

Ordinance No. 2024-05

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTER 15-11
HISTORIC PRESERVATION AND CHAPTER 15-13 DESIGN GUIDELINES FOR
HISTORIC DISTRICTS AND HISTORIC SITES**

WHEREAS, the purposes of the Land Management Code include promoting the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and protecting and enhancing the vitality of the City's resort-based economy, the overall quality of life, the Historic Character, and unique mountain town community;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, *Historic Character* is one of the core values in the Park City General Plan;

WHEREAS, Goal 15 is to preserve the integrity, mass, scale, compatibility, and historic fabric of the national and locally designated historic resources and districts for future generations and Objective 15B of the General Plan is to "[m]aintain character, context and scale of local historic districts with compatible infill development and additions;"

WHEREAS, Community Planning Strategy 15.4 of the General Plan is to "[r]eview, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency;"

WHEREAS, the purpose of the Historic Preservation Board is to in part preserve the City's unique historic character and to encourage compatible design and construction in the City's Historic Districts and Historic Sites through periodic updates to Land Management Code Chapter 15-13 *Design Guidelines for Historic Districts and Historic Sites*;

WHEREAS, on November 1, 2023, the Historic Preservation Board conducted a work session on potential amendments to the Land Management Code to clarify maximum driveway widths for two-car garages in the Historic Districts and to make minor corrections;

WHEREAS, on December 6, 2023, the Historic Preservation Board conducted a public hearing and forwarded a positive recommendation to the Planning Commission and City Council;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on December 13, 2023, and forwarded a positive recommendation to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on February 15, 2024.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Chapter 15-11 *Historic Preservation* and Chapter 15-13 *Design Guidelines for Historic Districts and Historic Sites* are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 15th day of February 2024.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel
57775BCB46414F6...

Mayor Nann Worel

Attest:



DocuSigned by:
Michelle Kellogg
E5F905BB533F434...

City Recorder

Approved as to form:

DocuSigned by:
Margaret Plane
11B5B6F4ACF34C7...

City Attorney's Office

- 1 **15-11 Historic Preservation**
- 2 15-11-1 Establishment Of Board
- 3 15-11-2 Terms And Qualifications Of Members
- 4 15-11-3 Organization
- 5 15-11-4 Absence Deemed Resignation Or Grounds For Removal
- 6 15-11-5 Purposes
- 7 15-11-6 Additional Duties
- 8 15-11-7 Limitations
- 9 15-11-8 Staff Assistance
- 10 15-11-9 Preservation Policy
- 11 15-11-10 Park City Historic Sites Inventory
- 12 15-11-11 ~~[Design Guidelines]~~ Regulations For Historic Districts And Historic Sites
- 13 15-11-12 Historic District Or Historic Site ~~[Design]~~ Review
- 14 15-11-12.5 Historic Preservation Board Review For Material Deconstruction
- 15 15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure
- 16 15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure
- 17 15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure
- 18 15-11-16 Demolition Of Historic Buildings, Structures, And Sites
- 19 15-11-17 Certificate Of Appropriateness For Demolition (CAD)
- 20 15-11-18 CAD Pre-Hearing Application Requirements
- 21 15-11-19 CAD Hearing
- 22
- 23

24 **15-11-5 Purposes**

25 The purposes of the HPB are:

26 A. To preserve the City's unique Historic character and to encourage compatible
27 design and construction through the creation, and periodic update of

28 comprehensive ~~[Design Guidelines]~~ Regulations For Historic Districts And

29 Historic Sites, Chapter 15-13;

30 B. To identify as early as possible and resolve conflicts between the preservation of
31 cultural resources and alternative land Uses;

32 C. To provide input to staff, the Planning Commission and City Council towards

33 safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or

34 Structures;

35 D. To recommend to the Planning Commission and City Council ordinances that

36 may encourage Historic preservation;

37 E. To communicate the benefits of Historic preservation for the education,

38 prosperity, and general welfare of residents, visitors and tourists;

39 F. To recommend to the City Council Development of incentive programs, either

40 public or private, to encourage the preservation of the City's Historic resources;

41 G. To administer all City-sponsored preservation incentive programs;

42 H. To review and take action on all designation of Sites to the Historic Sites

43 Inventory Applications submitted to the City; and

44 I. To review and take action on material deconstruction applications for those Sites

45 listed on the Historic Sites Inventory.

46 HISTORY

47 *Adopted by Ord. 02-07 on 5/23/2002*

48 *Amended by Ord. 03-34 on 7/10/2003*

49 *Amended by Ord. 09-23 on 7/9/2009*

50 *Amended by Ord. 15-53 on 12/17/2015*

51 *Amended by Ord. 16-15 on 3/24/2016*

52 *Amended by Ord. 2016-44 on 9/15/2016*

53 *Amended by Ord. 2022-16 on 5/26/2022*

54

55 **15-11-9 Preservation Policy**

56 It is deemed to be in the interest of the citizens of Park City, as well as the State of
57 Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic
58 Significance in Park City. These Buildings, Structures and Sites are among the City's
59 most important cultural, educational, and economic assets. In order that they are not
60 lost through neglect, Demolition, expansion or change within the City, the preservation
61 of Historic Sites, Buildings, and Structures is required. This section is intended to
62 provide an incentive for identification and preservation of Historic Buildings, Structures
63 or Sites that may occur within the Park City Historic District, as well as those that may
64 be located outside the Historic District.

65 A. **HISTORIC PRESERVATION PLAN**. The Planning Department is authorized to
66 require that ~~[Developers]~~Applicants prepare a Historic Preservation Plan as a
67 condition of approving an Application for a Building project that affects a Historic

68 Structure, Site or Object. The Planning Director and the Chief Building Official, or
69 their designees, must approve the Historic Preservation Plan.

70 B. **GUARANTEE REQUIRED**. The Planning Department is also authorized to
71 require that the Applicant provide the City with a financial Guarantee to ensure
72 compliance with the conditions and terms of the Historic Preservation Plan.

73 C. **TERMS OF GUARANTEE**. The Guarantee shall be similar in form to other
74 Guarantees required by this title and shall consist of an Escrow deposit, a cash
75 deposit with the City, a letter of credit or some combination of the above as
76 approved by the City, including but not limited to a lien on the Property.

77 D. **AMOUNT OF THE GUARANTEE**. The amount of the Guarantee shall be
78 determined by the Chief Building Official, or ~~his~~ their designee. The Building and
79 Planning Departments shall develop standardized criteria to be used when
80 determining the amount of the Historic preservation Guarantee. Such amount
81 may include additional cost or other penalties for the destruction of Historic
82 material(s).

83 E. **EFFECT OF NON-COMPLIANCE**. If the ~~Developer~~ Applicant does not comply
84 with the terms of the Historic Preservation Plan as determined by the Chief
85 Building Official and the Planning Director, or their designees, the City shall have
86 the right to keep the funds of the Guarantee, including the ability to refuse to
87 grant the Certificate of Occupancy and resulting in the requirement to enter into a
88 new Historic Preservation Plan and Guarantee. The funds of the Guarantee shall
89 be used, in the City's discretion, for Historic preservation projects within the City.

90 F. **RELEASE OF GUARANTEE.** The Guarantee shall not be released prior to the
91 issuance of the final Certificate of Occupancy or at the discretion of the Chief
92 Building Official and Planning Director, or their designees, based on construction
93 progress in compliance with the Historic Preservation Plan.

94 HISTORY

95 *Adopted by Ord. 02-07 on 5/23/2002*

96 *Amended by Ord. 03-34 on 7/10/2003*

97 *Amended by Ord. 09-09 on 2/12/2009*

98 *Amended by Ord. 09-23 on 7/9/2009*

99 **15-11-10 Park City Historic Sites Inventory**

100 The City Council may designate Sites to the Historic Sites Inventory as a means of
101 providing recognition to and encouraging the Preservation of Historic Sites in the
102 community. City Council shall make the final determination on all Determination of
103 Significance applications considering the criteria below, with the recommendation of the
104 Historic Preservation Board.

105 A. **CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES**
106 **INVENTORY.**

107 1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public),
108 Accessory Buildings, and/or Structures may be designated to the Historic
109 Sites Inventory as a Landmark Site if the City Council, with a

110 recommendation from the Historic Preservation Board, considers all the

111 criteria listed below:

- 112 a. It is at least fifty (50) years old or if the Site is of exceptional
113 importance to the community; and
- 114 b. It retains its Historic Integrity in terms of location, design, setting,
115 materials, workmanship, feeling and association as defined by the
116 National Park Service for the National Register of Historic Places;
117 and
- 118 c. It is significant in local, regional or national history, architecture,
119 engineering or culture associated with at least one (1) of the
120 following:
- 121 (1) An era that has made a significant contribution to the broad
122 patterns of our history; or
- 123 (2) The lives of Persons significant in the history of the
124 community, state, region, or nation; or
- 125 (3) The distinctive characteristics of type, period, or method of
126 construction or the work of a notable architect or master
127 craftsman.

128 2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public),

129 Accessory Buildings and/or Structures may be designated to the Historic

130 Sites Inventory as a Significant Site if the City Council, with a

131 recommendation from the Historic Preservation Board, considers all the

132 criteria listed below:

133 a. It is at least fifty (50) years old or the Site is of exceptional

134 importance to the community; and

135 b. It retains its Essential Historic Form as may be demonstrated but

136 not limited by any of the following:

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

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

139 (3) It was listed as Significant on any reconnaissance or

140 intensive level survey of historic resources; and

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

142 (1) It retains its historic scale, context, materials in a manner

143 and degree which can be restored to its Essential Historic

144 Form even if it has non-historic additions; or

145 (2) It reflects the Historical or Architectural character of the site

146 or district through design characteristics such as mass,

147 scale, composition, materials, treatment, cornice, and/or

148 other architectural features as are Visually Compatible to the

149 Mining Era Residences National Register District even if it

150 has non-historic additions; and

151 d. It is important in local or regional history architecture, engineering,

152 or culture associated with at least one (1) of the following:

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

154 (2) Lives of Persons who were of Historic importance to the

155 community, or

156 (3) Noteworthy methods of construction, materials, or

157 craftsmanship used during the Historic period.

158 3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or
159 public), Accessory Buildings and/or Structures may be designated to the
160 Historic Sites Inventory as a Contributory Site if the City Council, with a
161 recommendation from the Planning Department, considers all the criteria
162 listed below:

163 a. The structure is forty (40) years old or older (this includes buildings
164 not historic to Park City that were relocated to prevent demolition);
165 and

166 b. Meets one of the following:
167 (1) Expresses design characteristics such as mass, scale,
168 composition, materials, treatment, cornice, and/or other
169 architectural features as are Visually Compatible to the
170 Mining Era Residences National Register District; or
171 (2) It is important in local or regional history, architecture,
172 engineering, or culture associated with at least one (1) of the
173 following:

174 (A) An era of Historic importance to the community; or

175 (B) Lives of Persons who were of Historic importance to

176 the community, or

177 (C) Noteworthy methods of construction, materials, or

178 craftsmanship used during the Historic Period

179 c. Contributory structures may be eligible for Historic District Grant

180 funding. Contributory structures are eligible for demolition.

181 4. Any Development involving the Reassembly or Reconstruction of a
182 Landmark Site or a Significant Site that is executed pursuant to Sections
183 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic
184 Sites Inventory. Following Reassembly or Reconstruction, the City
185 Council, with a recommendation from the Historic Preservation Board, will
186 review the project to determine if the work has required a change in the
187 site or structure's historic designation from Landmark to Significant.

188 **B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC**

189 **SITES INVENTORY.** The Planning Department shall maintain an inventory of
190 Historic Sites which reflects the Historic Sites Inventory adopted herein. It is
191 hereby declared that all Buildings (main, attached, detached or public),
192 Accessory Buildings, and/or Structures within Park City, which City Council
193 considers to be in compliance with the criteria found in Sections 15-11-10(A)(1)
194 or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory.
195 Any Owner of a Building (main, attached, detached or public), Accessory
196 Building, and/or Structure, may nominate it for listing in the Park City Historic
197 Sites Inventory. The Planning Department may nominate a Building (main,

198 attached, detached or public), Accessory Building, and/or Structure for listing in
199 the Park City Historic Sites Inventory. The nomination and designation
200 procedures are as follows:

201 1. **COMPLETE APPLICATION.** The Application shall be on forms as
202 prescribed by the City and shall be filed with the Planning Department.

203 Upon receiving a Complete Application for designation, the Planning staff

204 shall schedule a hearing before the Historic Preservation Board within
205 ninety (90) days.

206 2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall
207 provide public notice pursuant to Section 15-1-21 of this Code.

208 3. **HEARING AND DECISION.** The Historic Preservation Board will hold a
209 public hearing and will review the Application for compliance with the
210 “Criteria for Designating Historic Sites to the Park City Historic Sites
211 Inventory.” If the Historic Preservation Board finds that the Application
212 complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-
213 11-10(A)(2), the Building (main, attached, detached or public), Accessory
214 Building, and/or Structure will be recommended to the City Council to be
215 added to the Historic Sites Inventory.

216 **C. REMOVAL OF A SITE FROM THE PARK CITY HISTORIC SITES INVENTORY.**

217 The City Council, with a recommendation from the Historic Preservation Board,
218 may remove a Site from the Historic Sites Inventory. Any Owner of a Site listed
219 on the Park City Historic Sites Inventory may submit an Application for the
220 removal of his/her Site from the Park City Historic Sites Inventory. The Planning

221 Department may submit an Application for the removal of a Site from the Park

222 City Historic Sites Inventory. The criteria and procedures for removing a Site from

223 the Park City Historic Sites Inventory are as follows:

224 **1. CRITERIA FOR REMOVAL.**

- 225 a. The Site no longer meets the criteria set forth in Section 15-11-
226 10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to
227 be originally designated have been lost or destroyed; or
- 228 b. The Building (main, attached, detached, or public) Accessory
229 Building, and/or Structure on the Site has been demolished and will
230 not be reconstructed; or
- 231 c. Additional information indicates that the Building, Accessory
232 Building, and/or Structure on the Site do not comply with the criteria
233 set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

234 **2. PROCEDURE FOR REMOVAL.**

- 235 a. **Complete Application.** The Application shall be on forms as
236 prescribed by the City and shall be filed with the Planning
237 Department. Upon receiving a Complete Application for removal,
238 the Planning staff shall schedule a hearing before the Historic
239 Preservation Board within ninety (90) days.
- 240 b. **Notice.** Prior to taking action on the Application, the Planning staff
241 shall provide public notice pursuant to Section 15-1-21 of this Code.

242 c. **Hearing and Decision.** The Historic Preservation Board will hear
243 testimony from the Applicant and public and will review the
244 Application for compliance with the “Criteria for Designating Historic
245 Sites to the Park City Historic Sites Inventory.” The HPB shall
246 review the Application “de novo” giving no deference to the prior
247 determination. The Applicant has the burden of proof in removing

248 the Site from the inventory. The HPB will make a recommendation
249 to City Council. The City Council will consider and determine
250 whether the proposal complies with the criteria set forth in Section
251 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main,
252 attached, detached, or public) Accessory Building, and/or Structure
253 will be removed from the Historic ~~Sites~~ Sites Inventory.

254 D. Properties identified on the Historic Sites Inventory are hereby designated by
255 Ordinance as Landmark or Significant. These properties include:

- 256 1. Landmark
- 257 a. 44 Chambers Street
 - 258 b. 64 Chambers Street
 - 259 c. 732 Crescent Tram
 - 260 d. 61 Daly Avenue
 - 261 e. 118 Daly Avenue
 - 262 f. 131 Daly Avenue
 - 263 g. 142 Daly Avenue
 - 264 h. 145 Daly Avenue

265 i. 162 Daly Avenue

266 j. 166 Daly Avenue

267 k. 243 Daly Avenue

268 l. 279 Daly Avenue

269 m. 314 Daly Avenue

270 n. 830 Empire Avenue

- 271 o. 835 Empire Avenue
- 272 p. 911 Empire Avenue
- 273 q. 939 Empire Avenue
- 274 r. 270 Grant Avenue
- 275 s. 27 Hillside Avenue
- 276 t. 3000 Highway 224
- 277 u. 2780 Kearns Boulevard
- 278 v. 33 King Road
- 279 w. 45 King Road
- 280 x. 69 King Road
- 281 y. 74 King Road
- 282 z. 1400 Lucky John Drive
- 283 aa. 125 Main Street
- 284 ab. 140 Main Street
- 285 ac. 150 Main Street
- 286 ad. 151 Main Street

287 ae. 170 Main Street

288 af. 176 Main Street

289 ag. 221 Main Street

290 ah. 305 Main Street

291 ai. 306 Main Street

292 aj. 309 Main Street

293 ak. 312 Main Street

294 al. 322 Main Street

295 am. 328 Main Street

296 an. 350 Main Street

297 ao. 361-363 Main Street

298 ap. 368 Main Street

299 aq. 402 Main Street

300 ar. 405 Main Street

301 as. 419 Main Street

302 at. 427 Main Street

303 au. 430 Main Street

304 av. 434 Main Street

305 aw. 436 Main Street

306 ax. 438 Main Street

307 ay. 440 Main Street

308 az. 447 Main Street

309 ba. 508 Main Street

310 bb. 509 Main Street

311 bc. 511 Main Street

312 bd. 523 Main Street

313 be. 528 Main Street

314 bf. 540 Main Street

315 bg. 541 Main Street

316 bh. 550 Main Street

317 bi. 562 Main Street

318 bj. 573 Main Street

319 bk. 586 Main Street

320 bl. 660 Main Street

321 bm. 252 Marsac Avenue

322 bn. 334 Marsac Avenue

323 bo. 342 Marsac Avenue

324 bp. 412 Marsac Avenue

325 bq. 416 Marsac Avenue

326 br. 445 Marsac Avenue

327 bs. 243 McHenry Avenue

328 bt. 2414 Monitor Drive

329 bu. 143 Norfolk Avenue

330 bv. 802 Norfolk Avenue

331 bw. 811 Norfolk Avenue

332 bx. 823 Norfolk Avenue

333 by. 824 Norfolk Avenue

334 bz. 843 Norfolk Avenue

335 ca. 902 Norfolk Avenue

336 cb. 933 Norfolk Avenue

337 cc. 945 Norfolk Avenue

338 cd. 946 Norfolk Avenue

- 339 ce. 955 Norfolk Avenue
- 340 cf. 962 Norfolk Avenue
- 341 cg. 1002.5 Norfolk Avenue
- 342 ch. 1003 Norfolk Avenue
- 343 ci. 1101 Norfolk Avenue
- 344 cj. 1102 Norfolk Avenue
- 345 ck. 264 Ontario Avenue
- 346 cl. 316 Ontario Avenue
- 347 cm. 323 Ontario Avenue
- 348 cn. 355 Ontario Avenue
- 349 co. 413 Ontario Avenue
- 350 cp. 417 Ontario Avenue
- 351 cq. 44 Ontario Canyon Street

352 cr. 121 Park Avenue

353 cs. 139 Park Avenue

354 ct. 157 Park Avenue

355 cu. 161 Park Avenue

356 cv. 259 Park Avenue

357 cw. 323 Park Avenue

358 cx. 325 Park Avenue

359 cy. 343 Park Avenue

360 cz. 351 Park Avenue

361 da. 363 Park Avenue

362 db. 401 Park Avenue

363 dc. 402 Park Avenue

364 dd. 416 Park Avenue

365 de. 421 Park Avenue

366 df. 424 Park Avenue

367 dg. 445 Park Avenue

368 dh. 455 Park Avenue

369 di. 463 Park Avenue

370 dj. 502 Park Avenue

371 dk. 517 Park Avenue

372 dl. 525 Park Avenue

373 dm. 527 Park Avenue

374 dn. 528 Park Avenue

375 do. 539 Park Avenue

376 dp. 543 Park Avenue

377 dq. 553 Park Avenue

378 dr. 606 Park Avenue

379 ds. 610 Park Avenue

380 dt. 614 Park Avenue

381 du. 638 Park Avenue

382 dv. 651 Park Avenue

383 dw. 690 Park Avenue

384 dx. 698 Park Avenue

385 dy. 703 Park Avenue

386 dz. 943 Park Avenue

- 387 ea. 959 Park Avenue
- 388 eb. 1021 Park Avenue
- 389 ec. 1049 Park Avenue
- 390 ed. 1062 Park Avenue
- 391 ee. 1063 Park Avenue
- 392 ef. 1119 Park Avenue
- 393 eg. 1124 Park Avenue
- 394 eh. 1125 Park Avenue
- 395 ei. 1128 Park Avenue
- 396 ej. 1141 Park Avenue
- 397 ek. 1150 Park Avenue
- 398 el. 1209 Park Avenue
- 399 em. 1215 Park Avenue

400 en. 1255 Park Avenue

401 eo. 1280 Park Avenue

402 ep. 1301 Park Avenue

- 403 eq. 1304 Park Avenue
- 404 er. 1328 Park Avenue
- 405 es. 1354 Park Avenue
- 406 et. 1503 Park Avenue (does not include garage)
- 407 eu. 14 Prospect Street
- 408 ev. 22 Prospect Street
- 409 ew. 36 Prospect Street
- 410 ex. 51 Prospect Street
- 411 ey. 57 Prospect Street
- 412 ez. 59 Prospect Street
- 413 fa. 68 Prospect Street
- 414 fb. 101 Prospect Street
- 415 fc. 755 Rossie Hill Drive, formerly 622 Rossie Hill Drive

416 fd. 729 Rossie Hill Drive, formerly 652 Rossie Hill Drive

417 fe. 741 Rossie Hill Drive, formerly 660 Rossie Hill Drive

418 ff. 41 Sampson Avenue

419 fg. 222 Sandridge Road

420 fh. 39 Seventh Street

421 fi. 41 Seventh Street

422 fj. Glenwood Cemetery

423 fk. 147 Swede Alley

424 fl. 1895 Three Kings Drive

425 fm. 109 Woodside Avenue

426 fn. 232 Woodside Avenue

427 fo. 335 Woodside Avenue

428 fp. 564 Woodside Avenue

429 fq. 655 Woodside Avenue

430 fr. 817 Woodside Avenue

431 fs. 839 Woodside Avenue

432 ft. 901 Woodside Avenue

433 fu. 951 Woodside Avenue

434 fv. 1010 Woodside Avenue

435 fw. 1026 Woodside Avenue

436 fx. 1057 Woodside Avenue

437 fy. 1060 Woodside Avenue

438 fz. 1100 Woodside Avenue

439 ga. 1110 Woodside Avenue

440 gb. 1127 Woodside Avenue

441 gc. 1162 Woodside Avenue

442 gd. 1167 Woodside Avenue

443 2. Significant

444 a. 5 Daly Avenue

445 b. 10 Daly Avenue

446 c. 24 Daly Avenue

447 d. 71 Daly Avenue

448 e. 81 Daly Avenue

449 f. 97 Daly Avenue

450 g. 124 Daly Avenue

451 h. 161 Daly Avenue

452 i. 167 Daly Avenue

453 j. 172 Daly Avenue

- 454 k. 173 Daly Avenue
- 455 l. 180 Daly Avenue
- 456 m. 187 Daly Avenue
- 457 n. 199 Daly Avenue
- 458 o. 239 Daly Avenue
- 459 p. 255 Daly Avenue
- 460 q. 257 Daly Avenue
- 461 r. 269 Daly Avenue
- 462 s. 291 Daly Avenue
- 463 t. 297 Daly Avenue
- 464 u. 309 Daly Avenue
- 465 v. 360 Daly Avenue
- 466 w. 555 Deer Valley Drive
- 467 x. 560 Deer Valley Drive
- 468 y. 577 Daly Avenue
- 469 z. 595 Deer Valley Loop Road
- 470 aa. 632 Deer Valley Loop Road

471 ab. 2465 Doc Holiday Drive

472 ac. 841 Empire Avenue

473 ad. 844 Empire Avenue

474 ae. 901 Empire Avenue

- 475 af. 920 Empire Avenue
- 476 ag. 923 Empire Avenue
- 477 ah. 963 Empire Avenue
- 478 ai. 964 Empire Avenue
- 479 aj. 1004 Empire Avenue
- 480 ak. 1011 Empire Avenue
- 481 al. 1013-1015 Empire Avenue
- 482 am. 250 Grant Avenue
- 483 an. 262 Grant Avenue
- 484 ao. 304 Grant Avenue
- 485 ap. 199 Heber Avenue
- 486 aq. 201 Heber Avenue
- 487 ar. 9 Hillside Avenue

488 as. 37 Hillside Avenue

489 at. 114 Hillside Avenue

490 au. 3000 HWY 224

491 av. 80 King Road

492 aw. 81 King Road

493 ax. 109 Main Street

494 ay. 115 Main Street

495 az. 122 Main Street

496 ba.133 Main Street

497 bb.148 Main Street

498 bc. 158 Main Street

499 bd. 186 Main Street

500 be. 227 Main Street

501 bf. 268 Main Street

502 bg. 347-357 Main Street

503 bh. 354 Main Street

504 bi. 355-357 Main Street

505 bj. 359 Main Street

506 bk. 361.5 Main Street

- 507 bl. 408 Main Street
- 508 bm. 412 Main Street
- 509 bn. 442-444 Main Street
- 510 bo. 449 Main Street
- 511 bp. 450 Main Street
- 512 bq. 461-463 Main Street
- 513 br. 510 Main Street
- 514 bs. 515 Main Street
- 515 bt. 556 Main Street
- 516 bu. 558 Main Street
- 517 bv. 591 Main Street
- 518 bw. 220 Marsac Avenue
- 519 bx. 38 Marsac Avenue

520 by. 402 Marsac Avenue

521 bz. 508 Marsac Avenue

522 ca. 257 McHenry Avenue

- 523 cb. 2245 Monitor Drive

- 524 cc. 164 Norfolk Avenue

- 525 cd. 668 Norfolk Avenue

- 526 ce. 713 Norfolk Avenue

- 527 cf. 803 Norfolk Avenue

- 528 cg. 827 Norfolk Avenue

- 529 ch. 835 Norfolk Avenue

- 530 ci. 901 Norfolk Avenue

- 531 cj. 915 Norfolk Avenue

- 532 ck. 1002 Norfolk Avenue

- 533 cl. 1009 Norfolk Avenue

- 534 cm. 1021 Norfolk Avenue

- 535 cn. 1055 Norfolk Avenue

536 co. 1063 Norfolk Avenue

537 cp. 1135 Norfolk Avenue

538 cq. 1259 Norfolk Avenue

- 539 cr. 1302 Norfolk Avenue
- 540 cs. 308 Ontario Avenue
- 541 ct. 317 Ontario Avenue
- 542 cu. 341 Ontario Avenue
- 543 cv. 405 Ontario Avenue
- 544 cw. 422 Ontario Avenue
- 545 cx. 104 Park Avenue
- 546 cy. 145 Park Avenue
- 547 cz. 263 Park Avenue
- 548 da. 305 Park Avenue
- 549 db. 339 Park Avenue
- 550 dc. 364 Park Avenue
- 551 dd. 411 Park Avenue

