18. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

19. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Conclusions of Law

1. The proposal does not meet the criteria for relocation pursuant to LMC 15-11-13 and/or Reorientation of a Historic Building or Historic Structure.

4. Legislative Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.5, 2.6 to require Historic Preservation Board review of Historic District or Historic Site Design Review for both historic and non-historic structures, as well as Chapter 11 Purposes and Relocation and/or Reorientation of a Historic Building or Historic Structure

Planner Turpen reported that this item was an amendment to the LMC to expand the role of the HPB to include design review of commercial structures on Main Street; as well as amendments to relocation and reorientation.

Planner Turpen provided background on the design review component. On April 6th the Board reviewed the topics that Planner Grahn would be taking to the City Council regarding the Historic Preservation Update. Design Review was one of the topics and the HPB voted unanimously not to be the design review authority. However, when the topics were presented to the City Council, the Council had concerns about Main Street and gave the direction for Design Review to occur on all Landmarks structures.

Planner Grahn clarified that the City Council wanted a review of all Landmark structures; however, the Staff thought it was better to use Main Street as an example to perfect the Design Review before extending it beyond the HCB and the Heber Avenue subzone.

Planner Turpen explained that after the City Council made their recommendation, she met with Planner Grahn and Director Erickson and they determined that one of the biggest challenges would be to maintain the National Register District. Instead of just looking at Landmark structures they decided to look at all commercial structures in the HCB and the HRC Heber Avenue Subzone because they all contribute to the District. New construction has to be contributing as much as Landmark structures. To be consistent, the Staff thought it made sense from the standpoint of Design Review to look at all structures on the street.

Planner Turpen noted that the amendment expands the purpose of the HPB to include the Design Review component of those commercial structures. She stated that the Board would be reviewing the structures under the same criteria as the Staff in this specific section of the Code.

Planner Turpen pointed out that the noticing matrix was updated to reflect that noticing will be done when a structure comes before the HPB.

Director Erickson understood that this would also change the appeal of their action. Planner Grahn stated that appeals already go to the Board of Adjustment because of material deconstruction. The Board of Adjustment would remain the appeal body for this additional action.

Planner Grahn stated that she and Planner Turpen initially thought the HPB should only do reviews for Universal Guidelines because it was high-level and more detail oriented. However, after discussing it further, they decided that the Staff would do their analysis regardless, and if the Staff finds that it could not be approved or did not meet the LMC requirements they would not bring it to the HPB. Since the Staff analysis would already be done, the Staff thought it would be beneficial to share with the Board how it meets each specific design guideline. Planner Grahn thought the reviews could be done quickly.

Vice-Chair Stephens understood that the structure would go through the Design Review process and the HPB would be the last review in the process. Mr. Stephens asked since the Board would be reviewing those particular designs, whether they could be involved in the process earlier and sit in on the DRT meetings. Assistant City Attorney McLean replied that the Staff would be vetting the project and researching background information, and the HPB would make the final determination. However, the HPB would not be acting as a judge, which was the previous issue. Ms. McLean stated that unless the entire Board attended the DRT, there would be quorum issues and other problem related to the process. It would be more appropriate to request further information if necessary, or to request a presentation on certain aspects that could be given to the entire Board to make the determination.

Assistant City Attorney McLean pointed out that the process would become public sooner, since the goal is to be more transparent in terms of daylighting the process for the most treasured portion of the City. Mr. Stephens stated that he has the utmost confidence in the Planning Staff. However, there were occasions and occurrences in the past where applicants felt like they had gone through the design process with Staff, only to be turned away and denied by the Historic Board at that time. He wanted to know how they could educate and include the Board members before it gets to that final point. Ms. McLean suggested that the HPB could have a special meeting with the preservation consultant, but it would have to be a public meeting. She understood Mr. Stephen's concern because it is a complaint they hear quite often.

Director Erickson thought they could back off a little on the project specific review. He believed the difficulties between the Staff and the Historic Board and the public trust in operations, was due to a philosophic difference between the Board and the Staff. Instead of looking for a mechanism to involve the HPB earlier, he preferred a mechanism to avoid philosophical misunderstanding, or outright obstinacy on the part of former Staff members who had their own interpretation of not replicating history buildings and decided to insert contemporary. Director Erickson thought a better approach would be to find a way to discuss the guidelines and for the Staff to interpret the Board's philosophy with respect to the guidelines, rather than inserting the HPB into an individual

project. However, if the Staff hits an impasse in the process, they could bring it to the Board in a work session for guidance, or they could bring the project forward for approval or denial. Director Erickson stated that the current Staff spends a lot of time listening to the Board to make sure they are philosophically aligned. They will continue to do that as the Guidelines move forward.

Planner Grahn noted that the Guidelines for commercial buildings was scheduled to come before the HPB on August 3rd.

Vice-Chair Stephens did not disagree with Director Erickson. He thought it might work, primarily because of the high level of confidence he has in the Staff. However, the Guidelines are good, but they can be difficult to apply to unique properties or unique situations. Mr. Stephens stated that as Board members they have a responsibility to make themselves aware if there is an important project on Main Street.

Board Member Beatlebrox thought public input was also an important part of the process because people can see what the Staff has been working on with the owner or developer. It gives the public the opportunity to provide their comments and thoughts. Ms. Beatlebrox thought more care and priority needed to be given to high-profile projects. She believed it was important for the HPB to be involved in the review process for projects on Main Street.

Vice-Chair Stephens did not necessarily agree that the HPB needed to be involved in the review process because it is important to have confidence in a qualified Staff. He thought their involvement should relate more to the bigger picture.

Director Erickson stated that he was considering a mechanism to make sure the HPB knows the Staff is struggling with a difficult design problem and they might involve the HPB in the process sooner rather than later in terms of having a policy discussion. Mr. Stephens remarked that projects on Main Street are always important, and he would need more time than Friday to Wednesday, when the reports go and the meetings take place, to really understand the issues. Mr. Stephens thought it was less of a legislative issue and more of an administrative issue in terms of communication between the HPB and the Staff. If the Board wants to be involved and the Staff wants them involved, they would need the time to get up to speed on the processes the Staff has gone through and the problems they had to deal with. The packet should describe the process the Staff went through and would take more than just a cursory read to understand that process.

Planner Grahn stated that the question would be how much time the Board would need; noting that the Staff needs to plan ahead in terms of internal reviews for the Staff reports, noticing, and posting on the public website. Mr. Stephens

thought it could be as simple as putting in the Staff report that the Planning Department received this application. It would put the HPB on notice and each Board member would be responsible for pursuing whatever information they needed.

Vice-Chair Stephens opened the public hearing.

Ruth Meintsma stated that in the past she heard all the hesitations about dealing with Design Review and having confidence in Staff. Previously the Guidelines were difficult in vague areas and the language has changed. These Guidelines are so specific and clean, and she believed their level of discussion would be very different. When the Staff report is written on these projects, those Guidelines will be listed for their discussion. Ms. Meintsma thought it would empower them as a Board, and it would also give them the opportunity to not only back up a Staff decision, but they will begin to learn which guidelines are less effective than others. Ms. Meintsma believed the Board was entering into a new area with this design review, and she thought it would be an exciting responsibility at their level. She looked forward to seeing it happen.

Cindy Matsumoto stated that she was commenting as a private citizen and not as a Council member. She believed it was important for the HPB to take this step forward, because even though the HDDR has a public component, it is not at a regular scheduled meeting that the people is aware of and can follow. Ms. Matsumoto remarked that Main Street belongs to the community, and historic preservation is the community's responsibility. Having a meeting where the public can comment on the different aspects of a project helps the community to become educated on the Guidelines; and that education enables them to talk about specific guidelines that they do or do not support. Ms. Matsumoto reiterated that public input is important and the HPB would allow that input in a more democratic way.

Board Member Beatlebrox agreed, and she believes the community expects it. It is all about perception, and it would be good for the community to have the perception that there is another set of eyes looking at these high priority projects.

Vice-Chair Stephens closed the public hearing.

Board Member Stephens understood that the review under discussion was limited to the HCB and HRC zones. Planner Turpen replied that it was for commercial structures in the HCB and HRC sub Heber Avenue zones. Assistant City Attorney McLean remarked that as written, it was not clear that it was only for commercial. It was written to include all structures in those zones. Planner Grahn explained that in some cases former residential structures have become commercial structures, such as the High West Annex. Those structures fall into

the Heber Avenue Subzone, which is still part of the commercial core, and they have to maintain that integrity.

The Board had no further comments regarding design review.

Planner Grahn commented on the amendments for relocation. She explained that these were redone in an effort to be as clear as possible and to make sure there is consistency. Planner Grahn referred to Item A on page 225 of the Staff report, which was about abating demolition. She explained that they were not abating demolition by neglect. For example, if a road project goes through and expands SR224, they would not want the expansion to take out the barn, so the barn would have to be relocated on the site to abate demolition.

Planner Grahn believed the second item was fairly obvious. For example, if there was danger of the mountain or cliffside falling into a house it would create a hazardous situation and relocation would be necessary.

Planner Grahn stated that the third item was an effort to emphasize that if a structure is relocated, it would either enhance the ability to interpret the structure, or it does not diminish its overall physical integrity in its relationship with the District. They want to make sure they preserve as much historic integrity and significance as possible. Planner Grahn stated that a significant main point is that the City requires that a license structural engineer look at the structure to make sure that it can survive relocation. She pointed out that if it was also a panelization project, the Board would be looking at it for both panelization and relocation, similar to what they did on 1057 Woodside this evening. Planner Grahn stated that the preservation must be enhanced by relocating it. It is important to make sure that the relocation would not have a detrimental effect on the soundness of the building.

Planner Grahn referred to Item B on page 226, which were procedures for locating the structure to a different site in Old Town. The language was being changed for more clarity, and to make sure that even if the structure is being relocated to a new site, that it maintains its integrity and significance, that it does not have a negative effect on the District, and it does not threaten the structural soundness of the building. A structural engineer needs to make sure that it can sustain relocation. They also want to make sure that the applicant looked at all the options on the site and that restoring it on that site is not viable.

Planner Grahn stated that a Landmark structure is listed on the National Register of Historic Places. The National Register generally frowns upon relocation, although in some cases relocated structures are listed on the National Register. For that reason, Park City limits relocation to only Significant structures because they are not listed on the National Register of Historic Places. Significant is a lesser designation and it allows more flexibility.

Vice-Chair Stephens asked if reorientation or relocation includes the case where a home is lifted and replaced. Planner Grahn replied that the amendment addresses relocation of placement. It would be more horizontal on the lot or turned around, rather than vertical up and down.

The Staff recommended that the HPB forward a positive recommendation to the Planning Commission and the City Council on these amendments to the LMC.

Vice-Chair Stephens opened the public hearing.

There were no comments.

Vice-Chair Stephens closed the public hearing.

Board Member Holmgren liked the direction they were going with these amendments. She understood that many people are afraid of the changes, but she thought it was very positive for the people who live in Park City.

Vice-Chair Stephens was comfortable with the amendments because it is restrictive. He is not a design professional, but he was pleased with what the Planning Department has been doing as far as design approvals.

MOTION: Board Member Holmgren moved to forward a POSITIVE recommendation to the Planning Commission and the City Council to adopt an ordinance amending the Land Management Code of Park City to amend the Architectural Review Section 15-2.5-7, and Section 15-2.6-8, Purposes of the Preservation Board; Section 15-11-5 Relocation and/or Reorientation of a historic building or historic structure, Section 15-11-13. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 6:50 p.m.

Approved by _____

David White, Chair
Historic Preservation Board

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 3, 2016

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Jack Hodgkins, Doug Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Polly Samuels McLean, Louis Rodriguez

The Historic Preservation Board had a site visit to 1259 Norfolk Avenue prior to the meeting.

Director Erickson noted that the Board had a quorum and could proceed with the meeting. However, David White was absent this evening and the Board needed to elect a Chair Pro Tem.

MOTION: Board Member Holmgren nominated Doug Stephens as Chair Pro Tem. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Chair Pro Tem Stephens called the meeting to order at 5:06 p.m. and noted that all Board Members were present except David White who was excused. Jack Hodgkins arrived later in the meeting.

STAFF/BOARD COMMUNICATIONS

Planner Anya Grahn reported that the Park City Library was listed on the National Register of Historic Places this past winter. An unveiling ceremony for the National Register Plaque that will be permanently displayed at the Library was scheduled for the following day at 3:45 as part of the City Council agenda. The Board members were invited to join the City Council at the Library.

Board Member Hewett had sent an email to the Planning Department regarding a concern she had from the last meeting. As they continue to look at sites that are being put on the Historic Site Inventory, she wanted to make sure they were being consistent with each of their determinations. Ms. Hewett referred to the house on Park Avenue that had several renovations done on it and the Board decided that it was not appropriate for the Historic Site Inventory. She recalled that the Board previously said that when making a determination, if it affects someone's valuation or something similar, the Board would visit the site before making a final decision because it is difficult to make a determination just from documentation and photos. She had not pushed that point at the last meeting but it was her memory. Ms. Hewett tried to think of ways to potentially make the

process more consistent and not have to start from scratch each time. She noted that different houses have different amounts of historic material, and the Board draws an arbitrary conclusion that is sometimes based on how it looks. For example, one structure could have a significant amount of historic material but it has been morphed into something that is not attractive versus a structure that has less historic material but looks more attractive. Ms. Hewett suggested that the Board discuss this issue and create more parameters to make the process more consistent.

Director Erickson stated that the Staff would schedule a work session discussion as soon as possible. The Board members could talk about it and the public would have the opportunity to listen to their discussion. He remarked that even though the rules are precise and technical, if they could condense it into five words or less so the general public could understand it, it would make it easier for everyone.

Chair Pro Tem Stephens thought it would be helpful if the Staff could share with the Boards the process they could through before it comes before the HPB.

Board Member Beatlebrox disclosed that she was newly employed by the State of Utah as the Budget Manager for the STEM mobile classroom throughout Utah. She did not anticipate any conflicts of interest but she wanted the Board to be aware.

Assistant City Attorney McLean recommended that Ms. Beatlebrox amend her disclosure form on file with the City to add her new employer.

PUBLIC COMMUNICATIONS

Nancy Davidson believed the email she had sent to the Board Members spoke for itself. Ms. Davidson stated that her husband had sat on this Board and she recognized the amount of time and thought the HPB devotes for the good of the community. She knows the energy they expend to make this community attractive to tourists via its historic past. A past that is reflected in the buildings and structures and the stories they tell. Ms. Davidson stated that she would not ask the Board take on the burden of being more involved in the approval process of building design if she did not feel it was important to the well-being of everyone. She stated that as the Historic Preservation Board they are the experts. They have the power and she would like them to regain the mandate. Ms. Davidson asked the Board to reconsider taking on a larger role in the process.

CONTINUATIONS – Public Hearing and Continue to date specified.

1. 1302 Norfolk Avenue – Determination of Significance
(Application PL-16-03181)

Chair Pro Tem Stephens opened the public hearing. There were no comments. Chair Pro Tem Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the determination of Significance for 1302 Norfolk Avenue to September 7, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously. Board Member Hodgkins was not present for the vote.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1259 Norfolk Avenue – Determination of Significance
(Application PL-15-02645)

Planner Hannah Turpen reviewed the application for a determination of significance for 1259 Norfolk Avenue. She noted that this item was previously continued several times. The HPB last saw this item on May 4, 2016. At that time the Board requested a site visit, which was held today.

Planner Turpen provided a brief history of the house. She stated that the modified hall and parlor house was constructed around 1900. It first appears on the 1907 Sanborn map. A porch was added before 1929 to the south and east facades. Since the 1941 Sanborn map is the same as the 1929 Sanborn map it was not provided in the Staff report. Planner Turpen noted that the circa 1940 tax photograph shows the house prior to the modifications that occurred outside of the period of historic significance. These modifications included window alterations seen in 2001, partial enclosure of the porch, and loss of some the porch details just to name a few.

Planner Turpen reported that last week and early this week the property owner submitted a letter from herself and one from the designer of the 2002 project. Both letters included photographs of the work during construction, and the designer provided elevation drawings identifying the portions of the façades that were saved.

Planner Turpen noted that in previous meetings the property owner stated that the house was demolished; however, the Staff could not find evidence to support that claim in any of the HDC Staff reports, meeting minutes or action letter. In reviewing photographs and elevation drawings, the Staff determined that the house was panelized and not demolished. She pointed out that panelization is a recognized method of historic preservation in Park City as regulated by the Land Management Code and Design Guidelines. Planner Turpen stated that the

architect of the project had identified the panels that were saved, which were outlined in red.

Planner Turpen stated that it is typical to have portions of the façade which do not contain historic material. In this case it was where the windows were located prior to the 2011 renovation. They were save in order to make room for the new windows. Planner Turpen presented photos showing the panelization process. She explained how the panels were removed and stored on site.

As stated in previous meetings, the Staff finds that the house meets the criteria for designation. After receiving additional material in recent weeks, the Staff has now concluded that the house was not demolished, but rather it was panelized. The Staff finds that it meets the criteria because 1) it is at least 50 years old; 2) the historic form was retained through the panelization process; 3) it received grants for the restoration work; 4) portions of the house were restored to its historic appearance; 5) any of the new additions could be removed to restore the house to its original appearance; and 6) it is important to the mature mining era.

Malia Binderly, representing the property owner, noted that the panelization photos were provided by the property owner. Therefore, the Staff had not done any additional work. She found it interesting that Planner Turpen had not mentioned that fact. Ms. Binderly referred to the letter from Peter Barnes, the architect, and noted that he was very instrumental in many Old Town rebuilds at the time. She also referred to the record from the Historic District Commission at that time going back and forth between the Board, the architect and Derek Satchel, the historic planner. Ms. Binderly thought Mr. Barnes had addressed it clearly in his two-page letter. She stated that Mr. Barnes is very familiar with what historic preservation should be, what it looks like, and how it plays out. She recalled a question from the meeting in April of whether or not this house was a replica or historic preservation. Mr. Binderly thought the question was whether or not a small amount of historic material in a rebuild equates to historic preservation.

Ms. Binderly believed this structure was a replica because everything except for three panels were new. She pointed out that stitching rather than panelization is the technical term used in the architecture world; and there is nothing historic about stitching in historic preservation. Ms. Binderly suggested that the consult with Peter Barnes, because while the house retained some old wood, everything else about the house is a replica. The house was moved, the elevations were altered, the property was demolished. Ms. Binderly noted that Planner Turpen had not presented all the photos she had provided because some showed the equipment getting ready to demolish the house. She stated for the record that the information the Staff provided to the HPB did not include the letter she had submitted, even though the Staff report indicates that it was attached. She recognized that Mr. Barnes' letter was submitted too late for the Staff report, but

it was also not provided to the Board or the public this evening. Ms. Binderly pointed out that neither the HPB nor the public have the benefit of seeing what was actually submitted on behalf of the property owner. In addition, some of the photographs were omitted and she did not believe the Staff report told the whole story.

Director Erickson noted that the letter from Peter Barnes dated July 27th was handed out to the HPB prior to the meeting. Planner Turpen noted that the letter from the property owner, Maureen Moriarty, was Exhibit 3 in the Staff report. Ms. Binderly emphasized that pertinent information supporting her position was still missing. She thought the pictures the Staff chose to show could be taken out of context.

Ms. Binderly stated that she was here this evening to answer the important question that was raised in April, which was whether or not the property is a replica. She explained why she believed the property is a replica in very sense. She noted that Peter Barnes is well-versed in historic preservation, and he shares her opinion based on his expertise.

Ms. Binderly addressed the issue of the historic grant. She stated that the historic grant that was provided to this home was provided for a completely different set of drawings. Those drawings were approved by the historic board at that time, but the Board later requested additional items. Mr. Barnes had to redraw the entire building at his own expense to satisfy the preservation board. She noted that because the Historic Preservation Board had already granted the homeowners the full rights to the \$16,500, and the process took an additional year and half after the initial approval, at the end of that period a whole new house was put forward and a letter was already written granting the \$16,500. For that reason, the homeowners proceeded with the historic grant. Ms. Binderly recalled telling the Board in April that if the homeowner knew that a \$16,000 grant would result in a long-term designation that would limit what they could do with their property, they would never have accepted the grant. She reiterated that there is a lot more information to the story that has not been presented. Ms. Binderly recognized that this was a completely different Board and the rules and regulations have changed; however, Mr. Barnes' letter specifically points out that there is no way that the house was forgotten or left off of the Historic Sites Inventory for so many years. He believed that previous historic boards throughout those years knew that it was not a historic home. Ms. Binderly noted that Mr. Barnes outlines that clearly in his letter. He was closest to the transaction and he is the only one who has insight as to what occurred during that time. Ms. Binderly stated that at the last meeting she said she would come back with the architect if she could find him and she did. She thought it would be worthwhile for the Board to hear from Mr. Barnes himself that this house is truly a replica.

Ms. Binderly stated that she was born in Park City and it is her hometown. She understands the feeling of the historic nature of Park City and that it is valuable to have these structures remain in the community. However, they cannot be arbitrary in their decision, and it is not right to just say that a small percentage of historic material left in a structure designates the historic status. The homeowner should not be punished because they were willing to keep the house in its original location and add some nice features. One example is that the door on the side of the ladies' parlor is not a real door because the homeowner cared enough to make the house look historic. However, that should not give the City the right to say that the house is historic when it was replicated to look that way. Ms. Binderly pointed out that in his notes Derek Satchel indicated that there was no evidence that the door existed historically. She pointed out that the historic designation was not right for the property owner or the community.

Board Member Hodgkins arrived.