552 de. 435 Park Avenue

553 df. 450 Park Avenue

554 dg. 526 Park Avenue

555 dh. 527 Park Avenue

556 di. 557 Park Avenue

557 dj. 561 Park Avenue

558 dk. 569 Park Avenue*

559 dl. 575 Park Avenue

560 dm. 581 Park Avenue

561 dn. 602 Park Avenue

562 do. 628 Park Avenue

563 dp. 657 Park Avenue

564 dq. 801 Park Avenue

565 dr. 811 Park Avenue

566 ds. 817 Park Avenue

567 dt. 820 Park Avenue

568 du. 909 Park Avenue

569 dv. 915 Park Avenue

570 dw. 923 Park Avenue

571 dx. 929 Park Avenue

572 dy. 937 Park Avenue

573 dz. 949 Park Avenue

574 ea. 1015 Park Avenue

575 eb. 1043 Park Avenue

576 ec. 1059 Park Avenue

577 ed. 1060 Park Avenue

578 ee. 1101 Park Avenue

579 ef. 1102 Park Avenue

580 eg. 1108 Park Avenue

581 eh. 1109 Park Avenue

582 ei. 1114 Park Avenue

583 ej. 1129 Park Avenue

584 ek. 1135 Park Avenue

585 el. 1149 Park Avenue

586 em. 1160 Park Avenue

587 en. 1266 Park Avenue

588 eo. 1274 Park Avenue

589 ep. 1323 Park Avenue

590 eq. 1326 Park Avenue

591 er. 1333 Park Avenue

592 es. 1359 Park Avenue

593 et. 1420 Park Avenue

594 eu. 1450 Park Avenue

595 ev. 1460 Park Avenue

596 ex. 1488 Park Avenue

597 ey. 9 Prospect Street

598 ez. 52 Prospect Street

599 fa. 60 Prospect Street

600 fb. 147 Ridge Avenue

601 fc. 16 Sampson Avenue

602 fd. 40 Sampson Avenue

603 fe. 60 Sampson Avenue

604 ff. 115 Sampson Avenue

605 fg. 135 Sampson Avenue

606 fh. 130 Sandridge Road

607 fi. 152 Sandridge Road

608 fj. 164 Sandridge Road

609 fk. 218 Sandridge Road

610 fl. 228 Sandridge Road

611 fm. 224 Sandridge Road

612 fn. 175 Snows Lane

613 fo. 205 Snows Lane

614 fp. 601 Sunnyside Avenue

615 fq. 115 Woodside Avenue

616 fr. 133 Woodside Avenue

617 fs. 139 Woodside Avenue

618 ft. 149 Woodside Avenue

619 fu. 311 Woodside Avenue

620 fv. 316 Woodside Avenue

621 fw. 332 Woodside Avenue

622 fx. 347 Woodside Avenue

623 fy. 359 Woodside Avenue

624 fz. 401 Woodside Avenue

625 ga. 405 Woodside Avenue

626 gb. 424 Woodside Avenue

627 gc. 429 Woodside Avenue

628 gd. 481 Woodside Avenue

629 ge. 501 Woodside Avenue

630 gf. 505 Woodside Avenue

631 gg. 543 Woodside Avenue

632 gh. 563 Woodside Avenue

633 gi. 605 Woodside Avenue

634 gj. 615 Woodside Avenue

- 635 gk. 627 Woodside Avenue
- 636 gl. 633 Woodside Avenue
- 637 gm. 664 Woodside Avenue
- 638 gn. 733 Woodside Avenue
- 639 go. 805 Woodside Avenue
- 640 gp. 823 Woodside Avenue
- 641 gr. 827 Woodside Avenue
- 642 gs. 835 Woodside Avenue
- 643 gt. 905 Woodside Avenue
- 644 gu. 909 Woodside Avenue
- 645 gv. 919 Woodside Avenue
- 646 gw. 1002 Woodside Avenue
- 647 gx. 1007 Woodside Avenue

648 gy. 1013 Woodside Avenue

649 gz. 1020 Woodside Avenue

650 ha. 1027 Woodside Avenue

651 hb. 1045 Woodside Avenue

652 hc. 1053 Woodside Avenue

653 hd. 1062 Woodside Avenue

654 he. 1103 Woodside Avenue

655 hf. 1107 Woodside Avenue

656 hg. 1120 Woodside Avenue

657 hh. 1147 Woodside Avenue

658 hi. 1158 Woodside Avenue

659 hj. 1323 Woodside Avenue

660 hk. 1439 Woodside Avenue

661 hl. 1445 Woodside Avenue

662 hm. 1455 Woodside Avenue

663 3. Mining Sites

- 664 a. California Comstock Mine Site—Mill Building and Cabin
- 665 b. Jupiter Mine—Ore Bin and Frame
- 666 c. Daly West Mine—Head Frame and Fire Hydrant Shacks
- 667 d. Alliance Mine – Office/Dwelling, Change Room, and Power House

- 668 e. Silver King Consolidated Spiro Tunnel Complex—Foundry Building,
669 Ivers Tunnel Structure, Spiro Tunnel Portal, Machine Shop
670 Building, Sawmill Building, Water Tank A, and Coal Hopper/Boiler
671 Structure
- 672 f. Judge Mine Site—Assay Office and Change Room Building, Shed
673 Structure, Explosives Bunker Portal, Mine Complex Ruins
- 674 g. Judge Mine Aerial Tramway Towers
- 675 h. Little Bell Mine—Ore Bin
- 676 i. Silver King Tramway Towers
- 677 j. Silver King Mine Site—Boarding House, Boarding House Vault,
678 Change House, Hoist House, Mill Building, Fire Hose Shacks,
679 Stone Wall, Stores Department Building, Transformer House, and
680 Water Tanks
- 681 k. Silver King Consolidated Mine—Ore bin and Counterweight
- 682 l. Thaynes Mine—Conveyor Gallery, Hoist House, Conveyor Gallery,
683 Fire Hydrant Shack, Boarding House Ruins, Accessory Buildings 1
684 and 2

685 4. Contributory - *Reserved for future designations*

686 [~~*These properties are currently under appeal for Determination of Significance.*~~]

687 HISTORY

688 *Adopted by Ord. 02-07 on 5/23/2002*

689 *Amended by Ord. 03-34 on 7/10/2003*

690 *Amended by Ord. 09-05 on 1/22/2009*

691 Amended by Ord. 09-23 on 7/9/2009

692 Amended by Ord. 15-53 on 12/17/2015

693 Amended by Ord. 16-15 on 3/24/2016

694 Amended by Ord. 2016-44 on 9/15/2016

695 Amended by Ord. 2017-04 on 2/16/2017

696 Amended by Ord. 2017-42 on 8/3/2017

697 Amended by Ord. 2018-20 on 5/3/2018

698 Amended by Ord. 2018-35 on 6/21/2018

699 Amended by Ord. 2021-41 on 10/28/2021

700 **15-11-11 ~~[Design Guidelines]~~ Regulations For Historic Districts And Historic Sites**

701 The HPB shall promulgate and update as necessary the ~~[Design Guidelines]~~

702 Regulations for Historic Districts and Historic Sites, Chapter 15-13. Planning

703 Department staff shall review Historic District ~~[Design]~~ Review Applications for

704 properties within the Historic Districts and Landmark and Significant Historic Sites

705 designated on the Park City Historic Sites Inventory pursuant to the ~~[Design Guidelines]~~

706 Regulations for Historic Districts and Historic Sites, Chapter 15-13. The ~~[Design~~

707 Guidelines] Regulations for Historic Districts and Historic Sites address rehabilitation of

708 existing Structures, additions to existing Structures, and the construction of new
709 Structures. From time to time, the HPB may recommend changes to the [~~Design~~
710 ~~Guidelines~~] Regulations for Historic Districts and Historic Sites to the Planning
711 Commission and Council, provided that no changes in the guidelines shall take effect
712 until adopted by an ordinance of the City Council.

713 HISTORY

714 *Adopted by Ord. 02-07 on 5/23/2002*

715 *Amended by Ord. 03-34 on 7/10/2003*

716 *Amended by Ord. 09-23 on 7/9/2009*

717 *Amended by Ord. 2017-42 on 8/3/2017*

718 *Amended by Ord. 2022-16 on 5/26/2022*

719 **15-11-12 Historic District Or Historic Site ~~[Design]~~ Review**

720 The Planning Department shall review and approve, approve with conditions, or deny,
721 all Historic District / Historic Site ~~[design]~~ review Applications involving an Allowed Use,
722 a Conditional Use, or any Use associated with a Building Permit, to build, locate,
723 construct, remodel, alter, or modify any Building, accessory Building, or Structure, or
724 Site located within the Park City Historic Districts or Historic Sites, including fences and
725 driveways.

726

727 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning

728 Department shall review the proposed plans for compliance with Architectural Review

729 Chapter 15-5, Historic Preservation Chapter 15-11, and the ~~[Design Guidelines]~~

730 Regulations for Historic Districts and Historic Sites Chapter 15-13. Whenever a conflict
731 exists between the LMC and the ~~[Design Guidelines]~~ Regulations for Historic Districts
732 and Historic Sites, the more restrictive provision shall apply to the extent allowed by law.

733 A. **PRE-APPLICATION CONFERENCE.**

734

735 1. It is strongly recommended that the Owner and/or Owner's representative
736 attend a pre-Application conference with representatives of the Planning
737 and Building Departments for the purpose of determining the general
738 scope of the proposed Development, identifying potential impacts of the
739 Development that may require mitigation, providing information on City-
740 sponsored incentives that may be available to the Applicant, and outlining
741 the Application requirements.

742 2. Each Application shall comply with all of the ~~[Design Guidelines]~~
743 Regulations for Historic Districts and Historic Sites unless the Planning
744 Department determines that, because of the scope of the proposed
745 Development, certain ~~[guidelines]~~ regulations are not applicable. If the
746 Planning Department determines certain ~~[guidelines]~~ regulations do not
747 apply to an Application, the Planning Department staff shall communicate,
748 via electronic or written means, the information to the Applicant. It is the
749 responsibility of the Applicant to understand the requirements of the
750 Application.

751 3. The Planning Director or designee may upon review of a Pre-Application

752 submittal, determine that due to the limited scope of a project the Historic
753 District or Historic Site ~~[Design]~~ Review process as outlined in Section 15-
754 11-12 and Historic Preservation Board Review For Material
755 Deconstruction as outlined in Section 15-11-12.5 are not required and is
756 exempt.

757

758 If such a determination is made, the Planning Director or designee may,

759 upon reviewing the Pre-Application for compliance with applicable ~~[Design~~
760 ~~Guidelines]~~ Regulations for Historic Districts and Historic Sites, approve,
761 deny, or approve with conditions, the project. If approved, the Applicant
762 may submit the project for a Building Permit.

763
764 Applications that may be exempt from the Historic ~~[Design]~~ District or
765 Historic Site Review process, include, but are not limited to the following:

766 a. For Non-Historic Structures and Sites - minor routine maintenance,
767 minor routine construction work and minor alterations having little or
768 no negative impact on the historic character of the surrounding
769 neighborhood or the Historic District, such as work on roofing,
770 decks, railings, stairs, hot tubs and patios, foundations, windows,
771 doors, trim, lighting, mechanical equipment, paths, driveways,
772 retaining walls, fences, landscaping, interior remodels, temporary
773 improvements, and similar work.

774 b. For Significant Historic Structures and Sites - minor routine
775 maintenance, minor routine construction work and minor alterations
776 having little or no negative impact on the historic character of the

777 surrounding neighborhood, the Historic Structure or the Historic
778 District, such as work on roofing, decks, railings, stairs, hot tubs
779 and patios, replacement of windows and doors in existing or to
780 historic locations, trim, lighting, mechanical equipment located in a
781 rear yard area or rear façade, paths, driveways, repair of existing

782 retaining walls, fences, landscaping, interior remodels, temporary

783 improvements, and similar work.

784 c. For Landmark Historic Structures and Sites - minor routine

785 maintenance and minor routine construction having no negative

786 impact on the historic character of the surrounding neighborhood,

787 the Historic Structure, or the Historic District, such as re-roofing;

788 repair of existing decks, railing, and stairs; hot tubs and patios

789 located in a rear yard; replacement of existing windows and doors

790 in existing or historic locations; repair of existing trim and other

791 historic detailing; lighting, mechanical equipment located in a rear

792 yard area or rear façade, repair of paths, driveways, and existing

793 retaining walls; fences, landscaping, interior remodels, temporary

794 improvements, and similar work.

795 d. For Significant and Landmark Historic Structures and Sites, the

796 Planning Director may determine that the proposed work is

797 Emergency Repair Work having little or no negative impact on the

798 historic character of the surrounding neighborhood or the Historic

799 District.

800 B. **COMPLETE APPLICATION**. The Owner and/or Applicant for any Property shall
801 be required to submit a Historic District / Historic Site ~~design~~ review Application
802 for proposed work requiring a Building Permit in order to complete the work.

803 C. **NOTICE**. Upon receipt of a Complete Application, but prior to taking action on
804 any Historic District/Site ~~design~~ review Application, the Planning staff shall
805 provide notice pursuant to Sections 15-1-12 and 15-1-21.

806 D. **PUBLIC HEARING AND DECISION**. Following the ~~fourteen (14) day~~ public
807 notice period noted in Section 15-1-21 the Planning Department staff shall hold a
808 public hearing and make, within forty-five (45) days, written findings, conclusions
809 of law, and conditions of approval or reasons for denial, supporting the decision
810 and shall provide the Owner and/or Applicant with a copy. Staff shall also provide
811 notice pursuant to Section 15-1-21.

812 1. Historic District / Historic Site ~~design~~ review Applications shall be
813 approved by the Planning Department staff upon determination of
814 compliance with the ~~Design Guidelines~~ Regulations for Historic Districts
815 and Historic Sites. If the Planning Department staff determines an
816 Application does not comply with the ~~Design Guidelines~~ Regulations for
817 Historic Districts and Historic Sites, the Application shall be denied.

818 2. With the exception of any Application involving the Reconstruction of a
819 Building, Accessory Building, and/or Structure on a Landmark Site, an

820 Application associated with a Landmark Site shall be denied if the
821 Planning Department finds that the proposed project will result in the
822 Landmark Site no longer meeting the criteria set forth in Section 15-11-
823 10(A)(1).

824 3. An Application associated with a Significant Site shall be denied if the
825 Planning Department finds that the proposed project will result in the

826 Significant Site no longer meeting the criteria set forth in Section 15-11-
827 10(A)(2).

828 E. **EXTENSIONS OF APPROVALS**. Unless otherwise indicated, Historic District
829 ~~[Design]~~ Review (HD~~[D]~~R) approvals expire one (1) year from the date of the
830 Final Action. The Planning Director or designee may grant an extension of an
831 HD~~[D]~~R approval for one (1) additional year when the Applicant is able to
832 demonstrate no change in circumstance that would result in an unmitigated
833 impact or that would result in a finding of non-compliance with the Park City
834 General Plan or the Land Management Code in effect at the time of the
835 extension request. Change of circumstance includes physical changes to the
836 Property or surroundings. Notice shall be provided consistent with the original
837 HD~~[D]~~R approval per Sections 15-1-12 and 15-1-21. Extension requests must be
838 submitted to the Planning Department in writing prior to the date of the expiration
839 of the HD~~[D]~~R approval.

840 HISTORY

841 *Adopted by Ord. 02-07 on 5/23/2002*

842 *Amended by Ord. 03-34 on 7/10/2003*

843 *Amended by Ord. 09-23 on 7/9/2009*

844 *Amended by Ord. 10-11 on 4/1/2010*

845 *Amended by Ord. 11-05 on 1/27/2011*

846 *Amended by Ord. 12-37 on 12/20/2012*

847 *Amended by Ord. 15-53 on 12/17/2015*

848 *Amended by Ord. 16-15 on 3/24/2016*

849 *Amended by Ord. 2022-16 on 5/26/2022*

850 **15-11-12.5 Historic Preservation Board Review For Material Deconstruction**

851 A. All Applications for Material Deconstruction involving any Building(s) (main,
852 attached, detached, or public, Accessory Buildings and/or Structures designated
853 to the Historic Sites Inventory as Landmark or Significant shall be subject to
854 review and approval, approval with conditions, or denied by the following Review

855 Authorities:

856 1. The Planning Director or his/her designee shall review the following:

857 a. Routine Maintenance, including, but not limited to:

858 (1) Re-Roof;

859 (2) Chimney repair;

860 (3) Foundation repair; or

861 (4) Replacement or repair of the following:

862 (A) Historic wood features;

863 (B) Door or Window replacement; and

864 (C) Historic Site Features.

865 a. Removing or Replacing Non-Historic Features.

866 2. The Historic Preservation Board shall review the following:

867 a. Removal of Historic Material to Accommodate New additions, New
868 Construction, or Structural Upgrades.

869 Prior to issuance of a Building Permit for any Material

870 Deconstruction work, the Review Authority shall review the

871 proposed plans for compliance with Chapter 15-13 [~~Design~~
872 ~~Guidelines~~] Regulations For Historic Districts and Historic Sites.

873 B. Material Deconstruction Reviews are subject to the following review process:

874 1. **COMPLETE APPLICATION**. The Owner and/or Applicant for any
875 Property shall be required to submit a Historic Preservation Board Review
876 For Material Deconstruction for proposed work requiring a Building Permit
877 in order to complete the work.

878 2. **NOTICE**. Upon receipt of a Complete Application, but prior to taking action
879 on any Historic Preservation Board Review for Material Deconstruction
880 application, the Planning staff shall provide notice pursuant to Section 15-
881 1-12 and 15-1-21.

882 3. **PUBLIC HEARING AND DECISION**. Following the [~~fourteen (14) day~~]
883 public notice period noted in Section 15-1-21, the Historic Preservation
884 Board and/or the Planning Director or designee shall hold a public hearing
885 and make written findings, conclusions of law, and conditions of approval
886 or reasons for denial, supporting the decision and shall provide the
887 Owner and/or Applicant with a copy.

888 HISTORY

889 *Adopted by Ord. 02-07 on 5/23/2002*

890 *Amended by Ord. 03-34 on 7/10/2003*

891 *Amended by Ord. 15-53 on 12/17/2015*

892 *Amended by Ord. 16-15 on 3/24/2016*

893 *Amended by Ord. 2020-14 on 2/27/2020*

894 *Amended by Ord. 2022-16 on 5/26/2022*

895 **15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic**

896 **Structure**

897 It is the intent of this section to preserve the Historic and architectural resources of Park

898 City through limitations on the relocation and/or orientation of Historic Buildings,

899 Structures, and Sites.

900 A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE**

901 **HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING**

902 **LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic

903 Site [design] review Application involving relocation and/or reorientation of the

904 Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site,

905 the Historic Preservation Board shall find the project complies with the following

906 criteria.

907 1. For either a Landmark or Significant Site all the following shall be met:

908 a. A licensed structural engineer has certified that the Historic

909 Building(s) and/or Structure(s) can successfully be relocated and

910 the applicant has demonstrated that a professional building mover

911 will move the building and protect it while being stored; and

912 b. The proposed relocation will not have a detrimental effect on the

913 structural soundness of the building or structure;

914 2. Landmark structures shall only be permitted to be relocated on its existing

915 site if:

- 916 a. the relocation will abate demolition; or
- 917 b. the Planning Director and Chief Building Official find that the
- 918 relocation will abate a hazardous condition at the present setting
- 919 and enhance the preservation of the structure.
- 920 3. For Significant sites, at least one of the following shall be met:
- 921 a. The proposed relocation and/or reorientation will abate demolition
- 922 of the Historic Building(s) and/or Structure(s) on the Site; or
- 923 b. The Planning Director and Chief Building Official determine that the
- 924 building is threatened in its present setting because of hazardous
- 925 conditions and the preservation of the building will be enhanced by
- 926 relocating it; or
- 927 c. The Historic Preservation Board, with input from the Planning
- 928 Director and the Chief Building Official, determines that unique
- 929 conditions warrant the proposed relocation and/or reorientation on
- 930 the existing Site. Unique conditions shall include all of the following:
- 931 (1) The historic context of the Historic Building(s) and/or
- 932 Structure(s) has been so radically altered that the proposed

933 relocation will enhance the ability to interpret the historic

934 character of the Historic Building(s) and/or Structure(s) and

935 the Historic District or its present setting; and

936 (2) The proposed relocation will not diminish the overall physical

937 integrity of the Historic District or diminish the historical

938 associations used to define the boundaries of the district;

939 and

940 (3) The historical integrity and significance of the Historic

941 Building(s) and/or Structure(s) will not be diminished by

942 relocation and/or reorientation; and

943 (4) The potential to preserve the Historic Building(s) and/or

944 Structure(s) will be enhanced by its relocation.

945 **B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE**

946 **HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW**

947 **SITE.** To approve a Historic District or Historic Site **[design]** review Application

948 involving relocation and/or reorientation of the Historic Building(s) and/or

949 Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic

950 Preservation Board shall find the project complies with the following criteria.

951 1. For either a Landmark or Significant Site, all of the following shall be met:

952 a. A licensed structural engineer has certified that the Historic

953 Building(s) and/or Structure(s) can successfully be relocated and

954 the applicant has demonstrated that a professional building mover

955 will move the building and protect it while being stored; and

956

957 b. The proposed relocation will not have a detrimental effect on the

958 structural soundness of the building or structure;

959 2. Landmark structures shall only be permitted to be relocated to a new site if

960 the relocation will abate demolition and the Planning Director and Chief

961 Building Official find that the relocation will abate a hazardous condition at
962 the present setting and enhance the preservation of the structure.

963 3. For Significant Sites, at least one of the following must be met:

964 a. The proposed relocation and/or reorientation will abate demolition
965 of the Historic Building(s) and/or Structure(s) on the Site; or

966 b. The Planning Director and Chief Building Official determine that the
967 building is threatened in its present setting because of hazardous
968 conditions and the preservation of the building will be enhanced by
969 relocating it; or

970 c. The Historic Preservation Board, with input from the Planning
971 Director and the Chief Building Official, determines that unique
972 conditions warrant the proposed relocation and/or reorientation to a
973 new Site. This criterion is only available to Significant Sites. Unique
974 conditions shall include all of the following:

975 (1) The relocation will not negatively affect the historic integrity
976 of the Historic District, nor the area of receiving site; and

977 (2) One of the following must also be met:

978 (A) The historic building is located within the Historic
979 districts, but its historic context and setting have
980 become so radically altered that the building may be
981 enhanced by its new setting if the receiving site is
982 more similar to its historic setting in terms of
983 architecture, style, period, height, mass, volume,

984 scale, use and location of the structure on the lot as

985 well as neighborhood features and uses; or

986 (B) The historic building is located outside of the Historic

987 ~~(C)~~ Districts, and its historic context and setting have

988 been so radically altered that the building may be

989 enhanced by its new setting if the receiving site is

990 more similar to its historic setting in terms of

991 architecture, style, period, height, mass, volume,

992 scale, use, and location of the structure on the lot as

993 well as neighborhood features and uses; or

994 (C) City Council, with input from the Historic Preservation

995 Board, Planning Director, and Chief Building Official,

996 determines that the Historic Building(s) and/or

997 Structure(s) is deterrent to a major improvement

998 program outside of the Historic districts that will be of

999 Substantial Benefit to the community, such as, but not

1000 limited to:

- 1001 (a) The relocation of the Historic Building(s) and/or
- 1002 Structure(s) will result in the restoration of the
- 1003 house--both the interior and exterior—in
- 1004 compliance with the Secretary of the Interior's
- 1005 Standards and the relocation will aid in the

1006 interpretation of the history of the Historic

1007 Building(s) and/or Structure(s); or

1008 (b) The relocation of the Historic Building(s) and/or

1009 Structure(s) will result in the revitalization of the

1010 receiving neighborhood due to the relocation;

1011 or

1012 (c) The relocation of the Historic Building(s) and/or

1013 Structure(s) will result in a new affordable

1014 housing development on the original site that

1015 creates more units than currently provided on

1016 the existing site, and the rehabilitation of the

1017 Historic Building(s) and/or Structure(s) on the

1018 new receiving site.

1019 C. **PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A**

1020 **LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for the relocation

1021 and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark

1022 Site or a Significant Site within the City shall be reviewed by the Historic

1023 Preservation Board pursuant to Section 15-11-12 of this Code.

1024 HISTORY

1025 *Adopted by Ord. 09-23 on 7/9/2009*

1026 *Amended by Ord. 12-37 on 12/20/2012*

1027 *Amended by Ord. 15-53 on 12/17/2015*

1028 *Amended by Ord. 2016-44 on 9/15/2016*

1029 *Amended by Ord. 2016-48 on 10/20/2016*

1030

1031 **15-13 ~~[Design Guidelines]~~ Regulations For Historic Districts And Historic Sites**

1032 15-13-1 Purpose And Policy

1033 15-13-2 ~~[Design Guidelines]~~ Regulations For Historic Residential Sites

1034 15-13-3 ~~[Design Guidelines]~~ Regulations For Historic Commercial Sites

1035 15-13-4 ~~[Design Guidelines]~~ Regulations For Relocation And/or Reorientation Of Intact

1036 Buildings Or Structures

1037 15-13-5 Sustainability In Historic Buildings

1038 15-13-6 Treatment Of Historic Building Materials

1039 15-13-7 Additional ~~[Design Guidelines]~~ Regulations

1040 15-13-8 ~~[Design Guidelines]~~ Regulations For New Residential Infill Construction (and

1041 ~~Non-Historic Residential Sites~~) In Historic Districts

1042 15-13-9 ~~[Design Guidelines]~~ Regulations For Historic Commercial Infill Construction

1043 (and Non-Historic Commercial Sites)

1044

1045 **15-13-1 Purpose And Policy**

1046 The ~~{Design Guidelines}~~ Regulations for Park City's Historic Districts and Historic Sites

1047 (referred to throughout the document as the "~~{Design Guidelines}~~ Regulations") is

1048 intended to fulfill the policy directives provided in the General Plan and the Land

1049 Management Code.

1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067

The goal of the ~~Design Guidelines~~ Regulations is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in their neighborhood.

The ~~Design Guidelines~~ Regulations are not intended to be used as a technical manual for rehabilitating or building a structure, nor are they an instruction booklet for completing the Historic District/Site Design Review Application. Instead, they provide applicants, staff, and the Historic Preservation Board with a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

HISTORY

1068 *Adopted by Ord. 2017-42 on 8/3/2017*

1069 **15-13-2 ~~Design Guidelines~~ Regulations For Historic Residential Sites**

1070 **A. Universal ~~Design Guidelines~~ Regulations**

1071 1. A site should be used as it was historically or be given a new use that

1072 requires minimal change to the distinctive materials and features.