Chair-Pro Tem Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, referred to the letter from Maureen Moriarty on page 99 of the Staff report. She noted that Ms. Moriarty states that this property is in fact a replica and not a preservation. Ms. Meintsma stated that Item 4 of the treatments is reconstruction, and a replica is actually reconstruction. She explained a building can be created where no historic material exists, but if there is evidence in terms of size, mass, shape and details, and the structure is brought back and contributes to the historic character of the town it can qualify as a contributing structure. Ms. Meintsma read from G-5 of the historic guidelines, "To preserve or reuse any remaining historic material." She pointed out that in a reconstruction if there are bits and pieces of historic material that can be saved it is encouraged, but it is not required for a reconstruction. Ms. Meintsma referred to the LMC and language regarding reconstruction. She noted that Items 1 and 2 talks about when a structure can be demolished. Item 3 reads, "Form, features, detailing, placement, orientation and location will be depicted". Ms. Meintsma pointed out that there is no mention of material in Item 3. She stated that as the structure currently stands, it does show form, features, detailing, placement, orientation and location, as well as historic material. Mr. Meintsma commented on panelization. There may not be a lot of historic material, but more than the material itself, panelization shows the history and the story of specific elements. In this case, is was evidence of the vertical double hung windows. It is more than just material. It is documentation of what that house was. Ms. Meintsma presented a photo of a house on Park Avenue where the entire house was raised. She noted that only the front panel of siding and under the porch was all the historic that was left, but that house is still on the Historic Sites Inventory. She had many other examples where form, size and mass elements were contributory to the history, even if the material was minimal,

Chair Pro Tem Stephens closed the public hearing.

Ms. Binderly felt they were moving backwards in time to the April meeting, where the issue was historical significance versus contributory. She understood that these were two different designations. Ms. Binderly asked if they had opened up the conversation regarding contributory. Planner Turpen replied that it was not talked about because there was a Determination for Significance on this home. Ms. Binderly thought they came back to the same issue each time; whether this is a significant property or a contributory property. She believed the public comment raised the issue of whether it was contributory or significant. Ms. Binderly remarked that the conversation is about whether this home is significant, but in her mind tiny, mining shacks and garages and are significant. The location of their property is contributory because it is on a historic field; but that has never been discussed. She believed the house contributes to the nature of the community, but not as significant.

Chair Pro Tem Stephens asked Planner Turpen to clarify the differences between Significant and Contributory and the process that the Board would be undertaking. Planner Turpen stated that LMC changes last summer changed the criteria of Significant. They also added a new level of Contributory. If a structure is designated to be Contributory, it is eligible for demolition. The designation acknowledges that the structure contributes to the streetscape, but the level of protection is not as high for the structure as a Significant designation.

Planner Grahn explained that a Landmark building is listed on the National Register of Historic Places or is eligible for the National Register either individually or because it contributes to the District as a whole. If the structure is listed as Significant, it means Park City has found it to be historic even after panelization or reconstruction because it contributes to the history and the overall story of Park City. Planner Grahn stated that the Contributory designation applies more to A-frames or other structures that are yet to be reviewed, or buildings such as the Main Street Deli which is not historic but contributes to the historic look and feel of the street.

Board Member Beatlebrox asked if a Contributory house could be demolished. Planner Grahn replied that Contributory can be demolished. A Significant house can only be demolished if it is removed from the Historic Sites Inventory through the DOS process or through a Certificate of Appropriateness for Demolition, which has its own criteria in the Code.

Assistant City Attorney McLean thought the Board would find LMC 15-11-10A helpful, which identifies the requirements 1) Landmark Sites, Significant Sites, and Contributory Sites. Additional language states that any development involving the assembly of the construction of a Landmark Site or a Significant Site and is executed pursuant to Sections 15-11-14 and 15-11-15, which are the

panelization and reconstruction sections of the Code shall remain on the Park City Sites Inventory. Following the assembly of reconstruction, the Historic Preservation Board will review the project and determine if the work has required a change in the site or structure's historic designation from Landmark to Significant.

Board Member Holmgren stated that she has been in her home at 1209 Park Avenue for 27 years. She is very aware of the house in question. The person who lived there when she first moved in was known as Steakhouse. She stated that Steakhouse was a well-known partier but a very responsible person. He ended up selling the property and the lot was split so he could make more money.

Ms. Binderly disagreed with Board Member Holmgren's story because Steakhouse never owned the property. Ms. Holmgren stated that regardless of who owned it, her point was that in 1989 the house was there and looked almost exactly as it looks in the pictures. The house was not changed until 2002. Because she had never seen a panelization she watched it very closely and she found the process to be fascinating. Ms. Holmgren stated that she was unaware that Steakhouse did not own the property, but he and his dog were both positive parts of the community.

Board Member Hewett has a different opinion regarding the DOS. She recalled from the April meeting that this particular property is not currently surrounded by other historic properties. She noted that the HPB had a previous discussion about the fairness factor and what it means to be the last historic home in the neighborhood. Ms. Hewett stated that based on the information that was presented, the small amount of historic material left, and the surrounding properties; she agreed with the property owner that the structure should not be designated Significant.

Chair Pro Tem Stephens asked if panelization was a common method of restoration in 2002. Planner Grahn stated that she was not in Park City in 2002, but she assumed that panelization was used, but it may not have been a consistent method.

Ms. Binderly stated that Peter Barnes was the primary architect doing restoration in the community at that time. Chair Pro Tem Stephens pointed out that he was in the community at that time and there were a number of architects besides Peter Barnes who also did restorations. Ms. Binderly clarified that Mr. Barnes was doing four or five restorations at the same time theirs was being done, and she believed he would be a good resource to answer the panelization question.

Planner Grahn stated that since the success of the High West project in 2009 panelization has become a more acceptable method of preservation.

Chair Pro Tem Stephens asked if the \$16,500 grant was for the remodeling in 2002. Planner Turpen answered yes, and offered to provide the list of designated items. Assistant City Attorney McLean believed there was confusion regarding the grant for both the HPB and the public. She explained that in and of the fact that a structure received a historic grant does not automatically make it a Significant site. It is a condition that it retains its historic form in the way that it is defined; and it demonstrates that there is a historic form. Mr. Stephens understood that the issue was not that the grant automatically made it a Significant structure; but it indicated that the Historic District Commission who awarded the grant felt that it was a historic structure. Otherwise it would not have been eligible for a historic grant. Planner Grahn replied that he was correct. She noted that the minutes from the Historic District Commission meeting shows that the HDC spoke about it as a historic home.

Board Member Beatlebrox referred to the photos on pages 15 and 16 of the Staff report which showed this particular home in front of the football field. She pointed out that the windows are the same, the porch is the same, the placement of the front door is the same and the roof pitch is the same. The house was built in 1900. Ms. Beatlebrox stated that she would not want this particular home to be demolished because it is part of the rich history of the town. She had also brought the same information that Ms. Meintsma referred to about the reconstruction of an existing historic structure. She thought it was important to note that the reconstruction should include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances, and porches, steps and doors in their historic spatial relationships. Ms. Beatlebrox believed that was what happened to this house in 2002. She thought it was important for the Board to note that this house was reconstructed and that existing historic material was retained.

Board Member Hodgkins stated that in looking at the photos from 1947, he did not think the structure looked like it was part of the historic streetscape and that it stood by itself. In his opinion, the argument that the neighbors are not historic and therefore the structure no longer relates the way it used to does not matter because it stands on its own. Mr. Hodgkins asked if reconstruction qualifies as Significant. Planner Grahn answered yes. It would not necessarily qualify Landmark structures because they are looked at on a case by case basis. However, if a structure is reconstructed or panelized it is still considered historic and is listed as Significant.

Planning Director Erickson clarified that the Code makes a distinction between Landmark and Significant as to the historic integrity in terms of location, setting, and workmanship. He stated that this particular situation is complicated and he offered to help the Board members refer to specific sections of the Code to keep

their review focused on what the Code says and what LMC changes were made in March.

Chair Pro Tem Stephens understood from the houses that have gone through historic preservation processes in the last number of years, is that they go back to the period identified as the historic structure of the house that will be used for the preservation. He asked if that was the process the Planning Department follows. Planner Turpen answered yes. Mr. Stephens stated that during the site visit, he thought the most telling picture was the one presented by the applicant with regards to the restoration and remodeling process of what remained originally, which were the three panels on the front. He showed the photograph he was referring to and noted that it was also submitted with the letter from Peter Barnes. Mr. Stephens thought it was evident where the boards were taken out because of the windows that were put in. And the boards that were reinstalled under those panels were not new. He assumed they were pulled off of the house. It appeared to him that they were not newly nailed boards because the newly nailed boards on the rear of the house were not as aged as the other ones.

Ms. Binderly stated that she could only go by what she was told by the architect and the builder. Paul DeGroot had a woodworking shop at the time and according to Peter Barnes, Mr. DeGroot had nailed every board. Mr. Stephens stated that he knows Mr. DeGroot and Mr. Barnes, but it still appeared to him that the boards in those sections were not newly nailed boards. Ms. Binderly questioned why Mr. Stephens was not relenting when the people who did the work specifically told her what they had done. Mr. Stephens stated that he was not trying to argue with Ms. Binderly. He was only giving his observation from the standpoint of doing restoration and how old siding appears on the structure. Mr. Stephens believed the two panels on each end and the panels on the front clearly reflect what was the historic structure. If someone wanted to do a remodel on this home, they would be entitled to removed everything past those three walls. Mr. Stephens believed this house was a Significant home based on what was exhibited in the photo that was submitted by the applicant.

Board Member Beatlebrox asked where in the letter from Peter Barnes he said that the panels were not put back in place. Ms. Binderly replied that in the fourth paragraph Mr. Barnes states that the materials are limited to a few feet of siding backed by some original studs. Either side of the front door and on the gables on each side of the building. Everything else is new. Ms. Binderly noted that Mr. Barnes had redlined what he was talking about. It was roughly three feet on either side of the front door. There is another small portion 1-1/2 feet above. She stated that the gable on both sides was another five feet on either side. There is also an exposed portion of the gable that is covered by the roof line.

Board Member Beatlebrox thought it looked like more than 50% of the façade was historic material. Director Erickson explained that material preservation is

not one of the criteria for Significance. The criteria set for Significance is essential historic form, important to regional history, and at least 50 years old. He noted that the same criteria apply to Significant sites in Park Meadows as well. Director Erickson stated that Planner Turpen had written her Staff report in accordance with the definition of Significance. The purpose of the HPB is to determine whether or not the structure meets the criteria for Significance.

Chair Pro Tem Stephen believed there was agreement that the structure was at least 50 years old, particularly the three walls in the front. The walls behind that were newer than 50 years old. Under the criteria that it retains its historical form which may be demonstrated but not limited to listed items, Mr. Stephens noted that home previously received a grant. In his opinion, it was more important that the Historic District Commission felt this was a historic structure in terms of awarding the grant. Mr. Stephens clarified that the structure was not previously listed on the HSI, and it was never part of any reconnaissance or intensive level surveys. Planner Turpen replied that he was correct. Mr. Stephens listed the remaining criteria and asked if the structure met any of those criteria. Planner Turpen stated that it was important to the Mature Mining Era because hall parlor was one of the first most popular housing types. In addition, this was one of the few houses constructed this far north in Old Town. It also reflected typical materials and construction methods.

Maureen Moriarty stated that the original owners of that house owned it for three generations. The person who did the new construction on that site was the great-granddaughter and she was able to provide a lot of information that they were not familiar with. She commented on the struggle that they went through and the time that it took for them to finally get the structure that exists today. Ms. Moriarty clarified that the historic grant that was given was not for the structure that exists today. They were able to apply the grant to this structure, but it was not the plan that was presented to the City at the time of the grant approval. She emphasized that the process became so convoluted and time-consuming that they ended up with a completely different structure than what was shown when the grant was approved. Ms. Moriarty wanted that to be very clear. The original plans were still available if they needed proof. She believed the original structure was approximately 666 square feet. The existing house is almost 1800 square feet. Mr. Moriarty stated that in his letter, Peter Barnes states that the fact that this building is not on the current Historic Inventory is not an accident. It was known and it was recognized at the time that a new blended re-creation of something that may look and feel like an old structure is not made significant.

MOTION: Board Member Beatlebrox moved to designate the house at 1259 Norfolk Avenue as a Significant site on the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law. Board Member Holmgren seconded the motion.

VOTE: The motion passed 4-1. Board Member Hewett voted against the motion.

Findings of Fact – 1259 Norfolk Avenue

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. This site was not included on the 2009 HSI based upon the older criteria.
2. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
3. The house at 1259 Norfolk Avenue is within the Recreation Commercial (RC) zoning district.
4. The structure is not currently designated as a Significant or Landmark site on the 2009 Historic Sites Inventory.
5. The structure was originally constructed at 1259 Norfolk Avenue in c.1900, which makes the structure approximately 116 years old.
6. The structure appears in the 1907, 1929, and 1941 Sanborn Fire Insurance maps.
7. The structure can be found in a 1940's tax photograph.
8. The structure is not currently designated as a Significant or Landmark site on the Historic Sites Inventory.
9. The original hall-parlor was constructed within the Mature Mining Era (1894-1930) and is historic.
10. In 2001, a grant was awarded by the Historic District Commission in the amount of \$16,500 for a new foundation; structural, electrical, plumbing and mechanical improvements; replacement doors and windows; re-roof; and exterior siding and trim repairs, prep, and repainting.
11. The lower level garage addition and new foundation were added in 2002 and are non-historic.
12. The house was moved to the southeast as a part of the 2002 renovation to accommodate the subdivision of the existing three (3) parcels into two (2) legal lots of record.

13. The house is surrounded by both historic and non-historic sites. The site still retains its context and spatial relationship with the historic baseball field located directly across the street.

14. The lower level garage and concrete foundation were added in 2002, but they do not detract significantly from its Historic Form when viewed from the primary public Right-of-Way.

15. The change in material to board and batten on the lower level garage portion of the house creates a clear delineation between the historic portion of the house and the new lower level garage addition.

16. In 2002, the Historic District Commission determined that the garage shall be recessed under the front porch in order not to create a visual and architectural distraction.

17. The new rear addition is located behind the historic dwelling and is subordinate to the historic portion of the house in terms of mass, height, and scale.

18. In 2002, the applicant demolished the historic northwest rear shed addition located at the northwest corner of the dwelling in order for the structure to fit onto its newly created lot.

19. The historic northwest rear shed addition is visible in the circa 1940's tax photograph (Figure 3), but not on the 1941 Sanborn Map (Figure 1).

20. The Historic District Commission determined that the historic northwest rear shed addition was not integral to the overall building's historic integrity and that the historic south addition was more important to the historic integrity of the building because it was incorporated into the historic porch.

21. The roof was repaired in 1996, but the repair did not alter the historic roof form. The historic portion of the house retains the historic roof form.

22. In 2002, the new rear addition incorporated a cross gable roof design with the intent to minimize the massing of the new rear addition.

23. In 2002, the porch was restored according to historic documentation available, including the 1940's tax photograph.

24. The current location of the entrance stairs is not consistent with that found in the circa 1940's tax photograph.

25. At the time of the 2002 renovation, the steps were in their current location.

26. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door.
27. In 2002, the Historic District Commission determined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback.
28. In 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house.
29. In 2002, the transom above the front door was incorporated into the design after being lost in an out of period alteration.
30. In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted.
31. The architectural detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.
32. The structure is a hall-parlor typical of the Mature Mining Era (1894-1930).
33. The site meets the criteria as Significant on the City's Historic Sites Inventory.
34. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
35. Though the structure's historic integrity has been diminished due to the out-of-period addition and alterations to its historic materials, it has retained its Historical Form in that the hall-parlor form is still clearly identifiable from the public right-of-way. The lower level out-of-period addition to the east elevation and rear addition on the west of the structure do not detract from its historic significance as these are clearly delineated from the historic hall-parlor form. Further, the 2002 renovation restored many of the historic details that had been lost previously including porch details, historic window openings, and the original siding.
36. The introduction of a lower level basement and foundation and rear addition does not detract from the Historic Form.
37. The house retains its Historic Form, reflects the Historical Character, and still maintains its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.

38. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-1930) and its noteworthy method of construction, materials, and craftsmanship of the Mature Mining Era.

39. The front façade of the structure was altered sometime after 1947. The circa 1940 tax photograph and a 1947 photograph show the unaltered historic front façade, whereas the 1950 and 1961 photographs show alterations to the front windows.

40. The site does not meet the criteria as Landmark on the City's Historic Sites Inventory in that the house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

Conclusions of Law – 1259 Norfolk Avenue

1. The existing structure located at 1259 Norfolk Avenue meets 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

Complies.

2. Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and the use of roof decks. Staff recommends amending the LMC to treat decks over enclosed living spaces as roofs, disallowing roof decks as part of the primary roof structure, and limiting decks constructed above enclosed living spaces to 30% of the total roof structure.

Planner Grahn reported that flat roofs were being reviewed due to several factors. In the past the HPB, the Planning Commission and the City Council have expressed different concerns regarding flat roofs, green roofs, and contemporary decks. The HPB has also expressed concern about contemporary architecture and how it fits in the Historic District. Flat roofs are a big part of that form. Planner Grahn stated that they have been taught to protect the neighborhoods and to be consistent with the Land Management Code and the General Plan. They always look at cross canyon views to determine the character defining features of the town and what fits within the streetscapes.

Planner Grahn explained why the Staff has not proposed banning flat roofs. Some of the best transitional elements on historic homes are flat roofs, and some of the nicer additions have flat roofs. Commercial structures have flat roofs.

Planner Grahn noted that page 110 of the Staff report summarized what the Staff hoped to accomplish with the proposed amendment for flat roofs.

A flat roof may be the primary roof structure, but it is permitted by the LMC only if it is a green roof. Without a definition for primary Planner Grahn assumed it would be the majority of the roof structure. The Staff proposes that hot tubs, outdoor cooking areas, or heated seating areas are not allowed on green roofs. A green roof should be vegetated to be a true green roof. Planner Grahn pointed out that a problem with green roofs is that the vegetation turns brown because it is difficult to maintain and water the vegetation. Flat roofs often become unpermitted decks, which raises the question of whether it complies with the design guidelines or meets the intent of the Code.

Planner Grahn stated that space over living space, such as a first floor garage or living room, is considered a deck and not a roof structure. The Staff believes it is more compatible to the Historic District if the amount of decks over living space is limited to 30%. The deck should not be above the second level of the structure, and in the case where the garage sits at the streetscape and the house sits quite a distance above it, the area above that garage could become a deck.

Planner Grahn referred to page 108 of the Staff report. She stated that the Staff has been trying to figure out how flat roofs contribute to the District and how they

fit in. The Staff requested discussion from the HPB on the points outlined on page 108. If the HPB feels that flat roofs do not belong in the Historic District and that a ban needs to be created, she suggested that they have that discussion at a future meeting. Planner Grahn asked the Board to focus their discussion this evening on green roofs and rooftop decks.

Director Erickson clarified that this would be a Code amendment going forward; and not a pending ordinance like the changes that were made to the Historic District in March. For example, if someone has submitted an HDDR application, it would be reviewed under the current Code.

Planner Turpen clarified that “deck” and “porch” is not defined in the LMC. Decks and porches are very different elements. Porches are a traditional feature of historic houses in the Historic District; whereas decks are a newer element, and that would be addressed in the new construction design guidelines. Planner Turpen emphasized that the Staff definitely wanted clarity.

Board Member Hodgkins asked if this applied to residential properties, or whether it also incorporated commercial properties. Planner Grahn replied that currently it would only amend the LMC sections for historic residential properties where there is existing co-language regarding 7:12, 12:12 roof pitch and include the criteria for the green roof. She noted that there might be a few commercial structures in the HR Historic Residential Zones, but for the most part it does not address the Historic Commercial Business District.

Board Member Hodgkins asked why they would want to allow green roofs in historic neighborhoods. Planner Grahn noted that she had summarized the history of this issue on page 107 of the Staff report. She explained that the Staff was trying to come up with a way to make the roof forms more compatible with the historic roof forms of the District. A 7:12, 12:12 roof pitch was proposed and as the Staff was reviewing the criteria for a Steep Slope CUP with the City Council the wording was revised to meet the Council goal for being sustainable. Anything lower than a 7:12 or 12:12 roof pitch could be a flat roof, but only if it is a green roof and vegetated.

Chair Pro Tem Stephens opened the public hearing.

Planner Grahn reported that David White had provided comment on this issue since he was unable to attend this evening. She also handed out additional public comment that was received.

Ruth Meintsma, 305 Woodside Avenue, referred to page 116 of the Staff report, Section 15-2.2-5 - Building Height. She noted that Item (C), says the primary roof pitch must be between 7:12 and 12:12. It also says that “a green roof can be part of the primary roof pitch.” Ms. Meintsma understood that to mean that

the primary roof pitch cannot be a flat roof. She used the triplex at 537 Woodside as an example. She noted that the primary roof is a flat; and she was unsure how that was allowed to happen because it was done after the Code was amended, and it does not meet Code. Ms. Meintsma reiterated that flat roofs are not allowed as a primary roof pitch. She further read Code language, "In addition, a roof that is not the primary roof pitch may be below the required 7:12". She understood that to mean a roof in the back that is not seen predominantly can still be a 5:12. It is not a flat roof but it is close to being flat. Ms. Meintsma stated that one reason why the roof pitch was changed from 5:12 to 6:12 and made it a minimum 7:12 is because 5:12 and 6:12 added mass. She noted that a 5:12 roof pitch looks bulkier from the street. At 7:12 roof pitch can be allowed in the back because it is not visible right away.

Ms. Meintsma referred to the visual on page 108 of the Staff report and noted that it was on flat lots. Image B was the most egregious example because the primary roof pitch looks flat but it actually curves in. Ms. Meintsma imagined how different it would look with a 7:12 or 9:12 pitch as the first read on the house. She stated that even if a flat roof is not allowed in the back, the Code allows a 5:12, which is still a lot of bulk and mass. Ms. Meintsma believed this was a complicated subject and many things needed to be clarified. She thought the Code was open to different interpretations.

Ms. Meintsma stated that decks are different than porches and she pointed out that there were a number of definitions outlined in the Staff report. She thought there needed to be a size definition for a deck and porch. It is possible to have a porch on the third or fourth floor outside a bedroom with a door to walk outside. That would actually be a deck rather than a porch; however, the definition sounds more like the porch definition. She suggested that they clarify the definitions and include size.