1073 2. Changes to a site or building that have acquired historic significance in
1074 their own right should be retained and preserved.

1075 3. The historic exterior features of a building should be retained and
1076 preserved.

1077 4. Distinctive materials, components, finishes, and examples of
1078 craftsmanship should be retained and preserved. Owners are encouraged
1079 to reproduce missing historic elements that were original to the building,
1080 but have been removed. Physical or photographic evidence should be
1081 used to substantiate the reproduction of missing features. In some cases,
1082 where there is insufficient evidence to allow for an accurate reconstruction
1083 of the lost historic elements, it may be appropriate to reproduce missing
1084 historic elements that are consistent with properties of similar design, age,
1085 and detailing.

1086 5. Deteriorated or damaged historic features and elements should be
1087 repaired rather than replaced. Where the severity of deterioration or
1088 existence of structural or material defects requires replacement, the
1089 feature or element should match the original in design appearance,

1090 dimension, texture, material, and finish. The applicant must demonstrate
1091 the severity of deterioration or existence of defects by showing that the
1092 historic materials are no longer safe and/or serviceable and cannot be
1093 repaired to a safe and/or serviceable condition. If deteriorated or damaged
1094 beyond repair and significant operational energy savings can be
1095 demonstrated through a professionally calculated energy model, historic

1096 features may be replaced with energy efficient features that are similar in

1097 ~~[design]~~ appearance, dimension, texture, material and finish.

1098 6. Features that do not contribute to the significance of the site or building

1099 and exist prior to the adoption of these ~~[guidelines]~~ regulations, such as

1100 incompatible windows, aluminum soffits, or iron porch supports or railings,

1101 may be maintained; however, if it is proposed they be changed, those

1102 features must be brought into compliance with these ~~[guidelines]~~

1103 regulations.

1104 7. Each site should be recognized as a physical record of its time, place and

1105 use. Owners are discouraged from introducing architectural elements or

1106 details that visually modify or alter the original building ~~[design]~~

1107 appearance when no evidence of such elements or details exists.

1108 8. Chemical or physical treatments, if appropriate, should be undertaken

1109 using recognized preservation methods. Treatments that cause damage to

1110 historic materials should not be used. Treatments that sustain and protect,

1111 but do not alter appearance, are encouraged.

1112 9. New construction such as new additions, exterior alterations, repairs,

1113 upgrades, etc., should not destroy historic materials, features, and spatial
1114 relationships that characterize the historic site or historic building. New
1115 construction should be differentiated from the historic structure while also
1116 maintaining compatibility with the historic structure in materials, features,
1117 size, scale and proportion, and massing to protect the integrity of the
1118 historic structure, the historic site, and its environment.

1119 10. New additions and related new construction should be undertaken in such
1120 a manner that, if removed in the future, the essential form and integrity of
1121 the historic property and its environment could be restored.

1122 **B. Specific [Design Guidelines] Regulations**

1123 **1. Site Design**

1124 **a. Building Setbacks & Orientation**

1125 (1) Maintain the existing front and side yard setbacks of Historic
1126 Sites.

1127 (2) Preserve the original location of the main entry of the historic
1128 structure, if extant.

1129 **b. Topography & Grading**

1130 (1) Maintain the natural topography and original grading of the
1131 site when and where feasible.

1132 (2) The historic character of the site should not be significantly
1133 altered by substantially changing the proportion of built
1134 and/or paved area to open space, and vice versa.

1135 (3) Respect and maintain existing landscape features that

1136 contribute to the historic character of the site and existing

1137 landscape features that provide sustainability benefits.

1138 (4) Maintain established on-site native plantings. During

1139 construction, protect established vegetation to avoid

1140 damage. Replace damaged, aged, or diseased trees as

1141 necessary. Vegetation that may encroach upon or damage

1142 the historic structure may be removed, but should be
1143 replaced with native vegetation away from the historic
1144 building or structure.

1145 **c. Landscaping and Vegetation**

1146 (1) The character of a historic site shall not be significantly
1147 altered by substantially changing the proportion of built
1148 and/or paved area to open space.

1149 (2) Existing landscape features that contribute to the character
1150 of a historic site and/or existing landscape features that
1151 provide environmental sustainability benefits shall be
1152 preserved and maintained.

1153 (3) Established on-site native plantings shall be maintained.
1154 During construction, established vegetation shall be
1155 protected to avoid damage. Damaged, aged, or diseased
1156 trees shall be replaced as necessary. Vegetation that may
1157 encroach upon or damage a new building may be removed,
1158 but shall be replaced with similar vegetation near the original

1159 location.

1160 (4) A detailed landscape plan, particularly for areas viewable

1161 from the primary public right-of-way, which respects the

1162 manner and materials traditionally used in the Historic

1163 Districts, shall be provided. When planning for the long-term

1164 sustainability of a landscape system, all landscape

1165 relationships on the site, including those between plantings
1166 and between the site and its structure(s) shall be considered.

1167 (5) Landscape plans shall balance water-efficient irrigation
1168 methods, drought-tolerant plants with existing plant material
1169 and site features that contribute to the historic character of
1170 the site. Where irrigation is necessary, systems that
1171 minimize water loss, such as drip irrigation, shall be used.

1172 (6) Use to advantage storm water management features such
1173 as gutters, downspouts, site topography, and vegetation that
1174 can improve the environmental sustainability of a site.

1175 (7) The use of Water Wise Landscaping or permaculture
1176 strategies for landscape design shall be considered in order
1177 to maximize water efficiency. Where watering systems are
1178 necessary, systems that minimize water loss, such as drip
1179 irrigation, shall be used. These systems shall be designed to
1180 minimize their appearance from areas viewable from the
1181 primary public right-of-way.

1182 (8) Along public rights of way, landscaped areas, street trees,
1183 and seasonal plantings shall be designed to enhance the
1184 pedestrian experience, complement architectural features,
1185 mitigate against Urban Heat Island effect, and/or screen
1186 utility areas.

1187 (9) Installing plantings in areas like medians, divider strips, and
1188 traffic islands shall be considered.

1189 (10) Commercial properties typically have no setbacks
1190 along the principal facade. However, when front yard
1191 setbacks exist, landscaped areas (including patios) shall be
1192 of a small scale and design such that they do not disrupt the
1193 normal volume and flow of pedestrian traffic along the street.

1194 (11) Provide a detailed landscape plan that respects,
1195 particularly for areas visible from adjacent public rights-of-
1196 way the manner and materials historically used in the
1197 Historic Districts. When planning for the long-term
1198 sustainability of a landscape system, consider all landscape
1199 relationships on the site, the relationship between the site
1200 and its structure(s), as well as the relationship between
1201 plants and other plants on site. See LMC § 15-5-5(N) for
1202 Water Wise Landscaping with existing plat materials and site
1203 features that contribute to the historic significance of the site.

1204 (12) Landscape plans should balance water efficient

1205 irrigation methods and Water Wise Landscaping with

1206 existing plant materials and site features that contribute to

1207 the historic significance of the site.

1208 (13) Use to advantage storm water management features,

1209 such as gutters and downspouts as well as site topography

1210 and vegetation, that contribute to water retention and

1211 permeability of the historic site.

1212 (14) Where watering systems are necessary, use systems
1213 that minimize water loss, such as drip irrigation. Consider the
1214 use of Water Wise Landscaping or permaculture strategies
1215 for landscape design to maximize water efficiency and soil
1216 productivity; these systems should be designed to maintain
1217 the historic character of areas viewable from adjacent public
1218 rights-of-way.

1219 **d. Retaining Walls**

1220 (1) Historic retaining walls shall be preserved to the greatest
1221 extent possible.

1222 (2) Maintain the historic height and setback of retaining walls
1223 along the street. Retaining walls of stone, concrete, or rock-
1224 faced concrete block that are original to the historic site
1225 should be preserved and maintained in their original
1226 dimensions.

- 1227 (3) Removing portions of historic retaining walls for new
- 1228 driveways and pathways should be avoided to the greatest
- 1229 extent possible[.], but where it must occur, visual impact
- 1230 should be minimized.
- 1231 (4) Historic retaining walls should be repaired with materials that
- 1232 closely approximate the original. Replace only those portions

1233 of historic retaining walls that have deteriorated beyond
1234 repair. When repair of deteriorated retaining walls is not
1235 feasible, the replacement must reuse the existing stone to
1236 the greatest extent possible, and otherwise match the
1237 original in color, shape, size, material, and design.

1238 (5) To abate retaining wall failure, improve drainage behind
1239 retaining walls to water drains away from the walls. Repair
1240 and preserve historic stone and mortar.

1241 (6) New retaining walls should be consistent with historic
1242 retaining walls in design, material, scale of materials, as well
1243 as size and mass of the wall. Simple board-formed concrete,
1244 stone, and other historic materials are recommended over
1245 concrete block, asphalt, or other modern concrete
1246 treatments.

1247 (7) Non-extant historic retaining walls of concrete or stone
1248 specific to the Historic Site may be reconstructed based on
1249 physical or pictorial evidence. Historically appropriate

1250 concrete or stone walls, if consistent with the historic
1251 character of the district, may be added to the area of a
1252 historic site viewable from adjacent public rights-of-way.

1253 (8) Maintain stone in its natural finish. It is not appropriate to
1254 paint, stain, or plaster over stone or concrete.

1255 e. **Fencing**

- 1256 (1) Historic fencing should be preserved and maintained.
- 1257 (2) Historic fencing may be reconstructed based on
- 1258 photographic evidence. The reconstruction should match the
- 1259 original in design, color, texture and material.
- 1260 (3) New fencing should reflect the building's style and period.
- 1261 New wood and metal fencing located where viewable from
- 1262 adjacent public rights-of-way should feature traditional
- 1263 design and pattern. Split or horizontal rail, railroad tie, or
- 1264 timber fencing may be located where not viewable from
- 1265 adjacent public rights-of-way, but should be avoided where
- 1266 visible from the primary public right-of-way. Vinyl or plastic-
- 1267 coated fencing is not appropriate.
- 1268 (4) New fencing should be designed to minimize its
- 1269 environmental impacts. New fencing should use green
- 1270 material and should take into account site impacts such as
- 1271 shading, natural topography, and drainage.
- 1272 (5) Drought tolerant shrubs should be considered in place of

1273 fencing or walls.

1274 (6) Arbors emphasizing a fence gate or entry shall be

1275 subordinate to the associated historic building or structure

1276 and shall complement the design of the historic structure and

1277 fencing in materials, features, size, scale, and proportion, as

1278 well as massing to protect the integrity of the historic site.

1279

f. Gazebos, Pergolas, and Other Shade Structures

1280

(1) Gazebos, pergolas, and other shade structures should be

1281

visually subordinate to the associated historic building(s) and

1282

should complement the design of the historic structure(s) in

1283

materials, features, size, scale and proportion, and massing

1284

to protect the integrity of the historic structure and site.

1285

(2) The installation of gazebos, pergolas, and other shade

1286

structures shall be limited to rear or side yards and have

1287

limited visibility when viewed from adjacent public rights-of-

1288

way.

1289

(3) Gazebos, pergolas, and other shade structures shall not be

1290

attached to the associated historic structure(s), or damage

1291

historic features of associated or neighboring historic

1292

structure(s).

1293

g. Parking Areas & Driveways

1294

(1) Minimize the visual impacts of on-site parking by

1295

incorporating landscape treatments for driveways, walkways,

1296 paths, building(s) and accessory structures in a
1297 comprehensive, complementary and integrated design.
1298 (2) Provide landscaped separations between parking areas,
1299 drives, service areas, and public use areas including
1300 walkways, plazas, and vehicular access points.

1301 (3) When locating new off-street parking areas, the existing
1302 topography of the site and integral site features should be
1303 minimally impacted.

1304 (4) Off-street parking areas should be located within the rear
1305 yard and beyond the rear wall plane of the primary structure.
1306 If locating a parking area in the rear yard is not physically
1307 possible, the off-street parking area and associated vehicles
1308 should be visually buffered from adjacent properties and the
1309 primary public right-of-way. Consider providing a driveway
1310 along the side yard of the property where feasible.

1311 (5) When locating driveways, the existing topography of the
1312 building site and significant site features should be minimally
1313 impacted.

1314 (6) ~~Ten-foot (10') wide driveways are encouraged; however, n]~~
1315 New driveways shall not exceed ten (10)
1316 feet in width within the required front setback. For an
1317 approved two-car garage, driveway access to the two-car

1318

garage may be provided in one of two ways:

1319

i. A maximum 12-foot-wide curb cut and 12-foot-wide

1320

driveway is allowed within the Front Setback. Beyond

1321

the Front Setback, the driveway may achieve a 22-

1322

foot maximum width to access the two-car garage.

1323 ii. One maximum 10-foot-wide curb cut and one
1324 maximum 10-foot-wide driveway is allowed to access
1325 each of the two garages. The two driveways:
1326 1. shall be separated with at least 18 inches of
1327 landscaping; and
1328 2. shall include a vertical element at least 18
1329 inches in height, 18 inches in width, and in a
1330 length to be approved by the Engineering
1331 Department, depending on Right-of-Way
1332 encroachments, turning radii, and Sight
1333 Distance Triangle.

1334 (7) Shared driveways should be used when feasible.

1335 (8) Consider using textured and pour paving materials other
1336 than smooth concrete for driveways viewable from the
1337 adjacent public rights-of-way. Permeable paving should be
1338 used on a historic site, where appropriate, to manage storm
1339 water. Permeable paving may not be appropriate for all

1340 driveways and parking areas.

1341 (9) Consider avoiding paving up to the building foundation to

1342 reduce heat island effect, building temperature, damage to

1343 the foundation, and storm-water runoff problems.

1344 (10) Snow storage from driveways should be provided on

1345 site.

1346 h. **Paths, Steps, Handrails, & Railings (Not Associated with**
1347 **Porches)**

1348 (1) The original path or steps leading to the main entry, if extant,
1349 should be preserved and maintained.

1350 (2) Historic hillside steps that are an integral part of the
1351 landscape should be preserved and maintained.

1352 (3) New hillside steps should be visually subordinate to the
1353 associated historic building or structure in materials, size,
1354 scale and proportion, as well as massing and shall
1355 complement the historic structure in materials, size, scale,
1356 and proportion, and massing to protect the integrity of the
1357 historic site. For longer-run stairs, consider changes in
1358 material to break up the mass of the stairs.

1359 (4) Historic handrails should be preserved and maintained.
1360 Historic handrails may be reconstructed based on
1361 photographic evidence; the reconstruction should match the
1362 original in size, design, color, texture, and material.

1363 (5) New handrails and railings shall complement the historic
1364 structure in materials, size, scale and proportions, massing
1365 and design to protect the integrity of the historic structure
1366 and site.

1367 **2. Primary Structures**

1368 **a. Exterior Walls**

1369 (1) Primary and secondary facade components, such as

1370 window/door configuration, wall planes, recesses, bays,

1371 balconies, steps, porches, and entryways shall be

1372 maintained in their original location on the façade.

1373 (2) Preserve and maintain historic exterior materials including

1374 wood siding (drop siding, clapboard, board and batten),

1375 frieze boards, cornices, moldings, shingles, etc., as well as

1376 stone and masonry. Repair deteriorated or damaged historic

1377 exterior materials using recognized preservation methods

1378 appropriate to the specific material.

1379 (3) When disassembly of a historic element—window, molding,

1380 bracket, etc.--is necessary for its restoration, recognized

1381 preservation procedures and methods for removal,

1382 documentation, repair, and reassembly shall be used.

1383 (4) When historic exterior materials cannot be repaired, they

1384 shall be replaced with materials that match the historic in all

1385 respects^[§]: scale, dimension, profile, material, texture, and

1386 finish. The replacement of existing historic material is
1387 allowed only when it can be shown that the historic material
1388 is no longer safe and/or serviceable and cannot be repaired
1389 to a safe and/or serviceable condition.

1390 (5) Substitute materials such as fiber cement or plastic-wood
1391 composite siding, shingles, and trim boards shall not be

1392 used unless they are made of a minimum of 50% recycled
1393 and/or reclaimed materials. In addition, the applicant must
1394 show that the physical properties of the substitute material—
1395 expansion/contraction rates, chemical composition, stability
1396 of color and texture, compressive or tensile strength—have
1397 been proven to not damage or cause the deterioration of
1398 adjacent historic material.

1399 (6) Substitute materials shall not be used on a primary or
1400 secondary façade unless the applicant can show that historic
1401 materials cannot be used, or if new materials that are similar
1402 in design, dimension, texture, material and finish can be
1403 shown to result in significant (>30 percent) energy efficiency
1404 gains, and the applicant demonstrates that the substitute
1405 material will not cause damage to adjacent historic materials
1406 or detract from the historic integrity of the structure.

1407 (7) Vinyl and aluminum siding are ~~[not appropriate]~~ prohibited in
1408 the Historic Districts. The application of synthetic or

1409 substitute materials, such as vinyl or aluminum, over original

1410 wood siding may cause, conceal, or accelerate structural

1411 damage and is not ~~appropriate~~ permitted. Removal of

1412 synthetic siding (aluminum, asbestos, Brick-Tex, and vinyl)

1413 that has been added to a structure, followed by restoration of

1414 historic wood siding (or other underlying historic material) is

1415 highly encouraged.

1416 (8) Avoid interior changes that affect the exterior appearance of

1417 primary and secondary facades, including changing historic

1418 floor levels, changing windows to doors or doors to windows,

1419 and changing porch roofs to balconies or decks. Insulation

1420 may be added to increase the energy efficiency of the

1421 structure; however, this should be accommodated within the

1422 wall system and shall not impact the exterior dimensions of

1423 the structure.

1424 **b. Foundation**

1425 (1) The historic placement, orientation, and grade of a historic

1426 building shall be retained, as shall the original grade of the

1427 property where feasible.

1428 (2) A new foundation shall not raise or lower a historic structure

1429 generally more than two (2) feet from its original floor

1430 elevation.

1431 (3) A historic site shall be returned to original grade following
1432 construction of a foundation. When the original grade cannot
1433 be achieved, generally no more than six inches (6") of the
1434 new foundation shall be visible above final grade on the
1435 primary and secondary facades.

1436 (4) Re-grade the site so that all water drains away from the

1437 structure and does not enter the foundation.

1438 (5) A plinth, or trim board at the base of the historic structure,

1439 shall be added to visually anchor the historic structure to the

1440 new foundation.

1441 (6) Any re-grading of the site shall blend with grade of adjacent

1442 sites and shall not create the need for incompatible retaining

1443 walls.

1444 (7) The form, material, and detailing of a new foundation shall

1445 be similar to the historic foundation (when extant) or similar

1446 to foundations of nearby historic structures.

1447 (8) Historic foundations shall not be concealed with masonry

1448 block, plywood panels, corrugated metal, or wood shingles.

1449 Masonry foundations shall be cleaned, repaired, or re-

1450 pointed according to masonry guidelines [\(published by the](#)

1451 [Secretary of the Interior](#)). The replacement of existing

1452 historic material is allowed only when it can be shown that

1453 the historic material is no longer safe and/or serviceable and

1454 cannot be repaired to a safe and/or serviceable condition.

1455 (9) Window or egress wells, if needed, shall not be located on

1456 the primary façade. Window or egress wells shall be located

1457 behind the midpoint of the secondary façades, on the rear

1458 tertiary façade, or in a location not visible from the primary

1459 public right-of-way. Landscape elements shall be used to aid
1460 in screening window/egress wells from the primary right-of-
1461 way.

1462 **c. Doors**

1463 (1) Maintain and preserve historic door openings, doors, door
1464 surrounds, and decorative door features.

1465 (2) Restore historic door openings that are significant to the
1466 period of restoration. On primary facades, in particular,
1467 consider reconstructing, based on physical or documentary
1468 evidence, historic doorways that no longer exist.

1469 (3) Avoid changing the position, proportions, or dimensions of
1470 historic door openings. It is not appropriate to create
1471 additional openings or remove historic openings on primary
1472 or secondary facades that are visible from the primary public
1473 right-of-way.

1474 (4) Replacement doors shall be allowed only when it can be
1475 shown that the historic doors are no longer safe and/or

1476 serviceable and cannot be repaired to a safe and/or

1477 serviceable condition. Replacement doors shall exactly

1478 match the historic door in size, material, profile, and style.

1479 (5) When no physical or documentary evidence of original doors

1480 exists, replacement doors typically shall be of wood, with or

1481 without glazing, and shall complement the style of the

1482 historic structure. When replacing non-historic doors, use
1483 designs similar to those that were found historically in Park
1484 City. Paneled doors were typical and many had a vertical
1485 pane of glass. Scalloped, Dutch, and colonial doors, as well
1486 as door sidelights are not appropriate on most primary and
1487 secondary façades.

1488 (6) Storm doors and/or screen doors typical of the Mining Era
1489 may be used on primary or secondary facades when the
1490 applicant can show that they will not diminish the historic
1491 character of the building.

1492 (7) New door openings may be considered on secondary
1493 facades. A new opening shall be similar in location, size, and
1494 type to those seen on the historic structure.

1495 (8) When a historic door opening is no longer functional on a
1496 primary façade, the door shall be retained and, if necessary,
1497 blocked on the interior side only. The door shall appear to be

1498 1499

functi onal from the exterior.

1500 d. **Windows**

1501 (1) Maintain and preserve historic window openings, windows,

1502 window surrounds, and decorative window features.

1503 (2) Restore historic window openings that have been altered or
1504 lost over time. On primary facades, in particular, consider
1505 reconstructing, based on physical or documentary evidence,
1506 historic window openings that no longer exist.

1507 (3) Avoid changing the position, proportions, or dimensions of
1508 historic window openings. It is not appropriate to create
1509 additional openings or remove existing historic openings on
1510 primary or secondary facades that are visible from the
1511 primary right-of-way.

1512 (4) Maintain the historic ratio of window openings to solid wall.

1513 (5) When historic windows are present, replacement windows
1514 shall be allowed only when it can be shown that the historic
1515 windows are no longer safe, energy efficient and serviceable
1516 and the historic windows cannot be made safe, energy
1517 efficient and serviceable through repair. Replacement
1518 windows shall exactly-match the historic window in size,
1519 dimensions, glazing pattern, depth, profile, and material.

1520 (6) Maintain the original number of glass panes in a historic
1521 window. Replacing multiple panes with a single pane is not
1522 appropriate. Snap-in muntins or muntins between two sheets
1523 of glass are inappropriate as these simulated dividers lack
1524 depth and fail to show the effect of true divided glass panes.

1525 (7) Replacing an operable window with a fixed window is

1526 inappropriate.

1527 (8) New window openings may be considered on secondary

1528 facades but only when placed beyond the midpoint. New

1529 window openings shall be similar in location, size, scale,

1530 type, and glazing pattern to those seen on the historic

1531 structure.

1532 (9) When no physical or documentary evidence of original

1533 windows exists, replacement windows typically shall be of

1534 wood and shall complement the style of the historic

1535 structure. When replacing non-historic windows, use designs

1536 similar to those that were found historically in Park City.

1537 Aluminum-clad wood windows are appropriate on non-

1538 historic additions or foundation level windows. Vinyl and

1539 aluminum windows are inappropriate.

1540 (10) New glazing shall match the visual appearance of

1541 historic glazing and/or be clear. Metallic, frosted, tinted,

1542 stained, textured and reflective finishes are generally

1543 inappropriate for glazing on the primary façade of the historic

1544 structure.

1545 (11) It is generally inappropriate to modify windows on the

1546 primary façade to accommodate interior changes. When a

1547 window opening is no longer functional on a primary or

1548 secondary façade visible from the right-of-way, the glazing
1549 shall be retained and the window opening shall be screened
1550 or shuttered on the interior side. The window shall appear to
1551 be functional from the exterior.

1552 (12) Storm windows shall be installed on the interior of the
1553 window; if interior installation is not feasible, the materials,
1554 style, and dimensions of exterior wood storm windows shall
1555 match the way storm windows would have been constructed
1556 at the time of the building's construction or complement the
1557 historic window dimensions in order to minimize their visual
1558 impact. Exterior storm windows shall be set within the
1559 window opening and attach to the exterior sash stop.

1560 **e. Gutters and Downspouts**

1561 (1) Avoid removing or obstructing a historic building's elements
1562 and materials when installing gutters and downspouts.

1563 (2) When new gutters are needed, the most appropriate design
1564 for hanging gutters is half round. Downspouts shall be

1565 located away from architectural features and shall be visually

1566 minimized when viewed from the right-of-way.

1567 (3) Water from gutters and downspouts shall drain away from

1568 the historic structure.

1569 **f. Chimneys and Stovepipes**

1570 (1) Maintain and preserve historic chimneys and their decorative
1571 features as they are important character-defining features of
1572 historic structures.

1573 (2) Historic stovepipes shall be maintained and repaired when
1574 possible. When partial or full replacement is required, and
1575 new materials shall have a matte, non-metallic finish.

1576 (3) Repairs to chimneys shall be made so as to retain historic
1577 materials and design. The replacement of existing historic
1578 material is allowed only when it can be shown that the
1579 historic material is no longer safe and/or serviceable and
1580 cannot be repaired to a safe and/or serviceable condition.

1581 Ornamental features such as corbelling and brick patterning
1582 shall be repaired and preserved.

1583 (4) Chimneys shall not be covered with non-historic materials.

1584 (5) New chimneys and stove pipes shall be of a size, scale, and
1585 design that are appropriate to the character and style of the
1586 historic structure. New chimneys and stovepipes shall be

1587 visually minimized when viewed from adjacent public rights-

1588 of-way and shall be appropriate to the character and style of

1589 the historic structure.

1590 g. **Porches**

1591 (1) Preserve and maintain a historic porch by preserving the
1592 existing location, form, proportion, details, posts, railing, and
1593 stairs.

1594 (2) Repair deteriorated historic elements of the porch.
1595 Replacement porch elements are allowed only when it can
1596 be shown that the historic elements are no longer safe
1597 and/or serviceable and cannot be repaired to a safe and/or
1598 serviceable condition. Replacement elements shall exactly
1599 match the historic elements in size, dimensions, form,
1600 profile, and material.

1601 (3) Substitute decking materials such as fiber cement or plastic-
1602 wood composite floor boards shall not be used unless they
1603 are made of a minimum of 50% recycled and/or reclaimed
1604 materials. In addition, the applicant must show that the
1605 physical properties of the substitute material—
1606 expansion/contraction rates, chemical composition, stability
1607 of color and texture, compressive or tensile strength—have

1608 been proven to not damage or cause the deterioration of

1609 adjacent historic material.

1610 (4) It may be appropriate, in some cases, to reconstruct historic

1611 porches. Replacement porches shall be constructed of

1612 materials and in styles that are compatible with the structure

1613 to which they are attached. When possible the reconstructed

1614 porch shall be based on physical or documentary evidence;
1615 when no such evidence exists, the design shall be based on
1616 historic porches found on comparable historic structures.

1617 (5) While modifications to porch posts and balustrades may be
1618 necessary to meet current code requirements, these
1619 elements shall not be substantially different in size and
1620 proportion than those seen historically.

1621 (6) It is not appropriate to add decorative porch elements that
1622 are not known to have been used on a particular historic
1623 structure or on similar historic structures.

1624 **h. Architectural Features**

1625 (1) Preserve and maintain architectural features such as eaves,
1626 brackets, cornices, moldings, trim work, and decorative
1627 shingles.

1628 (2) Repair rather than replace historic architectural features.

1629 Replacement architectural features are allowed only when it
1630 can be shown that the historic features are no longer safe

1631 and/or serviceable and cannot be repaired to a safe and/or

1632 serviceable condition.

1633 (3) Replacement features shall exactly match the historic

1634 features in design, size, dimension, form, profile, texture,

1635 material and finish.

1636 (4) Architectural features may be added to a building when
1637 accurately based on physical or photographic evidence (i.e.
1638 “ghost” lines).

1639 **3. Mechanical Systems, Utility Systems, and Service Equipment**

- 1640 a. Mechanical equipment and utilities, including heating and air
1641 conditioning units, meters, and exposed pipes, shall be located on
1642 the tertiary façade or another inconspicuous location. If located on
1643 a secondary façade, it shall be screened from view by incorporating
1644 it into the appearance as an element of the design.
- 1645 b. Ground-level equipment shall be screened from view using
1646 landscape elements such as fences, low stone walls, or perennial
1647 plant materials.
- 1648 c. Rooftop mechanical equipment is generally discouraged. Roof-
1649 mounted mechanical and/or utility equipment shall be screened and
1650 minimally visualized from all views.
- 1651 d. Historic building elements shall not be removed or obstructed when
1652 installing mechanical systems and equipment.

1653 e. Contemporary New communication equipment such as satellite
1654 dishes or antennae shall be visually minimized when viewed from
1655 the primary public right-of-way.

1656 **4. Additions to Primary Structures**

1657 **a. Protection for Historic Structures & Sites**

1658 (1) Additions to historic buildings should be considered only
1659 when it is demonstrated that the new use of the building
1660 cannot be accommodated by solely altering interior spaces.

1661 (2) Additions to historic structures shall be considered with
1662 caution and shall be considered only on non-character
1663 defining facades, usually tertiary and occasionally secondary
1664 facades. Additions shall not compromise the architectural
1665 character of historic structures. Additions to the primary
1666 façades of historic structures are inappropriate.

1667 (3) Additions should be visually subordinate to historic buildings
1668 when viewed from the primary public right-of-way.

1669 (4) Additions to historic structures shall not be placed so as to
1670 obscure, detract from, or modify historic roof forms.

1671 (5) Additions to historic structures shall not contribute
1672 significantly to the removal or loss of historic material.

1673 (6) Where the new addition abuts the historic building, a clear
1674 transitional element between the old and the new should be

1675 designed and constructed. Minor additions, such as bay

1676 windows or dormers do not require a transitional element.

1677 (7) Maintain and preserve additions to structures that are

1678 significant to the era/period of restoration.

1679 (8) In-line additions shall be avoided.

1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696

b. Transitional Elements

In-line additions should be avoided generally are not appropriate.

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

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

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

1697 historic elevation by a minimum of two feet (2').

1698 (4) In the case of additions to the secondary façade, visible from

1699 the primary public right-of-way, the transitional element shall

1700 be setback a minimum of five feet (5') from the primary

1701 façade. All other previous ~~guidelines~~ requirements apply.

1702 (5) The depth of the transitional element (i.e., the distance
1703 between the affected historic elevation and the addition)
1704 shall be a minimum of one-third (1/3) the length of the least
1705 wide historic elevation adjacent to the impacted historic
1706 elevation.

1707 (6) The highest point of the transitional element shall be a
1708 minimum of two feet (2') lower than the highest ridgeline of
1709 the historic structure.

1710 (7) Balconies and decks may be attached to the secondary
1711 facades of a transitional element; however, no roof deck is
1712 permitted on the transitional element.

1713 (8) When an existing non-historic or non-contributory addition is
1714 used as a transitional element, the preceding ~~guidelines~~
1715 regulations for transitional elements shall not apply.

1716 **c. General Compatibility**

1717 (1) Additions shall complement the visual and physical qualities
1718 of the historic building. An addition shall not be designed to

1719 be an exact copy of the existing style or imply an earlier
1720 period or more ornate style than that of the historic building.
1721 (2) The addition shall be a contemporary interpretation of the
1722 historic structure's architecture style. The addition shall not
1723 be designed to contrast starkly with the historic structure; an
1724 acceptable design shall be compatible in mass, scale,

1725 fenestration patterns, and design details. It shall not detract

1726 from the Historic District's or Structure's historic character.

1727 (3) Additions shall be subordinate in scale to the primary historic

1728 structure. The footprint of an addition shall not exceed 50%

1729 of the footprint of the historic structure, including any

1730 additions that have achieved historic significance in their

1731 own right. If the footprint of the addition approaches or

1732 exceeds 50% of the footprint of the historic structure, the

1733 mass shall be broken into modules to reflect the mass and

1734 scale of those modules seen on the historic structure.

1735 (4) Additions shall be visually subordinate to historic structures.

1736 Where the combined effects of the addition's footprint,

1737 height, mass and scale are such that the overall size of an

1738 addition is larger than a historic structure, the volume of the

1739 addition shall be broken into modules that reflect the scale of

1740 those components seen on the historic structure. Multiple

1741 modules are encouraged to add articulation and architectural

1742 interest.

1743 (5) Large additions (additions with a footprint exceeding 50% of

1744 the footprint of the Historic Structure) shall be visually

1745 separated from historic buildings when viewed from the

1746 public right of way. Where the height of a new addition

1747 exceeds the height of the Historic Structure, or site

1748 topography results in visibility from the primary right-of-way
1749 (e.g., an uphill addition), or both, the addition shall be set
1750 away from the historic structure by a minimum of one-half
1751 (1/2) the length of the least-wide historic elevation adjacent
1752 to the historic elevation to which the transitional element is
1753 attached.

1754 (6) Building Components and materials used on additions shall
1755 be similar in scale and size to those found on the historic
1756 building.

1757 (7) Window shapes, patterns and proportions found on the
1758 historic building should be reflected in the new addition.

1759 (8) Windows, doors and other features on a new addition shall
1760 be designed to be compatible with the historic structure and
1761 surrounding historic sites. Windows, doors and other
1762 openings shall be of sizes and proportions similar to those
1763 found on nearby historic structures. When using new window
1764 patterns and designs, those elements shall respect the

1765 typical historic character and proportions of windows on the

1766 primary historic structure and adjacent historic structures.

1767 The solid-to-void relationship and detailing of an addition

1768 shall be compatible with the historic structure.

1769 **5. Garages**

1770 **a. Scenario 1: Basement Addition without a Garage**

1771 (1) A basement addition shall not raise the historic structure
1772 generally more than two feet (2') from its original floor
1773 elevation above grade prior to construction.

1774 (2) ~~[(2.) B.3.3 A]~~ The historic site shall be returned to original
1775 grade following construction of a foundation. When the
1776 original grade cannot be achieved, no more than two feet (2')
1777 of the new foundation shall be visible above final grade on
1778 the primary and secondary facades.

1779 (3) The exterior walls on an inline basement addition shall not
1780 extend beyond the exterior wall planes of the historic
1781 structure's primary or secondary facades.

1782 (4) Window or egress wells, if needed, shall not be located on
1783 the primary façade. Window or egress wells shall be located
1784 behind the midpoint of the secondary façades, on the rear
1785 tertiary façade, or in a location not visible from the primary
1786 public right-of-way. Landscape elements shall be used to aid
1787 in screening window/egress wells from the primary right-of-

1788 way.

1789 (5) ~~[(5.) D.3.4]~~ After construction of the basement, the site shall

1790 be re-graded to approximate the grading prior to construction

1791 of the addition.

1792 b. **Scenario 2: Basement Addition with a Garage**

1793 (1) A new foundation or basement addition shall not raise a
1794 historic structure more than two feet (2') from its original floor
1795 elevation. Historic buildings on downhill lots may be raised to
1796 accommodate a basement garage addition provided 1)
1797 access to the garage is from a side or rear yard, 2) the
1798 ground floor of the historic building is not raised above
1799 finished road grade adjacent to the primary facade, and 3)
1800 the integrity and character of the structure will not be
1801 destroyed by raising the historic structure more than two feet
1802 (2') above its original height above grade.

1803 (2) A basement garage addition shall not extend beyond the
1804 exterior wall planes of the historic structure's primary or
1805 secondary facades. In limited situations, site setbacks and
1806 topography may allow for a projecting garage without
1807 adversely affecting the historic character of the structure. In
1808 these cases, a stepped design with an associated site
1809 grading and landscaping plan may be considered.

1810 (3) The vertical wall area of a basement garage addition that is
1811 visible from the primary public right-of-way shall be visually
1812 minimized. It is preferential for the garage opening to be
1813 setback from the wall plane of the historic structure in order
1814 to diminish the presence of the garage.

1815 (4) Window or egress wells, if needed, shall not be located on
1816 the primary façade. Window or egress wells shall be located
1817 behind the midpoint of the secondary façades, on the tertiary
1818 façade, or in a location that is not visible from the primary
1819 public right-of-way.

1820 (5) After construction of a basement garage addition, a historic
1821 site shall be re-graded to approximate the grading prior to
1822 construction of the addition.

1823 (6) A single vehicle garage door not greater than nine feet (9')
1824 wide and nine feet (9') high shall be used to access a
1825 basement garage addition. Glazing on garage doors shall be
1826 limited to no more than 30% of garage door.

1827 (7) Single car wide tandem garages are recommended. Side-by-
1828 side parking configurations are strongly discouraged; if used,
1829 they shall be visually minimized when viewed from the
1830 primary public right-of-way.

1831 (8) Garages featuring a side-by-side parking configuration, at a

1832 minimum, shall maintain a two foot (2') offset in the wall

1833 plane.

1834 **c. Scenario 3: Attached Garages**

1835 (1) Single car wide tandem garages are recommended. Side-by-

1836 side parking configurations are strongly discouraged; if used,

1837 they shall be visually minimized when viewed from the

1838 primary public right-of-way.

1839 (2) A single vehicle garage door not greater than nine feet (9')

1840 wide and nine feet (9') high shall be used to access a

1841 basement garage addition. Glazing on garage doors shall be

1842 limited to no more than 30% of garage door.

1843 (3) Garages featuring a side-by-side parking configuration, at a

1844 minimum, shall maintain a two foot (2') offset in the wall

1845 plane.

1846 **6. Decks**

1847 a. Decks should be constructed in inconspicuous areas where visually

1848 minimized from the primary right-of-way, usually on the tertiary

1849 façade. If built on a secondary façade of the historic structure, a

1850 deck should be screened from the right-of-way with fencing and/or

1851 appropriate native landscaping. Decks should be located such that

1852 they will not damage or conceal significant historic features or

1853 details of the historic structure.

1854 b. In order to prevent damage to a historic structure, decks shall be

1855 constructed to be self-supporting. If the deck cannot be constructed

1856 to be self-supporting, decks shall be attached to a historic structure

1857 with care so loss of historic fabric is minimized.

1858 c. Introducing a deck that will result in the loss of a character-defining
1859 feature of the historic structure or site, such as a historic porch or
1860 mature tree, should be avoided.

1861 d. The visual impact of a deck should be minimized by limiting its size
1862 and scale. Introducing a deck that visually detracts from a historic
1863 structure or historic site, or substantially alters a historic site's
1864 proportion of built area to open space is not appropriate.

1865 e. Decks and related steps and railings should be constructed of
1866 materials and in styles that are compatible with the structure to
1867 which they are attached.

1868 f. Decking materials such as fiber cement or plastic-wood composite
1869 floor boards shall not be used unless they are made of a minimum
1870 of 50% recycled and/or reclaimed materials.

1871 g. Significant site features, such as mature trees, should be protected
1872 from damage during the construction of a deck by minimizing
1873 ground disturbance and by limiting use of heavy construction
1874 equipment.

1875

7. Balconies & Roof Decks

1876

a. New balconies and roof decks on a historic structure shall be

1877

visually subordinate to the historic structure from the primary right-

1878

of-way. Installing a balcony on a historic structure's primary façade

1879

is not allowed, however, a balcony may be considered on a

1880

secondary or tertiary facade.

1881 b. A new balcony shall be simple in design and compatible with the
1882 character of the historic structure. Simple wood and metal designs
1883 are appropriate for residential structures. Heavy timber and plastics
1884 are inappropriate materials.

1885 c. A roof deck on a new addition shall be visually minimized when
1886 viewed from the right-of-way.

1887

1888 **8. Historic Accessory Buildings**

1889 a. Historic accessory buildings that contribute to the significance of
1890 the property shall be maintained and preserved.

1891 b. ~~[Guidelines]~~ Regulations for the treatment of Primary Structures
1892 shall be applied to all historic accessory buildings that contribute to
1893 the significance of the property.

1894 c. Pleases see ~~[guidelines]~~ requirements regarding transitional
1895 elements for those cases where the historic accessory structure
1896 may be linked to the historic primary structure.

1897 **9. New Accessory Buildings**

1898 a. New accessory buildings on flat or downhill sites with a historic

1899 building shall generally be located to the rear of the site, unless

1900 dictated by the Streetscape or character area are to be located in

1901 the front yard.

1902 b. New accessory structures on a site with a historic building may be

1903 located at the street front if 1) a pattern of front yard historic

1904 accessory structures has been established along the street, and 2)

1905 the proposed placement does not create any danger or hazard to

1906 traffic by obstructing the view of the street.

1907 c. New detached garages built on sites with historic structures should

1908 have a maximum interior dimension of twelve (12) feet in width.

1909 d. Single car wide tandem garages are recommended. Side-by-side

1910 parking configurations are strongly discouraged; if used, they shall

1911 be visually minimized when viewed from the primary public right-of-

1912 way.

1913 e. Garage doors shall not exceed nine (9) feet in width by nine (9) feet

1914 in height. Glazing on garage doors shall be limited to no more than

1915 30% of garage door.

1916 f. Roof form, exterior materials, and architectural detailing of a

1917 detached Accessory Building shall complement the primary

1918 structure.

1919 g. ~~[g.]~~ Accessory structures (such as sheds and garages) shall be

1920 subordinate in scale to the primary historic structure. The footprint

1921 of the new accessory structure shall not exceed 50% of the

1922 footprint of the historic structure. If the footprint exceeds 50% of the

1923 footprint of the historic structure, the scale of the individual modules

1924 shall be broken up to reflect the mass and scale of those seen on

1925 the historic structure. New accessory structures shall follow the

1926 ~~[design guidelines] regulations~~ for ~~[compatibility of additions as~~

1927 ~~outlined in]~~ Additions to Primary Structures.

1928 HISTORY

1929 *Adopted by Ord. 2017-42 on 8/3/2017*

1930 *Amended by Ord. 2019-06 on 5/16/2019*

1931 **15-13-3 (Regulations) Design Guidelines For Historic Commercial Sites**

1932 **A. Universal (Regulations) Design Guidelines**

1933 1. A site shall be used as it was historically or shall be given a new use that
1934 requires minimal change to the distinctive materials, features, spaces, and
1935 spatial relationships.

1936 2. Changes to a site or building that have acquired historic significance in
1937 their own right shall be retained and preserved.

1938 3. Historic exterior features of a building shall be retained and preserved.

1939 4. Distinctive materials, components, finishes, construction techniques, and

1940 examples of craftsmanship shall be retained and preserved. Applicants

1941 are encouraged to reproduce missing historic elements that were original

1942 to the building, but have been removed. Physical, photographic, or

1943 documented evidence shall be used to substantiate the reproduction of

1944 missing features. In some cases, where there is insufficient evidence to

1945 allow for accurate reconstruction of lost historic elements, it may be

1946 appropriate to reproduce missing historic elements that are consistent with

1947 historic structures of similar design, age, and detailing.

- 1948 5. Deteriorated or damaged historic features and elements shall be repaired
- 1949 rather than replaced. When the severity of deterioration or existence of
- 1950 structural or material defects requires replacement, the replacement
- 1951 feature or element shall match the original in design, dimension, texture,
- 1952 material, and finish. Applicants must show severity of deterioration or
- 1953 existence of defects by demonstrating that the historic material is no
- 1954 longer safe and/or serviceable and cannot be repaired to a safe and/or
- 1955 serviceable condition.
- 1956 6. Non-historic alterations that have been made to elements of a property,
- 1957 such as window replacements, eave enclosures, or porch element
- 1958 substitutions, that are in place prior to the adoption of these ~~[Design~~
- 1959 ~~Guidelines]~~ regulations may be maintained. However, if additional
- 1960 alterations to these elements are proposed, the elements must be brought
- 1961 into compliance with these ~~[Design Guidelines]~~ regulations.
- 1962 7. Each site shall be recognized as a physical record of its time, place and
- 1963 use. Applicants shall not introduce architectural elements or details that
- 1964 visually modify or alter the original building design when no evidence of

1965 such elements or details exists.

1966 8. Chemical or physical treatments, if appropriate, shall be undertaken using

1967 recognized preservation methods. Treatments that cause damage to

1968 historic material shall not be used. Treatments that sustain and protect the

1969 historic building and its occupants, but do not alter appearance, are

1970 encouraged.

1971 9. New construction, such as additions, exterior alterations, repairs,
1972 upgrades, etc. shall not destroy historic materials, features, and spatial
1973 relationships that characterize the historic site or historic building. New
1974 construction shall differentiate from the historic structure and, at the same
1975 time, be compatible with the historic structure in materials, features, size,
1976 scale and proportion, and massing to protect the integrity of the historic
1977 structure, the historic site, and the Historic District.

1978 10. New additions and related new construction shall be undertaken in such a
1979 manner that, if removed in the future, the essential form of the historic
1980 building and integrity of the historic building and site could be restored.

1981 11. The proposed project must not cause the building, site or Historic District
1982 to be removed from the National Register of Historic Places.

1983 **B. Specific ~~[Design Guidelines]~~ Regulations**

1984 **1. Site ~~[Design]~~**

1985 **a. Building Setback and Orientation**

1986 (1) The existing front and side yard setbacks of buildings shall
1987 be maintained. The alignment and setbacks are often

1988 different from residential, and are character-defining features

1989 of the district and shall be preserved.

1990 (2) The original location of a main entry, if extant, shall be

1991 preserved. The historic orientation of a primary entrance on

1992 Main Street shall be maintained.

1993 (3) The visual divisions of commercial buildings into storefront

1994 and upper stories, when present, shall be maintained.

1995 (4) Residential buildings converted to non-residential use often

1996 have deeper setbacks and landscaped front yards; these

1997 shall be retained.

1998 **b. Topography and Grading**

1999 (1) The natural topography and original grading of a historic site

2000 shall be maintained when feasible.

2001 **c. Landscaping and Vegetation**

2002 (1) The character of a historic site shall not be significantly

2003 altered by substantially changing the proportion of built

2004 and/or paved area to open space.

2005 (2) Existing landscape features that contribute to the character

2006 of a historic site and/or existing landscape features that

2007 provide environmental sustainability benefits shall be

2008 preserved and maintained.

2009 (3) Established on-site native plantings shall be maintained.

2010 During construction, established vegetation shall be
2011 protected to avoid damage. Damaged, aged, or diseased
2012 trees shall be replaced as necessary. Vegetation that may
2013 encroach upon or damage a new building may be removed,
2014 but shall be replaced with similar vegetation near the original
2015 location.

2016 (4) A detailed landscape plan, particularly for areas viewable
2017 from the primary public right-of-way, which respects the
2018 manner and materials traditionally used in the Historic
2019 Districts, shall be provided. When planning for the long-term
2020 sustainability of a landscape system, all landscape
2021 relationships on the site, including those between plantings
2022 and between the site and its structure(s) shall be considered.

2023 (5) Landscape plans shall balance water-efficient irrigation
2024 methods, drought-tolerant plants, and native plants with
2025 existing plant material and site features that contribute to the
2026 historic character of the site. Where irrigation is necessary,
2027 systems that minimize water loss, such as drip irrigation,
2028 shall be used.

2029 (6) Use to advantage storm water management features such
2030 as gutters, downspouts, site topography, and vegetation that
2031 can improve the environmental sustainability of a site.

2032 (7) The use of Water Wise Landscaping or permaculture

2033 strategies for landscape design shall be considered in order
2034 to maximize water efficiency. Where watering systems are
2035 necessary, systems that minimize water loss, such as drip
2036 irrigation, shall be used. These systems shall be designed to
2037 minimize their appearance from areas viewable from the
2038 primary public right-of-way.

2039 (8) Along public rights of way, landscaped areas, street trees,
2040 and seasonal plantings shall be designed to enhance the
2041 pedestrian experience, complement architectural features,
2042 and/or screen utility areas.

2043 (9) Installing plantings in areas like medians, divider strips, and
2044 traffic islands shall be considered.

2045 (10) Commercial properties typically have no setbacks
2046 along the principal façade. However, when front yard
2047 setbacks exist, landscaped areas (including patios) shall be
2048 of a small scale and design such that they do not disrupt the
2049 normal volume and flow of pedestrian traffic along the street.

2050 **d. Sidewalks, Plazas, and Other Street Improvements**

2051 (1) All Streetscape or character area elements should work
2052 together to create a coherent visual identity and public
2053 space. The visual cohesiveness and historic character of the
2054 area shall be maintained through the use of complementary
2055 materials.

2056 (2) Sidewalk bump outs reduce the distance required for
2057 pedestrians to cross streets. On long blocks, midblock
2058 crosswalks are recommended. Brick pavers, concrete
2059 pavers (sometimes brick-colored), and textured concrete or
2060 asphalt shall be used for crosswalks.

2061 (3) Using distinctive materials, such as bricks or pavers, to
2062 identify crosswalks at key intersections or crossings shall be
2063 considered. Crosswalk markings shall be clearly delineated
2064 without being obtrusive.

2065 (4) Street furniture, trash receptacles, bike racks, planters and
2066 other elements shall be simple in design and compatible with
2067 the appearance and scale of adjacent buildings and public
2068 spaces.

2069 (5) Existing plazas shall be maintained and well managed for
2070 daytime use, including landscaping, benches, trash
2071 receptacles and lighting.

2072 (6) Where new plazas are being considered, ensure that they
2073 are near pedestrian traffic, are well planned for intended
2074 uses, such as concerts or other events, and well designed
2075 for maintenance and durability.

2076 (7) Existing, alleys, staircases, and pedestrian tunnels shall be
2077 maintained where feasible.

2078

e. Parking and Driveways

2079

(1) The visual impacts of on-site parking (both surface lots and

2080

parking structures) shall be minimized by incorporating

2081

landscape treatments for driveways, walkways, paths,

2082

building and accessory structures in a comprehensive,

2083

complimentary and integrated design.

2084 (2) Landscaped separations, screening, and/or site walls shall
2085 be placed between parking areas, drives, service areas, and
2086 other public-use areas such as walkways, plazas, and
2087 vehicular access points.

2088 (3) When creating new off-street parking areas, the existing
2089 topography of the site and integral site features, such as
2090 mature landscaping and historic retaining walls, shall be
2091 minimally impacted.

2092 (4) Off-street parking areas shall be located within the rear yard
2093 and beyond the rear wall plane of a primary building, where
2094 feasible. If locating a parking area in a rear yard is not
2095 physically possible, the off-street parking area and
2096 associated vehicles shall be visually buffered from adjacent
2097 properties and the primary public right-of-way. Providing a
2098 driveway along the side yard of a property, if feasible, shall
2099 be considered. When locating driveways, historic site
2100 features and the existing topography of the property shall be

2101 minimally impacted.

2102 (5) ~~[Ten-foot (10') wide driveways are encouraged; however, n]~~

2103 New driveways ~~[should]~~ shall not exceed ~~[twelve]~~ ten (1~~[2]~~0)

2104 feet in width ~~[within the required front setback].~~ For an

2105 approved two-car garage, driveway access to the two-car

2106 garage may be provided in one of two ways:

2107 (A) A maximum 12-foot-wide curb cut and 12-foot-wide
2108 driveway is allowed within the Front Setback. Beyond
2109 the Front Setback, the driveway may achieve a 22-
2110 foot maximum width to access the two-car garage.

2111 (B) One maximum 10-foot-wide curb cut and one
2112 maximum 10-foot-wide driveway is allowed to access
2113 each of the two garages. The two driveways:

- 2114 1. shall be separated with at least 18 inches of
2115 landscaping; and
- 2116 2. shall include a vertical element at least 18
2117 inches in height, 18 inches in width, and in a
2118 length to be approved by the Engineering
2119 Department, depending on Right-of-Way
2120 encroachments, turning radii, and Sight
2121 Distance Triangle.

2122 (6) Shared driveways should be used when feasible.

2123 (7) Textured and poured paving materials other than smooth

2124 concrete should be considered for driveways that are visible
2125 from the primary right-of-way. Permeable paving shall be
2126 used on a historic property, where appropriate, to manage
2127 storm water. Permeable paving may not be appropriate for
2128 all driveways and parking areas.

2129 (8) Consider avoiding paving up to a building's foundation in
2130 order to reduce heat-island effect, building temperature,
2131 damage to the foundation, and drainage problems.

2132 (9) Landscape plans shall allow for snow storage for driveways.
2133 Snow storage for driveways shall be provided on site.

2134 (10) Parking structures and parking areas shall be located
2135 at the rear of the building to allow commercial use on the
2136 principal façade.

2137 **2. Primary Structures**

2138 **a. Foundation**

2139 (1) The historic placement, orientation, and grade of a historic
2140 building shall be retained, as shall the original grade of the
2141 site.

2142 (2) Historic foundations shall not be covered with new materials
2143 (e.g. concrete block, plywood panels, corrugated metal, or
2144 wood shingles). Masonry foundations shall be cleaned,
2145 repaired, or re-pointed according to masonry guidelines

2146 (published by the Secretary of the Interior). Replacement of

2147 historic material is allowed only when it can be demonstrated

2148 that the historic material is no longer safe and/or serviceable

2149 and cannot be repaired to a safe and/or serviceable

2150 condition.

2151 (3) A new foundation shall generally raise or lower a historic
2152 structure **[no]** more than two (2) feet from its original floor
2153 elevation.

2154 (4) The form, material, and detailing of a new foundation shall
2155 be similar to the historic foundation (when extant) or similar
2156 to foundations of nearby historic structures.