Ms. Meintsma referred to page 110 and the Code language regarding roof pitch. She read, "A structure containing a flat roof shall have a maximum height of 35' measured from the lowest floor plan". She thought "lowest floor plan" was an error and that it should be "lowest finished floor". Ms. Meintsma realized that it seemed like a minor discrepancy, but she has seen the correct verbiage misinterpreted in a recent application. She believed there was a lot of language about primary roof, flat roof, and secondary roof; and how the flat roof compares to a 5:12 pitch in terms of incompatibility in a smaller structure. Ms. Meintsma remarked that a lot of the language needs to be clarified so it can be interpreted more straightforwardly.

Ms. Meintsma believed there needed to be further discussion regarding green roof versus flat roof with a hard surface; green roof versus flat roof heated; and green roof versus a flat roof that percolates. She remarked that a flat roof would not mitigate problems with storm water and runoff, but a percolating roof is more

like a green roof. Ms. Meintsma believed a number of issues needed to be considered and it will take a lot of time and work. Ms. Meintsma pointed out that there are flat roofs currently that are completely appropriate in certain areas, such as the houses on lower Woodside that back up to open space.

Sean Kelleher, a resident at 409 Echo Spur, stated that they have built a number of flat roof homes in Old Town. Echo Spur is on the edge of the HR-1. They spent a lot of time working with the Planning Department. over the past few years to help develop the strategy of what to do. He has a lot of experience with flat roofs and green roofs. Mr. Kelleher was unsure what Ms. Meintsma was reference in terms of primary roofs not meeting Code. He stated that they were either wildly out of Code or flat roofs are acceptable for what they were doing.

Ms. Kelleher commented on items in the initial presentation. He believed the information given was done hastily, and he thought they needed to look closely at inconsistencies in the ordinance that are simple to correct, and should be corrected from the standpoint of consistency. Mr. Kelleher referred to the streetscape schematic on page 108 of the Staff report. He thought it was true for a flat lot that those would be the exact heights. In looking at a steep slope lot, the flat roof sits several feet below where the peak would be on a standard 7:12 pitch house. Mr. Kelleher noted that Echo Spur was lower with their roof lines than they would be if they did not have flat roofs.

Mr. Kelleher stated that in thinking of the challenges of what is appropriate for HR-1, the City Council has made strong statements about sustainability. He noted that the homes they built will all be LEED Platinum, and will use 80% less carbon energy than a standard house. In addition, they use 20% less water. Therefore, their flat roofs are green roofs that will capture all the snow melt and all the rain, which dumps into a cistern that is buried into their patios. That water is pumped back up to the roof and to the landscape around the house and provides free water for all outside irrigation. Mr. Kelleher stated that flat roofs do great things in terms of sustainability and creating more green space, but they also have valuable money saving elements for homeowners. However, a green roof that is not usable or accessible is an extremely expensive proposition. He would think twice about having done a green roof if he was not able to use it. Of all the sustainability elements they did, he believed the green roof had the most community benefits. Mr. Kelleher noted that many cities across the Country actually allow green roofs on historic buildings. He agreed with Ms. Meintsma that it is a complicated issue with a lot of variables that not only impact the historic viability of the Historic Districts, about also the goal for sustainability.

Mary Wintzer, a resident at 320 McHenry, stated that she has lived in Old Town for almost 45 years, and she is an old town warrior. Ms. Wintzer stated that she has nothing against flat roofs and thinks green roofs sound wonderful. Her issue is with the aspect of turning them into active decks. If the only way a green roof

works financially is to be an active deck, as an Old Town resident she would have say that unfortunately for the developer they should forego the green roof. Ms. Wintzer commented on a personal experience. McHenry is on the top of Rossi Hill and there are two active decks that are either in or going in. One is Echo Spur. She stated that in 1981 the residents created a community park. When Echo Spur went in with a flat roof, in their vista they see and hear people laughing and walking on the roof. It is a visual impact and a noise pollution. Ms. Wintzer remarked that the second active deck is being built, and the woman who lives next door to that house will have people at her bedroom level ten feet away because it is an active deck. She lives across the street from the deck being built, and for the first time in 40 years they will have to decide whether or not to get curtains that will stay closed because people will be having parties. Ms. Wintzer stated that it is an intrusion, but it does not have to be. Because the developer can put the activity level on the top level, they build to the maximum which results in a bigger footprint, because they do not have to allow for yard space or side deck space. They maximize the footprint and put everything on top. Ms. Wintzer requested that the HPB hone in on the aspect of active decks.

Ms. Wintzer noted that green roofs came to the City Council without having gone through the Planning Commission. She thought the City Council was swayed because green roof sounds eco-friendly; but the problem is the active deck factor, which is wrong for a residential community and for historic Old Town.

Charlie Wintzer, an Old Town resident and former Planning Commissioner, thought the biggest issue with the Historic District came from the preservation consultant, Dina Blaes, 15 years ago when she said they were losing Park City's historic district because of the mass and scale they were building. He sees that everywhere he goes. Every project that comes through gets bigger and bigger. Mr. Wintzer did not believe that flat roofs are green roofs. He thinks flat roofs encourage larger structures because it allows the ability to take the deck space out of the footprint. Mr. Wintzer pointed out that if they can take deck space and make it 360 degrees they do not need a deck on two sides of the house to get in and out of the sun. Having built flat roofs in the Ironhorse District, Mr. Wintzer challenged the statement that a green roof or a flat roof is more expensive to build. It is a cheaper roof to build, it is less complicated, the snow loads are not any greater, and in fact, probably less because there are no ice stands. Mr. Wintzer agreed that flat roofs are a good way to get the water back into the water system. However, if someone is saving water because of the roof he would like to see the facts. Ms. Wintzer believed this issue had gone beyond the reach of what the City Council envisioned when they passed green roofs. He pointed out that it never went to the Planning Commission for a definition of a green roof. Mr. Wintzer thought it was starting to change the character of Old Town, it was increasing the mass of Old Town, and it was definitely making it hard to live there.

Vice-Chair Stephens understood that the Staff was only asking for input and direction with regards to flat roofs. He asked if the Staff also wanted the HPB to look at design guidelines changes. Planner Grahn answered yes. However, if the Board felt that flat roofs needed more discussion and analysis, they could continue it for further review. Mr. Stephens assumed the Board had questions for the Staff and they would probably want to continue this item. He agreed with public comment that flat roofs are a complicated issue with a number of moving parts and many different opinions.

Sean Kelleher responded to some of the public comment. He explained that the homes at Echo Spur were put together with a lot of guidance from the previous administration. They worked closely with what the City wanted to see and worked through a lot of different options and ideas. What they see on those homes is a function of cooperation. Mr. Kelleher wanted to continue that same kind of cooperation to figure out what people want up there. He clarified that his comments were meant to be objective. He was not saying that they needed to build flat roofs. Mr. Kelleher noted that they were stymied for a long time in trying to get anything done with this project, and they ended up following the City's direction. Mr. Kelleher remarked that they did a \$10,000 water study on how to manage storm water for their homes, and that data was given to the City. He explained how they keep water in their tanks and how the water is recycled each day. Mr. Kelleher pointed out that he was still using the snow melt from January.

Vice-Chair Stephens closed the public hearing.

Board Member Beatlebrox referred to the images on page 108. She thought the drawing was please because there were so many different shapes. She was concerned with the idea of having an area with all flat roofs. Ms. Beatlebrox understood the problems associated with having parties on top of roofs, but she went to one recently and it was delightful. She could understand why people would want to have a top deck. Ms. Beatlebrox favored the idea of green. She was interested in knowing what the National Trust says about green roofs and historic buildings, because it is very important for the future. Ms. Beatlebrox stressed the need for a work session to really focus on studying this issue.

Jack Hodgkins believed that Old Town and its historic nature is defined by its rooflines as it sits on the hill up and down. He thought they needed to think carefully about that aspect. Mr. Hodgkins would not recommend allowing a loophole to have multiple flat roofs without controlling the amount and size of the roofs. He was interested in seeing the net carbon between a green roof and a slope roof that is white or some other color. He thought there may be other ways to achieve sustainability goals without green roofs and decks in Old Town residential. In terms of the National Trust and recommendations, Mr. Hodgkins noted that there are many neighborhoods throughout the United States where the historic buildings are 100% flat. He would not be surprised if there were

recommendations for flat roofs. Mr. Hodgkins reiterated that Old Town is defined by its pitch roof and not flat roofs. Regarding the mix of roof styles, he pointed out that they were only talking about residential areas, and they will have flat roofs in some of the commercial areas. Mr. Hodgkins thought they needed to be careful in how they define a pitch roof if the intent is to maintain the historic look, because any architect could get creative with a slope roof. A lot needs to be considered for the end goal and he wanted to make sure they achieve that goal.

Board Member Holmgren struggled with a roof becoming a deck. A green roof is a roof, but now it is suddenly a deck. She thought they needed to better clarify the terminology and how things are described. Ms. Holmgren stated that she would be upset if her next door neighbor decided to do a green roof and it was a party deck.

Board Member Hewett liked the idea of having a work session because she could think of a number of different variables to discuss.

Vice-Chair Stephens agreed with Board Member Hodgkins. He also agreed with comments by Mary Wintzer about allowing something that increases the living activity. He noted that people buy or build their home based on the existing Code at the time. Mr. Stephens thought they needed to consider how this impacts that expectation. The impacts would not affect every structure, but it would in some cases. He suggested that there might be a difference between uphill lots and downhill lots, but they would not know that without further discussion. Mr. Stephens agreed with the comments about mass of the structure and how it appears from the street. He believed that the architecture should reflect the current architecture of the day because they should not try to imitate what existed in the past. However, an architect that is creative will design and build a home that is reflective of the built environment around it. It goes back to a discussion the HPB had a number of months ago about whether the new contemporary architecture reflects the historic architectural forms that are going on in the historic district. A building that is totally contemporary with a flat roof and other materials may not do that. Mr. Stephens agreed with Mr. Hodgkins that the town is made up of pitched roofs. That does not mean they would only see pitched roofs, but they need to determine how the flat roofs and pitched roofs work together to reflect that honor and heritage, and helps blend new architecture and the built environment together. Mr. Stephens thought this should come back as a work session item where they could banter ideas back and forth in a less formal format.

Director Erickson agreed. He commented on a previous exercise the HPB had gone through where they reviewed a large number of existing historic structures and commented on what they thought was or was not appropriate for the Historic District. He suggested that the Staff could bring back those photos to help with

this discussion because it affects all of the residential districts that the HPB is charged with protecting.

Director Erickson noted that Commissioner White had provided comments on this particular item and his comments would be included in the record.

Vice-Chair Stephens thought it would be helpful to reach out to the design community and invite them to participate. Since Commissioner White was the only architect on the HPB, he thought it would be beneficial to have additional design input.

Planner Grahn requested that the Board continue this item to the first meeting in October to allow the Staff time to compile the necessary information for their discussion. Director Erickson recommended scheduling a work session the first meeting in October. In the meantime, the Staff will reach out to the design community to get input from other architects. He believed that most of the architects who practice in the HR-1 District knows that the HPB is having these discussions because the Staff informally reaches out to them as they go through the process.

MOTION: Commissioner Holmgren moved to CONTINUE the flat roof discussion to October 5, 2016. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

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. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. 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).

Planner Grahn noted that this item was continued from the last meeting. The HPB had continued the discussion regarding roofing materials for historic residential structures. There was a strong interest to make sure there were wood shake roofs. The Planning Staff keeps work with the Building Department to determine the best way to accommodate these roofs.

Planner Grahn reported that in talking to the Building Department and the Fire Marshall, the City Council recently adopted the 2006 Utah Wildland Urban Interface. The Staff had provided the Board with a summary by the Building Department. She explained that it requires a wood shake roof to be a Class A roofing material, and meeting those Class A requirements can be difficult at times. The Building Department has said that wood shake shingles will have to be reviewed on a case by case basis because they have to evaluate the flammability of the roof. Whether or not something is Class A is based on the slope of the lot, the proximity of existing vegetation, different roofing materials, the roofing material grading and other aspects. The Building Department is adamant that a wood shake roof would not be approved if it does not meet the Class A requirements.

Planner Grahn stated that the Staff was continuing to recommend the design guideline on Page 123 of the Staff reports, which read, "A wood shingle roof is encouraged on a historic structure where feasible. Architectural shingles or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam metal roofs on the historic structure. Metal roofs may be appropriate on those historic structures that historically had a metal roof". She noted that not many historic structures have metal roofs, at least not as the primary roofing material, but the Staff wanted to keep the language in the Design Guidelines so in rare cases where there was a metal roof they could have it brought back.

Chair Vice-Chair Stephens advocated for wood shingles. He was fine moving with the guideline, but he still wanted to better understand the Building Department's issues. Mr. Stephens noted that there are so many synthetic materials that are absolutely prohibited in the Historic District, such as vinyl siding, vinyl window, specific synthetic siding materials, etc. He believed a wood shingle roof on the historic portion of the house is an easy and effective way to keep the historic nature of the home, and differentiate it from any additions to the home. Mr. Stephens asked about the fire classification on an asphalt shingle. Planner Grahn assumed that it was Class A, but she did not know that for certain.

Board Member Hewett asked when people quit using wood shingle roofs, and whether it was mandated at the time they started migrating away from wood shingle roofs. Planner Grahn believed it primarily had to do with maintenance. Also, there was a period in Park City history where people could not afford to

make repairs. When asphalt shingles came into the market with a lifetime warranty, people moved towards that direction. The same was true with siding. People did not want to maintain the wood siding and it was replaced with aluminum siding. Planner Grahn did not have the exact timing for when asphalt shingles appeared in Park City.

Planner Grahn noted that they were backing historic commercial building out of the Design Guidelines. They updated the Universal Guidelines to be more reflective of the Secretary of the Interior Standards; as well as to match the Universal Guidelines that were created for the historic residential structures. She pointed out that those were previously reviewed by the HPB.

Planner Grahn stated that she and Planner Turpen had spent a lot of time internally going through the guidelines, and they have worked closely with the preservation consultant to come up with the best solution for these historic buildings and how to handle the issues. However, if the Board felt that some things were missed, the Staff was happy to go back to the drawing board to make sure they get it right. She noted that the HPB would be using these Guidelines when doing their design reviews.

The Board had no comments. Board Member Beatlebrox thought the Staff had been very thorough.

Planner Turpen commented on setbacks and orientation. She noted that there was not a specific section in the existing Guidelines that addresses site design for commercial structures. The intent is to talk about that more in-depth in the new Guidelines as they split residential from commercial.

Planner Turpen stated that most buildings were built with no setback from Main Street. The relationship between the grade of the street and the setback has created a stepping effect and pattern on the street. The intent is to create guidelines that encourage that. She presented two photos that show the stepping as the grade goes down on Main Street. The drawings were from the 1980's guidelines, and they were trying to bring that back and add more visuals to the current set of guidelines. The photo will be included to help give the user a good idea of what the City is looking for and it makes them easier to apply.

The Board had no comments on setback and orientation.

Planner Turpen moved on to topography and grading. She noted that clarity was added to make sure the natural topography is maintained. The previous language was vague and the new language makes it easier to apply. Planner Grahn stated that in recent applications for Main Street there has been more interested in landscaping and vegetation features; however, currently, there is no specific guideline to address landscaping and vegetation. The Staff created

language that addresses the issue and also helps people understand that Park City is a unique climate and how to include xeriscaping in their design.

Board Member Holmgren reiterated her consistent opinion that people should be encouraged to plant roses and fruit trees to replace the ones that have been taken out. Instead of box elder trees they should encourage trees that are not so trashy.

There was consensus from the Board to encourage fruit trees.

Planner Turpen noted that there have been concerns expressed about trees blocking signs, and the HPCA might have issues with planting fruit trees. Ms. Holmgren pointed out that the hanging planters on Swede Alley block the signs. Director Erickson stated that from the point of view of historic preservation, he believed the Staff could look into vegetation and preservation of the cultural landscape of the Historic District. It would be a long policy discussion, but this issue would fit in that discussion.

Board Member Holmgren noted that in looking at older photos, roses, lilacs and fruit trees grow well in Park City.

Planner Grahn suggested that the best way to approach the matter is through sidebars. Compiling a list of plants that were historically located in Park City would be a useful way to educate people about what previously existed and what grows well in this environment. Providing that list in the Guidelines would be helpful.

The Board had no further comments on vegetation and landscaping.

Planner Grahn stated that the next section, Sidewalks, Plazas and other streetscape improvements was new in the Design Guidelines. The guidelines are minimal and reflect a lot of what is going on in the current Main Street Improvement project as far as changing the paving pattern on crosswalks, or making sure furnishings garbage cans do not detract from the historic buildings.

Board Member Holmgren remarked that the crosswalks are nearly invisible because the white markings disappear. She was unsure of a solution, but something needed to be done to make the crosswalks on Swede Alley and Main Street more visible.

Board Member Hewett thought it might open the conversation for having Main Street become pedestrian only.

Board Member Beatlebrox noted that the benches and other elements are modern looking and the colors are different, but she finds them compatible. She

believed the improvements being done fits with the Historic District without being a replica of a historic bench. Planner Grahn agreed. It is not the goal of the Design Guidelines to encourage cutesy historic wood and cast iron benches.

Planner Grahn reviewed the next section, parking and driveways. She pointed out that the intent is to keep parking to a minimum. In areas where parking lots are needed, they should be visually screened to avoid being the centerpiece of the Historic District. Planner Grahn stated that these were similar to the historic residential design guidelines.

The Board had no comments on the parking and driveway section.

Planner Turpen commented on primary structures. The first item was the foundation. The Staff added clarity to the existing guidelines that address foundation, and they added additional guidelines that talk specifically about protecting the historic foundation and adding foundations that are compatible. It also addresses the regrading after work is done, and how that relates to the importance of the foundation to a structure and how it helps the form.

In terms of regarding, Board Member Hodgkins thought it could be interpreted several ways and he was unsure whether it achieves to what they discussed. He recalled from their conversations that the goal was to make it less visual on impact and more about the landscape.

Vice-Chair Stephens asked if the Staff was trying to address a specific issue that they noticed on Main Street that could have been better handled. Planner Grahn believed the Staff had been handling it well, but it would help to have a guideline to support the Staff. She noted that when 562 Main Street was redone, they proposed to lift the building two feet, which was allowed, but it would have left two feet of concrete exposed, which would be visually jarring along Main Street. Even though they had concrete two feet up, boards were put over the top to mimic the panel pattern that existed on the store fronts. The question is whether another applicant would be willing to do the same, or whether a guideline would force them to do it.

Planner Turpen pointed out that upper Main Street has a more drastic grade. The Imperial Hotel and other structures are on a steep lot; and the concern would be that the grade would change so much that it would change the relationship of the foundation. It is less of a concern on Lower Main Street. Director Erickson noted that more people are asking about infill or changing things around with the building. This affects new construction and historic restoration. The Staff was thinking ahead and trying to be prepared. The Guidelines should give them the power they need.

Board Member Hodgkins asked if the guidelines for foundations also applies to the Swede Alley side. He was told that it did.

Planner Turpen noted that the changes for exterior walls was primarily to add clarity. Two guidelines were added to address the use of synthetic materials and also historic materials.

The Board had no comments on exterior walls.

The next item was roofing. Planner Turpen noted that some of the changes added clarity; however, the existing guidelines did not address snow melting devices or dormers. The Staff added specific criteria for those elements in the Guidelines.

Planner Grahn stated that storefront was another new section. The current design guidelines do not address storefronts specifically, but they do have quite a few components that together creates a character defining feature that is very noticeable on these commercial buildings. The Staff created this section to protect the windows, doors, kick plates, the transoms and the entire bottom section of the building that creates the commercial area. Planner Grahn noted that they had put an emphasis on preserving the recessed entry as an important feature of the historic front, and that it should be retained and preserved.

The Board had no comments on storefronts.

Planner Grahn noted that the section on doors and windows address areas on the sides, the rear of the building or the second level. The guideline was similar to the residential window and door section. It is to basically maintain what exists, to restore the existing windows, and to try to avoid introducing new openings.

Vice-Chair Stephens referred to the architectural definition of the door, and asked if it is the slab or the opening. When he hears door and reads the guideline, he thinks of slab. Planner Grahn replied that the reference to "door" is the actually door that opens. Mr. Stephens recommended that Planner Grahn double-check how it is defined in the LMC. Planner Grahn replied that she would check with Code, and if there is not a definition she would find one. Mr. Stephens clarified that the door may be new, but what they want to preserve is the door opening and its relationship to the front of the building.

Board Member Hewett asked if they have had issues with ADA compliance. Planner Grahn replied that very rarely is there an issue with compliance because most of the door openings have been expanded. A lot of the Main Street buildings are fortunate enough to connect through Swede Alley and have a secondary entrance. Planner Grahn stated that a bigger issue is the need for double doors or wider doors on the 1980s commercial buildings.

Planner Turpen noted that currently there was not a guideline for gutters and downspouts. The Staff added a section similar to what was written for residential.

The Board had no comments on gutters and downspouts.

Planner Turpen noted that balconies on Main Street must be approved by the City Engineer with an encroachment with City Council. Most of the balconies on Main Street are not historic. The Staff would like to encourage reconstruction of some of the historic balconies that have been lost. She presented a photo of 463 Main, which showed that at one time the historic building had a wrapping balcony. The Staff would like to see something like that to be brought back. They added guidelines that would address the reconstruction of a deck.

Board Member Beatlebrox thought it would be nice to bring that back. She thought it looked more like the Old West than how historic Park City normally looked.

Vice-Chair Stephens commented on the language regarding 50% recycled or reclaimed material. Planner Grahn asked if they wanted to keep that language or remove it and return to cedar. Mr. Stephens preferred wood, particularly since they do not allow composite materials.

Vice-Chair Stephens commented on issues related to snow removal where the balconies extend into the sidewalk. Planner Grahn pointed out that it is currently allowed in the LMC. The intent is to regulate it through the guidelines. Planner Grahn stated that she spoke to the City Engineer and he did not have an issue with it because it is controlled by the LMC. The City Engineer did request the opportunity to review the drainage more specifically.

Board Member Holmgren noted that the store owners are responsible for taking the snow from their door to the curb, which is where the balcony poles would be located.

Planner Turpen stated that guidelines were added regarding decks, fire escapes and exterior staircases. They are currently not addressed, but with the increasing density on Main Street and new residential units, they will start seeing a higher demand and the Staff wanted to have some regulations in place. It basically talks about what they need to look like and their impact on the historic structure. It also addresses placement.

Board Member Holmgren thought it was obvious that they should make sure the the steps should be made safe. Director Erickson asked if expanded metals steps would be allowed in a fire escape as part of the design guidelines. Planner

Grahn stated that a fire escape is more of a utilitarian use and metal steps would probably be allowed. Director Erickson suggested that they confirm it in the guideline.

Vice-Chair Stephens stated that the question is whether it detracts from the historic nature of the building. If a steel structure on the outside of a historic building detracts from it, it would give the Staff the leeway to say yes or no. Planner Grahn thought that was addressed in the second guideline where they talk about the visual impact of the deck or fire escape shall be minimized by limiting the size and scale. They would also introduce language about materials.

Board Member Hodgkins stated that if they made it too substantial or required significant materials, it would detract more than something that looks more contemporary.

Planner Grahn commented on chimney and stovepipes and architectural features. They were the same as the residential design guidelines.

Regarding mechanical and utility equipment, Planner Grahn noted that there is a wide variety in town. When they work with Rocky Mountain Power they do not also have an option as to where to place the equipment. The Staff has been working more with property owners to identify early on where transformers and other equipment will so they can find a way to shield it. The guidelines address location, shielding, and protecting it from different views.

Planner Grahn noted that paint colors are not regulated; however, they want to make sure that historic materials are protected. She anticipated a more extensive discussion when they start looking at the treatment of different historic materials.

Planner Turpen commented on the additions to primary structures. She noted that this section specifically talks about protection of historic sites. The only change was to add clarity. The second part talks about whether it is appropriate to put on an addition and if all other efforts had been exhausted.

Board Member Hodgkins had another commitment and left the meeting.

In terms of general compatibility, Planner Turpen recalled that Planners Scarff and Grahn done the work session on residential structures. Planner Turpen noted that these were similar to the residential. She presented a photo and stated that on the question of compatibility they look at the width of the structures. She presented a drawing from the 1980s, and noted that historically the facades are generally 25' to 50' wide facades. If it becomes larger the compatibility issue comes into play. The intent is to keep the rhythm and scale of

the streetscape as it steps down the street because it is important to keeping the integrity of the street.

Board Member Beatlebrox stated that additions to historic sites on Main Street is an important topic and she thought they should consider looking at this section by itself at a future meeting.

Vice-Chair Stephens understood that this set of guidelines would help the Staff regulate construction on larger lots. He explained why he preferred not to use the new 333 Main Street building as an example. It was a remodel of an existing building and he thought it was misleading. The architect was only able to do what they could do based on what they had to work with. He suggested that use something that not a remodel. He preferred to show something that was a mistake that was made several years ago.

Board Member Hewett agreed. Based on what was there before, the remodel at 333 Main Street is a huge improvement.

Planner Turpen requested that the HPB Continue this section when they take action this evening. Planner Grahn suggested that everyone walk up and down Main Street before the next meeting to get a better idea before discussing this section on additions.

Due to the late hour, the HPB agreed to Continue the remaining design guideline items to the next meeting.

MOTION: Board Member Beatlebrox moved to CONTINUE the discussion of pages 144-176 to September 7th, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 7:30 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Historic Preservation Board Staff Report

Subject: 1302 Norfolk Avenue- DOS
Project Number: PL-16-03181
Author: Anya Grahn, Historic Preservation Planner
Date: October 5, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendations

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to a date uncertain. Staff has received a request from the applicant to continue the item to a date uncertain so that she has time to meet with staff and further discuss the Determination of Significance application before moving forward with the HPB's review.

Description

Applicant: Park City Planning Department
Location: 1302 Norfolk Avenue
Zoning: Recreation Commercial (RC)
Reason for Review: Determination of Significance applications require Historic Preservation Board review and approval

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Historic Sites Inventory
Address: 416 Ontario Avenue
Project Number: PL-16-03180
Date: October 5, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendations

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 416 Ontario Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI).

Topic:

Project Name: 416 Ontario Avenue
Applicant: Park City Municipal Corporation
Owners: Brooks Jacobsen
Proposal: Determination of Significance

Background:

On July 20th, the Historic Preservation Board (HPB) held a public hearing, but found that they needed to visit the site to gain a better understanding of the house before proceeding with a determination. The site visit has not occurred, but has been scheduled for October 5th prior to the regular agenda. On July 20th, the item was continued to the September 7th HPB meeting. Due to the lack of a quorum, the September 7th and September 21st HPB meetings were cancelled and the item was continued to the October 5th HPB meeting. The July 20th HPB report and exhibits are attached as Exhibit 1.

The meeting minutes of the July 20th HPB meeting are included in this meeting packet in draft form.

Exhibits:

Exhibit 1 — July 20th HPB report and exhibits



Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Historic Sites Inventory
Address: 416 Ontario Avenue
Project Number: PL-16-03180
Date: July 20, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 416 Ontario Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI).

Topic:

Project Name: 416 Ontario Avenue
Applicant: Park City Municipal Corporation
Owners: Brooks Jacobsen
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.

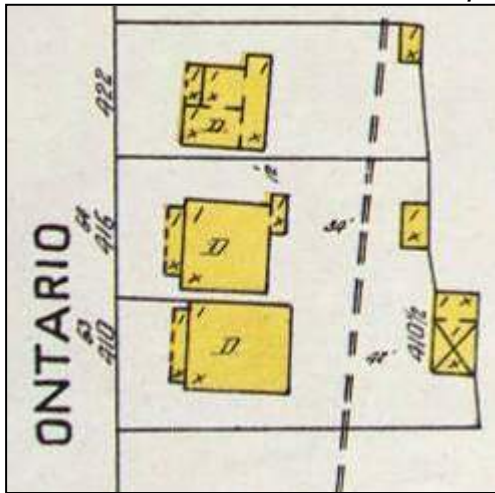
Staff has been reviewing Summit County Tax Records and working with our consultant, CRSA with input from the Park City Historical Society and Museum to identify those sites that may be designated as Landmark or Significant on the City's Historic Sites Inventory (HSI), but for unknown reasons, were not included on prior reconnaissance and intensive level surveys. The 1982 Historic District Architectural Survey only surveyed properties on Norfolk Avenue to 12th Street, and this property was outside that survey's boundaries. It was also not reviewed as part of the 2008-2009 reconnaissance level survey that created our adopted Historic Sites Inventory.

The purpose of this DOS is for the HPB to consider including and designating the house at 416 Ontario Avenue as Significant on the HSI.

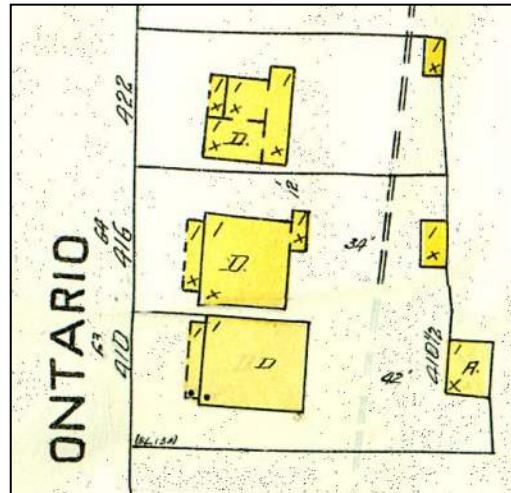
History of the Structure:

The one-and-a-half-story wood frame modified pyramid house was constructed in 1904, per the Summit County Recorder. This is consistent with Sanborn Fire Insurance Map (Sanborn Map) analysis which shows that the 1904 pyramid square-like footprint, centered porch, and northeast addition (see Figure 1). The 1907, 1929, and 1941 Sanborn Maps show that the property remained unchanged.

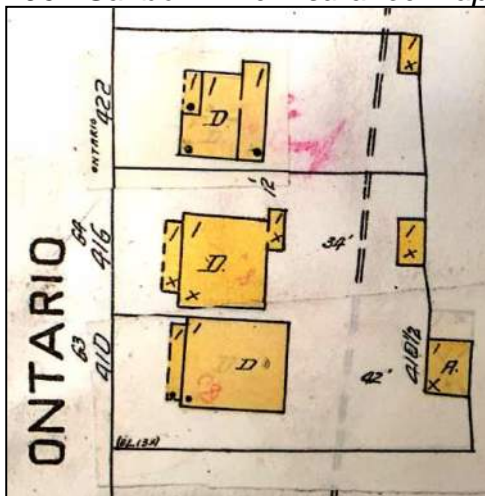
Figure 1: Sanborn Fire Insurance Maps



1907 Sanborn Fire Insurance Map



1929 Sanborn Fire Insurance Map



1941 Sanborn Fire Insurance Map

Based on Title Records found at the Summit County Recorder's Office, Henry and Augusta Wonn purchased the property in 1896 and constructed the house in 1904. The Wonn's sold the property in 1922 to Mrs. Clyde Yates (Magdalena Yates). Magdalena Yates was associated with the Odd Fellows as the "reciter" during their meetings. Clyde Yates was the Chief Electrician of the Silver King Coalition for 12 years.

In 1926, Magdalena Yates sold the property to Irene Bausman, wife of George W. Bausman, the well-known Millman for the Silver King Coalition Mine.. Irene was the former wife of John E. McLeod. Irene and the children from her previous marriage with John E. McLeod lived in the house with her new husband George W. Bausman. Irene died in 1931 after complications from an operation for a goiter. The 1931 Park Record Obituary referred to Irene as a "Beloved woman in the community." After Irene's death in 1931, the property was transferred to her husband's name (George W. Bausman). George W. Bausman was an employee of the Silver King Coalition for 25 years. He was also the Commander of the Park City Post for the Veterans of Foreign Wars

(V.F.W.) in the 1930s. The property was seized by Summit County in 1933, but George W. Bausman purchased the property again in 1941.

In 1946, R. L. Hernon purchased the property. Pacific Bridge Company purchased the property in 1950 and owned the property until 1974. After 1974, the property changed ownership multiple times until the current owner purchased the property in 1989.

The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City (see Figure 2). These features include a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a partial-width front porch with a centered low pitch hip roof. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today (see Figure 5a for a current photograph of the trees).

Figure 2: Circa 1940 tax photograph of 416 Ontario Avenue. Facing northeast.



In addition, the house is also visible in the ca. 1940 tax photograph for the property located at 412 Marsac Avenue. The roof line and central chimney can be seen more clearly in the 412 Marsac Avenue tax photograph (see Figure 3).

Figure 3: Circa 1940 tax photograph of 412 Marsac Avenue. Facing northeast.



Based on information found in the 1949 and 1958 tax appraisal cards (Exhibit A), the house was documented with a total of 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was still 624 square feet. The small northeast addition (present in all Sanborn Maps) was approximately 60 square feet at the time and was likely not included in the tax assessment square footage calculations because it was possibly a simple storage-shed addition.

The house was documented as a part of the 1983 Reconnaissance Level Survey (Exhibit B) and was listed as non-contributory at that time. Figure 4 shows the photograph taken in February of 1982 as a part of the 1983 Reconnaissance Level Survey. The 1982 photograph shows that a centered dormer (west dormer) has been added to the main roof on the primary façade, the northeast addition appears to have been expanded, new horizontal wood lap siding has been installed, and the porch has been removed.

Figure 4: 1983 Reconnaissance Level Survey Site Photograph. February 1982, facing east.



Though it is clear that out-of-period alterations have occurred, no formal permit documentation of such can be found. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011. Figure 5a and 5b show the current conditions of the house. Note the expansion of the west dormer addition, the new north dormer, upgrades to the northeast addition, and the new metal roof. The pair of double hung windows, front door, and transom window configuration still remains.

Figure 5a: 416 Ontario Avenue, 2016. Camera facing east.



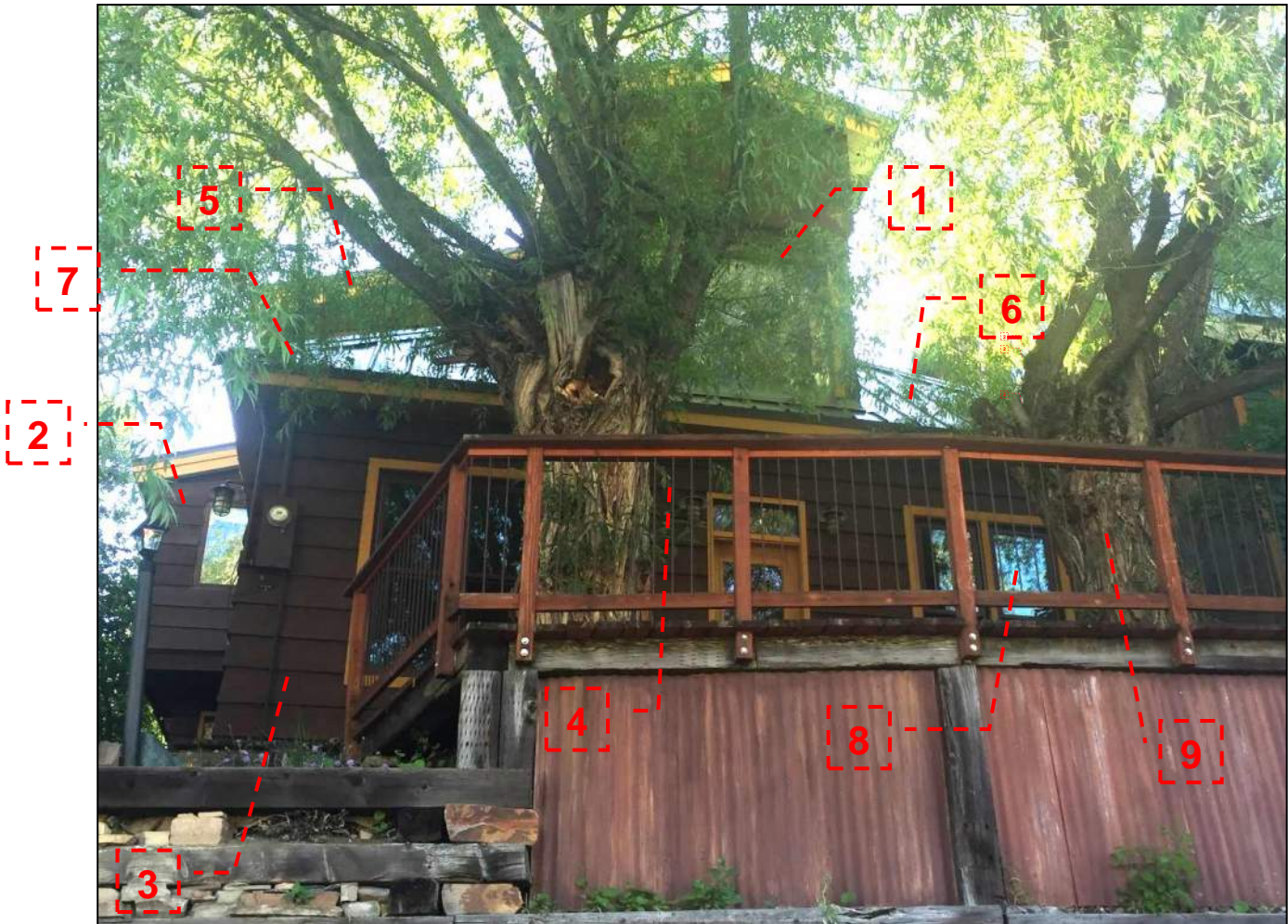
Figure 5b: 416 Ontario Avenue, 2016. Camera facing southeast.



Based on current photographs and the historic tax assessment documentation, several significant changes have occurred to the house. Table 1 outlines the documented history of the structure. The numbers in Table 1 correspond to the changes identified in Figure 6.

| Table 1: Documented History of 416 Ontario Avenue | |
|--|---|
| Year(s) | Documentation |
| <i>Between 1907 and 1958</i> | No documented changes can be determined. |
| <i>Between 1959 and 1982</i> | The following changes were made: <ul style="list-style-type: none"> • (1) A centered dormer (west dormer) was added to the main roof on the primary façade • (2) The northeast addition was expanded • (3) New horizontal wood lap siding • (4) The porch was removed |
| <i>Between 1983 and 2016</i> | The following changes were made: <ul style="list-style-type: none"> • (1) The west dormer addition was expanded • (5) A new north dormer was added • (2) The northeast addition was expanded • (6) New metal roof. |
| <i>Remaining Historic Elements</i> | The following historic elements remain: <ul style="list-style-type: none"> • (7) Portions of the original pyramidal-hip roof form, including the remaining pitch, eave depth, and fascia profile • (8) The primary façade wall plane including two pairs of double hung windows on either side of the slightly off-centered front door with a transom window above • (9) The two trees located in the front yard on either side of the front door (not designated as historic) |

Figure 6: 416 Ontario Avenue documented changes as identified in Table 1 (see corresponding numbers in Table 1), 2016. Camera facing east.



The modifications occurring to the house after 1958 altered the appearance of the original pyramid-form and its appearance from the street. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. The loss of the historic porch altered the appearance from the street. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) 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 site is currently not listed on the HSI.

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 County records, the house was constructed in 1904, making it 112 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 site does not meet these criteria. Major alterations, made outside of the period of significance (1869-1929), have destroyed the pyramid form. Photographs show extensive alterations occurring to the building sometime after 1958, including two (2) dormer additions on the primary roof form, the removal of the original porch, the expansion of the northeast addition, and new horizontal wood lap siding. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

The house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, materials, and workmanship that have severely diminished its historic integrity.

(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.

Complies. The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction. Further, the 1949 tax card

notes that the construction is “lumber-lined” with “no studs”, confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

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. Per the County records, the house was constructed in 1904, making it 112 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

HPB Discussion Requested. The site was not listed on the Historic Sites Inventory in 2009, the house has not received a historic grant from the City, nor was the house listed as Significant on a reconnaissance level survey. As previously noted, photographs show extensive alterations occurring to the building sometime after 1958, including two (2) dormer additions on the primary roof form, the removal of the original porch, the expansion of the northeast addition, and new horizontal wood lap siding. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

While these alterations do detract from the pyramid form of the house, the pyramid form is still discernible among layers of non-historic alterations. The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.

(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

Complies. The scale and context of the house has been maintained. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form, but the house could be restored to its Historical Form if the post-1958 additions and alterations were removed. The mass and scale of the house remains consistent with the historic district, despite the loss of some historic materials, architectural features, and treatments. As stated previously, the pyramid form is still discernible among layers of non-historic alterations because the historic west (primary), north (secondary), south (secondary) wall planes have not been lost. The historic footprint can be interpreted despite the alterations, and with the removal of the non-historic additions, the Historic Form can be restored.

(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.

Complies. The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction. Further, the 1949 tax card notes that the construction is “lumber-lined” with “no studs”, confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

Process:

The HPB may 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.” If the HPB finds that the application does not comply with the criteria set forth in LMC Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building and/or structure will not be included on the 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 July 9, 2016, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on July 6, 2016 and posted the property on July 6, 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 to consider the DOS for **416 Ontario Avenue** described herein and determine whether the structure at **416 Ontario Avenue** meets the criteria for the designation of “Significant” to the Historic Sites Inventory according to the draft findings of fact and conclusions of law, in whole or in part.
- Conduct a public hearing and find the structure at **416 Ontario Avenue** does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The structure at 416 Ontario Avenue is not currently listed on the Historic Sites Inventory (HSI). If designated as “Significant” 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 not be included, then the property will be eligible for demolition.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 416 Ontario Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI).

Supporting adding 416 Ontario Avenue to the Historic Sites Inventory:

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. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.
5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.

7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The roof line and central chimney of the house at 416 Ontario Avenue can be seen more clearly in the 412 Marsac Avenue ca. 1940 tax photograph.
9. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
10. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
11. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
12. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
13. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged.
14. The historic door and window configuration made up of the pair of double hung windows and the front door and transom window still remains.
15. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
16. The house is clad in horizontal wood lap siding.
17. The pyramid form is still discernible from the exterior and was typical of the types of residential structures built during the Mature Mining Era.
18. The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.
19. The site meets the criteria as Significant on the City's Historic Sites Inventory.
20. Built c.1904, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
21. The scale and context of the house has been maintained.
22. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form, but the house could be restored to its Historical Form if the post-1958 additions and alterations were removed. The mass and scale of the house remains consistent with the historic district, despite the loss of some historic materials, architectural features, and treatments.

23. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
24. Staff finds that the structure at 416 Ontario Avenue meets the standards for local “significant” designation, but does not meet the criteria for “landmark” designation. In order for the site to be designated as “landmark,” the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 416 Ontario Avenue meets 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*

Complies.

2. The existing structure located at 416 Ontario Avenue 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.* **Complies.**

Opposing adding 416 Ontario Avenue to the Historic Sites Inventory:

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. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.
5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
11. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
12. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form.
13. The configuration of the historic pair of double hung windows, the historic front door, and historic transom window above the front door still remains.
14. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.

15. The house is clad in horizontal wood lap siding.
16. The scale and context of the house has not been maintained.
17. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form and diminished its Historical Form.
18. The original pyramid form is not discernable.
19. The mass and scale of the house are no longer consistent with the historic district, because of the loss of historic materials, architectural features, and treatments.
20. The house has lost its association with an era of historic importance to the community.
21. The site does not meet the criteria as Significant on the City's Historic Sites Inventory.
22. Staff finds that the structure at 416 Ontario Avenue does not meet the standards for local "significant" designation, and does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

The existing structure located at 416 Ontario Avenue meets 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

Does not comply.

(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.