2157 (5) The construction of a foundation at a height that is not
2158 proportional to neighboring historic structures is not
2159 appropriate. The height of a new foundation shall not be
2160 significantly taller or shorter than neighboring structures. A
2161 historic storefront shall not be significantly altered by lifting
2162 the historic structure for the construction of a new
2163 foundation.

2164 (6) A historic site shall be returned to original grade following
2165 construction of a foundation. When original grade cannot be
2166 achieved, generally no more than six (6) inches of the new
2167 foundation shall be visible above final grade on the primary

2168 and secondary facades.

2169 (7) The re-grading of a site shall blend the grade of the site with

2170 the grade of adjacent sites and shall not create the need for

2171 retaining walls.

2172 (8) A site shall be re-graded so that water drains away from the

2173 structure and does not enter the foundation.

2174 (9) Consider adding a plinth, or trim board, at the base of a
2175 historic structure to visually anchor the historic structure to
2176 the new foundation.

2177 (10) Window or egress wells, when needed, shall not be
2178 located on the primary façade. Window or egress wells shall
2179 be located beyond the midpoint of the secondary facades,
2180 on the tertiary elevation, or in a location that is not visible
2181 from the primary public right-of-way.

2182 **b. Exterior Walls**

2183 (1) Primary and secondary facade elements, such as
2184 window/door configuration, wall planes, recesses, bays,
2185 balconies, steps, porches, and entryways shall be preserved
2186 and maintained in their original location on the façade.

2187 (2) Exterior historic elements including wood siding (drop siding,
2188 clapboard, board and batten), frieze boards, cornices,
2189 moldings, shingles, etc., as well as stone and masonry shall
2190 be preserved and maintained. Deteriorated or damaged

2191 historic elements shall be repaired using recognized
2192 preservation methods appropriate to the specific material.
2193 (3) When disassembly of a historic element—window, molding,
2194 bracket, etc.--is necessary for restoration, recognized
2195 preservation procedures and methods for removal,
2196 documentation, repair, and reassembly shall be used.

2197 (4) When an exterior historic element cannot be repaired, it shall
2198 be replaced with materials that match the original in all
2199 respects: scale, dimension, profile, material, texture, and
2200 finish. The replacement of an existing historic element is
2201 allowed only when it can be demonstrated that the historic
2202 element is no longer safe and/or serviceable and cannot be
2203 repaired to a safe and/or serviceable condition.

2204 (5) Substitute material such as fiber cement or plastic-wood
2205 composite siding, shingles, and trim boards shall not be
2206 used unless it is made of a minimum of 50% recycled and/or
2207 reclaimed materials. Additionally, the applicant must show
2208 that the physical properties — expansion/contraction rates,
2209 chemical composition, stability of color and texture,
2210 compressive or tensile strength—of the substitute material
2211 have been proven to not damage or cause deterioration of
2212 adjacent historic materials.

2213 (6) Substitute material shall not be used on a primary or

2214 secondary façade unless the applicant can demonstrate that

2215 historic material cannot be used and that the substitute

2216 material will not cause damage to adjacent historic material

2217 or detract from the historic integrity of the structure.

2218 (7) The application of synthetic or substitute materials, such as

2219 vinyl or aluminum siding, over original wood siding may

2220 cause, conceal, or accelerate physical deterioration and is
2221 not appropriate. Removal of synthetic siding (aluminum,
2222 asbestos, Brick-TeX, and vinyl) that has been added to a
2223 building, followed by restoration of the historic wood siding
2224 (or other underlying historic material), is highly encouraged.

2225 (8) Interior changes that affect the exterior appearance of
2226 primary and secondary facades, including changing historic
2227 floor levels windows to doors or doors to windows, and porch
2228 roofs to balconies or decks, shall be avoided.

2229 **c. Roofs**

2230 (1) Historic roof forms shall be preserved and maintained. Most
2231 commercial roof forms are flat, sloping, hipped, or gable.

2232 (2) The line, pitch, and overhang of the historic roof form, as
2233 well as any functional and decorative elements, shall be
2234 preserved and maintained. Roof-related features such as
2235 parapet walls and cornices shall be maintained and
2236 preserved.

2237 (3) New roof features, such as photovoltaic panels (solar
2238 panels), skylights, ventilators, and mechanical and
2239 communication equipment shall be visually minimized when
2240 viewed from the primary public right-of-way so as not to
2241 compromise the architectural character of the building.

2242 Photovoltaic panels and skylights shall be flush-mounted to

2243 the roof.

2244 (4) Roof colors shall be neutral-colored and earth-toned.

2245 (5) Crickets, saddles, or other snow-guard devices shall be

2246 placed so they do not significantly alter the form of the roof

2247 as seen from the primary public right-of-way.

2248 (6) Dormers that did not exist historically shall not be added on

2249 a primary façade.

2250 (7) New dormers may be added on tertiary or secondary

2251 facades and shall be visually minimized from the primary

2252 public right-of-way. Gabled, hipped, or shed dormers are

2253 appropriate for most buildings and shall be in keeping with

2254 the character and scale of the building.

2255 **d. Storefronts**

2256 (1) Primary and secondary facade elements, such as

2257 window/door configuration, wall planes, recesses, bays,

2258 balconies, steps, porches, and entryways shall be

2259 maintained in their original location on the façade.

2260 (2) Historic storefront elements such as doors, windows, kick

2261 plates, bulkheads, transoms, ornamentation, cornices,

2262 pillars, pilasters, and other character-defining features shall

2263 be preserved and maintained.

2264 (3) Historic storefronts and their character-defining features and

2265 elements shall not be covered with modern materials.

2266 Deteriorated or damaged storefronts or elements shall be

2267 repaired so that the storefront retains its historic appearance.

2268 Repairs shall be made with in-kind materials, based on

2269 physical or documentary evidence, whenever possible.

2270 (4) Missing elements shall be replaced in keeping with size,

2271 scale, style, and materials of the historic structure, and then

2272 only if there is little or no evidence of the original

2273 construction. In such cases, an alternative design that is

2274 compatible with the remaining character-defining features of

2275 the historic building may be considered.

2276 (5) Historic recessed entries, if in their original historic

2277 configuration, shall be preserved and maintained. If a historic

2278 recessed entry has been lost during a previous renovation,

2279 consider reconstructing, based on physical or documentary

2280 evidence, the historic entry. The replacement shall match the

2281 original in terms of design, materials, and configuration.

2282 (6) Primary entrances to commercial buildings should be

2283 accessible to meet American Disabilities Act (ADA)

2284 requirements. If this is not possible, alternative entrances

2285 shall be available, clearly marked, and maintained to the

2286 same standards as the primary entrance.

2287 (7) Original doors shall be preserved and maintained.

2288 Replacement of non-historic doors shall be substantiated by
2289 documentary, physical, or pictorial evidence.

2290 (8) If no evidence of the historic door appearance is available,
2291 new doors should be similar in materials and configuration to
2292 historic doors on commercial buildings of similar period.

2293 Typically, painted wood doors with single or multiple lights of
2294 clear glass are appropriate replacements for primary
2295 facades. Replacement doors for secondary entrances may
2296 be smaller or may be solid wood. Dark or bronze-anodized
2297 metal, though less appropriate, may be substituted for wood
2298 in cases where the original door has been lost and no
2299 evidence of the original door exists.

2300 (9) The original storefront windows and window configuration
2301 shall be preserved and maintained if possible. If the
2302 storefront windows have been reduced in size over the
2303 years, re-establishing their original dimensions and

2304 configuration is encouraged.

2305 (10) Opaque, reflective, and mirror types of glass are not

2306 appropriate.

2307 (11) Transoms above display windows shall be preserved

2308 and maintained. When transoms are covered and original

2309 moldings and window frame proportions are concealed, or

2310 when transoms have been entirely removed, restoring the

2311 transom to its original appearance is encouraged.

2312 **e. Doors (Not Included in Storefronts)**

2313 (1) Historic door openings, doors, door surrounds, and

2314 decorative door features shall be preserved and maintained.

2315 (2) Historic door openings that are significant shall be restored

2316 to the historic period of restoration. On primary facades, in

2317 particular, consider reconstructed, based on physical or

2318 documentary evidence, historic doorways that no longer

2319 exist.

2320 (3) Changing the position, proportions, or dimensions of historic

2321 door openings shall be avoided. It is not appropriate to

2322 create additional openings or remove existing historic

2323 openings on primary or secondary facades that are visible

2324 from the primary public right-of-way.

2325 (4) Replacement doors shall be allowed only when it can be

2326 shown that the historic doors are no longer safe and/or

2327 serviceable and cannot be repaired to a safe and/or

2328 serviceable condition. Replacement doors shall exactly

2329 match the historic door in size, material, profile, and style.

2330 (5) Storm doors and/or screen doors typical of the Mining Era

2331 may be used on primary or secondary facades when the

2332 applicant can show that they will not diminish the historic

2333 character of the building.

2334 (6) When no physical or documentary evidence of original doors

2335 exists, replacement doors typically shall be of wood, with or

2336 without glazing, and shall complement the style of the

2337 historic structure. When replacing non-historic doors,

2338 designs similar to those that were found historically in Park

2339 City shall be used. Paneled doors were typical and many

2340 had vertical panes of glass. Scalloped, Dutch, and colonial

2341 doors, as well as door sidelights are not appropriate on most

2342 primary and secondary façades.

2343 (7) New door openings may be considered on secondary

2344 façades. A new opening shall be similar in location, size, and

2345 type to those seen on the historic structure.

2346 (8) When a historic door opening on a primary façade is no

2347 longer functional, the door shall be retained and, if

2348 necessary, blocked on the interior side only. The door shall

2349 appear to be functional from the exterior.

2350 **f. Windows (not included in Storefronts)**

2351 (1) Historic window openings, windows, window surrounds and

2352 decorative window features shall be maintained and

2353 preserved.

2354 (2) Historic window openings that have been altered or lost over
2355 time shall be restored. On primary façades, in particular,
2356 consider reconstructing, based on physical or documentary
2357 evidence, historic window openings that no longer exist.

2358 (3) Changing the position, proportions, or dimensions of historic
2359 window openings shall be avoided. It is not appropriate to
2360 create additional openings or remove existing historic
2361 openings on primary or secondary façades that are visible
2362 from the primary public right-of-way.

2363 (4) The historic ratio of window openings to solid wall shall be
2364 maintained.

2365 (5) When historic windows are present, replacement windows
2366 shall be allowed only when it can be shown that the historic
2367 windows are no longer safe and serviceable and the historic
2368 windows cannot be made safe and serviceable through
2369 repair. Replacement windows shall exactly match the historic
2370 window in size, dimensions, glazing pattern, depth, profile,

2371 and material.

2372 (6) The original number of glass panes in a historic window shall

2373 be maintained. Replacing multiple panes with a single pane

2374 is not appropriate. Snap-in muntins, or muntins between two

2375 sheets of glass are inappropriate as these simulated dividers

2376 lack depth and fail to show the effect of true divided glass

2377 panes.

2378 (7) Replacing an operable window with a fixed window is

2379 inappropriate.

2380 (8) New window openings may be considered on secondary

2381 façades but only when placed beyond the midpoint. New

2382 window openings shall be similar in location, size, scale,

2383 type, and glazing pattern to those seen on the historic

2384 structure.

2385 (9) When no physical or documentary evidence of original

2386 windows exists, replacement windows typically shall be of

2387 wood and shall complement the style of the historic

2388 structure.

2389 (10) When replacing non-historic windows, designs similar

2390 to those found historically in Park City shall be used.

2391 (11) Aluminum-clad wood windows are appropriate on

2392 non-historic additions or foundation-level windows. Vinyl and

2393 aluminum windows are inappropriate.

2394 (12) New glazing shall match the visual appearance of

2395 historic glazing and/or be clear. Metallic, frosted, tinted,

2396 stained, textured and reflective finishes are generally

2397 inappropriate for glazing on the primary façade of the historic

2398 structure.

2399 (13) It is generally inappropriate to modify windows on the
2400 primary façade to accommodate interior changes. When a
2401 window opening is no longer functional on a primary or
2402 secondary façade visible from the primary public right-of-
2403 way, the glazing shall be retained and the window opening
2404 shall be screened or shuttered on the interior side. The
2405 window shall appear to be functional from the exterior.

2406 (14) Storm windows shall be installed on the interior of the
2407 window; if interior installation is not feasible, the materials,
2408 style, and dimensions of exterior wood storm windows shall
2409 match the way storm windows would have been constructed
2410 at the time of the building's construction or complement the
2411 historic window dimensions in order to minimize their visual
2412 impact. Exterior storm windows shall be set within the
2413 window opening and attach to the exterior sash stop.

2414 **g. Gutters and Downspouts**

2415 (1) Removing or obstructing a historic building's elements and

2416 materials when installing gutters and downspouts shall be

2417 avoided.

2418 (2) When new gutters are needed, the most appropriate design

2419 for hanging gutters is half round. Downspouts shall be

2420 located away from architectural features and shall be visually

2421 minimized when viewed from the primary public right-of-way.

2422 (3) Water from gutters and downspouts shall drain away from

2423 the historic structure.

2424 **h. Historic Balconies/Porticos**

2425 (1) Historic balconies, porticos, and their railings and decorative

2426 architectural features shall be maintained and preserved.

2427 (2) Restoring historic balconies and porticos that have been

2428 altered or lost over time is encouraged. On primary façades,

2429 in particular, consider reconstructing, based on physical or

2430 documentary evidence, historic balconies and porticos that

2431 no longer exist.

2432 (3) Changing the position, proportions, or dimensions of historic

2433 balconies or porticos shall be avoided.

2434 (4) Substitute decking materials such as fiber cement or plastic-

2435 wood composite floor boards shall not be used unless they

2436 are made of 50% recycled and/or reclaimed material.

2437 Additionally, the applicant must show that the physical

2438 properties—expansion/contraction rates, chemical

2439 composition, stability of color and texture, compressive or
2440 tensile strength—of the substitute material have been proven
2441 to not damage or cause the deterioration of adjacent historic
2442 material.

2443 (5) Any alteration to drainage on an existing balcony shall be
2444 reviewed by the City Engineer.

2445
2446
2447
2448
2449
2450
2451
2452
2453
2454
2455
2456
2457
2458
2459
2460
2461

i. Decks, Fire Escapes, and Exterior Staircases

(1) 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 tertiary facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.

(2) 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.

(3) ~~(3.)~~ 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.

2462 (4) ~~[(4.)]~~ In order to prevent damage to a historic structure,
2463 decks, fire escapes, and exterior staircases shall be
2464 constructed to be self-supporting. If a deck cannot be
2465 constructed to be self-supporting, the deck shall be attached
2466 to a historic building with care such that loss of historic
2467 material is minimized.

2468 (5) ~~[(5-)]~~ Decks, fire escapes, and related exterior steps and

2469 railings should be constructed of materials and in styles that

2470 are compatible with the historic building.

2471 (6) ~~[(6-)]~~ Decking materials such as fiber cement or plastic-wood

2472 composite floor boards shall not be used unless they are

2473 made of a minimum of 50% recycled and/or reclaimed

2474 material.

2475 **j. Chimneys and Stovepipes**

2476 (1) Historic chimneys and their decorative features are important

2477 character-defining features of historic buildings and shall be

2478 preserved and maintained.

2479 (2) Historic stovepipes shall be maintained and repaired when

2480 possible. When partial or full replacement of a historic

2481 stovepipe is required, new materials shall have a matte,

2482 nonmetallic finish.

2483 (3) Repairs to chimneys shall be made so as to retain historic

2484 materials and design. The replacement of existing historic

2485 material is allowed only when it can be shown that the

2486 historic material is no longer safe and/or serviceable and

2487 cannot be repaired to a safe and/or serviceable condition.

2488 Ornamental features such as corbelling and brick patterning

2489 shall be preserved and maintained.

2490 (4) Chimneys shall not be covered with non-historic materials.

2491 (5) New chimneys and stovepipes shall be of a size, scale, and
2492 design that are appropriate to the character and style of the
2493 historic building. New chimneys and stovepipes shall be
2494 visually minimized when viewed from primary public right-of-
2495 way and shall be appropriate to the character and style of
2496 the historic building.

2497 **k. Architectural Features**

2498 (1) Architectural features such as eaves, brackets, cornices,
2499 moldings, trim work, and decorative shingles shall be
2500 preserved and maintained.

2501 (2) Historic architectural features shall be repaired rather than
2502 replaced. Replacement architectural features are allowed
2503 only when it can be shown that the historic features are no
2504 longer safe and/or serviceable and cannot be repaired to a
2505 safe and/or serviceable condition. Replacement features
2506 shall exactly match the historic features in design, size,
2507 dimension, form, profile, texture, material and finish.

2508 (3) Architectural features may be added to a historic structure

2509 when accurately based on physical or photographic

2510 evidence (e.g. 'ghost' lines).

2511 **3. Mechanical Equipment, Communications, and Service Areas**

2512 a. Mechanical and/or utility equipment, including heating and air

2513 conditioning units, meters, and exposed pipes, shall be located on

2514 the tertiary façade or another inconspicuous location. If located on
2515 a secondary façade, the visual impact of the mechanical and/or
2516 utility equipment shall be minimized by incorporating it as an
2517 element of the building or landscape design.

2518 b. Ground-level equipment shall be screened from view using
2519 landscape elements such as fences, low stone walls, or perennial
2520 plant materials.

2521 c. Roof-mounted mechanical and/or utility equipment shall be
2522 screened and visually minimized from all views.

2523 d. Low-profile rooftop mechanical units and elevator penthouses that
2524 are not visible from the primary public right-of-way shall be used. If
2525 this is not possible, rooftop equipment shall be set back or
2526 screened from all views. Placement of rooftop equipment shall be
2527 sensitive to views from upper floors of neighboring buildings.

2528 e. Historic elements shall not be removed or obstructed when
2529 installing mechanical systems and equipment.

2530 f. New communications equipment such as satellite dishes or

2531 antennae shall be visually minimized when viewed from the primary

2532 public right-of-way.

2533 g. Loading docks shall be located and designed in order to minimize

2534 their visual impact.

2535 h. Service equipment and trash containers shall be screened. Solid
2536 wood or masonry partitions or hedges shall be used to enclose
2537 trash areas.

2538 **4. Additions to Primary Structures**

2539 **a. Protection of Historic Sites and Structures**

2540 (1) Additions to historic buildings should be considered only
2541 after it has been demonstrated that the proposed new use
2542 cannot be accommodated solely by altering interior spaces.

2543 (2) Additions to historic buildings shall be considered with
2544 caution and shall be considered only on non-character-
2545 defining façades, usually rear and occasionally side façades.

2546 Additions shall not compromise the architectural integrity of
2547 historic structures. Additions to the primary façades of
2548 historic structures are not appropriate.

2549 (3) Additions should be visually subordinate to historic buildings
2550 when viewed from the primary public right-of-way.

2551 (4) Additions to historic structures shall not be placed so as to

2552 significantly affect the integrity of historic roof forms.

2553 (5) Additions to historic structures shall not contribute

2554 significantly to the removal or loss of historic material.

2555 (6) Retain Additions to historic structures that are significant to

2556 the era/period to which the building is being restored shall be

2557 preserved and maintained.

2558
2559
2560
2561
2562
2563
2564
2565
2566
2567
2568
2569
2570
2571
2572
2573
2574

b. General Compatibility

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

(2) 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 or character area and/or structure’s historic character.

(3) 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 or character area.

2575 (4) The rhythm established by the repetition of the traditional 25-

2576 foot façade widths shall be maintained; these dimensions,

2577 when repeated along the street, create a strong pattern that

2578 contributes to the visual continuity of the Streetscape or

2579 character area.

2580 (5) When new additions are to be wider than the traditional
2581 twenty-five (25) feet, the façade shall be divided into portions
2582 that reflect this pattern. The rhythm of façade widths shall be
2583 maintained in additions, especially for projects that extend
2584 over several lots, by changing materials, patterns, reveals,
2585 building setbacks, façade portions, or by using design
2586 elements such as columns or pilasters.

2587 (6) No more than fifty (50) feet in width of street front may have
2588 the same façade height. On large projects (more than two
2589 lots) building heights shall be varied by creating setbacks in
2590 the façade, by stepping back upper stories, and by building
2591 decks and balconies when it is appropriate to the design.

2592 (7) New additions shall incorporate character-defining features
2593 of historic commercial buildings such as the division of the
2594 façade into zones (storefront and upper stories), cornice
2595 treatment, pronounced entry, and other articulation.

2596 (8) Proportions and established patterns of historic upper story

2597 windows shall be maintained. On additions, upper floors
2598 shall incorporate traditional, vertically proportioned window
2599 openings within a more solid wall than lower floors. Windows
2600 similar in size and shape to those used historically shall be
2601 used in order to maintain the façade pattern of the
2602 Streetscape or character area. It is generally appropriate for

2603 the solid-to-void ratio of structures to be two-thirds (2/3) solid
2604 to one-third (1/3) glazing, except for storefronts that feature
2605 more glass.

2606 (9) The solid-to-void relationship of an addition shall be
2607 compatible with the historic structure. The proportions of
2608 window and door openings shall be similar to historic
2609 structures. Large expanses of glass, either vertical or
2610 horizontal, are generally inappropriate on commercial
2611 structures. Oversized doors that would create a 'grand entry'
2612 are also inappropriate. Smaller windows with simple window
2613 frames are recommended for additions.

2614 (10) Windows, doors and other features on a new addition
2615 shall be designed to be compatible with the historic structure
2616 and surrounding historic sites. Windows, doors and other
2617 openings shall be of sizes and proportions similar to those
2618 found on nearby historic structures. When using new window
2619 patterns and designs, those elements shall respect the

2620 typical historic character and proportions of windows on the

2621 primary historic structure.

2622 (11) Generally, the height of the window opening shall be

2623 two (2) times the dimension of the width. In some cases, it

2624 may be appropriate to use square windows. Additional

2625 glazing can be accommodated using transoms.

2626 (12) Roofs shall be designed to be in character with those
2627 seen historically. Simple roof forms—flat, gable, shed—are
2628 appropriate. On large projects the use of a variety of these
2629 simple roof forms is encouraged.

2630 (13) Roofs shall appear similar in scale to those seen
2631 historically. On larger additions, the use of parapet walls,
2632 changes in roof height, and changes in material shall be
2633 used to express modules.

2634 (14) Original exterior walls shall be kept intact and existing
2635 openings shall be used for connecting an addition to the
2636 original structure when feasible.

2637 **c. Transitional Elements**


2638 (1) Where a new addition abuts a historic building, a well-
2639 defined transitional element shall be designed and
2640 constructed between the historic structure and the new
2641 addition. Minor additions, such as bay windows or dormers,
2642 do not require a transitional element.

2643 (2) In some cases, a transitional element may not be necessary

2644 if the new addition is visually differentiated from the historic

2645 structure, as viewed from the primary public right-of-way,

2646 through a shift in wall plane, a change in material or pattern,

2647  or by using other design elements.

2648 (3) In-line additions may be appropriate when the joint between
2649 the historic structure and the new addition is not visible from
2650 the primary public right-of-way. A transitional element is
2651 required if the joint between the historic structure and the
2652 new addition is visible from the primary public right-of-way
2653 and the addition is similar in design to the historic structure.

2654 (4) If the new addition is in the same wall plane as the historic
2655 structure and also abuts a primary public right-of-way, a
2656 transitional element is required.

2657 (5) At a minimum, the transitional element shall be two (2) feet
2658 in width.

2659 (6) The highest point of the transitional element shall be a
2660 minimum of two (2) feet lower than the highest roof plate of
2661 the historic structure.

2662 **d. Scenario 1: Rooftop Additions**

2663 (1) Rooftop additions may be allowed, however, they shall not
2664 exceed one story in height above the existing wall plate of

2665 the historic building.

2666 (2) Rooftop additions shall not be visible from the primary public

2667 right-of-way. The addition shall be recessed from the

2668 primary, character-defining façade to preserve the

2669 perception of the historic scale, height, and façade of the

2670 historic structure.

2671 (3) The rooftop addition shall be recessed from the façade to a
2672 distance that is at least equal to the height of the historic
2673 façade or beyond the midpoint of the structure to ensure that
2674 the rooftop addition is minimally visible from the primary
2675 public right-of-way.

2676 **e. Scenario 2: Rear Additions**

2677 **(1) Rear Additions Fronting Swede Alley**

2678 (A) Additions on the rear of Main Street buildings that will
2679 front Swede Alley shall be reduced in scale as they
2680 reach Swede Alley in order to to maintain the
2681 pedestrian character along the street.

2682 (B) Swede Alley additions shall be subordinate and
2683 complementary to Main Street with regard to public
2684 access and Streetscape or character area amenities.

2685 Rear entrances, if developed, shall accommodate
2686 both service activities and secondary access.

2687 (C) Swede Alley facades shall be simple in detail and

2688 shall complement the character of the building's
2689 primary entrance on Main Street. Materials and colors
2690 used on the Swede Alley entrance shall be
2691 coordinated with the Main Street façade so customers
2692 can recognize that both entrances belong to the same
2693 business.

2694 (D) Swede Alley facades shall utilize materials, colors,
2695 signs, and lighting that reinforces a cohesive design
2696 of the building.

2697 (E) Window display areas on Swede Alley facades may
2698 be appropriate, but shall be subordinate to and
2699 proportionally smaller than those seen on Main Street.

2700 **(2) Rear Additions Fronting Park Avenue**

2701 Additions to historic commercial structures that will face Park
2702 Avenue shall be consistent to the size and scale of
2703 residential development to maintain the character of the Park
2704 Avenue Streetscape or character area. This includes the
2705 overall scale and massing of facades, window and door
2706 sizes and configurations, lighting, and landscaping. See
2707 ~~[Design Guidelines]~~ Regulations for New Additions to
2708 Historic Residential Structures.

2709 **(3) Basement Additions**

2710 (A) A basement addition shall generally raise the historic

2711 structure not more than two (2) feet from its original

2712 floor elevation above original grade. Lifting of the

2713 structure shall not disrupt its relationship with the

2714 Streetscape or character area or sidewalk elevation.

2715 (B) In plan, ~~the~~ the exterior wall planes of an in-line

2716 basement addition shall not extend beyond the

2717 exterior wall planes of the historic structure's primary
2718 or secondary facades.

2719 (C) Window or egress wells, if needed, shall not be
2720 located on the primary façade. Window or egress
2721 wells ~~should~~ shall be located beyond the midpoint of
2722 the secondary façades, on the tertiary façade, or in a
2723 location that is not visible from the primary public
2724 right-of-way. Landscape elements shall be used in
2725 screening window/egress wells from the primary
2726 public right-of-way.

2727 (D) A historic site shall be returned to original grade
2728 following the construction of a foundation. When
2729 original grade cannot be achieved, no more than six
2730 (6) inches of the new foundation shall be visible
2731 above final grade on primary and secondary facades.