The existing structure located at 416 Ontario Avenue 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:*
- iv. An era that has made a significant contribution to the broad patterns of our history;*
 - v. The lives of Persons significant in the history of the community, state, region, or nation; or*
 - vi. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***

Exhibits:

Exhibit A – 2016 Historic Sites Inventory Form

Exhibit B - 1983 Reconnaissance Level Survey Site Form

Exhibit C – Photographs Provided by the Property Owner

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION (07-15)

1 IDENTIFICATION

Name of Property: **House at 416 Ontario Avenue**

Address: **416 Ontario Avenue**

Alternative Address:

City, County: **Park City, Summit, Utah**

Tax Number: **SA-479**

Current Owner Name: **Brooks Jacobsen**

Current Owner Address: **P.O. Box 1132**

Park City, UT 84060

Legal Description (include acreage): **ALL LOT 4 & S1/2 LOT 5 BLK 58 PARK CITY SURVEY**

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

Use

- Original Use: **single-family dwelling**
- Current Use: **single-family dwelling**

National Register of Historic Places: Ineligible Eligible listed (date:)

3 DOCUMENTATION

Photos: Dates

- digital: **June 2016**
- prints: **1968 tax photo**
- historic: **ca. 1940 tax photo**

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

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

Drawings and Plans

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

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Beasley, Ellen. "Final Report." Park City Survey For Post-1930's Structures. Salt Lake City: 1983.
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
 National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **Pyramid House (variant)** No. Stories: **1.5**

Foundation Material: **unknown** Wall Material(s): **horizontal wood lap siding**

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

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The one-and-a-half-story wood frame modified pyramid house was constructed in 1904. The house is characterized by its modified pyramid-type roof-form and the historic primary façade wall plane. The historic primary façade wall plane remains unchanged with the original window and door configuration. Typical of pyramid-type houses in Park City, the front door and transom window are slightly off-centered with two (2) pairs of double-hung windows flanking the front door. The historic west (primary), north (secondary), and south (secondary) wall planes remain, which allow for the historic footprint to be interpreted despite the alterations. After 1958, extensive alterations occurred including, the modification of the pyramid roof to include a central dormer located on the west (primary) façade roof and a dormer on the north (secondary) façade roof. However, the pitch of the remaining historic roof is unchanged. The historic porch has been removed. The historic northeast addition has been extensively expanded.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **1932**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/ Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Invention | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Law | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Maritime History | <input checked="" type="checkbox"/> Other: Mining |
| <input type="checkbox"/> Community Planning & Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Military | |
| <input type="checkbox"/> Conservation | | <input type="checkbox"/> Performing Arts | |

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

6 SIGNIFICANCE

Architect: Not Known

Known: (source:)

Date of Construction: c. 1904¹

Builder: Not Known Known: (source:)

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. 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):

Mrs. Clyde Yates (Magdalena Yates) (1882 – 1969) was a long time resident of Park City. She was associated with the Odd Fellows as the “reciter” during their meetings. Married to Clyde Yates.

Clyde Yates (1885 – 1930) was the Chief Electrician for the Silver King Coalition Mine for 12-years until his sudden death (phenomena and heart infection).

Irene Bausman (1890-1931) wife of well-known Millman for the Silver King Coalition Mine, George W. Bausman. Irene was the former wife of John E. McLeod. Irene and the children from her previous marriage with John E. McLeod lived in the house with her new husband George W. Bausman. Irene died in 1931 after complication from an operation for goiter. The 1931 Park Record Obituary referred to Irene as a “Beloved woman in the community.”

George W. Bausman (1887 – 1953) was an employee of the Silver King Coalition for 25 years. He was also the Commander of the Park City Post for the Veterans of Foreign Wars (V.F.W.) in the 1930s.

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):



416 Ontario Avenue. West Elevation. June 2016.



416 Ontario Avenue. Southwest Oblique. June 2016.

416 Ontario Avenue, Park City, Summit County, Utah
 Historic Site Form—continuation sheet

Location Block 5890 Lot 4-5/5 (Rossie Hill)
 Kind of Bldg. MHS St. No. 416 Ontario Ave
 Class 3 Type 1 2 3 4 Cost \$ 1315 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| | x x | | 624 | | \$ 1315 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport x Flr. Walls Cl.

| Description of Buildings | Additions |
|--|---|
| Foundation—Stone <u></u> Conc. <u></u> None <input checked="" type="checkbox"/> | |
| Ext. Walls <u>Siding</u> | |
| Insulation—Floors <u></u> Walls <u></u> Clgs. <u></u> | |
| Roof Type <u>Gamb</u> Mtl. <u>Flat</u> | |
| Dormers—Small <u></u> Med. <u></u> Large <u></u> | |
| Bays—Small <u></u> Med. <u></u> Large <u></u> | |
| Porches—Front <u>88 @ 80</u> 70 | |
| Rear <u>142 @ 80</u> 112 | |
| Porch <u>@</u> | |
| Metal Awnings <u></u> Mtl. Rail <u></u> | |
| Basement Entr. <u>@</u> | |
| Planters <u>@</u> | |
| Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor <u></u> | |
| Bsmt. Apt. <u></u> Rooms Fin. <u></u> Unfin. <u></u> | |
| Attic Rooms Fin. <u></u> Unfin. <u></u> | |
| Plumbing { | Class <u>1</u> Tub <u>1</u> Trays <u></u> |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> |
| | Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u> |
| | Dishwasher <u></u> Garbage Disp. <u></u> 350 |
| Built-in-Appliances <u></u> | |
| Heat—Stove <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u> | |
| Oil <u></u> Gas <u></u> Coal <input checked="" type="checkbox"/> Pipeless <u></u> Radiant <u></u> | |
| Air Cond. <u></u> | |
| Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u> | |
| Floor—Fir <u></u> Hd. Wd. <u></u> Other <u></u> | |
| Cabinets <u>1</u> Mantels <u></u> | |
| Tile—Walls <u></u> Wainscot <u></u> Floors <u></u> | |
| Storm Sash—Wood D. <u></u> S. <u></u> ; Metal D. <u></u> S. <u></u> | |
| Total Additions | 532 532 |

| | | | |
|--|--------------------|------------------------|---------|
| Year Built <u>1949-46</u> | Avg. Age <u>54</u> | Reproduction Value | \$ 1847 |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Obsol. or Rem. | % |
| Remodel Year | Est. Cost | Bidg. Value | |
| | | Depr. Col. 1 2 3 4 5 6 | 33 % |
| | | Repr. Val. Minus Depr. | \$ 609 |
| Garage—Class <u></u> Depr. 2% 3% Carport <u></u> Factor <u></u> | | | |
| Cars <u></u> Floor <u>X</u> Walls <u></u> Roof <u></u> Doors <u></u> | | | |
| Size—x <u>X</u> Age <u></u> Cost <u></u> x <u></u> % | | | |
| Other <u></u> | | | |
| Total Building Value | | | \$ |

Appraised 5-15-19 By 1302



416 Ontario Avenue, Park City, Summit County, Utah
 Historic Site Form—continuation sheet

Location Block 529, Lot 14 (102 N. 111)
 Kind of Bldg. 230
 Class X 100 %
 Stories 1 3/5
 Dime Total
 Gar.—Carport
 Foundation—Stone
 Ext. Walls
 Insulation—Floors
 Roof Type
 Dormers—Small
 Bays—Small
 Porches—Front
 Rear
 Porch
 Metal Awnings
 Basement Entr.
 Planters
 Cellar-Bsmt. — 1/4 1/2 1/2
 Bsmt. Apt. — Roo
 Attic Rooms Fin.
 Plumbing { Class
 Basin
 Wtr. Sfr.
 Dishwasher — Garbage Disp. — 350

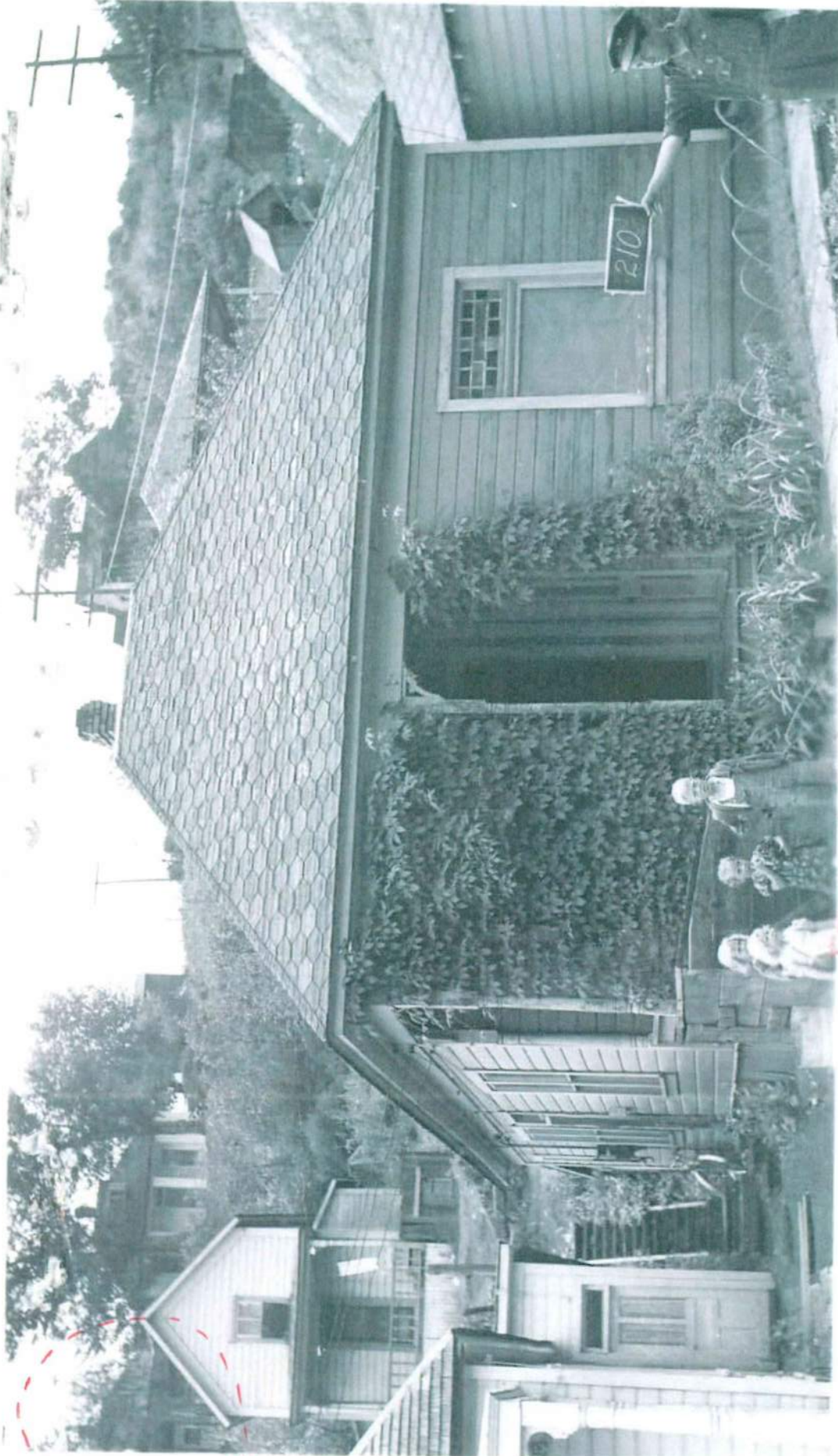


Built-in-Appliances
 Heat—Stove H.A. — Steam — Stkr. — Blr.
 Oil — Gas — Coal Pipeless — Radiant
 Air Cond. —
 Finish— Fir Hd. Wd. —
 Floor— Fir Hd. Wd. — Other —
 Cabinets — Mantels —
 Tile — Walls — Wainscot — Floors —
 Storm Sash— Wood D. — S. — ; Metal D. — S. —
 Total Additions 532 532

| | | | |
|----------------------------|---------------|------------------------|-------------|
| Year Built | Avg. | Reproduction Value | \$ 1847 |
| <u>1949-46</u> | Age <u>54</u> | Obsol. or Rem. | % |
| Inf. by { Owner - Tenant - | | Bldg. Value | |
| { Neighbor - Record - Est. | | Depr. Col. 1 2 3 4 5 6 | <u>33</u> % |
| Remodel Year | Est. Cost | Repr. Val. Minus Depr. | \$ 609 |
| Garage — Class | Depr. 2% 3% | Carport — Factor | |
| Cars | Floor | Walls | Roof |
| Size — x | Age | Cost | x % |
| Other | | | |
| Total Building Value | | | \$ |

Appraised 5-15-88 19 88 By 1302





| RES. OR COMM. | 19 64 | 19 70 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | |
|---------------------|-------|-------|----|----|----|----|----|----|----|----|----|----|----|----|----|---|
| GARAGE | | | | | | | | | | | | | | | | |
| RESIDENCE | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | |
| EQUALIZATION FACTOR | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| NET TOTAL | | | | | | | | | | | | | | | | |
| ASSESSED VALUE | \$55 | 50 | | | | | | | | | | | | | | |
| <i>1068</i> | | | | | | | | | | | | | | | | |
| AGRICULTURAL BLDGS | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | |
| EQUALIZATION FACTOR | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| NET TOTAL | | | | | | | | | | | | | | | | |
| ASSESSED VALUE | | | | | | | | | | | | | | | | |

RECEIVED
 MAY 17 2016
 PARK CITY
 PLANNING DEPT.

SERIAL NO.
 RE-APPRAISAL CARD (1940 PR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 416-Passie Hill
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | <u>x x</u> | | <u>674</u> | <u>\$ -</u> | <u>\$ 1272</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |

No. of Rooms 4 Condition _____

| Description of Building | Add | Deduct |
|--|-------------|-------------|
| Foundation—Stone Conc. None <input checked="" type="checkbox"/> | | <u>100</u> |
| Ext. Walls <u>Siding</u> | | |
| Insulated—Floors Walls Clgs. | | |
| Roof—Type <u>Hip</u> Mat. <u>Shg</u> | | |
| Formers—Small Med. Lg. | | |
| Stays—Small Med. Lg. | | |
| Porches—Front <u>8' 6" @ .125</u> | <u>110</u> | |
| Rear <u>11' 0" @ .80</u> | <u>112</u> | |
| Basement—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Value</u> | | |
| Basement Apts.—Rooms Fin. | | |
| Attic Rooms Fin. Unfin. | | |
| Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>350</u> | |
| Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Hd. Wd. _____ Conc. _____ | | |
| Cabinets <u>1</u> Mantels _____ | <u>40</u> | |
| Tile— Walls _____ Wainscot _____ Floors _____ | | |
| Lighting—Lamp _____ Drops _____ Fix. _____ <u>Lbr. Lined 4 @ 30 =</u> | | <u>120</u> |
| Total Additions and Deductions | <u>612</u> | <u>220</u> |
| Net Additions or Deductions | <u>-220</u> | <u>1272</u> |

Age 45 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1664
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 699

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Bars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (3) Res. Val. (120) Total Building Value \$ _____

Appraised 10/1947 By A.G. & A.J.



RECORD OF ASSESSMENT OF IMPROVEMENTS

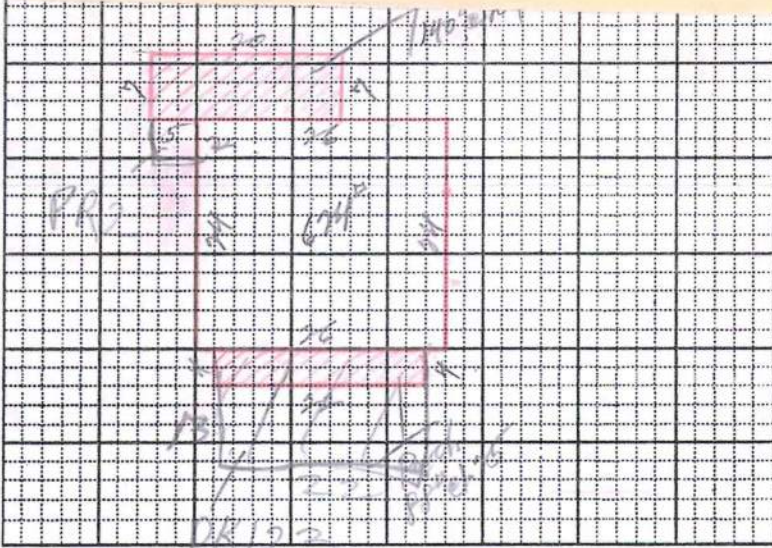
PC 479

Summit COUNTY SERIAL NO. 222

OWNER'S NAME Pacific Bridge Co.
Bausman, George W.

OWNER'S ADDRESS Park City

LOCATION All lot 4, S $\frac{1}{2}$ lot 5, Blk 58, P.C. Survey.



| OUT BUILDINGS | Age | Size | Area | Fac- tor | Cost | Depr. Value |
|-------------------|-----|------|------|-------------|------|----------------|
| <i>DL 13x22</i> | | x | | | | |
| <i>PR 233 5x2</i> | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
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Form T. C. 74
 State of Utah State Tax Commission

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| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|-------------|
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| TOTAL | | | | | | |

Remarks: _____



RECORD OF ASSESSMENT OF IMPROVEMENTS

416 Ontario Avenue, Park City, Summit County, Utah
Historic Site Form—continuation sheet

Summit COUNTY SERIAL NO. PC 479

Form TC-74-B Rev. 12-57 30M
State Tax Commission of Utah



| FRONTAGE OR AREA | DEPTH FACTOR | RATE | CORNER INFLU-ENCE | RATE | VALUE |
|------------------|--------------|------|-------------------|------|-------|
| 37.5 X 75 | 1000 | 30.8 | | | 1125 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | | | | | 1125 |
| ASSESSED VALUE | | | | | 225 |

(Serial No.-Owner-Add.-Desc. of Property)

Daniel M Willard
 Box 255
 Park City UT 84060
 FC-479
 HOC18-419 1955-
 31 LOC10 M31-
 688 M35-178-285
 All lot 4 & 5 1st 1st 5th Park
 City Survey

TC-541 (M-20) (URBAN LAND CARD)



REMARKS

SCALE:

| | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|



| KIND OF BUILDING | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
|------------------|-----|-----|-----|-----|-----|----|----|----|----|----|
| RESIDENCE | 609 | 591 | 573 | 554 | 534 | | | | | |
| TOTAL | 245 | 235 | 230 | 220 | 200 | | | | | |
| ASSESSED VALUE | | | | | | | | | | |
| GARAGE | | | | | | | | | | |
| RESIDENCE | | | | | | | | | | |
| TOTAL | | | | | | | | | | |
| ASSESSED VALUE | | | | | | | | | | |

RECEIVED
 MAY 17 2016
 PARK CITY
 PLANNING DEPT.

PC Block 58 Lot 4

TITLE SEARCH FORM
 [Obtain information from title abstract books at County Recorder's Office]
 Tax Number: PC-419
 Legal Description (include acreage):

Address: 416 ONTARIO AVENUE
 City: PARK CITY
 Current Owner: BROOKS JACOBSEN
 Address:

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|---|---|---------------------|---------------|----------|
| 12/6/1989 | CAROLYN DIXON WILLIAM KRANSTOWER NINA MICHAEL | BROOKS, JACOBSEN CAROLYN DIXON | | | |
| 4/5/1982 | DANIEL + PECILIA E. WILLARD WILLARD / GRANDE COE COMPANY | WILLIAM KRANSTOWER NINA MICHAEL SHERWOOD AND ROBERTS | | | |
| 6/3/1974 | PL HERNON, et. al. | PACIFIC BRIDGE CO. | | | |
| 5/23/1950 | GEORGE W. BAUSMAN | P. L. HERNON, et. al. | | | |
| 10/26/1946 | SUMMIT COUNTY | GEORGE W. BAUSMAN | | | |
| 6/9/1941 | COUNTY AUDITOR | SUMMIT COUNTY | | | |
| 5/1/1941 | SUMMIT COUNTY | WILLIAM GRANTHUR, et. al. | | | |
| 7/6/1937 | COUNTY TREASURER | SUMMIT COUNTY | | | |
| 8/25/1936 | " " | " " | | | |
| 4/26/1933 | LENE BAUSMAN | GEORGE W. BAUSMAN | | | |
| 2/11/1931 | MRS. CLYDE YATES | LENE BAUSMAN | | | |
| 5/5/1926 | MRS. AUGUSTA WORN | MRS. CLYDE. YATES | | | |
| 2/15/1922 | HENRY WORN | AUGUSTA WORN | | | |
| 1/31/1912 | JOHN S. GIBSON + WIFE | HENRY WORN | | | |
| 5/11/1896 | | | | | |

5811/1896 DAVID Mc LUGHLIN + WIFE JOHN S. GIBSON

REVIEWER: HANNAH M. TURNER

DATE: 6/23/2016

Name of site _____ Subdivision _____

Address 416 Ontario Block _____ Lot(s) _____

Owner _____ Present Zoning HR-1

Owner Address _____ Use residence

PRIMARY STRUCTURE

View northwest oblique



Date of photo 2/82

Negative File 9/8

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: _____

Form completed by: Ellen Beasley

Date: 4/82

Beasley/February 1982

Exhibit C: Photographs Submitted by the Property Owner (Received 7/13/2016)
Photographs Depict the Entire Site



Exhibit C: Photographs Submitted by the Property Owner (Received 7/13/2016)
Photographs Depict the Entire Site







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Photographs Depict the Entire Site



Exhibit C: Photographs Submitted by the Property Owner (Received 7/13/2016)
Photographs Depict the Entire Site





Historic Preservation Board Staff Report

Subject: Design Guidelines
Project Number: GI-13-00222
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Date: October 5, 2016
Type of Item: Regular Session

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.

Background:

The Historic Preservation Board continued this item on August 3rd. The HPB found that they needed to visit Main Street to gain a better understanding of the existing conditions before making recommendations.

The August 3rd HPB report and exhibits are attached as Exhibit 1.

Exhibits:

Exhibit 1 — August 3rd HPB report and exhibits

Historic Preservation Board Staff Report



Subject: Design Guidelines
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Date: August 3, 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 continue the discussion to the September 7, 2016, HPB meeting.

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. Staff anticipates future workshops as we begin to look at new infill design.

Analysis:

1. REVISIONS FROM THE JUNE 1ST HPB MEETING

During the [June 1st HPB meeting](#), the HPB forwarded a positive recommendation for the following subsections for the Historic Residential Design Guidelines:

- Primary Structures
 - Exterior Walls
 - Foundation
 - Windows
 - Gutters & Downspouts
 - Chimneys & Stovepipes
 - Porches
 - Architectural Features
 - Mechanical Systems, Utility Systems, and 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
- Sidebars
 - Compatibility & Complementary
 - Masonry Retaining Walls
 - Fencing
 - How to Case a Window
 - Why Preserving Original Windows is Recommended
 - Why Preserving Original Siding is Recommended

The HPB continued the subsection to Primary Structures—Roofing for a greater discussion on the use of wood roofs. During the [May 4th HPB meeting](#), the HPB also expressed interest in requiring the use of wood roof shingles on historic houses, rather than asphalt roof shingles or standing seam metal roofing.

On June 30, 2016, City Council adopted the 2006 Utah Wildland Urban Interface Code with amendments ([see page 356 of packet for staff report](#)). The objective of this code is to establish minimum building code regulations consistent with nationally recognized good practice for safeguarding of life and property. This includes reducing fuel for fires by creating separations between structures and the forest. This provision will impact the use of wood shake roofs.

Staff has met with the Building Department to discuss the use of wood roofs. The Building Department, utilizing the 2015 International Building Code (IBC) and the 2006 Utah Wildland Urban Interface Code, has found that cedar shake roofs may be permitted on some houses, but not all. Each house will have to be reviewed on a case-by-case basis to evaluate the wildfire hazard severity. This severity evaluation is based on the slope of the lot, existing vegetation, roofing materials, etc. There are going to be cases where a wood roof will not be approved by the Building Department due to this wildfire hazard severity rating. The Building Department has outlined this in greater detail in Exhibit A, and staff would again recommend that the following Guideline be incorporated into these revisions:

[A wood shingle roof is encouraged on the historic structure where feasible. Architectural shingles, or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam metal roofs on the historic structure. Metal roofs may be appropriate on those historic structures that historically had a metal roof.](#)

2. HISTORIC COMMERCIAL BUILDINGS DESIGN GUIDELINE REVISIONS UNIVERSAL DESIGN GUIDELINES

Staff has reviewed the existing guidelines with the Secretary of the Interior's Standards. Staff has also made minor modifications for consistency, such as the use of the word "shall" over "should" and "structure" over "building." Staff recommends the following revisions to the Universal Design Guidelines:

1. A site ~~should~~ shall be used as it was historically or shall be given a new use that requires minimal change to the distinctive materials, ~~and features,~~ spaces, and spatial relationships.
2. Changes to a site or building structure that have acquired historic significance in their own right ~~should~~ shall be retained and preserved.
3. ~~The~~ Historic exterior features of a building structure ~~should~~ shall be retained and preserved.
4. Distinctive materials, elements, finishes, construction techniques, and examples of craftsmanship ~~should~~ shall be retained and preserved. ~~Owners~~ Applicants are encouraged to reproduce missing historic elements that were original to the building structure but have been removed. Physical, ~~or~~ photographic, or documented evidence ~~should~~ shall be used to substantiate the reproduction of missing features. In some cases, where there is insufficient

evidence to allow for accurate reconstruction of lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with historic structures of similar design, age, and detailing.

5. Deteriorated or damaged historic features and elements ~~should~~ shall be repaired rather than replaced. ~~Where~~ When the severity of deterioration or existence of structural or material defects requires replacement, the replacement feature or element ~~should~~ shall match the original in design, dimension, texture, material, and finish. ~~The Applicants~~ must demonstrate the show severity of deterioration or existence of defects by ~~showing~~ demonstrating that the historic materials ~~are is~~ no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Non-historic alterations that have been made to elements of a property, ~~such as~~ such as window replacements, ~~aluminum~~ eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed ~~they those features~~ , the elements must be brought into compliance with these Design Guidelines.

7. Each site ~~should~~ shall be recognized as a physical record of its time, place and use. ~~Owners Applicants are discouraged from~~ shall not introducing architectural elements or details that visually modify or alter the original building structure design when no evidence of such elements or details exists.

8. Chemical or physical treatments, if appropriate, ~~should~~ shall be undertaken using recognized preservation methods. Treatments that cause damage to historic materials ~~should~~ shall not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

9. New construction, such as additions, exterior alterations, repairs, upgrades, etc., or related new construction should shall not destroy historic materials, features, and spatial relationships that characterize the historic site or building historic structure. New construction shall differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and the Historic District.

10. New additions and related new construction ~~should~~ shall be undertaken in such a manner that, if removed in the future, the essential form of the historic structure and the integrity of the historic property structure and site and its environment could be restored.

~~MSHS1~~. The proposed project must not cause the building structure, site, or Historic District to be removed from the National Register of Historic Places.

SPECIFIC DESIGN GUIDELINES

Site Design

Staff has reviewed the existing design guidelines and those proposed for Historic Residential Structures in order to ensure consistency. The commercial core is significantly different than the residential neighborhoods and staff has added additional guidelines to emphasize the importance of the stepping alignment of storefronts, setbacks, and the relationship of buildings to the street. Previously, there had not been a section dedicated to street improvements such as landscaping, plazas, as well as paving and staff has added guidelines pertaining to this to help guide our Main Street improvements. Staff has geared these guidelines toward

development facing Main Street; however, it may be beneficial to reference the “commercial core” instead. **HPB Discussion Requested.**

Staff is proposing the following revisions to the Design Guidelines:

Building Setback and Orientation

Staff has found that historically, most commercial buildings were built to the property line or edge of sidewalk. The relationship between individual buildings stepped with the grade of Main Street, and this is an important characteristic that should be preserved and maintained. There are cases where new buildings were not designed to step with the grade, and the impact on the streetscape is evident.



The new building at 525 Main Street (Main Street Deli) maintains the stepping effect, rhythm and pattern of storefront openings, and cornice of the storefront with its historic neighbor at 523 Main Street.



The 400 block of Main Street features this grouping of historic buildings. Note the common characteristics:

- *Buildings are built to the edge of the sidewalk*
- *The buildings step downhill with the grade changes*
- *There is a rhythm established by storefront windows and doors*



This photograph shows the established pattern of buildings constructed to the sidewalk. Note on the left (west) side portion of the photos how the mass and scale of the buildings deviates as setbacks vary at the street front.

Staff recommends the following revisions to the Design Guidelines:

A.1.1 Maintain The existing front and side yard setbacks of buildings shall be maintained. **MSHS2.** The alignment and setbacks of commercial properties are often different from residential, and are character-defining features that ~~should~~ shall be preserved.¹

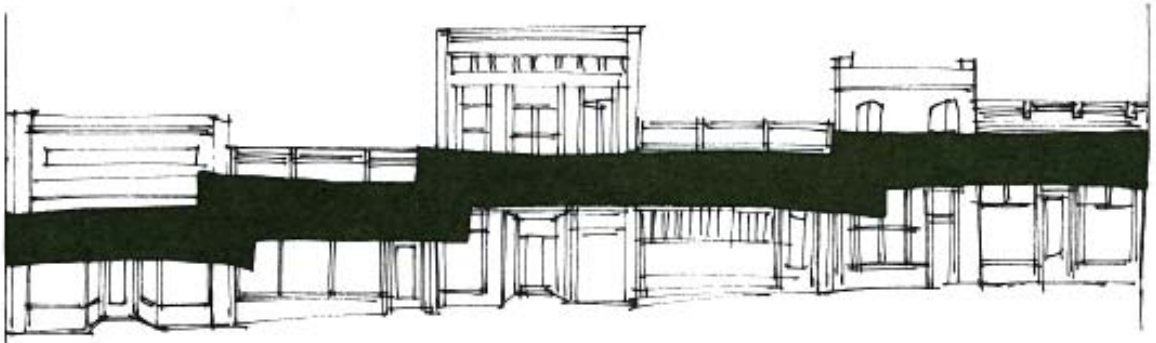


Alignment at sidewalk edge not respected.

A.1.2. Preserve The original location of the a main building entry, if extant, shall be preserved. **MSHS3. Traditional** The historic orientation with of a the primary entrance should shall be maintained.

The visual divisions of commercial buildings into storefront and upper stories, when present, shall be maintained.

¹. Relocated from Specific Guidelines for Main Street National Register Historic District.



Storefront renovations should preserve the stair-step line on the street.

Residential buildings converted to non-residential use often have deeper setbacks and landscaped front yards; these shall be retained.

Topography and Grading

A.5.8 Maintain the The natural topography and original grading of ~~the~~ a historic site shall be maintained when ~~and where~~ feasible.

Landscaping and Vegetation

A.5.3 The historic character of ~~the~~ a historic site ~~should shall~~ not be significantly altered by substantially changing the proportion of built and/or paved area to open space.

A.5.1 Maintain Existing landscape features that contribute to the character of ~~the~~ a historic site and/or provide sustainability benefits should be preserved and maintained.

A.5.2 Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

~~A.5.3. The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space.~~

A.5.4 Landscape plans should shall balance water-efficient irrigation methods, and drought-tolerant plants, and native plants materials with existing plant materials and site features that contribute to the historic significance character of the site.

Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used. Xeriscape or permaculture strategies used to maximize water efficiency in landscape design shall be considered; these systems shall be designed to maintain the historic character of areas viewable from the primary public right-of-way.

Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, and/or screen utility areas.

Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.

Commercial properties typically have no setbacks along the principal façade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.

Sidewalks, Plazas, and Other Street Improvements

Currently, there are no design guidelines that specifically address street improvements. Staff has added the following Design Guidelines to be consistent with the streetscape improvements projects that began in 2013 on Main Street.



This building at 558 Main Street was constructed in a residential form. The landscape boxes at the front of the building help connect the structure to Main Street without detracting from the historic structure. Also note the granite sidewalk pattering that was installed as part of the City's sidewalk improvements beginning in 2013.



New planters and benches in front of the Claimjumper building are simple in design.

Staff proposes the following revisions to the Design Guidelines:

All streetscape elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials.

Sidewalk bump outs reduce the distance required for pedestrians to cross streets. On long blocks, midblock crosswalks are recommended. Brick pavers, concrete pavers (sometimes brick-colored), and textured concrete or asphalt shall be used for crosswalks.

Using distinctive materials, such as bricks or pavers, to identify crosswalks at key intersections or crossings shall be considered. Crosswalk markings shall be clearly delineated without being obtrusive.

Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.

Existing plazas shall be maintained and well managed for daytime use, including landscaping, benches, trash receptacles and lighting.

Where new plazas are being considered, ensure that they are near pedestrian traffic, are well planned for intended uses, such as concerts or other events, and well designed for maintenance and durability.

Existing, alleys, staircases, and pedestrian tunnels shall be maintained where feasible.

Parking and Driveways

C.1 Off-street parking

A.5.2 The visual impacts of on-site parking (both surface lots and parking structures) shall be minimized by incorporating landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complementary and integrated design.

A.5.7 Provide Landscaped separations, screening, and/or site walls shall be placed between parking areas, drives, and service areas, and other public-use areas including such as walkways, plazas, and vehicular access points.

C.1.3 When creating new off-street parking areas the existing topography of the building site and significant integral site features, such as mature landscaping and historic retaining walls, should shall be minimally impacted.

C.1.4 Off-street parking areas should shall be located within the rear yard and beyond the rear wall plane of the a primary building where feasible. C.1.2 If locating a parking area in the a rear yard is not physically possible, the off-street parking area and associated vehicles should shall be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a property, if feasible, shall be considered.

C.2.1 When locating driveways, historic site features and the existing topography of the building site the property should shall be minimally impacted.

C.2 Driveways

C.2.2 Ten (10) foot wide driveways are encouraged; however, new driveways should not exceed twelve (12) feet in width.

C.2.3 Shared driveways should be used when feasible.

Textured and poured paving materials other than smooth concrete should be considered for driveways that are visible from the primary public right-of-way. Permeable paving should be

used on a historic property, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a buildings oundation shall be avoided in order to reduce heat-island effect, building temperature, damage to the foundation, and drainage problems.

A-5.5 Landscape plans ~~should~~ shall allow for snow storage ~~from~~ for driveways. Snow storage for driveways ~~shoudl~~ shall be provided on site.

Parking structures and parking areas shall be located at the rear of a building to allow commercial use on the principal façade.

PRIMARY STRUCTURES

Again, staff went through the Historic Residential Design Guidelines that the HPB has already reviewed to ensure consistency. Staff has outlined specific changes, as necessary in the following subsections:

Foundation

B-3.2 The original historic placement and orientation of the a historic ~~builing~~ building should shall be retained, as shall the original grade of the site.

Historic foundations shall not be covered with newer materials (e.g., concrete block, plywood panels, corrugated metal, or wood shingles). Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines. Replacement of existing historic material is allowed only when it can be demonstrated that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

B-3.4 A new foundation ~~should~~ shall generally ~~not~~ raise or lower the a historic structure generally no more than two (2) feet from its original floor elevation. ~~See D.4 for exceptions.~~

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.

The construction of a foundation at a height that is not proportional to neighboring historic structures is not appropriate. The height of a new foundation shall not be significantly taller or shorter than neighboring structures. A historic storefront shall not be significantly altered by lifting the historic structure for the construction of a new foundation.

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

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

A site shall be re-graded so that water drains away from the structure and does not enter the foundation.

Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation.

Exterior Walls

~~B.2.1~~ Primary and secondary façade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways ~~should~~ shall be preserved and maintained in their original location on the façade.

~~B.2.2~~ Exterior historic elements including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry shall be preserved and maintained. ~~Repair~~ Deteriorated or damaged ~~façade historic exterior~~ elements shall be repaired using recognized preservation methods appropriate to the specific material.

~~B.2.3~~ ~~If~~ 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 ~~should~~ shall be used.

~~B.2.4~~ ~~If~~ When an exterior historic ~~exterior~~ elements cannot be repaired, ~~they it should~~ shall be replaced with with an element that matches the original/original in all respects: material, dimension, ~~texture~~, profile, texture, and finish. The replacement of existing historic element ~~should be~~ is allowed only ~~after the applicant can show~~ when it can be demonstrated that the historic elements ~~are~~ is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

~~B.2.5~~ Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards ~~should~~ shall not be used unless ~~they are~~ it is made of a minimum of 50% recycled and/or reclaimed materials. ~~In~~ Additionally, the applicant must show that the physical properties ~~of the substitute material~~—expansion/contraction rates, chemical composition, stability of color and texture, ~~and the~~ compressive or tensile strength—of the substitute material have been proven to not ~~to~~ damage or cause ~~the~~ deterioration of adjacent historic materials.

~~B.2.6~~ Substitute materials ~~should~~ shall not be used on a primary or secondary façade unless the applicant can demonstrate that the ~~historic materials~~ cannot be used ~~(as stated in B.2.4 and B.2.5)~~ and that the substitute material will not cause damage to adjacent historic material or detract from the historic integrity of the structure.

The application of synthetic or substitute materials, such as vinyl or aluminum siding, over original wood siding may cause, conceal, or accelerate physical deterioration and is not appropriate. Removal of synthetic siding (aluminum, asbestos, Brick-TeX, and vinyl) that has been added to a building, followed by restoration of the historic wood siding (or other underlying historic material), is highly encouraged.

~~B.2.7~~ ~~Avoid~~ Interior changes that affect the exterior appearance of primary and secondary façades, including changing original historic floor levels, ~~changing upper story~~ windows to doors or doors to widows, and ~~changing~~ porch roofs to balconies or decks, shall be avoided.

Roofs

~~B.1.1~~ Maintain the original Historic roof forms, as well as any functional and decorative elements. shall be preserved and maintained. Most commercial roof forms are flat, sloping, hipped or gable.

The line, pitch, and overhang of the historic roof form, as well as any functional and decorative elements, shall be preserved and maintained. Roof-related features such as parapet walls and cornices shall be maintained and preserved.

~~B.1.2~~ New roof features, such as photovoltaic panels (solar panels), ~~and/or~~ skylights, ~~ventilators, and mechanical and communication equipment should shall~~ be visually minimized when viewed from the primary public right-of-way so as not to compromise the architectural character of the building. ~~These Photovoltaic panels and skylights should shall~~ be flush-mounted to the roof.

~~B.1.3 Avoid removing or obstructing historic building elements and materials when installing gutters and downspouts.~~

~~B.1.4~~ Roof colors ~~should shall~~ be neutral-colored and earth-toned, and muted and materials ~~should not be reflective.~~ 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 the primary public 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 façades and shall be visually minimized from the primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most buildings and shall be in keeping with the character and scale of the building.

Store Fronts

Commercial buildings are characterized by historic storefronts. Large window panes, recessed entries, historically compatible doors, columns, and other details should be preserved and maintained. These details contribute to the character and historic integrity of Main Street. While staff has been successful in maintaining historic storefronts, staff found it was necessary to include a separate subsection in the Design Guidelines that specifically addressed the unique issues of storefronts.



The storefront windows on 515 Main Street have been altered.



Cisero's at 306 Main Street has largely maintained its historic façade.

Staff proposes the following Design Guideline Revisions:

B.2.4 Primary and secondary façade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways **should shall** be maintained in their original location on the façade.

~~B.4.1 Maintain historic door openings, doors, and door surrounds.~~

Historic storefront elements such as doors, windows, kick plates, bulkheads, transoms, ornamentation, cornices, pillars, pilasters and other character-defining features shall be preserved and maintained.

Historic storefronts and their character-defining elements shall not be covered with modern materials. Deteriorated or damaged storefronts or elements shall be repaired so that the storefront retains its historic appearance. Repairs should be made with in-kind materials, based on physical or documentary evidence, whenever possible.

Missing elements shall be replaced in keeping with size, scale, style and materials of the historic structure, and then only if there is little or no evidence of the original construction. In such cases, an alternative design that is compatible with the remaining character-defining features of the historic building may be considered.

Historic recessed entries, if in their original historic configuration, shall be preserved and maintained. If a historic recessed entry has been lost during a previous renovation, consider reconstructing, based on physical or documentary evidence, the historic entry. The replacement entry shall match the original in terms of design, materials and configuration.



Maintain recessed entrances where they occur.

Primary entrances to commercial buildings should be accessible to meet American Disabilities Act (ADA) requirements. If this is not possible, alternative entrances shall be available, clearly marked, and maintained to the same standards as the primary entrance.

Original doors shall be preserved and maintained. Replacement of non-historic doors shall be substantiated by documentary, physical, or pictorial evidence.

If no evidence of the historic door appearance is available, new doors should be similar in materials and configuration to historic doors on commercial buildings of similar period. Typically, painted wood doors with single or multiple lights of clear glass are appropriate replacements for primary facades. Replacement doors for econdary entrances may be smaller or may be solid wood. Dark or bronze-anodized metal, though less appropriate, may be substituted for wood in cases where the original door has been lost and no evidence of the original door exists.

The original storefront windows and window configuration shall be preserved and maintained if possible. If the storefront windows have been reduced in size over the years, re-establishing their original dimensions and configuration is encouraged.

Opaque, reflective, and mirror types of glass are not appropriate.

Transoms above display windows shall be preserved and maintained. When transoms are covered and original moldings and window frame proportions are concealed, or when transoms have been entirely removed, restoring the transom to its original appearance is encouraged.

Doors (not included in Storefronts)

These guidelines have largely been reviewed for consistency with those outlined in the Historic Residential Design Guidelines. Again, staff finds that it is important to preserve historic doors on the façade, even when they are not used. There are several examples where doors have been preserved, though they no longer serve as an entrance to the building.



The Park City Historical Society & Museum, located at 526 Main Street has left the door and step in-tact. The door serves as an exhibit as the windows has been shielded with a historic photograph of skiers.



When Yuki Yama Sushi at 586 Main renovated their interior, this door was no longer functional. Rather than remove the door, it is simply covered from the interior.

Staff proposes the following revisions to the:

~~B.4.1 Maintain Historic~~ door openings, doors, ~~and~~ door surrounds, ~~and decorative door features shall be preserved and maintained.~~

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

Changing the position, proportions, or dimensions of historic door openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades that are visible from the primary public right-of-way.

~~B.4.2 New doors should~~ Replacement doors shall be allowed only ~~if the historic door cannot be repaired~~ 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 ~~should~~ **shall exactly match the historic door in size, material, profile, and style.**

~~B.4.3 Storm doors and/or Screen doors typical of the Mining Era should not~~ may be used on primary or secondary façades ~~unless when~~ the applicant can show that they will not diminish the ~~integrity or significance~~ historic character of the ~~building structure~~. Storm doors are discouraged.

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, designs similar to those that were found historically in Park City shall be used. Paneled doors were typical and many had vertical panes of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

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

When a historic door opening on a primary façade is no longer functional, 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 (not included in Storefronts)

Here, too, staff reviewed the Design Guidelines for consistency with the Historic Residential Design Guidelines.



The windows on the second level of 309 Main Street have been preserved.



The windows at 541 Main Street had been altered by the mid-1970s; however, they were restored during the c.1991 renovation.

Staff proposes the following revisions to the Design Guidelines:

B.5.1 ~~Maintain~~ Historic window openings, windows, ~~and~~ window surrounds, and decorative window features shall be maintained and preserved.

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

Changing the position, proportions, or dimensions of historic window openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades that are visible from the primary public right-of-way.

The historic ratio of window openings to solid wall shall be maintained.

B.5.2. ~~When historic windows are present, replacement windows should~~ shall be allowed only ~~if~~ when it can be shown that the historic windows are no longer safe and serviceable and the historic windows cannot be made safe and serviceable through repair. Replacement windows ~~should~~ shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

The original number of glass panes in a historic window shall be maintained. 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 façades 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, designs similar to those found historically in Park City shall be used.

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 primary public 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.

~~B.5.3~~ Storm windows ~~should~~ shall be installed on the interior. ~~If~~ When interior installation is ~~not infeasible~~, the materials, style, and dimensions of exterior wood storm windows ~~dimensions should~~ shall match or complement the historic window dimensions in order to minimize their visual impact ~~conceal their presence~~. Exterior storm window frames ~~should~~ shall be set within the window opening and attach to the exterior sash stop.

Gutters & Downspouts

The existing Design Guidelines do not have a section dedicated to Gutters & Downspouts. Staff recommends that a section is added to address such. Staff proposes the following additions to the Design Guidelines for gutters and downspouts:

~~B.1.3~~ Avoid Removing or obstructing a historic building structure's elements and materials when installing gutters and downspouts shall be avoided.²

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 primary public right-of-way.