2732 **f. New Storefronts**

2733 (1) Street-facing primary façades of new additions shall be

2734 distinguished by well-defined storefront elements, including
2735 storefront entryway, ample-size windows, and appropriate
2736 decorative elements. Storefronts on new additions shall have
2737 rhythm and pattern similar to that of the historic Streetscape
2738 or character area.

2739 (2) Storefronts were built using standard dimensions for kick
2740 plates or bulkheads and display windows so the first levels
2741 have a similar height. When storefronts are situated on the
2742 steep-sloped of Main Street, the result is a stair-step effect.
2743 This stair-step effect is an important visual pattern of the
2744 Historic District and shall be repeated on additions.

2745 (3) Recessed entries on additions fronting on Main Street are
2746 encouraged.

2747 (4) Windows on new storefront additions shall be used
2748 extensively and in keeping with the architectural style of the
2749 historic structure. Design and scale shall be maintained in
2750 the tradition of historic storefronts with extensive street-level
2751 window area.

2752 (5) Generally, two-thirds (2/3) or more of storefront areas may
2753 be glass. The solid-to-void ratio of an addition's storefront
2754 shall be similar to that of the historic structure.

2755 **g. New Decks (Not Street Dining Decks)**

2756 (1) Decks on new additions shall be constructed in
2757 inconspicuous areas, usually on a tertiary façade, where the
2758 deck is visually minimized from the primary public right-of-
2759 way. If a deck is built on a secondary façade of a historic
2760 structure, the deck shall be screened from the primary public
2761 right-of-way with fencing and/or appropriate native

2762 landscaping. Decks shall be located where and in a way that
2763 will not damage or conceal significant historic features or
2764 details of the historic structure.

2765 (2) In order to prevent damage to a historic structure, decks
2766 shall be constructed to be self-supporting. If a deck cannot
2767 be constructed to be self-supporting, the deck shall be
2768 attached to a historic structure with care so that loss of
2769 historic fabric is minimized.

2770 (3) Introducing a deck that will result in the loss of a character-
2771 defining feature of a historic structure or site, such as a
2772 historic porch or mature tree, shall be avoided.

2773 (4) The visual impact of a deck shall be minimized by limiting its
2774 size and scale. Introducing a deck that visually detracts from
2775 a historic structure or historic site, or substantially alters a
2776 historic site's proportion of built area to open space, is not
2777 appropriate.

2778 (5) Decks and related steps and railings shall be constructed of

2779 material and in styles that are compatible with the structure

2780 to which they are attached.

2781 (6) Decking materials such as fiber cement or plastic-wood

2782 composite floor boards shall not be used unless they are

2783 made of a minimum of 50% recycled and/or reclaimed

2784 material.

2785 (7) A roof deck on a historic structure or new addition shall be
2786 visually minimized when viewed from the primary public
2787 right-of-way.

2788 **h. Handrails**

2789 (1) New handrails and railings shall complement the historic
2790 structure in material and design.

2791 **i. Awnings**

2792 (1) Awnings may be appropriate for use on a street level façade
2793 if placed in locations historically used for awnings.

2794 Storefronts and upper façade windows are both appropriate
2795 locations for new awnings.

2796 (2) Awnings shall be placed so that the historic and architectural
2797 features are not obstructed. Transom lights of prism glass or
2798 stained glass shall not be covered by permanent, fixed
2799 awnings.

2800 (3) Installation of awning hardware shall not damage historic
2801 materials and features of the historic building.

2802 (4) Shed-type awnings are the most appropriate for use on both
2803 street-level facades and upper facades. Alternative awning
2804 forms may be considered if physical or photographic
2805 evidence of their use on the historic building exists or the
2806 awning complements the design of the building.

2807 (5) Awnings shall be compatible with the style and period of the
2808 historic building in size, color and material. Plastic, vinyl or
2809 metal awnings shall be avoided.

2810 (6) Awnings may contain graphics or signs, but shall not be
2811 backlit. Spotlighting awnings from above shall also be
2812 avoided.

2813 (7) Awnings shall not shed an excessive amount of rain or snow
2814 onto a sidewalk or other pedestrian paths.

2815 **j. Reusing Historic Houses as Commercial Structures**

2816 (1) When a historic residential structure is adapted to a
2817 commercial use, its residential ~~[design]~~ appearance and
2818 character shall be preserved.

2819 Please see ~~[Design Guidelines]~~ Regulations for Historic
2820 Residential Structures.

2821 HISTORY

2822 *Adopted by Ord. 2019-06 on 5/16/2019*

2823 **15-13-4 [Guidelines] Regulations For Relocation And/or Reorientation Of Intact**

2824 **Buildings Or Structures**

2825 Whenever possible, a historic structure should be rehabilitated in its original location for

2826 the following reasons:

2827 • The historic integrity of the site, or Streetscape, or character area will be altered by the

2828 relocation and/or reorientation of the structure.

2829 • The relocation and/or reorientation may threaten the historical significance of the

2830 structure or site.

2831 • The structure may be damaged or weakened in the process of relocation and/or

2832 reorientation.

2833 • Relocation and/or reorientation adds costs not associated with on-site rehabilitation;

2834 such as utility line removal, moving expenses, additional International Building Code

2835 requirements, tree removal/trimming, and possibly traffic control.

2836 Relocation of any structure designated as historic on the City's Historic Sites Inventory

2837 may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all

2838 applications for the relocation and/or reorientation of historic structures must be

2839 reviewed and approved by the Historic Preservation Board. No historic structure shall

2840 be relocated and/or reoriented when its preservation will be adversely affected.

2841 When a structure is permitted to be relocated and/or reoriented, every effort shall be

2842 made to reestablish its historic orientation, setting, and relationship to the environment.

2843 **A. Protection for the Historic Building and Site**

2844 1. Relocation and/or reorientation of a historic building shall be considered

2845 only after it has been determined by the Historic Preservation Board that

2846 the integrity and significance of the historic building will not be diminished

2847 by such action.

2848 2. Relocation and/or reorientation of a historic building shall be considered

2849 only after it has been determined that the structural soundness of the

2850 building will not be negatively impacted. A professional structural analysis

2851 shall be conducted in order to minimize any damage that may occur

2852 during the relocation/reorientation of a historic structure.

- 2853 3. Hire licensed professional building movers to relocate a historic building.
- 2854 4. A historic structure shall be secured and protected from adverse weather
- 2855 conditions, water infiltration, and vandalism before, during, and after the
- 2856 relocation/ reorientation process.
- 2857 5. When rehabilitation of the historic structure is delayed, temporary
- 2858 improvements, such as roof repairs, secured and/or covered windows and
- 2859 doors, and adequate ventilation shall be made to the structure to protect
- 2860 the historic fabric until rehabilitation can be accomplished.
- 2861 6. A written plan detailing the steps and procedures for relocation or
- 2862 reorientation of a historic building shall be completed and approved by the
- 2863 Planning and Building Departments. This plan shall outline, step by step,
- 2864 the proposed work to relocate and/or reorient the building to ensure that
- 2865 the least destructive method of moving the building will be employed.
- 2866 7. Relocating and/or reorienting a historic building of which the location
- 2867 contributes to the character of the Historic District shall be avoided.
- 2868 8. A historic building shall be moved in one piece whenever possible. When
- 2869 problematic structural or relocation route conditions preclude moving a

2870 building as a single unit, then partial disassembly into large sections may
2871 be acceptable. Total disassembly of building components shall be avoided
2872 except under extreme situations.

2873 9. Buildings and their components shall be protected from damage during
2874 the moving process by adding bracing, strapping, and by temporarily
2875 infilling door and window openings for structural rigidity.

2876 10. The setting for a relocated historic building shall be selected for
2877 compatibility with the character of the structure and with the character of
2878 the original site.

2879 11. A relocated/reoriented historic building shall be sited in a position similar
2880 to its historic orientation. The relocated/reoriented historic building shall
2881 maintain its relationship with the street and shall have a relatively similar
2882 setback. Relocating a historic structure to the rear of a parcel to
2883 accommodate a new building in front of it is not appropriate.

2884 12. When a historic building is relocated to a new site, the building shall be
2885 placed on the new lot with the same orientation and (if consistent to the
2886 District) with the same setbacks to the street as the placement on the
2887 original site.

2888 **B. Panelization**

2889 **1. Disassembly & Reassembly of All or Part of a Historic Structure**

2890 a. Disassembly of a historic building shall be considered only after it
2891 has been determined by the Historic Preservation Board that the
2892 panelization is necessary as outlined by Land Management Code

2893 15-11-14.

2894 b. Disassembly/reassembly of a historic building is not a common

2895 practice in the preservation field. When disassembly/reassembly

2896 must be undertaken, it shall be done using recognized preservation

2897 methods.

- 2898 c. Measured drawings of the structure or element to be
- 2899 disassembled/reassembled shall be completed.
- 2900 d. A thorough photographic survey of the interior and exterior
- 2901 elevations as well as architectural details of the structure shall be
- 2902 completed, including site and location views from all compass
- 2903 points, exterior elevations, interior elevations of each room, and
- 2904 elevations of each basement and attic wall. Standards for
- 2905 photographic documentation are provided in the (Historic Site or
- 2906 District) [Design] Review Process section of these (Regulations)
- 2907 [Design Guidelines].
- 2908 e. Written plans detailing the disassembly and reassembly steps and
- 2909 procedures shall be completed and approved by the Planning and
- 2910 Building Departments.
- 2911 f. In order to minimize loss of historic fabric, structures shall be
- 2912 disassembled in the largest workable pieces possible.
- 2913 g. To ensure accurate reassembly, all parts of the building, structure,
- 2914 or element shall be marked as they are systematically separated

2915 from the structure. Contrasting colors of paint or carpenter wax
2916 crayons ~~[should]~~ shall be used to establish a marking code for each
2917 component. The markings shall be removable or shall be made on
2918 surfaces that will be hidden from view when the structure is
2919 reassembled.

2920 h. Important architectural features of a historic building or structure
2921 shall be removed, marked, and stored before the structure or
2922 element of the structure is disassembled.

2923 i. The process of disassembly of a historic building or structure shall
2924 be recorded through photographic, still or video, means.

2925 j. As each component of a historic building is disassembled, the
2926 physical condition shall be noted, particularly if it differs from the
2927 condition stated in pre-disassembly documentation. When a
2928 component is too deteriorated to remove, it shall be carefully
2929 documented— with photographs and written notes on its
2930 dimensions, finish, texture, color, etc.---to facilitate accurate
2931 reproduction.

2932 k. Wall panels and roof surfaces shall be protected with rigid
2933 materials, such as sheets of plywood, when there is risk of damage
2934 during the disassembly/storage/reassembly process.

2935 l. Disassembled components—trim, windows, doors, wall panels, roof
2936 elements, etc.-- shall be securely stored on-site in a storage trailer

2937 or off-site in a garage/warehouse/trailer until needed for

2938 reassembly.

2939 **2. Reassembly**

2940 a. When reassembling a historic structure, the original orientation and

2941 siting shall be replicated as closely as possible.

2942 b. New foundations and additions shall follow the ~~[Design Guidelines]~~
2943 Regulations established in earlier sections of these ~~[Design~~
2944 ~~Guidelines]~~ Regulations.

2945 **3. Reconstruction**

2946 a. Reconstruction of a historic building or structure is allowed when
2947 the Chief Building Official determines the structure to be hazardous
2948 or dangerous, pursuant to Section 116.5 of the International
2949 Building Code, and when the building cannot be made safe
2950 and/serviceable through repair.

2951 b. Reconstruction shall be guided by documentation and physical
2952 evidence in order to facilitate accurate re-creation.

2953 c. Reconstruction ~~[should]~~ shall not be based on conjectural designs
2954 or on a combinations of different features from other historic
2955 buildings.

2956 d. Reconstruction shall include recreating the documented design of
2957 exterior features such as roof shape, architectural detailing,
2958 windows, entrances and porches, steps and doors, and the historic

2959 spatial relationships.

2960 e. Reconstruction shall include measures to preserve and reuse any

2961 remaining historic materials found to be safe and/or serviceable.

2962 f. A reconstructed building shall accurately duplicate the appearance

2963 of the historic building in materials, design, color, and texture.

2964 g. A reconstructed building shall duplicate the historic building, and
2965 shall reconstruct the setting, placement, and orientation of the
2966 original structure.

2967 h. A reconstruction shall re-establish the historic relationship between
2968 the building or buildings and historic site features.

2969 i. A building may not be reconstructed on a location other than the
2970 original site, unless approved by the Historic Preservation Board
2971 pursuant to LMC 15-11-13.

2972 HISTORY

2973 *Adopted by Ord. 2019-06 on 5/16/2019*

2974 **15-13-5 Sustainability In Historic Buildings**

2975 **A. Planning for Sustainability**

2976 1. An integrated sustainability team that includes a preservation professional
2977 should be assembled to ensure that the character and integrity of a
2978 historic building is maintained during any upgrades.

2979 2. The condition of inherently-sustainable features of a historic building, such

2980 as shutters, storm windows, awnings, porches, vents, roof monitors,

2981 skylights, light wells, transoms and naturally-lit corridors, should be

2982 analyzed and included in energy audits and energy modeling before

2983 planning upgrades.

2984 3. Methods to reduce energy use, such as installing fixtures and appliances

2985 that conserve resources, including energy-efficient lighting or energy-

2986 efficient lamps in existing light fixtures, low-flow plumbing fixtures, and
2987 sensors and timers that control water flow, lighting and temperature,
2988 should be identified before undertaking more invasive treatments that may
2989 negatively impact a historic building.

2990 4. Sustainable improvements, beginning with minimally invasive treatments
2991 that are least likely to damage historic building material, should be
2992 prioritized.

2993 5. Maintaining a substantial percentage of original interior floors, walls and
2994 non-structural elements is encouraged.

2995 6. Construction and renovation waste should be diverted from landfill,
2996 prioritizing reuse or resell of materials, or delivery to recycling facilities.

2997 7. The inherent energy-conserving features of historic buildings and their
2998 sites, including shade trees, porches, operable windows, and transoms
2999 shall be retained.

3000 8. The thermal envelope of historic buildings should be improved by
3001 observing traditional practices such as weather-stripping and insulating.

3002 **B. Maintenance**

3003 1. Historic buildings and structures should be maintained on a regular basis

3004 in order to preserve historic fabric and maximize operational efficiency.

3005 2. Durable historic building materials should be retained, preserved and

3006 maintained.

3007 3. Environmentally-friendly cleaning products that are compatible with

3008 historic finishes should be used.

3009 4. Sustainable products and treatments, such as low-VOC paints and
3010 adhesives and lead-safe paint removal methods, should be used as much
3011 as possible when rehabilitating a historic building or structure.

3012 **C. Windows and Doors**

3013 1. Windows and doors should be maintained on a regular basis to ensure
3014 they function properly and are completely operable.

3015 2. Historic windows and doors should be retained and repaired when
3016 deteriorated.

3017 3. Historic windows and doors should be weather-stripped and caulked, when
3018 appropriate, to make them weather tight.

3019 4. Interior or exterior storm windows or panels and doors that are compatible
3020 with existing historic windows should be installed.

3021 5. Compatible and energy-efficient replacement windows and doors that
3022 match the appearance, size, design, proportion, and profile of the existing
3023 historic windows or doors and that are durable, repairable and recyclable,
3024 should be installed when existing windows are too deteriorated to repair.

3025 6. Missing windows and doors should be replaced with new, energy-efficient

3026 windows or doors that are appropriate to the style of the historic building

3027 and that are durable, repairable and recyclable.

3028 7. Historic steel windows, curtain-wall systems, and doors should be

3029 retrofitted to improve thermal performance without compromising the

3030 historic character.

3031 8. Existing historic shutters and awnings should be retained, preserved and
3032 maintained. Newly installed shutters and awnings should be historically
3033 appropriate.

3034 9. Historically-operable interior transoms should be repaired or reopened,
3035 when possible, to improve air flow and cross ventilation.

3036 **D. Weatherization and Installation**

3037 1. A variety of analytical tools, such as a comprehensive energy audit,
3038 blower door tests, infrared thermography, and energy modeling or daylight
3039 modeling should be used to gain an understanding of the building's
3040 performance and potential before implementing any weatherization or
3041 retrofit treatments.

3042 2. A weatherization plan should be developed based on the results of an
3043 energy analysis of a building's performance and potential.

3044 3. Infiltration should be eliminated, beginning with the least invasive and
3045 most cost-effective weatherization measures, such as caulking and
3046 weather-stripping, before undertaking more invasive weatherization
3047 measures.

3048 4. The inherent thermal properties of a historic building's materials and the

3049 insulating needs for the specific climate and building type should be

3050 understood before adding or changing insulation.

3051 5. Unfinished spaces, such as attics, basements and crawl spaces, should

3052 be insulated before adding wall insulation.

3053 6. The appropriate type of insulation and adequate ventilation should be
3054 used in unfinished spaces. Wet-spray or other spray-in insulation that is
3055 not reversible or may damage historic materials should not be used.
3056 Adding insulation in cavities that are susceptible to water infiltration is not
3057 appropriate.

3058 7. Air infiltration should be reduced before adding wall insulation.

3059 8. Appropriate wall insulation should be installed when necessary only after
3060 lower impact treatments have been carried out.

3061 9. Wall insulation that is not reversible and that may cause damage to
3062 historic building material is not recommended. Insulation installed on the
3063 exterior of a historic building which results in the loss of historic materials
3064 and may alter the proportion and relationship of the wall to the historic
3065 windows and trim is not appropriate.

3066 10. Historic trim that was removed to install insulation should be reinstalled.

3067 **E. Heating, Ventilating, Air Conditioning (HVAC), and Air Circulation**

3068 1. Functional and efficient HVAC systems should be retained and
3069 maintained.

- 3070 2. Existing HVAC systems should be upgraded within normal replacement
- 3071 cycles to increase efficiency and performance HVAC systems replaced
- 3072 prematurely when existing systems are operating efficiently is not
- 3073 recommended.

3074 3. When a new HVAC system is necessary, an energy-efficient system that
3075 takes into account whole building performance and retains the historic
3076 character of a building and site should be installed.

3077 4. The efficiency of HVAC systems should be augmented, where
3078 appropriate, with less intensive energy measures, such as programmable
3079 thermostats, attic and ceiling fans, and louvers and vents.

3080 5. High efficiency, ductless air conditioners, which may be a more sensitive
3081 approach than installing a new, ducted, central air-conditioning system
3082 that may damage historic building material, should be retained or installed
3083 when appropriate.

3084 6. New mechanical ductwork should be installed sensitively or using a mini-
3085 duct system so ducts are not visible from the exterior and do not adversely
3086 impacts the historic character of the interior space.

3087 7. HVAC equipment should be placed where it will operate effectively and
3088 efficiently and will be minimally visible and will not negatively impact the
3089 historic character of a building or its site.

3090 8. The performance of a HVAC system should be examined regularly to

3091 ensure that the system is operating efficiently.

3092 9. Whether a geothermal heat pump will enhance the heating and cooling

3093 efficiency of a building should be investigated before considering

3094 installation.

3095 **F. Solar Energy Systems**

- 3096 1. On-site solar energy systems should be considered only after
- 3097 implementing all standard energy-efficiency treatments, which often have
- 3098 greater life-cycle cost benefit than on-site renewable energy, to improve
- 3099 the energy efficiency of a building.
- 3100 2. Before considering solar energy systems for a historic structure, it should
- 3101 be analyzed whether the technology can be used successfully and will
- 3102 benefit the historic building without compromising its character or the
- 3103 character of the site or the surrounding Historic District.
- 3104 3. A solar energy system should be installed in a compatible location on a
- 3105 site or on a non-historic building or addition where it will have minimal
- 3106 impact on the historic building and site.
- 3107 4. A solar energy system should be installed on a historic building only after
- 3108 other locations have been investigated and determined infeasible.
- 3109 5. A low-profile solar energy system should be installed on a historic building
- 3110 so the device is not visible or is minimally visible from the primary public
- 3111 right of way; for example, installation should be on a flat roof and set back
- 3112 to take advantage of a parapet or other roof feature to screen solar panels

3113 from view, or on a secondary slope of a roof out of view from the primary

3114 public right of way.

3115 6. A solar energy system on a historic building should be installed in a

3116 manner that does not damage historic roofing material, does not

3117 negatively impact the building's historic character, and is reversible.

3118 7. Solar energy systems should be installed horizontally – flat or parallel to
3119 the roof slope—to reduce visibility.

3120 **G. Cool Roofs and Green Roofs**

3121 1. Whether or not a cool roof or green roof is appropriate for a historic
3122 structure should be analyzed before being considered.

3123 2. A cool roof or green roof should be installed on a flat-roofed historic
3124 building where it will not be visible from the primary public right of way and
3125 will not negatively impact the building's historic character.

3126 3. Appropriate roofing materials and colors should be selected when putting
3127 a cool roof on a historic building. Installing a cool roof that is incompatible
3128 in material or color with the historic building is not appropriate.

3129 4. A historic building must be able to structurally accommodate the added
3130 weight of a green roof. When increasing the weight-bearing capacity of a
3131 historic structure is necessary to accommodate a green roof, it should be
3132 done in a manner sensitive to the historic character of the structure.

3133 5. Before installation of a green roof system, a structure's roof should be
3134 water-tight, should drains properly and gutters and downspouts should

3135 function effectively.

3136 6. When installing a green roof, a moisture-monitoring system should be

3137 included to protect the historic building from added moisture and

3138 accidental leakage.

3139 7. A green roof should be vegetated with sustainable native plantings that

3140 are drought resistant and will not require excessive watering.

3141 8. Vegetation for a green roof should be appropriately-scaled so not to grow
3142 so tall that the vegetation will be visible from the primary right-of-way and
3143 detract from the building's historic character.

3144 9. When installing a green roof, a cistern and pump system should be
3145 considered to capture rainwater and minimize additional need for
3146 irrigation.

3147 **H. Site Features and Water Efficiency**

3148 1. Historic character-defining site features should be respected when
3149 considering adding new sustainable features to the site.

3150 2. Existing storm-water management features, such as gutters and
3151 downspouts, as well as site topography and vegetation that contribute to
3152 the sustainability of the historic site, should be used to advantage.

3153 3. Natural, sustainable features such as shade trees should be added to the
3154 site, when appropriate, to reduce cooling loads for the historic building.

3155 Existing natural features, such as shade trees or planting trees that may
3156 grow to encroach upon or damage the historic building should be
3157 removed.

3158 4. Permeable paving should be used where appropriate on a historic site to
3159 manage storm water. Permeable paving may not be appropriate for all
3160 driveways and parking areas.

3161 5. Consider avoiding paving up to a building foundation in order to reduce
3162 heat island effect, building temperature, and damage to the foundation
3163 and to facilitate storm-water runoff.

3164 6. A historic site should be landscaped with native plants, when appropriate,
3165 to enhance the sustainability of the site consistent with the Water Wise
3166 Landscaping review criteria set forth in 15-5-5(N).

3167 **I. Daylighting**

3168 1. Features, such as glazed doors and transoms common in historic
3169 structures, that provide natural light to corridors shall be retained.

3170 2. Historic windows that have been blocked in should be reopened to add
3171 natural light and ventilation.

3172 3. Skylights and dormers should be added on secondary roof elevations
3173 where they are not visible or are minimally visible so there is no impact
3174 negative to the building's historic character.

3175 4. Automated daylighting controls that ensure adequate indoor lighting and
3176 allow for energy-saving use of daylighting should be installed on interior
3177 lighting systems.

3178 5. New window openings should be added, where appropriate, on secondary
3179 and less visible façades to allow more natural light into a historic building.

3181 **A. Paint**

3182 1. Paint color is not regulated by the ~~Design Guidelines~~ Regulations.

3183 2. When painting a historic structure, colors that are in keeping with the

3184 structure's style and period should be considered. Along with material and

3185 physical differentiation, painting an addition to a historic structure a color

3186 different than the historic structure to visually differentiate the addition

3187 should be considered.

3188 3. Original materials such as brick and stone that were traditionally left

3189 unpainted shall not be painted. Materials, such as wood, that were

3190 traditionally painted shall have an opaque rather than transparent finish

3191 when placed on a Historic Structure.

3192 ~~4. [A rustic, bare wood look is generally not appropriate on historic~~

3193 ~~residential and commercial structures, but may be appropriate on~~

3194 ~~accessory structures. A transparent or translucent weather-protective~~

3195 ~~finish shall be applied to wood surfaces that were not historically painted].~~

3196 5. Low-VOC (volatile organic compound) paints and finishes should be used

3197 when possible.

3198 **B. Wood**

3199 Historically, wood was a popular material choice for siding, cornices, brackets,

3200 columns, balustrades, and other architectural features. These wood features,

3201 important in defining the historic character of the building or structure, are

3202 therefore important to retain, repair, and protect.

3203 ~~[See the Supplemental Design Guidelines for Historic Residential and~~
3204 ~~Commercial Sites & Structures Specific Material Treatment recommendations.]~~

3205 **C. Masonry**

3206 Historic masonry materials generally include stone, brick, terra cotta, and adobe.

3207 Mortar was used to bond masonry units together. Historic mortar was quite soft,

3208 consisting primarily of lime and sand; however, after 1880, Portland cement was

3209 added to create a more rigid bond. While masonry is among the most durable of
3210 historic building materials, it is also very susceptible to damage by improper
3211 maintenance and repair techniques and harsh or abrasive cleaning methods.

3212 ~~[See the Supplemental Design Guidelines for Historic Residential and~~
3213 ~~Commercial Sites & Structures Specific Material Treatment recommendations].~~

3214 **D. Architectural Metals**

3215 Architectural metal features may include cast iron facades, siding, porches, and
3216 steps. Sheet metal cornices, siding, roofs, roof cresting, and storefronts are often
3217 found on historic buildings and structures. These features may be important in
3218 defining the overall historic character of a building or structure. Metals commonly
3219 used in historic buildings and structures include lead, tin, zinc, copper, bronze,
3220 brass, iron, steel, nickel alloys, stainless steel, and aluminum. ~~[See the~~

3221 ~~Supplemental Design Guidelines for Historic Residential and Commercial Sites &~~
3222 ~~Structures Specific Material Treatment recommendations.]~~

3223 **15-13-7 Additional [Guidelines] Regulations**

3224 **A. ADA in New Residential and Commercial Infill Buildings**

3225 The Americans with Disabilities Act requires places of public accommodation to

3226 provide access to their services and programs. In the case of historic buildings,

3227 the goal is to achieve the highest level of accessibility with the lowest impact on

3228 the historic structure.