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

Historic Balconies/Porticos

Land Management Code (LMC) 15-2-6-3(D) dictates that no balcony be erected, enlarged, or altered over the public pedestrian Right-of-Way without the advance approval of City Council. Balconies are required to provide a minimum 10 foot vertical clearance from the sidewalk and property owners are required to enter into an encroachment agreement with the City Engineer for the balcony extending over the City right-of-way. Should a property owner wish to reconstruct a lost balcony, the balcony design and placement would need to be approved by City Council prior to any approvals.

Staff finds that the majority of balconies on Main Street are not historic; however, in many cases, it would be beneficial to reconstruct a lost balcony based on physical and documentary evidence.



This building at 461-463 Main Street originally had a balcony across its Main Street façade. The balcony was lost prior to 1941.

Staff proposes the following revisions to the Design Guidelines:

Historic balconies, porticos, and their railings and decorative architectural features shall be maintained and preserved.

Restoring historic balconies and porticos that have been altered or lost over time is encouraged. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic balconies and porticos that no longer exist.

Changing the position, proportions, or dimensions of historic balconies or porticos shall be avoided.

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

Any alteration to drainage on an existing balcony shall be reviewed by the City Engineer.

Decks, Fire Escapes, and Exterior Staircases

This is a new section that was not specifically addressed in the 2009 Design Guidelines. Decks, Fire Escapes, and Exterior Staircases are generally located in back alleys, along Swede Alley facades, or in other inconspicuous locations. As more housing and secondary uses are introduced on upper levels of Main Street buildings, there will be greater demand for these elements and staff wants to ensure these elements continue to be constructed in inconspicuous locations.



Stairway/fire escape to the south of the Egyptian Theatre on Swede Alley.



This stairway is installed on the outside of the historic Elks Lodge (550 Main Street) on the Sweede Alley Façade.

Staff proposes the following revisions to the Design Guidelines:

New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.

The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase 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.

Introducing a deck, fire escape, or staircase that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch, shall be avoided.

In order to prevent damage to a historic structure, decks, fire escapes, and exterior staircases shall be constructed to be self-supporting. If a deck cannot be constructed to be

self-supporting, the deck shall be attached to a historic building with care such that loss of historic material is minimized.

Decks, fire escapes, and related exterior steps and railings should be constructed of materials and in styles that are compatible with the historic building.

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 material.

Chimney and Stovepipes

Historic chimneys and their decorative features are important character-defining features of historic buildings and shall be preserved and maintained..

Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement of a historic stovepipe is required, 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 shall be preserved and maintained.

Chimneys shall not be covered with non-historic materials.

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

Architectural Features

Architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles shall be preserved and maintained.

Historic architectural features shall be repaired rather than replaced. 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 historic structure when accurately based on physical or photographic evidence (e.g. 'ghost' lines).

Mechanical Equipment, Communications, and Service Areas

Screening mechanical equipment is especially important for businesses along Main Street. Many have opted for rooftop mechanical equipment, which, at times, can be difficult to screen because of its placement. Some have developed creative screening solutions that detracts from the adjacent historic building.



These electrical meters adjacent to 501 Main Street are highly visible and not shielded.



The mechanical equipment behind the Post Office is also not shielded.



Mechanical equipment at 508 Main Street was installed on the shed roof of the garage and wrapped with the black fencing that shields it from view.



At 562 Main Street, the utility box was painted to match the siding. Trees and shrubs will mature to cover this utility box further.

Staff recommends the following Design Guideline revisions:

~~B.6.1 Mechanical equipment and/or utilities utility equipment~~, including heating and air conditioning units, meters, and exposed pipes, ~~should shall~~ be located on the rear façade or another inconspicuous location. ~~(except as noted in B.1.2) If located on a secondary façade, the visual impact of mechanical and/or utility equipment shall be minimized by or~~ incorporated ~~ing into~~ it as an element of the building or landscape design.

~~B.6.2~~ Ground-level equipment ~~should shall~~ be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

~~Roof-mounted mechanical and/or utility equipment shall be screened and visually minimized from all views.~~

~~Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. If this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors of neighboring buildings.~~

~~B.6.3 Avoid removing or obstructing historic building elements when installing systems and equipment. Historic elements shall not be removed or obstructed when installing mechanical systems and equipment.~~

~~B.6.4 Contemporary New~~ communications equipment such as satellite dishes or antennae ~~should shall~~ be visually minimized when viewed from the primary public right-of-way.

~~B.2.17~~ Loading docks ~~should shall~~ be located and designed in order to minimize their visual impact.²

~~Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.~~

Paint and Color

~~Paint color is not regulated by the Design Guidelines.~~

² Relocated from Design Guidelines for New Construction.

When painting a historic structure, colors that are in keeping with the structure's style and period should be considered. Along with material and physical differentiation, painting an addition to a historic structure a color different than the historic structure to visually differentiate the addition should be considered.

~~B.7.1~~ Original materials such as brick and stone that ~~are were~~ traditionally left unpainted ~~should shall~~ not be painted. Materials, such as wood, that ~~are were~~ traditionally painted ~~should shall~~ have an opaque, rather than transparent, finish.

~~B.7.2~~ A rustic, bare-wood look is generally not appropriate on historic commercial structures, but may be appropriate on accessory structures. A transparent or translucent Provide a weather-protective finish shall be applied to wood surfaces that were not historically painted.

~~B.7.3~~ When possible, Low-VOC (volatile organic compound) paints and finishes should be used when possible.

ADDITIONS TO PRIMARY STRUCTURES

Protection of Historic Sites and Structures

~~D.1.1~~ Additions to historic ~~buildings buildings~~ should be considered ~~only after it has been only after it has been~~ demonstrated ~~by the owner/applicant~~ that the proposed new use cannot be accommodated ~~solely~~ by ~~solely~~ altering interior spaces.

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

~~D.1.2~~ Additions should be visually subordinate to historic ~~buildings buildings~~ when viewed from the primary public right-of-way.

~~D.1.3~~ Additions should not obscure or contribute significantly to the loss of historic materials. Additions to historic structures shall not be placed so as to significantly affect the integrity of historic roof forms.

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

~~D.1.5~~ Retain Additions to historic structures that ~~have achieved historic significance in their own right are significant to the era/period to which the structure is being restored shall be preserved and maintained.~~

General Compatibility

Staff finds that the current design guidelines do not provide sufficient guidance to ensure that additions and infill development are compatible and contribute to the National Register district. Staff finds that new infill development is as important as the historic resources that make up the district. It is important that commercial additions and infill development maintain established patterns found along Main Street, such as setbacks, rhythm of solids-to-voids, storefronts, etc.



The Main Street Mall at 333 Main Street does not follow the rhythm established by typical 25 to 50 foot facades along Main Street. As a result, the mass and scale of the building appears much larger than adjacent historic buildings.



The Riverhorse addition to 540 Main Street is setback slightly from the historic building. Further the façade of the new addition is significantly different than the façade of the historic structure at 540 Main Street, helping it to read as its own building.

*More structures are being constructed on larger lot combinations or replacing larger developments, such as the Main Street Mall. Staff finds that there needs to be greater direction in the Design Guidelines to require that the width of the façade is broken up to reflect the scale of Main Street. Staff has revised the Design Guidelines to limit façade widths to 50 feet. Staff recommends the following Design Guideline revisions and **HPB Discussion is requested:***

D.2.1 Additions ~~should~~ shall complement the visual and physical qualities of the historic building structure. An addition shall not be designed to be a copy of the existing style or imply an earlier period or more ornate style than that of the historic structure.

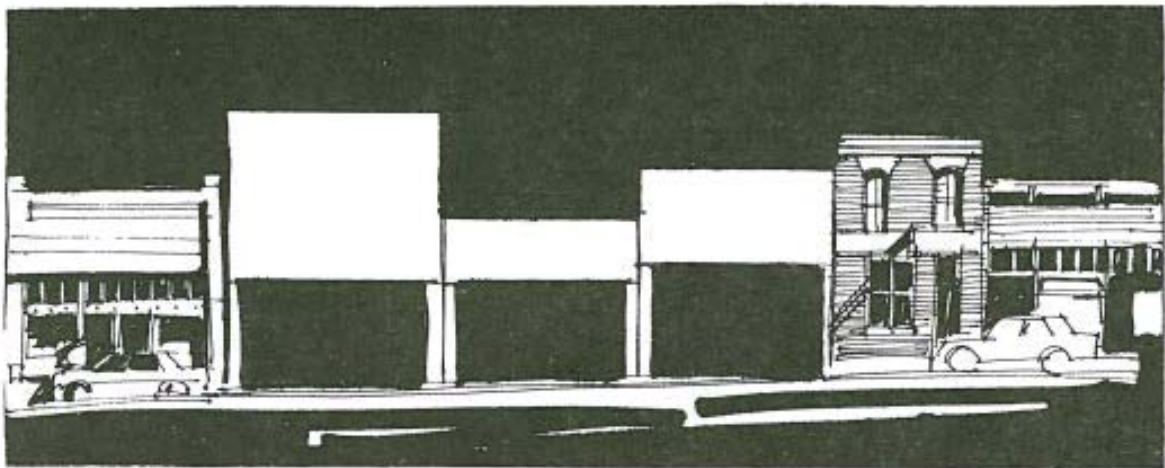
An addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration pattern and size, storefront design, and design details. The addition shall not detract from the streetscape and/or structure's historic character.

Primary façades of an addition shall not be greater in height than the primary historic façade in order to decrease the bulk and mass of the new addition and to preserve the established mass and scale of the streetscape.

The rhythm established by the repetition of the traditional 25-foot façade widths shall be maintained; these dimensions, when repeated along the street, create a strong pattern that contributes to the visual continuity of the streetscape.

When new additions are to be wider than the traditional twenty-five (25) feet, the façade shall be divided into portions that reflect this pattern. The rhythm of façade widths shall be maintained in additions, especially for projects that extend over several lots, by changing materials, patterns, reveals, building setbacks, façade portions, or by using design elements such as columns or pilasters.

No more than fifty (50) feet in width of street front may have the same façade height. On large projects (more than two lots) building heights shall be varied by creating setbacks in the façade, by stepping back upper stories, and by building decks and balconies when it is appropriate to the design.



Variety of building heights respected in this infill scheme.

New additions shall incorporate character-defining features of historic commercial buildings such as the division of the façade into zones (storefront and upper stories), cornice treatment, pronounced entry, and other articulation.

~~D.2.2 Building Components and materials used on additions should be similar in scale and size to those found on the original building-historic structure.~~

~~D.2.3 Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.~~

Proportions and established patterns of historic upper story windows shall be maintained. On additions, upper floors shall incorporate traditional, vertically proportioned window openings within a more solid wall than lower floors. Windows similar in size and shape to those used historically shall be used in order to maintain the façade pattern of the streetscape. It is generally appropriate for the solid-to-void ratio of structures to be two-thirds (2/3), except for storefronts that feature more glass.

The solid-to-void relationship of an addition shall be compatible with the historic structure. The proportions of window and door openings shall be similar to historic structures. Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial

structures. Oversized doors that would create a 'grand entry' are also inappropriate. Smaller windows with simple window frames are recommended for additions.

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.

Generally, the height of the window opening shall be two (2) times the dimension of the width. In some cases, it may be appropriate to use square windows. Additional glazing can be accommodated using transoms.

Roofs shall be designed to be in character with those seen historically. Simple roof forms—flat, gable, shed—are appropriate. On large projects the use of a variety of these simple roof forms is encouraged.

Roofs shall appear similar in scale to those seen historically. On larger additions, the use of parapet walls, changes in roof height, and changes in material shall be used to express modules.

Original exterior walls shall be kept intact and existing openings shall be used for connecting an addition to the original structure when feasible.

Transitional Elements

Transitional elements on commercial buildings differ from those seen on residential buildings. Due to the 0 foot setbacks, it often does not make sense to include a transitional element because the transition is not visible from the side elevations. In other cases, a small transition is appropriate because the seam between the historic building and its addition is visible from the rights-of-way.



562 Main Street's side elevation faces a pedestrian right-of-way. The applicant provided a small transition to visually separate the new addition from the historic building.



The addition on the Frank Andrews Building at 442 Main is not visible from a primary public right-of-way as the seam between the historic building and its addition is concealed by the adjacent Post Office building. In this case, no transitional element was necessary and the addition is differentiated from the historic with new materials.

Staff recommends the following revisions to the Design Guidelines:

D.1.4 Where ~~the~~a new addition abuts ~~the~~ a historic ~~building structure~~, a ~~clear well-defined~~ transitional element ~~shall be designed and constructed~~ between ~~the old~~ ~~the historic structure~~ and the new ~~should~~ ~~addition~~. Minor additions, such as bay windows or dormers, do not require a transitional element.

In some cases, a transitional element may not be necessary if the new addition is visually differentiated from the historic structure, as viewed from the primary public right-of-way, through a shift in wall plane, a change in material or pattern, , or by using other design elements.

D.2.5 In-line additions ~~shall be avoided~~.⁴ ~~may be appropriate when the joint between the historic structure and the new addition is not visible from the primary public right-of-way. A transitional element is required if the joint between the historic structure and the new addition is visible from the primary public right-of-way and the addition is similar in design to the historic structure.~~

If the new addition is in the same wall plane as the historic structure and also abuts a primary public right-of-way, a transitional element is required.

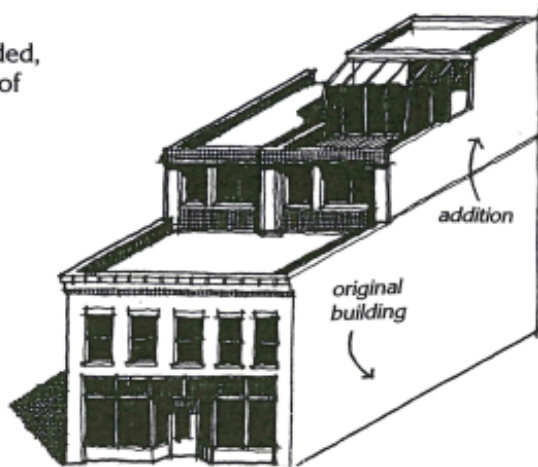
At a minimum, the transitional element shall be two (2) feet in width.

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

Scenario 1: Rooftop Additions

Staff finds that the existing section on Rooftop Additions only addresses flat roofed buildings, not other roof forms. Additionally, the Design Guidelines do not provide clear direction for ensuring that rooftop additions are not overly visible from the primary right-of-way or consume the historic structure.

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New levels added to historic buildings should be stepped back to preserve the scale of the facades. (See also guideline # 22.)



This is an inline addition. Only a change in materials and framing differentiate the rooftop addition on the back of the historic Utah Power and Light Building at 508 Main Street.



The rooftop addition at No Name at 447 Main Street meets the intent of the Design Guidelines. Because it is setback substantially from the front façade, the addition is not visible from the primary right-of-way, Main Street.

Staff proposes the following revisions to the Design Guidelines:

MSHS6. Rooftop additions may be allowed, however, they **should shall generally** not exceed one story in height above the existing wall plate of the historic building structure and should be set back from the primary façade so that they are not visible from the primary public right-of-way. See the section titled Additions to Historic Buildings for further guidance.

Rooftop additions shall not be visible from the primary public right-of-way. The addition shall be recessed from the primary, character-defining façade to preserve the perception of the historic scale, height, and façade of the historic structure.

The rooftop addition shall be recessed from the façade to a distance that is at least equal to the height of the historic façade or beyond the midpoint of the structure to ensure that the rooftop addition is minimally visible from the primary public right-of-way.

Scenario 2: Rear Additions

Rear Additions fronting Swede Alley

Swede Alley is a transitional zone between the pedestrian traffic and commercial activity of Main Street and the secondary uses, loading, areas, and utilitarian spaces of Swede Alley. Additions to historic buildings should reflect the character of commercial Main Street façade, but also be subordinate in design.



Here, Flannigan’s and Bandit’s have used paint colors reflecting those on their Main Street facades to help patrons find rear entrances.



Cisero’s Swede Alley addition at 268 Main Street corresponds to the architectural details of its Main Street façade. The two buildings uphill and to the south, however, are largely void of windows and openings. This creates an uninviting wall effect along Swede Alley.

Staff proposes the following revisions to the Design Guidelines:

The traditional role of Swede Alley as a service road is changing with the development of the transit hub and adjacent parking facilities. To accommodate the increase in pedestrian traffic entering the Main Street commercial core from Swede Alley, the following guidelines are provided.

~~MSHS7.~~ Additions ~~to on~~ the rear of Main Street ~~buildings structures~~ that will front Swede Alley ~~should shall~~ be reduced in scale as they reach Swede Alley ~~in order~~ to maintain the pedestrian character along ~~the street the street~~. ~~See Additions to Historic Buildings as well as the Swede Alley section of the Guidelines for New Construction that follow.~~

~~SANG1.~~ Swede Alley ~~additions shall should remain be~~ subordinate ~~but and~~ complementary to Main Street with regard to public access and streetscape amenities. ~~SANG-2.~~ Rear entrances, if developed, ~~should shall~~ accommodate both service activities and secondary access.³

~~SANG-3.~~ Swede Alley ~~façades should shall~~ be simple in detail and ~~shall~~ complement the character of the ~~building's structure's~~ primary entrance on Main Street. ~~Materials and colors used on the Swede Alley entrance shall be coordinated with the Main Street façade so customers can recognize that both entrances belong to the same business.~~⁴

~~SANG-4.~~ Swede Alley ~~façades should shall~~ utilize materials, colors, signs, and lighting that reinforces a cohesive design of the ~~building structure~~.

~~SANG-5.~~ Window display areas ~~on Swede Alley façades~~ may be appropriate, but ~~should shall~~ be subordinate to and proportionally smaller than those seen on Main Street.

Rear Additions fronting Park Avenue

Where a Main Street commercial area abuts the residential zoning district of Park Avenue, staff finds the addition should appear more residential in nature so that it contributes to the mass and scale of the residential street front.



The rear of 333 Main Street abuts Park Avenue. Park Avenue is a densely historic residential street. The street presence of the rear façade of 333 Main Street does not maintain a similar rhythm, scale, or character as the rest of Park Avenue. Photograph: Google Maps.

Staff recommends the following revisions to the Design Guidelines:

Additions to historic commercial structures that will face Park Avenue shall be consistent to the size and scale of residential development to maintain the character of the Park Avenue streetscape. This includes the overall scale and massing of facades, window and door

³ Relocated from New Design Guidelines—supplemental Design Guidelines for Swede Alley

⁴ Relocated from New Design Guidelines—supplemental Design Guidelines for Swede Alley

sizes and configurations, lighting, and landscaping. See Design Guidelines for New Additions to Historic Residential Structures.

Basement Additions

D.3.1 The A basement addition ~~should~~ shall not generally raise the historic structure not more than two (2) feet from its original floor elevation above original grade. Lifting of the structure shall not disrupt its relationship with the streetscape or sidewalk elevation.

D.3.2 In plan, theThe exterior wall planes of an in-line basement addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary façades.

D.3.3 Window or egress wells, if needed, ~~should~~ shall not be located on the primary façade. Window or egress wells ~~should~~ shall be located behind beyond the midpoint of the secondary façades, on the rear facade, or in a location that is not visible from the primary public right-of-way. Landscape elements ~~should~~ shall be used to aid in screening window/egress wells from the primary public right-of-way.

B.3.3 A historic site shall be returned to original grade following the construction of a foundation. If the When original grade cannot be achieved, generally no more than two (2) feet six (6) inches of the new foundation ~~should~~ shall be visible above finished final grade on the primary and secondary façades.

New Storefronts

Street-facing primary façades of new additions shall be distinguished by well-defined storefront elements, including storefront entryway, ample-size windows, and appropriate decorative elements. Storefronts on new additions shall have rhythm and pattern similar to that of the historic streetscape.

Storefronts were built using standard dimensions for kick plates or bulkheads and display windows so the first levels have a similar height. When storefronts are situated on the steep-sloped of Main Street, the result is a stair-step effect. This stair-step effect is an important visual pattern of the Historic District and shall be repeated on additions.

Recessed entries on additions fronting on Main Street are encouraged.

Windows on new storefront additions shall be used extensively and in keeping with the architectural style of the historic structure. Design and scale shall be maintained in the tradition of historic storefronts with extensive street-level window area.

Generally, two-thirds (2/3) or more of storefront areas may be glass. The solid-to-void ratio of an addition's storefront shall be similar to that of the historic structure.

New Decks (Not Street Dining Decks)

Decks on new additions shall be constructed in inconspicuous areas, usually on a rear elevation, where the deck is visually minimized from the primary public right-of-way. If a deck is built on a side elevation of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that 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 a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so that loss of historic fabric is minimized.

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

The visual impact of a deck shall 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 shall be constructed of material 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 material.

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

Handrails

New handrails and railings shall complement the historic structure in material and design.

Awnings

Staff finds that awnings contribute significantly to the historic character of the building. It is important to incorporate awnings that do not detract from the historic building, but add to its character and integrity.



These awnings on the historic War Memorial Building at 427 Main Street are boxy, but do not significantly diminish the historic integrity of the building.



These retractable awnings at 515 Main are consistent with designs seen historically in the district.



This retractable awning at 586 Main Street is also appropriate for the Historic District and reflects an awning design that would have typically been found in the District.

Staff recommends the following revisions to the Design Guidelines:

~~K.1~~ Awnings may be appropriate for use on ~~the a~~ street level façade if placed in locations historically used for awnings. Storefronts and upper façade windows are both appropriate locations for new awnings.

~~K.2~~ Place Awnings shall be placed so ~~that that~~ the historic and architectural features are not obstructed. Transom lights of prism glass or stained glass shall not be covered by permanent, fixed awnings.

Installation of awning hardware shall not damage historic materials and features of the building structure.

~~K.3~~ Shed-type awnings are the most appropriate for use on both street-level façades and upper façades. ~~Other~~ Alternative awning forms may be considered if physical or photographic evidence ~~exists~~ of their use on the building historic structure exists or the awning complements the design of the building.

~~K.4~~ Awnings ~~should~~ shall be compatible with the style and period of the building historic structure in size, color and material. Awnings shall be of duck canvas or cotton/polyester blend. Plastic, vinyl or metal awnings ~~should~~ shall be avoided.