3229

- 3230 1. Barrier-free access shall be provided that promotes independence for the
3231 disabled to the highest degree practicable, while preserving the character-
3232 defining features of historic buildings.
- 3233 2. Whenever possible, the appearance of accessibility ramps or elevators
3234 shall not significantly detract from the historic character of the building.
3235 New or additional means of access shall be compatible with the historic
3236 building and its setting.
- 3237 3. Ramps or other accessibility-related installations shall be single in design
3238 and as unobtrusive as possible. They shall be constructed of concrete or
3239 wood and painted in colors similar to that of the Historic Building.
- 3240 4. Historic doors that do not conform to building and/or accessibility codes
3241 should be rehabilitated to conform.

3242 **B. Seismic Upgrades**

- 3243 1. The visual impact of exterior treatments associated with seismic upgrades
3244 shall be minimized so that it has the least impact on the historic building's
3245 historic integrity. Significant architectural features on the exterior of the
3246 building shall remain unchanged on facades and secondary elevations

3247 visible from the primary public right-of-way.

3248 2. Building materials used in seismic retrofitting shall be located on the

3249 interior and/or placed where they do not obscure significant architectural

3250 features.

3251 HISTORY

3252 *Adopted by Ord. 2019-06 on 5/16/2019*

3253 **15-13-8 ~~[Design Guidelines]~~ Regulations For New Residential Infill Construction In**

3254 **Historic Districts**

3255 **A. Universal ~~[Guidelines]~~ Regulations**

3256 1. New infill residential buildings shall reflect the historic character—simple
3257 building forms, unadorned materials, restrained ornamentation—of Park
3258 City’s Historic Sites.

3259 2. New infill residential buildings shall not directly imitate existing historic
3260 structures in Park City. Roof pitch, shape and configuration, as well as
3261 scale of building elements found on Historic Sites may be duplicated, but
3262 building elements such as moldings, cornice details, brackets, and porch
3263 supports shall not be directly imitated. Reconstruction of non-surviving
3264 historic buildings is allowed.

3265 3. A style of architecture shall be selected and all elevations of the new infill
3266 residential building ~~[should]~~ shall be designed in a manner consistent with
3267 a contemporary interpretation of the chosen selected style. Stylistic
3268 elements shall not simply be applied to exteriors. Styles that never
3269 appeared in Park City shall be avoided. Styles that radically conflict with

3270 the character of Park City's Historic Sites shall also be avoided. ~~Styles~~

3271 ~~that never appeared in Park City shall be avoided.]~~

3272 4. New infill residential buildings shall differentiate from historic structures but

3273 be compatible with historic structures in materials, features, size, scale

3274 and proportion, and massing to protect the integrity of the Historic District

3275 as a whole. The massing of the new infill residential buildings shall be

3276 further broken up into volumes that reflect the original massing of historic

3277 buildings; larger masses shall be located at the rear of the lot.

3278 5. Building and site design shall respect the existing topography, the

3279 character-defining site features, including existing trees and vegetation,

3280 and shall minimize cut, fill, and the use of retaining walls.

3281 6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows,

3282 doors, steps, garages, etc.— of the new infill residential building shall be

3283 of human scale and shall be compatible with neighboring Historic

3284 Structures.

3285 7. Scale and height of new infill residential buildings shall follow the

3286 predominant pattern and respect the architecture of the Streetscape or

3287 character area with special consideration given to Historic Sites.

3288 8. Size and mass of a structure shall be compatible with the size of the site

3289 so that lot coverage, building bulk, and mass are compatible with Historic

3290 Sites within the Streetscape or character area.

3291 9. New construction activity shall not physically damage nearby Historic

3292 Sites.

3293 10. New infill residential buildings shall reinforce visual unity within the context
3294 of the Streetscape or character area. The specific context of each
3295 Streetscape or character area is an important feature of the Historic
3296 District. The context of each Streetscape or character area shall be
3297 considered in its entirety, as one would see it when standing on the street
3298 viewing both sides of the street for the entire length of the Streetscape or

3299 character area. Special consideration should be given to adjacent and
3300 neighboring Historic Sites in order to reinforce existing rhythms and
3301 patterns.

3302 11. New materials should reflect the character of the Historic District.

3303 Sustainable technology is constantly changing resulting in new alternative
3304 materials. New alternative materials may be reviewed by the Design
3305 Review Team for compliance being judged on the following
3306 characteristics: • Longevity (50 year lifespan) • Energy performance •
3307 Durable in this climate • Environmental benefit (high recycled content,
3308 locally sourced) • Compatibility with the character of the Historic District

3309 **B. Specific [Guidelines] Regulations**

3310 **1. Site Design**

3311 **a. Building Setback and Orientation**

3312 (1) Lot coverage of new buildings shall be compatible with the
3313 surrounding Historic Sites.

3314 (2) Structures shall be located on a site in a way that follows the
3315 predominant pattern of historic buildings along the street,

3316 maintaining traditional setbacks, orientation of entrances,

3317 alignment along the street, and open space.

3318 (3) The historic town grid shall be preserved by retaining the

3319 formal street pattern, maintaining historic lot sizes rather

3320 than aggregating the historic-sized lots into larger lots, and

3321 preserving the regular rhythm and pattern of lot sizes in a
3322 way that reinforces the perception of the grid.

3323 (4) A new building shall be oriented parallel to the site's lot lines,
3324 similar to that of historic building orientations. When similar
3325 front yard setbacks are characteristic of the Streetscape or
3326 character area, a new building's façade shall be aligned with
3327 neighboring buildings' facades. When a variety of building
3328 setbacks is part of the historic context, a new building shall
3329 be located within the range of setbacks seen historically.

3330 (5) New buildings shall have a clearly defined primary entrance
3331 oriented toward the street consistent with historic buildings
3332 within the Streetscape or character area. Entrances on
3333 secondary or tertiary facades of a building shall be clearly
3334 subordinate to the entrance on the primary façade.

3335 (6) Side yard setbacks similar to those seen historically within
3336 the Streetscape or character area shall be established in
3337 order to reinforce the pattern of built and open space. The

3338 historic rhythm of building spacing in the immediate

3339 Streetscape or character area shall be especially

3340 considered.

3341 **b. Topography and Grading**

3342

3343 (1) The natural topography and original grading of a site shall be

3344 maintained when feasible.

3345 (2) Building and site design shall respond to natural features.

3346 New infill residential buildings shall step down or up to follow

3347 the existing contours of steep slopes.

3348 (3) A new site's natural slope shall be respected in a new

3349 building design in order to minimize cuts into hillsides,

3350 minimize fill, and minimize retaining walls.

3351 **c. Landscaping and Vegetation**

3352 (1) Existing landscape features that contribute to the character

3353 of the Historic District and existing landscape features that

3354 provide environmental sustainability benefits shall be

3355 respected and maintained.

3356 (2) Established on-site native plantings shall be maintained.

3357 During construction, established vegetation shall be

3358 protected to avoid damage. Damaged, aged, or diseased

3359 trees shall be replaced as necessary. Vegetation that may

3360 encroach upon or damage a new building may be removed,

3361 but shall be replaced with similar vegetation near the original

3362 location.

3363 (3) A detailed landscape plan, particularly for areas viewable

3364 from the primary public right-of-way, which respects the

3365 manner and materials traditionally used in the Historic

3366 Districts, shall be provided. When planning for the long-term
3367 sustainability of a landscape system, all landscape
3368 relationships on the site, including those between plantings
3369 and between the site and its structure(s) shall be considered.

3370 (4) Landscape plans shall balance water efficient irrigation
3371 methods and drought tolerant and native plant material with
3372 existing plant material and site features that contribute to the
3373 character of the Historic District.

3374 (5) Use to advantage storm water management features such
3375 as gutters, downspouts, site topography, and vegetation that
3376 can improve the soil water retention and permeability of a
3377 site.

3378 (6) The use of Water Wise Landscaping or permaculture
3379 strategies for landscape design shall be considered in order
3380 to maximize water conservation. Where watering systems
3381 are necessary, systems that minimize water loss, such as
3382 drip irrigation, shall be used. These systems shall be

3383 designed to minimize their appearance from areas viewable

3384 from the primary public right-of-way.

3385 **d. Retaining Walls**

3386 (1) When feasible, a site shall be contoured in a way that

3387 reduces the need for retaining walls. When retaining walls

3388 are necessary, the visual impact shall be minimized by

3389 creating gradual steps or tiers and by using perennial plant
3390 material. When a fence is to be placed on the top of a
3391 retaining wall, the combined height shall be similar in scale
3392 to retaining walls and fences seen historically.

3393 (2) New retaining walls shall be consistent with historic retaining
3394 walls in terms of mass, scale, design, materials, and scale of
3395 materials. Simple board-formed concrete, stacked stone and
3396 other traditional materials are recommended over concrete
3397 block, asphalt, or other modern concrete treatments.
3398 Alternative materials may be considered but they shall
3399 convey the general scale, texture, and character of historic
3400 masonry walls.

3401 (3) Masonry shall be maintained in its natural finish. Applying
3402 paint, stain, or stucco over stone or concrete retaining walls
3403 is not appropriate.

3404 (4) Traditional height and setback of retaining walls along the
3405 street shall be maintained.

3406 (5) To abate retaining-wall failure, drainage behind retaining
3407 walls shall be maintained so water drains away from the
3408 walls.

3409 **e. Fences**

3410 (1) New fencing should reflect the style of the building to which
3411 fencing is associated when viewable from the primary public

3412 right-of-way. New wood and metal fencing should reflect
3413 traditional designs and patterns. Split or horizontal rail,
3414 railroad tie, or timber fencing may be located where not
3415 visible from the primary public right-of-way but should be
3416 avoided where visible from the primary public right-of-way.
3417 Vinyl or plastic-coated fencing is not appropriate in the
3418 Historic District.

3419 (2) New fencing should be designed to minimize its
3420 environmental impacts. New fencing should use sustainable
3421 material and should take into account site characteristics
3422 such as natural topography and drainage.

3423 (3) Drought-tolerant shrubs should be considered in place of a
3424 fence or wall.

3425 (4) Arbors emphasizing a fence, gate, or entry should be
3426 subordinate to the associated building(s) or structure(s) and
3427 should complement the design of the primary structure and
3428 fencing material, features, size, scale, and proportion.

3429 f. **Paths, Steps, Handrails, & Railings (Not Associated with**

3430 **Porches)**

3431 (1) New paths and walkways should have a modest,

3432 unobtrusive appearance in order to support the sense of a

3433 natural setting.

3434 (2) New hillside stairs and any associated railings or handrails
3435 shall be visually subordinate to the associated building(s) or
3436 structure(s) in size, scale, and proportion, and shall
3437 complement the Historic District in material, size, scale, and
3438 proportion, and massing. To break up the mass of longer-run
3439 stairs, changes in the materials of the stairs shall be
3440 considered.

3441 **g. Gazebos, Pergolas, and other Shade Structures**

3442 (1) The installation of gazebos, pergolas, and other shade
3443 structures shall be limited to rear or side yards and shall
3444 have limited visibility when viewed from the primary public
3445 right-of-way.

3446 (2) Gazebos, pergolas, and other shade structures shall be
3447 visually subordinate to the associated building(s) or
3448 structure(s) and shall complement the design of the primary
3449 structure in material, features, size, scale, and proportion.

3450 **h. Parking Areas & Driveways**

3451 (1) Off-street parking areas shall be located within the rear yard
3452 and beyond the rear wall plane of the primary structure when
3453 feasible. When locating a parking area in a rear yard is not
3454 physically possible, the off street parking area and
3455 associated vehicles should be visually buffered from
3456 adjacent properties and the primary public right-of-way.

3457 Providing a driveway along the side yard of a site shall be

3458 considered when feasible.

3459 (2) Parking areas and vehicular access shall be visually

3460 subordinate to character-defining Streetscape or character

3461 area elements.

3462 (3) The visual impact of on-site parking shall be minimized by

3463 incorporating landscape treatments for driveways, walkways,

3464 paths, and structures in comprehensive, complimentary and

3465 integrated design.

3466 (4) Landscape separations shall be provided between parking

3467 areas, drives, service areas, and public use areas, like

3468 walkways, plazas, and vehicular access points. When plant

3469 materials are used for screening, they shall be designed to

3470 function year-round.

3471 (5) When locating new off-street parking areas and driveways,

3472 the existing topography of a site and integral site features

3473 shall be minimally impacted.

3474 (6) When locating new off-street parking areas and driveways,
3475 the existing topography of a building site and significant site
3476 features shall be minimally impacted.

3477 (7) ~~Ten (10) foot wide driveways are encouraged; however, n~~

3478 New driveways shall not exceed ~~twelve~~ ten (1~~2~~0) feet in

3479 width. Shared driveways shall be used when feasible. For an

3480 approved two-car garage, driveway access to the two-car

3481 garage may be provided in one of two ways:

3482 i. A maximum 12-foot-wide curb cut and 12-foot-wide

3483 driveway is allowed within the Front Setback. Beyond

3484 the Front Setback, the driveway may achieve a 22-

3485 foot maximum width to access the two-car garage.

3486 ii. One maximum 10-foot-wide curb cut and one

3487 maximum 10-foot-wide driveway is allowed to access

3488 each of the two garages. The two driveways:

3489 1. shall be separated with at least 18 inches of

3490 landscaping; and

3491 2. shall include a vertical element at least 18

3492 inches in height, 18 inches in width, and in a

3493 length to be approved by the Engineering

3494 Department, depending on Right-of-Way

3495 encroachments, turning radii, and Sight

3496 Distance Triangle.

3497 (7) Textured and poured paving materials other than smooth
3498 concrete shall be considered for driveways that are visible
3499 from the primary public right-of-way. Permeable paving may
3500 not be appropriate for all driveways and parking areas.

3501 (8) Consider avoiding paving up to the building foundation in
3502 order to reduce heat-island effect, building temperature,
3503 damage to the foundation, and storm-water runoff problems.

3504 (9) Snow storage from driveways shall be provided on site.

3505 **2. Primary Structures**

3506 **a. Mass, Scale & Height**

3507 (1) The size and mass of a new residential infill building in
3508 relation to open spaces, shall be visually compatible with
3509 adjacent historic buildings and historic structures in the
3510 surrounding Streetscape or character area.

3511 (2) Buildings that utilize traditional building forms – rectangular,
3512 cross-wing, pyramid-roof – are encouraged.

3513 (3) Historic height, width, and depth proportions that are
3514 important in creating compatible infill and maintaining the
3515 historic mass and scale of the Streetscape or character area.

3516 (4) Building features such as upper story windows, porches, and
3517 first floor bays shall be aligned with similar historic building

3518 features in the Streetscape or character area. Generally,

3519 these elements should align in relation to the topography

3520 allowing these elements to “step up” or “step down” the

3521 block.

3522 (5) The perceived scale of new buildings shall respect the scale

3523 established by historic buildings in the character zone.

3524 Abrupt change of scale in the character zone is
3525 inappropriate, especially when a new, larger building would
3526 directly abut smaller historic buildings.

3527 (6) A larger building shall be divided into 'modules' that reflect
3528 the mass, scale, proportions, and size of historic buildings
3529 within the Streetscape or character area. Modules shall be
3530 clearly expressed throughout the entire building and a single
3531 form shall remain the dominant element so the overall mass
3532 does not become too fragmented. To minimize the scale
3533 perceived from the primary public right-of-way, stepping
3534 down the mass of a larger building shall be considered.

3535 (7) Larger-scaled projects shall also include variations in roof
3536 height in order to break up the form, mass and scale of the
3537 overall structure.

3538 (8) Buildings constructed on lots greater than 25 feet wide shall
3539 be designed so that the facades visible from the primary
3540 public right-of-way reinforce the rhythm along the street in

3541 terms of traditional building width, depth, and patterns within

3542 the façade.

3543 (9) Regardless of lot frontage, the primary façade shall be

3544 compatible with the width of surrounding historic buildings.

3545 The greater width of a building shall be set back significantly

3546 from the plane of the primary façade. The width of a new

3547 building shall not appear to be visibly greater than historic
3548 buildings in the Streetscape or character area. Modules on a
3549 primary façade should generally not exceed eleven (11) feet
3550 to twenty-five (25) feet in width.

3551 (10) When the overall length of a new structure is greater
3552 than seen historically, the design shall employ methods—
3553 changes in wall plane, roof heights, use of modules, etc. to
3554 diminish the visual impact of the overall building mass, form
3555 and scale.

3556 (11) New buildings shall not be significantly taller or
3557 shorter than adjacent buildings with special consideration
3558 given to surrounding historic buildings.

3559 (12) Primary facades shall be limited to one to two stories
3560 in height. (Generally, historic residential facades are about
3561 15 to 20 feet in height from top of the foundation to the top of
3562 the gable.)

3563 (13) Variation in building height may be considered

3564 regarding topography. Hillsides for a backdrop for taller
3565 buildings, minimizing their perceived height, therefore it may
3566 be appropriate for taller building masses to be located on
3567 steeper slopes. The facades of taller buildings shall still
3568 express a human scale.

3569 (14) Beyond the primary façade, the average perceived
3570 scale of one-story to two-story buildings shall be maintained.
3571 As a means of minimizing the perceived mass of a project,
3572 breaking up the height of the building into a set of modules
3573 or components that relate to the height of the buildings along
3574 the street front shall be considered.

3575 (15) Secondary and tertiary elevations may be taller than
3576 the established norm when the change in scale cannot be
3577 perceived from designated vantage points including the
3578 cross-canyon view. This may be appropriate when taller
3579 portions will not be seen from a primary public right-of-way.

3580 (16) Taller portions of buildings shall be constructed so as
3581 to minimize obstruction of sunlight to adjacent yards and
3582 windows.

3583 **b. Foundation**

3584 (1) Foundation materials shall be simple in form and minimally
3585 visible above grade when viewed from the primary public

3586 right-of-way. Acceptable foundation materials may include

3587 stone and concrete, wood lattice and vertical boards.

3588 Distinction between foundation and wall material shall be

3589 clearly defined. Clapboard siding shall not extend to the

3590 ground.

3591 (2) A site shall be returned to original grade following
3592 construction of a foundation. When original grade cannot be
3593 achieved, no more than eight inches (8") of the new
3594 foundation shall be visible above Final grade on the primary
3595 façade No more than two (2) feet of the new foundation shall
3596 be visible above final grade on secondary and tertiary
3597 facades.

3598 (3) A site shall be re-graded so as to blend with the grade of
3599 adjacent sites and not create the need for incompatible
3600 retaining walls.

3601 (4) A site shall be re-graded so all water drains away from the
3602 structure and does not enter the foundation.

3603 (5) Window or egress wells, when needed, shall not be located
3604 on the primary façade. Window or egress wells shall be
3605 located beyond the midpoint of the secondary facades, on
3606 the tertiary elevation, or in a location that is not visible from
3607 the primary public right-of-way.

3608

c. Doors

3609

(1) The historic pattern of principal doorways along the street

3610

shall be maintained. All buildings that face the street shall

3611

have a well-defined primary entrance.

3612

(2) New doors shall be similar in location, size, and material to

3613

those seen traditionally in the Historic District. Doors shall be

3614 compatible with the style of both the new building and

3615 historical buildings in the Historic District.

3616 (3) Doors shall be designed and finished with trim elements

3617 similar to those used historically.

3618 **d. Windows**

3619 (1) Ratios of solid-to-void that are compatible with surrounding

3620 historic buildings shall be used. Large expanses of glazing

3621 are inappropriate on residential structures. Large glass

3622 surfaces shall be divided into smaller windows that are in

3623 scale with those seen historically. To maximize views, non-

3624 historic window patterns may be considered on tertiary

3625 facades; however, the overall ratio of solid-to-glass shall still

3626 be respected.

3627 (2) Windows shall be historic size and shall relate to the human

3628 scale of the Historic District. Windows shall be proportional

3629 to the scale and style of the building and shall be compatible

3630 with the historical buildings in the Historic District.

3631 (3) The placement and grouping of windows shall be similar to

3632 those seen historically.

3633 (4) Windows with vertical emphasis are encouraged. The

3634 general rule is the height shall be twice the dimension of the

3635 width (commonly referred to as 2:1 ratio). Double-hung,

3636 vertically proportioned windows similar to those used

3637 historically are particularly encouraged. Windows with

3638 traditional depth and trim are preferred.

3639 (5) The number of different window sizes and styles on a

3640 building or structure shall be limited.

3641 (6) Wood or metal windows similar to those used historically are

3642 preferred but aluminum-clad wood windows are also

3643 appropriate. Vinyl and aluminum windows are inappropriate.

3644 (7) New glazing shall match the appearance of historic glazing

3645 and/or shall be clear. Metallic, frosted, tinted, stained,

3646 textured, and reflective finishes are generally inappropriate

3647 for glazing on the primary façade.

3648 (8) Window muntins shall be true divided lights or simulated

3649 divided lights on both sides of the glass. Snap-in muntins are

3650 inappropriate.

3651 **e. Roofs**

3652 (1) Roofs of new residential infill buildings shall be visually

3653 compatible with roof shapes and orientation of surrounding

3654 Historic Sites and adjacent buildings that contribute to the
3655 character of the Historic District. Sloping of roof forms, such
3656 as gable, hip, and shed, should be the dominant roof
3657 shapes. Roofs composed of a combination of roof planes,
3658 but simple in form, are also encouraged. Roofs shall be in
3659 scale with those on historic structures.

3660 (2) Roof pitch shall be consistent with the style of architecture

3661 chosen for the structure and with adjacent buildings that

3662 contribute to the character of the Historic District, with

3663 special consideration given to Historic Sites.

3664 (3) The alignment that is created by similar heights of primary

3665 roofs and porches among historic buildings shall be

3666 maintained. This similarity of heights in building features

3667 contributes to the visual continuity along the Streetscape or

3668 character area.

3669 (4) Roofs shall be designed to minimize snow shedding onto

3670 adjacent properties and/or pedestrian paths. Crickets,

3671 saddles, or other snow-guard devices shall be placed so

3672 they do not significantly alter the form of the roof as seen

3673 from the primary public right-of-way.

3674 (5) New roof features, such as photovoltaic panels (solar

3675 panels), skylights, ventilators, and mechanical or

3676 communication equipment shall be visually minimized from

3677 the primary public right-of-way so as not to compromise the

3678 architectural character of the structure. Roof-mounted

3679 features like photovoltaic panels (solar panels) and skylights

3680 should be installed parallel to the roof plane when feasible.

3681 (6) Roof materials should appear similar to those seen

3682 historically. Asphalt shingles may be considered. Metal

3683 sheeting or standing seam metal roofs with a baked-on paint
3684 finish and galvanized or rusted steel sheeting are generally
3685 appropriate. Roofs shall have matte finishes to minimize
3686 glare. Roof colors shall be neutral and muted and materials
3687 shall not be reflective.

3688 (7) Overhanging eaves, use of bargeboards, soffits, fascia
3689 boards, brackets, and boxed eave returns that are consistent
3690 with the style of the architecture of the new building and that
3691 are compatible with surrounding buildings shall be
3692 incorporated.

3693 **f. Dormers**

3694 (1) If used, dormers shall be modest in size and fit the scale of
3695 the house and the roof form. The number and size of
3696 dormers shall be limited on a roof, such that the primary roof
3697 form remains prominent. Dormers shall be used with
3698 restraint, in keeping with the simple character of buildings in
3699 Park City.

3700 (2) Dormers shall be visually minimized from primary public

3701 right-of-way. Gabled, hipped, or shed dormers are

3702 appropriate for most structures and shall be in keeping with

3703 the character and scale of the structure.

3704 (3) Dormers shall be setback from the main wall of the building.

3705 (4) A new dormer shall be lower than the primary ridge line of
3706 the associated roof form and set in from the eave of the
3707 building.

3708 **g. Gutters and Downspouts**

3709 (1) Downspouts shall be located away from architectural
3710 features and shall be visually minimized when viewed from
3711 the primary public right-of-way.

3712 **h. Chimneys and Stovepipes**

3713 (1) Chimneys shall not be covered with non-traditional materials.

3714 (2) Chimneys and stove pipes shall be of a size, scale, and
3715 design that are appropriate to the character and style similar
3716 to those found historically. Chimneys and stovepipes shall
3717 be visually minimized when viewed from primary public right-
3718 of-way.

3719 **i. Porches**

3720 (1) Porches shall be used to define front entrances. Porches
3721 typically cover the entrance, and usually extend partially or

3722 fully across the main façade. Over-scaled, monumental and

3723 under-scaled entries shall be avoided.

3724 (2) Porches on primary and secondary facades shall be

3725 compatible with a building's style and shall respect the scale

3726 and proportions found on historic buildings in the s.

3727 (3) The height of porch decks shall be similar to those found on
3728 historic building(s) in the Historic District.

3729 (4) Locate porches on new infill construction in a way that
3730 follows the predominant pattern of historic porches along the
3731 street, maintaining traditional setbacks, orientation of
3732 entrances, and alignment along the Streetscape or character
3733 area to reinforce the visual rhythm of the buildings and site
3734 elements.

3735 (5) The height of porch decks shall be similar to those found on
3736 historic building(s) within the Streetscape or character area.

3737 (6) Porch columns and railings shall be simple in design and
3738 utilize square or rectangular shapes. If balusters are used,
3739 they should be no more than two inches square. Columns
3740 should be a minimum of ~~size~~ four inches and a maximum of
3741 eight inches square.

3742 **j. Architectural Features**

3743 (1) Simple ornamental trim and decoration is in character with

3744 historic architectural ornamentation and is encouraged.

3745 Traditional locations for architectural ornamentation are

3746 porches and eaves. Other details, like eave depth, mullions,

3747 corner boards, and brackets, that lend character to historic

3748 buildings shall be considered.

3749 **3. Mechanical and Utility Systems and Service Equipment**

3750 a. Mechanical and/or utility equipment, including heating and air
3751 conditioning units, meters, and exposed pipes, shall be located on
3752 the back of the building or in another inconspicuous location. When
3753 located on a secondary façade, the mechanical and/or utility
3754 equipment shall be located beyond the midpoint of the structure if
3755 feasible and visual impact of the equipment shall be minimized by
3756 incorporating it as an element of the building or landscape design.

3757 b. Ground-level equipment shall be screened from view using
3758 landscape elements such as fences, low stone walls, or perennial
3759 plant materials.

3760 c. Low-profile rooftop mechanical units and elevator penthouses that
3761 are not visible from the primary public right-of-way shall be used.
3762 When this is not possible, rooftop equipment shall be set back or
3763 screen from all views. Placement of rooftop equipment shall be
3764 sensitive to views from upper floors or neighboring buildings.

3765 d. New communications equipment such as satellite dishes or
3766 antennae shall be visually minimized when viewed from the primary

3767 public right-of-way.

3768 e. Service equipment and trash containers shall be screened. Solid

3769 wood or masonry partitions or hedges shall be used to enclose

3770 trash areas.