~~K.5~~ Awnings may contain graphics or signs, but ~~should~~ shall not be backlit. Spotlighting awnings from above ~~should~~ shall also be avoided.

~~K.6~~ Awnings ~~should~~ shall not shed an excessive amount of rain or snow onto ~~the a~~ sidewalk or other pedestrian paths.

REUSING HISTORIC HOUSES AS COMMERCIAL STRUCTURES

There are only a few residential structures that have found new use as a commercial building, such as the High West Annex at 651 Park Avenue. Staff finds that it is important that these retain their residential historic character.



As part of the renovation of the historic structure at 651 Park, High West maintained a high level of the house's residential integrity. The exterior reads like a house.

When a historic residential structure is adapted to a commercial use, its residential design and character shall be preserved.

Please see Design Guidelines for Historic Residential Structures.

PROPOSED SIDEBARS

Staff finds that it would be appropriate to incorporate the sidebars from the Historic Residential Design Guidelines into this chapter as well. As these have already been reviewed by the HPB and the HPB has forwarded a positive recommendation to City Council for the sidebars, staff has included them as Exhibit C.

Department Review:

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

Recommendation:

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 continue the discussion to the September 7, 2016, HPB meeting.

Exhibits:

Exhibit A — Historic Residential Design Guidelines – Roofs

Exhibit B — Historic Commercial Design Guidelines

Exhibit C — Sidebars

EXHIBIT A—HISTORIC RESIDENTIAL DESIGN GUIDELINES: ROOFS

PRIMARY STRUCTURES (RESIDENTIAL)

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.

A wood shingle roof is encouraged on the historic structure where feasible. Architectural shingles, or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam metal roofs on the historic structure. Metal roofs may be appropriate on those historic structures that historically had a metal roof.

DESIGN GUIDELINE FOR HISTORIC COMMERCIAL PROPERTIES

UNIVERSAL DESIGN GUIDELINES

1. A site shall be used as it was historically or shall be given a new use that requires minimal change to the distinctive materials and features, spaces, and spatial relationships.
2. Changes to a site or building structure that have acquired historic significance in their own right shall be retained and preserved.
3. Historic exterior features of a structure shall be retained and preserved.
4. Distinctive materials, elements, finish, construction techniques, and examples of craftsmanship shall be retained and preserved. Applicants are encouraged to reproduce missing historic elements that were original to the structure but have been removed. Physical, photographic, or documented evidence shall be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for accurate reconstruction of lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with historic structures of similar design, age, and detailing.
5. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. When severity of deterioration or existence of structural or material defects requires replacement, the replacement feature or element shall match the original in design, dimension, texture, material, and finish. Applicants must show severity of deterioration or existence of defects by demonstrating that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed the elements must be brought into compliance with these Design Guidelines.
7. Each site shall be recognized as a physical record of its time, place and use. Applicants shall not introduce architectural elements or details that visually modify or alter the original structure design when no evidence of such elements or details exists.
8. Chemical or physical treatments, if appropriate, shall be undertaken using recognized preservation methods. Treatments that cause damage to historic material shall not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
9. New construction, such as additions, exterior alterations, repairs, upgrades, etc., shall not destroy historic material, features, and spatial relationships that characterize the historic site or historic structure. New

construction shall differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and the Historic District.

10. New additions and related new construction shall be undertaken in such a manner that, if removed in the future, the essential form of the historic structure and the integrity of the historic structure and site could be restored.

The proposed project must not cause the structure, site, or Historic District to be removed from the National Register of Historic Places.

SPECIFIC DESIGN GUIDELINES FOR HISTORIC COMMERCIAL PROPERTIES

SITE DESIGN

SETBACK AND ORIENTATION

The existing front and side yard setbacks of buildings shall be maintained. The alignment and setbacks of commercial properties are often different from residential, and are character-defining features that shall be preserved.

The original location of a main building entry, if extant, shall be preserved. The historic orientation of a primary entrance shall be maintained.

The visual divisions of commercial buildings into storefront and upper stories, when present, shall be maintained.

Residential buildings converted to non-residential use often have deeper setbacks and landscaped front yards; these shall be retained.

TOPOGRAPHY AND GRADING

The natural topography and original grading of a historic site shall be maintained when feasible.

LANDSCAPING AND VEGETATION

The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.

Existing landscape features that contribute to the character of a historic site and/or provide sustainability benefits should be preserved and maintained.

Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants, and native plants with existing plant materials and site features that contribute to the historic character of the site.

Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used. Xeriscape or permaculture strategies used to maximize water efficiency in landscape design shall be considered; these systems shall be designed to maintain the historic character of areas viewable from the primary public right-of-way.

Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, and/or screen utility areas.

Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.

Commercial properties typically have no setbacks along the principal façade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.

SIDEWALKS, PLAZAS, AND OTHER STREET IMPROVEMENTS

All streetscape elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials.

Sidewalk bump outs reduce the distance required for pedestrians to cross streets. On long blocks, midblock crosswalks are recommended. Brick pavers, concrete pavers (sometimes brick-colored), and textured concrete or asphalt shall be used for crosswalks.

Using distinctive materials, such as bricks or pavers, to identify crosswalks at key intersections or crossings shall be considered. Crosswalk markings shall be clearly delineated without being obtrusive.

Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.

Existing plazas shall be maintained and well managed for daytime use, including landscaping, benches, trash receptacles and lighting.

Where new plazas are being considered, ensure that they are near pedestrian traffic, are well planned for intended uses, such as concerts or other events, and well designed for maintenance and durability.

Existing, alleys, staircases, and pedestrian tunnels shall be maintained where feasible.

PARKING & DRIVEWAYS

The visual impacts of on-site parking (both surface lots and parking structures) shall be minimized by incorporating landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complementary and integrated design.

Landscaped separations, screening, and/or site walls shall be placed between parking areas, drives, and service areas, and other public-use areas such as walkways, plazas, and vehicular access points.

When creating new off-street parking areas the existing topography of the site and integral site features, such as mature landscaping and historic retaining walls, shall be minimally impacted.

Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of a primary building where feasible. If locating a parking area in a rear yard is not physically possible, the off-street parking area and associated vehicles shall be visually buffered from adjacent properties and the primary public right-of-way.

Providing a driveway along the side yard of a property, if feasible, shall be considered. When locating driveways, historic site features and the existing topography of site the property shall be minimally impacted.

Ten (10) foot wide driveways are encouraged; however, new driveways shall not exceed twelve (12) feet in width.

Shared driveways should be used when feasible.

Textured and poured paving materials other than smooth concrete should be considered for driveways that are visible from the primary public right-of-way. Permeable paving should be used on a historic property, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to a building's foundation shall be avoided in order to reduce heat-island effect, building temperature, damage to the foundation, and drainage problems.

Landscape plans shall allow for snow storage for driveways. Snow storage for driveways shall be provided on site.

Parking structures shall be located at the rear of a building to allow commercial use on the principal façade.

PRIMARY STRUCTURE

FOUNDATION

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

Historic foundations shall not be covered with newer materials (e.g., concrete block, plywood panels, corrugated metal, or wood shingles). Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines. Replacement of existing historic material is allowed only when it can be demonstrated 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 generally raise or lower a historic structure no 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.

The construction of a foundation at a height that is not proportional to neighboring historic structures is not appropriate. The height of a new foundation shall not be significantly taller or shorter than neighboring structures. A historic storefront shall not be significantly altered by lifting the historic structure for the construction of a new foundation.

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

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

A site shall be re-graded so that water drains away from the structure and does not enter the foundation.

Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation.

EXTERIOR WALLS

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

Exterior historic elements including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry shall be preserved and maintained. Deteriorated or damaged historic exterior elements shall be repaired using recognized preservation methods appropriate to the specific material.

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

When an exterior historic element cannot be repaired, it shall be replaced with an element that matches the original in all respects: material, dimension, profile, texture, and finish. The replacement of existing historic element is allowed only when it can be demonstrated that the historic element 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 it is made of a minimum of 50% recycled and/or reclaimed material. Additionally, the applicant must show that the physical properties—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—of the substitute material have been proven to not damage or cause deterioration of adjacent historic material.

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

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

Interior changes that affect the exterior appearance of primary and secondary façades, including changing historic floor levels, windows to doors or doors to windows, and porch roofs to balconies or decks, shall be avoided.

ROOFS

Historic roof forms shall be preserved and maintained. Most commercial roof forms are flat, sloping, hipped or gable.

The line, pitch, and overhang of the historic roof form, as well as any functional and decorative elements, shall be preserved and maintained. Roof-related features such as parapet walls and cornices shall be maintained and preserved.

New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical and 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 building. Photovoltaic panels and skylights shall be flush-mounted to the roof.

Roof colors shall be neutral-colored and earth-toned. 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 the primary public 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 façades and shall be visually minimized from the primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most buildings and shall be in keeping with the character and scale of the building.

STORE FRONTS

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

Historic storefront elements such as doors, windows, kick plates, bulkheads, transoms, ornamentation, cornices, pillars, pilasters and other character-defining features shall be preserved and maintained.

Historic storefronts and their character-defining elements and elements shall not be covered with modern materials. Deteriorated or damaged storefronts or elements shall be repaired so that the storefront retains its historic appearance. Repairs should be made with in-kind materials, based on physical or documentary evidence, whenever possible.

Missing elements shall be replaced in keeping with size, scale, style and materials of the historic structure, and then only if there is little or no evidence of the original construction. In such cases, an alternative design that is compatible with the remaining character-defining features of the historic building may be considered.

Historic recessed entries, if in their original historic configuration, shall be preserved and maintained. If a historic recessed entry has been lost during a previous renovation, consider reconstructing, based on physical or documentary evidence, the historic entry. The replacement entry shall match the original in terms of design, materials and configuration.

Primary entrances to commercial buildings should be accessible to meet American Disabilities Act (ADA) requirements. If this is not possible, alternative entrances shall be available, clearly marked, and maintained to the same standards as the primary entrance.

Original doors shall be preserved and maintained. Replacement of non-historic doors shall be substantiated by documentary, physical, or pictorial evidence.

If no evidence of the historic door appearance is available, new doors should be similar in materials and configuration to historic doors on commercial buildings of similar period. Typically, painted wood doors with single or multiple lights of clear glass are appropriate replacements for primary facades. Replacement doors for secondary entrances may be smaller or may be solid wood. Dark or bronze-anodized metal, though less

appropriate, may be substituted for wood in cases where the original door has been lost and no evidence of the original door exists.

The original storefront windows and window configuration shall be preserved and maintained if possible. If the storefront windows have been reduced in size over the years, re-establishing their original dimensions and configuration is encouraged.

Opaque, reflective, and mirror types of glass are not appropriate.

Transoms above display windows shall be preserved and maintained. When transoms are covered and original moldings and window frame proportions are concealed, or when transoms have been entirely removed, restoring the transom to its original appearance is encouraged.

DOORS (NOT INCLUDED IN STOREFRONTS)

Historic door openings, doors, door surrounds, and decorative door features shall be preserved and maintained.

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

Changing the position, proportions, or dimensions of historic door openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades 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.

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

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, designs similar to those that were found historically in Park City shall be used. Paneled doors were typical and many had vertical panes of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.

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

When a historic door opening on a primary façade is no longer functional, 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 (NOT INCLUDED IN STOREFRONTS)

Historic window openings, windows, window surrounds, and decorative window features shall be maintained and preserved.

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

Changing the position, proportions, or dimensions of historic window openings shall be avoided. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary façades that are visible from the primary public right-of-way.

The historic ratio of window openings to solid wall shall be maintained.

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 the historic windows 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.

The original number of glass panes in a historic window shall be maintained. 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 façades 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, designs similar to those found historically in Park City shall be used.

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 primary public 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. When 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

Removing or obstructing a historic structure's elements and materials when installing gutters and downspouts shall be avoided.

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 primary public right-of-way.

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

HISTORIC BALCONIES AND PORTICOS

Historic balconies, porticos, and their railings and decorative architectural features shall be maintained and preserved.

Restoring historic balconies and porticos that have been altered or lost over time is encouraged. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic balconies and porticos that no longer exist.

Changing the position, proportions, or dimensions of historic balconies or porticos shall be avoided.

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

Any alteration to drainage on an existing balcony shall be reviewed by the City Engineer.

DECKS, FIRE ESCAPES, AND EXTERIOR STAIRCASES

New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.

The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase 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.

Introducing a deck, fire escape, or staircase that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch, shall be avoided.

In order to prevent damage to a historic structure, decks, fire escapes, and exterior staircases shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic building with care such that loss of historic material is minimized.

Decks, fire escapes, and related exterior steps and railings should be constructed of materials and in styles that are compatible with the historic building.

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 material.

CHIMNEY AND STOVEPIPES

Historic chimneys and their decorative features are important character-defining features of historic buildings and shall be preserved and maintained..

Historic stovepipes shall be maintained and repaired when possible. When partial or full replacement of a historic stovepipe is required, 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 shall be preserved and maintained.

Chimneys shall not be covered with non-historic materials.

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

ARCHITECTURAL FEATURES

Architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles shall be preserved and maintained.

Historic architectural features shall be repaired rather than replaced. 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 historic structure when accurately based on physical or photographic evidence (e.g. 'ghost' lines).

MECHANICAL AND COMMUNICATIONS EQUIPMENT, AND SERVICE AREAS

Mechanical and/or utility equipment, 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, the visual impact of mechanical and/or utility equipment shall be minimized by incorporating it as an element of the building or landscape design.

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

Roof-mounted mechanical and/or utility equipment shall be screened and visually minimized from all views.

Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. If this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors of neighboring buildings.

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

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

Loading docks shall be located and designed in order to minimize their visual impact.

Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.

PAINT AND 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 should be considered. Along with material and physical differentiation, painting an addition to a historic structure a color different than the historic structure to visually differentiate the addition should be considered.

Original materials such as brick and stone that 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 commercial structures, 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 HISTORIC COMMERCIAL BUILDINGS

PROTECTION OF HISTORIC BUILDINGS AND SITES

Additions to historic buildings should be considered only after it has been demonstrated that the proposed new use cannot be accommodated solely by altering interior spaces.

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

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 significantly affect the integrity of historic roof forms.

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

Additions to historic structures that are significant to the era/period to which the structure is being restored shall be preserved and maintained.

GENERAL COMPATIBILITY

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

An 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 pattern and size, storefront design, and design details. The addition shall not detract from the streetscape and/or structure's historic character.

Primary façades of an addition shall not be greater in height than the primary historic façade in order to decrease the bulk and mass of the new addition and to preserve the established mass and scale of the streetscape.

The rhythm established by the repetition of the traditional 25-foot façade widths shall be maintained; these dimensions, when repeated along the street, create a strong pattern that contributes to the visual continuity of the streetscape.

When new additions are to be wider than the traditional twenty-five (25) feet, the façade shall be divided into portions that reflect this pattern. The rhythm of façade widths shall be maintained in additions, especially for projects that extend over several lots, by changing materials, patterns, reveals, building setbacks, façade portions, or by using design elements such as columns or pilasters.

No more than fifty (50) feet in width of street front may have the same façade height. On large projects (more than two lots) building heights shall be varied by creating setbacks in the façade, by stepping back upper stories, and by building decks and balconies when it is appropriate to the design.

New additions shall incorporate character-defining features of historic commercial buildings such as the division of the façade into zones (storefront and upper stories), cornice treatment, pronounced entry, and other articulation.

Proportions and established patterns of historic upper story windows shall be maintained. On additions, upper floors shall incorporate traditional, vertically proportioned window openings within a more solid wall than lower floors. Windows similar in size and shape to those used historically shall be used in order to maintain the façade pattern of the streetscape. It is generally appropriate for the solid-to-void ratio of structures to be two-thirds (2/3), except for storefronts that feature more glass.

The solid-to-void relationship of an addition shall be compatible with the historic structure. The proportions of window and door openings shall be similar to historic structures. Large expanses of glass, either vertical or horizontal, are generally inappropriate on commercial structures. Oversized doors that would create a 'grand entry' are also inappropriate. Smaller windows with simple window frames are recommended for additions.

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.

Generally, the height of the window opening shall be two (2) times the dimension of the width. In some cases, it may be appropriate to use square windows. Additional glazing can be accommodated using transoms.

Roofs shall be designed to be in character with those seen historically. Simple roof forms—flat, gable, shed—are appropriate. On large projects the use of a variety of these simple roof forms is encouraged.

Roofs shall appear similar in scale to those seen historically. On larger additions, the use of parapet walls, changes in roof height, and changes in material shall be used to express modules.

Original exterior walls shall be kept intact and existing openings shall be used for connecting an addition to the original structure when feasible.

TRANSITIONAL ELEMENTS

Where a new addition abuts a historic structure, a well-defined transitional element shall be designed and constructed between the historic structure and the new addition. Minor additions, such as bay windows or dormers, do not require a transitional element.

In some cases, a transitional element may not be necessary if the new addition is visually differentiated from the historic structure, as viewed from the primary public right-of-way, through a shift in wall plane, a change in material or pattern, , or by using other design elements.

In-line additions may be appropriate when the joint between the historic structure and the new addition is not visible from the primary public right-of-way. A transitional element is required if the joint between the historic structure and the new addition is visible from the primary public right-of-way and the addition is similar in design to the historic structure.

If the new addition is in the same wall plane as the historic structure and also abuts a primary public right-of-way, a transitional element is required.

At a minimum, the transitional element shall be two (2) feet in width.

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

SCENARIO 1: ROOFTOP ADDITIONS

Rooftop additions may be allowed, however, they shall not exceed one story in height above the existing wall plate of the historic structure.

Rooftop additions shall not be visible from the primary public right-of-way. The addition shall be recessed from the primary, character-defining façade to preserve the perception of the historic scale, height, and façade of the historic structure.

The rooftop addition shall be recessed from the façade to a distance that is at least equal to the height of the historic façade or beyond the midpoint of the structure to ensure that the rooftop addition is minimally visible from the primary public right-of-way.

SCENARIO 2: REAR ADDITIONS

REAR ADDITIONS FRONTING SWEDE ALLEY

The traditional role of Swede Alley as a service road is changing with the development of the transit hub and adjacent parking facilities. To accommodate the increase in pedestrian traffic entering the Main Street commercial core from Swede Alley, the following guidelines are provided.

Additions on the rear of Main Street structures that will front Swede Alley shall be reduced in scale as they reach Swede Alley in order to maintain the pedestrian character along the street.

Swede Alley additions shall be subordinate and complementary to Main Street with regard to public access and streetscape amenities. Rear entrances, if developed, shall accommodate both service activities and secondary access.

Swede Alley façades shall be simple in detail and shall complement the character of the structure's primary entrance on Main Street. Materials and colors used on the Swede Alley entrance shall be coordinated with the Main Street façade so customers can recognize that both entrances belong to the same business.¹

Swede Alley façades shall utilize materials, colors, signs, and lighting that reinforce a cohesive design of the structure.

Window display areas on Swede Alley façades may be appropriate, but shall be subordinate to and proportionally smaller than those seen on Main Street.

REAR ADDITIONS FRONTING PARK AVENUE

Additions to historic commercial structures that will face Park Avenue shall be consistent to the size and scale of residential development to maintain the character of the Park Avenue streetscape. This includes the overall scale and massing of facades, window and door sizes and configurations, lighting, and landscaping. See Design Guidelines for New Additions to Historic Residential Structures.

BASEMENT ADDITIONS

A basement addition shall generally raise the historic structure not more than two (2) feet from its original floor elevation above original grade. Lifting of the structure shall not disrupt its relationship with the streetscape or sidewalk elevation.

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 façades.

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

¹ Relocated from New Design Guidelines—supplemental Design Guidelines for Swede Alley

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

NEW STOREFRONTS

Street-facing primary façades of new additions shall be distinguished by well-defined storefront elements, including storefront entryway, ample-size windows, and appropriate decorative elements. Storefronts on new additions shall have rhythm and pattern similar to that of the historic streetscape.

Storefronts were built using standard dimensions for kick plates or bulkheads and display windows so the first levels have a similar height. When storefronts are situated on the steep-sloped of Main Street, the result is a stair-step effect. This stair-step effect is an important visual pattern of the Historic District and shall be repeated on additions.

Recessed entries on additions fronting on Main Street are encouraged.

Windows on new storefront additions shall be used extensively and in keeping with the architectural style of the historic structure. Design and scale shall be maintained in the tradition of historic storefronts with extensive street-level window area.

Generally, two-thirds (2/3) or more of storefront areas may be glass. The solid-to-void ratio of an addition's storefront shall be similar to that of the historic structure.

NEW DECKS (NOT STREET DINING DECKS)

Decks on new additions shall be constructed in inconspicuous areas, usually on a rear elevation, where the deck is visually minimized from the primary public right-of-way. If a deck is built on a side elevation of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that 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 a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so that loss of historic fabric is minimized.

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

The visual impact of a deck shall 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 shall be constructed of material 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 material.

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

HANDRAILS

New handrails and railings shall complement the historic structure in material and design.

AWNINGS

Awnings may be appropriate for use on a street level façade if placed in locations historically used for awnings. Storefronts and upper façade windows are both appropriate locations for new awnings.

Awnings shall be placed so that the historic and architectural features are not obstructed. Transom lights of prism glass or stained glass shall not be covered by permanent, fixed awnings.

Installation of awning hardware shall not damage historic materials and features of the building structure.

Shed-type awnings are the most appropriate for use on both street-level façades and upper façades. Alternative awning forms may be considered if physical or photographic evidence of their use on the historic structure exists or the awning complements the design of the building.

Awnings shall be compatible with the style and period of the historic structure in size, color and material. Awnings shall be of duck canvas or cotton/polyester blend. Plastic, vinyl or metal awnings shall be avoided.

Awnings may contain graphics or signs, but shall not be backlit. Spotlighting awnings from above shall be avoided.

Awnings shall not shed an excessive amount of rain or snow onto a sidewalk or other pedestrian paths.

REUSING HISTORIC HOUSES AS COMMERCIAL STRUCTURES

When a historic residential structure is adapted to a commercial use, its residential design and character shall be preserved.

Please see Design Guidelines for Historic Residential Structures.

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, 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 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.