3771 **4. Materials**

3772 a. Building materials shall be compatible in scale, proportion, texture,

3773 finish and color to materials used on Historic Structures in the

3774 Historic District. The dimensions of masonry units, wood siding, and

3775 other building materials shall be similar to those used historically.

3776 b. The primary siding material for new structures shall appear similar

3777 to those on historic structures in the Streetscape or character area.

3778 Historically, the most common material on primary structures was

3779 painted horizontal lap siding with a reveal between 6 to 8 inches.

3780 Secondary structures such as barns and sheds typically had siding

3781 of unpainted wood (horizontal lap or vertical board and batten) or

3782 corrugated metal panels.

3783 c. Building materials shall be applied in the manner similar to that

3784 used historically. Typically, a 'hierarchy' of building materials should

3785 be used, with heavier, more durable materials for foundations and

3786 more refined materials above foundations. Building materials,

3787 especially masonry, shall be used in the manner they were used

3788 historically.

3789 d. Synthetic building materials such as fiber cement or plastic-wood
3790 composite siding, shingles, and trim shall not be used unless the
3791 materials are made of a minimum of 50% recycled and/or reclaimed
3792 material and the applicant can demonstrate that use of the
3793 materials will not diminish the historic character of the Streetscape
3794 or character area by providing a sample of the material to the

3795 Planning Department for approval. Vinyl and aluminum siding are

3796 not appropriate in the Historic District.

3797 e. If synthetic materials are proposed, the synthetic material shall

3798 have a similar appearance and profile to historic siding and trim

3799 materials. Synthetic materials shall be applied as traditional

3800 materials were historically; it is not appropriate to introduce artificial

3801 patterns.

3802 **5. Paint and Color**

3803 a. Paint color is not regulated by the ~~[Design Guidelines]~~ Regulations.

3804 b. Original materials such as brick and stone that was historically left

3805 unpainted shall not be painted. Materials, such as wood, that are

3806 traditionally painted shall have an opaque rather than transparent

3807 finish.

3808 c. Original material such as brick and stone that was historically left

3809 unpainted shall not be painted. Materials, such as wood, that are

3810 traditionally painted shall have an opaque rather than transparent

3811 finish.

3812 d. Rustic, unfinished wood siding is generally not appropriate on
3813 [Historic] houses, but may be appropriate on accessory structures
3814 or additions to ~~non~~-historic buildings. A transparent or translucent
3815 weather-protective finish shall be applied to wood surfaces that
3816 were not historically painted.

3817 e. Low-VOC (volatile organic compound) paints and finishes should
3818 be used when possible.

3819 **6. Garages**

3820 **a. Garages: General Compatibility**

3821 (1) If the lot size dictates that the garage must be located above,
3822 below, or adjacent to the primary living space, its visual
3823 impact should be minimized.

3824 (2) Single car wide tandem garages are recommended. Side-by-
3825 side parking configurations are strongly discouraged; if used,
3826 they shall be visually minimized when viewed from the
3827 primary public right-of-way.

3828 (3) Garages featuring a side-by-side parking configuration shall
3829 maintain a 2 foot horizontal offset in the front wall plane.

3830 (4) Single vehicle garage doors not greater than 9 feet wide by 9
3831 feet high shall be used to access the garage. Glazing on
3832 garage doors shall be limited to no more than 30% of garage
3833 door.

3834 (5) Carports shall be avoided.

3835 **b. Scenario 1: Detached Garages**

3836 (1) Garages shall be constructed as detached or semi-detached

3837 structures and located beyond the side-yard midpoint of the

3838 building or within the rear yard when feasible.

3839 (2) Single car wide tandem garages are recommended. Side-by-
3840 side parking configurations are strongly discouraged; when
3841 used, they shall be visually minimized when viewed from the
3842 primary public right-of-way.

3843 (3) Garages featuring a side-by-side parking configuration shall
3844 maintain a 2 foot horizontal offset in the front wall plane.

3845 (4) Single vehicle garage doors not greater than 9 feet wide by 9
3846 feet high shall be used to access the garage. Glazing on
3847 garage doors shall be limited to no more than 30% of garage
3848 door.

3849 (5) Carports should be avoided.

3850 (6) Detached garages shall be subordinate to the pedestrian
3851 entrance of the house. Where excavation is required for
3852 access to the garage, the pedestrian entrance should still be
3853 clearly articulated.

3854 **c. Scenario 2: Basement Level Attached or Detached Garages**

3855 (1) When construction of a detached garage is not feasible, a

3856 basement level garage may be considered, particularly on

3857 uphill lots.

3858 (2) A basement garage shall not extend beyond the exterior wall

3859 planes of a structure's primary or secondary facades.

3860 (3) In limited situations, site setbacks and topography may allow

3861 for a projecting garage without adversely affecting the

3862 historic character of the Streetscape or character area. In

3863 these cases, a stepped design with associated site grading

3864 and a landscaping plan may be considered.

3865 (4) The vertical façade of a basement garage that is visible from

3866 the primary public right-of-way shall be visually minimized. It

3867 is preferred that the garage opening be set back from the

3868 wall plane of the primary structure in order to diminish the

3869 presence of the garage.

3870 ~~(5) [Window or egress wells, when needed, shall not be located~~

3871 ~~on the primary façade. Window or egress wells shall be~~

3872 ~~located beyond the midpoint of the secondary facades, on~~

3873 ~~the tertiary elevation, or in a location that is not visible from~~

3874 ~~the primary public right-of-way].~~

3875 (6) After construction of a basement garage, a site shall be re-

3876 graded to approximate the grading prior to the new

3877 construction.

3878 (7) A single-vehicle garage door not greater than 9 feet wide by

3879 9 feet high shall be used to access a basement garage

3880 addition.

3881 (8) Single-width car wide tandem garages are recommended.

3882 Side-by-side parking configurations are strongly

3883 discouraged; if used, they shall be visually minimized when

3884 viewed from the primary public right-of-way.

3885 (9) Garages featuring a side-by-side parking configuration, at a
3886 minimum, shall maintain a two (2) foot horizontal offset in the
3887 wall plane between the two garage doors.

3888 **d. Scenario 3: Attached Garages**

3889 (1) When construction of a detached garage is not feasible, an
3890 attached garage may be considered.

3891 (2) A single-vehicle garage door not greater than 9 feet wide by
3892 9 feet high shall be used to access a garage addition.

3893 (3) Single car wide tandem garages are recommended. Side-by-
3894 side parking configurations are strongly discouraged; if used,
3895 they shall be visually minimized when viewed from the
3896 primary public right-of-way.

3897 (4) Garages featuring a side-by-side parking configuration shall
3898 maintain a 2 foot horizontal offset in the front wall plane.

3899 (5) Garages shall be subordinate to the pedestrian entrance of
3900 the house. Where excavation is required for access to the
3901 garage, the pedestrian entrance should still be clearly

3902 articulated. When excavation is not required, the pedestrian

3903 entrance shall be proud of the garage wall plane.

3904 **7. Decks**

3905 a. Decks shall be constructed in inconspicuous areas where visually

3906 minimized from the primary public right-of-way, usually on the

3907 tertiary façade. When built on a secondary façade of a new

3908 structure, a deck should be screened from the primary public right-

3909 of-way with fencing and/or appropriate native landscaping.

3910 b. The visual impact of a deck should be minimized by limiting its size

3911 and scale. Introducing a deck that visually detracts from a new

3912 structure, or substantially alters a site's proportion of built area to

3913 open space is not appropriate.

3914 c. Decks and related steps and railings shall be constructed of

3915 materials and in styles that are compatible with the structure to

3916 which they are attached as well as with the character of the Historic

3917 District as a whole.

3918 d. Decking materials such as fiber cement or plastic-wood composite

3919 floor boards shall not be used unless they are made of a minimum

3920 of 50% recycled and/or reclaimed materials.

3921 e. Significant site features, such as mature trees, shall be protected

3922 from damage during the construction of a deck by minimizing

3923 ground disturbance and by limiting use of heavy construction

3924 equipment.

3925 **8. Balcony and Roof Decks**

3926 a. New balconies and roof decks shall be visually subordinate to the
3927 new building and shall be minimally visible from the primary public
3928 right-of-way.

3929 b. A new balcony shall be simple in design and compatible with the
3930 character of the Historic District. Simple wood and metal designs

3931 are appropriate for residential structures. Heavy timber and plastics

3932 are inappropriate materials.

3933 c. A roof deck shall be visually minimized when viewed from the

3934 primary public right-of-way.

3935 **9. New Accessory Structures**

3936 a. New accessory structures on flat or downhill sites shall generally be

3937 located in the rear yard, unless located in a character zone with

3938 similar development patterns.

3939 b. New accessory structures may be located at the street front when a

3940 pattern of front yard historic accessory structures has been

3941 established along the street, and when the proposed placement of

3942 the accessory structure does not create a danger or hazard to

3943 traffic by obstructing the view on the street.

3944 c. Accessory structures (such as sheds and detached garages) shall

3945 be subordinate in scale to the primary structure.

3946 **10. Additions to Existing Non-Historic Structures**

3947 a. An addition shall complement the visual and physical qualities of

3948 the existing structure.

3949 b. An addition shall be visually subordinate to the existing structure

3950 and shall be compatible with the scale of the historic buildings and

3951 structures in the Streetscape or character area. When the

3952 combined effects of the addition's footprint, height, mass, and scale

3953 are such that the overall size of the addition is larger than the

3954 existing structure, the volume of the addition shall be broken into
3955 modules that reflect the scale of those components seen on the
3956 existing structure. Multiple modules are encouraged to add
3957 articulation and architectural interest.

3958 c. Components and materials used on additions shall be similar in
3959 scale and size to those found on the existing structure.

3960 d. Windows, doors, and other features on a new addition shall be
3961 designed to be compatible with the existing structure and
3962 surrounding historic sites. Windows, doors, and other openings
3963 shall be of sizes and proportions similar to those found on the
3964 building as well as those found on historic structures in the Historic
3965 District. When using new window patterns and designs, those
3966 elements shall respect the typical historic character and proportions
3967 of windows on adjacent historic structures. Also, the solid-to-void
3968 relationships and detailing of an addition shall be compatible with
3969 the existing structure and with buildings within the Streetscape or
3970 character area.

3971

11. Reconstruction of Non-Surviving Structures

3972

a. Reconstruction of a documented but non-surviving historic structure

3973

that once existed in Park City is allowed when no existing building

3974

in Park City with the same historical significance has survived.

3975

b. Reconstruction may be allowed when documentary and physical

3976

evidence is available to facilitate an accurate reconstruction.

- 3977 c. Reconstruction shall not be based on conjectural designs or on a
3978 combination of different features from other historic buildings.
- 3979 d. Reconstruction shall include recreating the documented design of
3980 exterior features such as the roof shape, architectural detailing,
3981 windows, entrances and porches, steps and doors, and their
3982 historic spatial relationships.
- 3983 e. A reconstructed building shall accurately duplicate the appearance
3984 of the non-surviving historic property in materials, design, color, and
3985 texture.
- 3986 f. A reconstructed building shall duplicate the building, but also the
3987 setting, placement, and orientation of the non-surviving structure.
- 3988 g. A reconstruction shall re-establish the historic relationship between
3989 the building(s) and historic site features.
- 3990 h. A building may not be reconstructed on a location other than its
3991 original site.
- 3992 i. A building may not be reconstructed on a location other than its
3993 original site.

3994 HISTORY

3995 *Adopted by Ord. 2019-06 on 5/16/2019*

3996 **15-13-9 ~~Design Guidelines~~ Regulations For Historic Commercial Infill**

3997 **Construction**

3998 A. **Universal ~~[Design Guidelines]~~ Regulations**

3999

4000 1. New infill commercial buildings shall reflect the historic character—simple
4001 building forms, unadorned materials, restrained ornamentation—of Park
4002 City’s Historic Sites.

4003 2. New infill commercial buildings shall not directly imitate existing historic
4004 structures in Park City. Roof pitch, shape and configuration, as well as
4005 scale of building elements found on Historic Sites may be duplicated, but
4006 building elements such as moldings, cornice details, brackets, and porch
4007 supports shall not be directly imitated. Reconstructions of non-surviving
4008 historic buildings are allowed.

4009 3. A style of architecture shall be selected and all elevations of the infill
4010 commercial building shall be designed in a manner consistent with a
4011 contemporary interpretation of the selected style. Stylistic elements shall
4012 not simply be applied to the exterior. Styles that radically conflict with the
4013 character of Park City’s Historic Sites shall be avoided. Styles that never
4014 appeared in Park City shall be avoided.

4015 4. New infill commercial buildings shall differentiate from historic structures

4016 but shall be compatible with historic structures in materials, features, size,
4017 scale, and proportion, and massing to protect the integrity of the Main
4018 Street Historic District as a whole. The massing of new infill commercial
4019 buildings shall be further broken up into volumes that reflect the original

4020 massing of historic buildings; larger masses shall be located at the rear of
4021 the site.

4022 5. Building and site design shall respect the existing topography and
4023 character-defining site features (including existing trees and vegetation)
4024 and shall minimize cut, fill, and the use of retaining walls.

4025 6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows,
4026 doors, steps, retaining walls, garages, etc.—shall be of human scale and
4027 shall be compatible with neighboring Historic Sites.

4028 7. Scale and height of new infill commercial structures ~~should~~ shall follow
4029 the predominant pattern and respect the architecture of the Streetscape or
4030 character area with special consideration given to Historic Sites.

4031 8. Size and mass of a structure shall be compatible with the size of the site
4032 so that site coverage, and building bulk and mass are compatible with
4033 Historic Sites within the Streetscape or character area.

4034 9. New construction activity shall not physically damage nearby Historic
4035 Sites.

4036 10. New infill commercial buildings shall reinforce visual unity within the

4037 context of the Historic District but also within the context of the

4038 Streetscape or character area. The specific context of the Streetscape or

4039 character area is an important feature of the Historic District. The context

4040 of each Streetscape or character area shall be considered in its entirety,

4041 as one would see it when standing on the street viewing both sides of the

4042 street for the entire length of the Streetscape or character area. Special

4043 consideration should be given to adjacent and neighboring Historic Sites

4044 in order to reinforce existing rhythms and patterns.

4045 11. New materials should reflect the character of the Historic District.

4046 Sustainable technology is constantly changing resulting in new alternative

4047 materials. New alternative materials may be reviewed by the Design

4048 Review Team for compliance being judged on the following

4049 characteristics: • Longevity (50 year lifespan) • Energy performance •

4050 Durable in this climate • Environmental benefit (high recycled content,

4051 locally sourced) • Compatibility with the character of the Historic District

4052 **B. Specific ~~[Design Guidelines]~~ Regulations**

4053 **1. Site Design**

4054 **a. Setback and Orientation**

4055 (1) Site coverage of new infill commercial buildings shall be

4056 compatible with the adjacent and neighboring Historic Sites.

4057 (2) Locate Structures shall be located on a site in a way that

4058 follows the predominant pattern of historic buildings along

4059 the street, maintaining traditional setbacks, orientation of

4060 entrances, and alignment along the street.

4061 (3) The historic town grid shall be preserved by retaining the

4062 formal street pattern, maintaining historic lot sizes rather

4063 than aggregating historic-sized lots into larger lots, and

4064 preserving the regular rhythm and pattern of lot sizes in a

4065 way that reinforces the perception of the grid.

4066 (4) A new building shall be oriented parallel to the site's lot lines
4067 similar to that of historic building orientations. New buildings,
4068 in general, shall be constructed in line with adjacent historic
4069 structures and shall avoid large setbacks that disrupt the
4070 continuity of the historic street wall.

4071 (5) Side yard setbacks similar to those seen historically in the
4072 Streetscape or character area shall be established in order
4073 to reinforce the pattern of built and open space. The historic
4074 rhythm of the building spacing of the adjacent and
4075 neighboring historic buildings as well as the immediate block
4076 shall be especially considered.

4077 (6) New commercial infill buildings shall have a clearly defined
4078 primary entrance oriented toward the street consistent with
4079 historic buildings in the Historic District. Entrances on the
4080 secondary or tertiary facades of a building shall be clearly
4081 subordinate to the entrance on the primary façade.

4082 **b. Topography and Grading**

4083 (1) The natural topography and original grading of a site shall be

4084 maintained when feasible.

4085 (2) Building and site design shall respond to natural features.

4086 New buildings [~~should~~] shall step down or up to follow the

4087 existing contours of steep slopes.

4088 (3) A new site's natural slope shall be respected in a new
4089 building design in order to minimize cuts into hillsides,
4090 minimize fill, and minimize retaining walls.

4091 c. Landscaping and Vegetation

4092 Historically, commercial buildings were built to setbacks and did not
4093 include open space areas for landscaping. Please see
4094 (Regulations) [~~Design Guidelines~~] for Infill Residential Buildings for
4095 specific (requirements) [~~guidelines~~] regarding Retaining Walls;
4096 Fences; Paths, Steps, Handrails & Railings (Not associated with
4097 Porches); and Gazebos, Pergolas, and other Shade Structures.

4098
4099 While many new commercial infill projects may not require
4100 landscaping, if built to setbacks, those that have space for
4101 landscaping shall comply with the following [~~Design Guidelines~~]:

4102 (1) Existing landscape features that contribute to the character
4103 of the Historic District and existing landscape features that
4104 provide environmental sustainability benefits shall be
4105 respected and maintained.

4106 (2) Established on-site native plantings shall be maintained.

4107 During construction, established vegetation shall be

4108 protected to avoid damage. Damaged, aged, or diseased

4109 trees shall be replaced as necessary. Vegetation that may

4110 encroach upon or damage a new building may be removed,

4111 but shall be replaced with similar vegetation near the original

4112 location.

4113 (3) A detailed landscape plan, particularly for areas viewable

4114 from the primary public right-of-way, that respects the

4115 manner and materials traditionally used in the Historic

4116 District shall be provided. When planning for the long-term

4117 sustainability of a landscape system, all landscape

4118 relationships on the site, including those between plantings

4119 and between the site and its structure(s) shall be considered.

4120 (4) Landscape plans shall balance water efficient irrigation

4121 methods and drought tolerant and native plant material with

4122 existing plant material and site features that contribute to the

4123 character of the Historic District.

4124 (5) Storm water management features such as gutters and

4125 downspouts as well as site topography and vegetation that

4126 can improve the environmental sustainability of a site shall

4127 be used to advantage.

4128 (6) The use of Water Wise Landscaping or permaculture
4129 strategies for landscape design shall be considered in order
4130 to maximize water efficiency. Where watering systems are
4131 necessary, systems that minimize water loss such as drip
4132 irrigation shall be used. These systems shall be designed to

4133 minimize their appearance from areas viewable from the
4134 primary public right-of-way.

4135 **d. Sidewalks, Plazas, and Other Street Improvements**

4136 (1) All Streetscape or character area elements should work
4137 together to create a coherent visual identity and public
4138 space. The visual cohesiveness and historic character of a
4139 site shall be maintained through the use of complementary
4140 materials.

4141 (2) Street furniture, trash receptacles, bike racks, planters and
4142 other elements shall be simple in design and compatible with
4143 the appearance and scale of adjacent buildings and public
4144 spaces.

4145 (3) New plazas that are being considered shall be well planned
4146 for intended uses, such as concerts or other events, and
4147 shall be well designed for maintenance and durability.

4148 (4) Existing, alleys, staircases, and pedestrian tunnels shall be
4149 maintained where feasible.

4150 **e. Parking Areas and Driveways**

4151 (1) Off-street parking areas shall be located within the rear yard

4152 and beyond the rear wall plane of the primary structure.

4153 Providing a driveway along the side yard of a site shall be

4154 considered when feasible. When locating a parking area in

4155 the rear yard is not physically possible, the off street parking

4156 area and associated vehicles shall be visually buffered from
4157 adjacent properties and the primary public right-of-way.

4158 (2) Parking areas and vehicular access shall be visually
4159 subordinate to the character-defining Streetscape or
4160 character area elements.

4161 (3) The visual impact of on-site parking shall be minimized by
4162 incorporating landscape treatments for driveways, walkways,
4163 paths, and structures in a comprehensive, complementary
4164 and integrated design.

4165 (4) Landscaped separations shall be provided between parking
4166 areas, drives, service areas, and public use areas like
4167 walkways, plazas, and vehicular access points. When plant
4168 materials are used for screening, they shall be designed to
4169 function year-round.

4170 (5) When locating new off-street parking areas and driveways,
4171 the existing topography of a building site and significant site
4172 features shall be minimally impacted.

4173 ~~(6) [Ten foot (10') wide driveways are encouraged; however, n]~~

4174 New driveways shall not exceed ~~[ten 12(10)]~~ feet in width.

4175 Shared driveways shall be used when feasible. For an

4176 approved two-car garage, driveway access to the two-car

4177 garage may be provided in one of two ways:

4178 i. A maximum 12-foot-wide curb cut and 12-foot-wide
4179 driveway is allowed within the Front Setback. Beyond
4180 the Front Setback, the driveway may achieve a 22-
4181 foot maximum width to access the two-car garage.

4182 ii. One maximum 10-foot-wide curb cut and one
4183 maximum 10-foot-wide driveway is allowed to access
4184 each of the two garages. The two driveways:

4185 1. shall be separated with at least 18 inches of
4186 landscaping; and

4187 2. shall include a vertical element at least 18
4188 inches in height, 18 inches in width, and in a

4189 length to be approved by the Engineering
4190 Department, depending on Right-of-Way

4191 encroachments, turning radii, and Sight
4192 Distance Triangle.

4193 (7) Textured and poured paving materials other than smooth

4194 concrete shall be considered for driveways that are visible

4195 from the primary public right-of-way. To manage storm
4196 water permeable paving shall be used when appropriate;
4197 permeable paving may not be appropriate for all driveways
4198 and parking areas.

4199 (8) Consider avoiding paving up to a building foundation in
4200 order to reduce heat-island effect, building temperature

4201 increase, damage to the foundation, and storm-water

4202 runoff problems.

4203 (9) On-site storage for snow from driveways shall be provided.

4204 **2. Primary Structures**

4205 **e. Mass, Scale, and Height**

4206 (7) Historic height, width, and depth proportions are important

4207 in creating compatible infill and new design shall reflect the

4208 historic mass and scale of commercial buildings in the

4209 Historic District.

4210 (8) The size and mass of a new infill commercial building, in

4211 relation to open spaces, shall be visually compatible with

4212 adjacent historic buildings and historic structures in the

4213 surrounding Historic District.

4214 (9) Buildings that utilize traditional commercial building

4215 forms—false-front, one-part or two-part block, or central

4216 block with wings—are encouraged.

4217 (10) Building features such as storefronts, upper story

4218 windows, cornices, and balconies shall be aligned with

4219 similar historic building features in the Historic District.

4220 Generally, these elements should align in relation to the

4221 topography to allow these elements to —step up or —step

4222 down the Streetscape or character area. The step effect is

4223 reinforced by a standard first floor height—which shall be

4224 maintained—made evident with the use of cornices,

4225 moldings and other façade treatments.

4226 (11) Buildings constructed on sites greater than 25 feet

4227 wide shall be designed so the facades visible from the

4228 primary public right-of-way reinforce the rhythm along the

4229 street in terms of historic building width, depth, and

4230 patterns within the façade.

4231 (12) Regardless of lot frontage, the primary façade shall

4232 be compatible with the width of adjacent and neighboring

4233 historic buildings. The width of a new building shall not

4234 appear to be noticeably greater than historic buildings in

4235 the Streetscape or character area. Modules on a primary

4236 façade shall generally not exceed 25 to 50 feet in width,

4237 reflective of historic commercial buildings in the Historic

4238 District.

4239 (13) A larger building shall be divided into modules that

4240 reflect the mass, scale, proportions, and size of historic

4241 buildings within the Streetscape or character area.

4242 Modules shall be clearly expressed throughout the entire

4243 building and a single form shall remain the dominant

4244 element so the overall mass does not become too

4245 fragmented. To minimize the scale perceived from the

4246 primary public right-of-way, stepping down the mass of a

4247 larger building shall be considered.

4248 (14) Larger-scaled projects shall also include variations in

4249 roof height in order to break up the form, mass and scale of

4250 the overall structure.

4251 (15) When the overall length of a new structure along the

4252 streetfront is greater than that seen historically, the design

4253 shall employ methods—changes in wall plane, roof

4254 heights, use of modules, etc.--to diminish the visual impact

4255 of the overall building mass, form and scale.

4256 (16) New buildings shall not be significantly taller or

4257 shorter than adjacent historic buildings. The Primary

4258 façade of the new building shall be limited to one to two

4259 stories in height. Special consideration shall be given to the

4260 wall heights of adjacent historic structures.

4261 (17) Primary facades shall be limited to one to two stories

4262 in height. Special consideration shall be given to the wall

4263 heights of neighboring and adjacent historic structures to
4264 reinforce the pattern of wall heights of the Historic District.
4265 (18) Variation in building height may be considered
4266 regarding topography. The facades of taller buildings shall
4267 still express a human scale.

4268 (19) New construction on corner lots shall reinforce the
4269 street wall, but where appropriate, may be designed to
4270 define public plazas and public gathering places.

4271 **f. Foundation**

4272 (7) Foundation materials shall be simple in form and minimally
4273 visible above grade when viewed from the primary public
4274 right-of-way. Acceptable foundation materials may include
4275 stone and concrete, wood lattice and vertical boards. A
4276 clear distinction between foundation and wall material shall
4277 be made. Clapboard siding shall not extend to the ground.

4278 (8) A site shall be returned to exiting grade following
4279 construction of a foundation. When existing grade cannot
4280 be achieved, no more than eight inches (8") of the new
4281 foundation shall be visible above final grade on the primary
4282 façade. No more than two (2) feet of the new foundation
4283 shall be visible above final grade on secondary and tertiary
4284 facades.

4285

g. Storefronts

4286

(7) Street-facing primary façades of new commercial infill shall

4287

be distinguished by well-defined storefront elements,

4288

including storefront entryway, ample-sized windows, and

4289

appropriate decorative elements. Storefronts on new infill

4290 shall have rhythm and pattern similar to that of the historic

4291 Streetscape or character area.

4292 (8) Historic storefronts were built using standard dimensions

4293 for kick plates or bulkheads and display windows so the

4294 first story of historic commercial buildings have similar

4295 heights. When storefronts are situated on steep-sloped

4296 Main Street, the result is a stair-step effect.

4297 (9) This stair-step effect is an important visual pattern of the

4298 Historic District and shall be repeated on new commercial

4299 infill construction.

4300 (10) Recessed entries on new commercial facades

4301 fronting on Main Street and in adjoining commercial areas

4302 are encouraged.

4303 (11) Windows on new storefronts shall be used extensively

4304 and in keeping with the architectural style of the historic

4305 structure. Design and scale shall be maintained in the

4306 tradition of historic storefronts with extensive street-level

4307 window area.

4308 (12) Generally, two-thirds (2/3) or more of storefront areas

4309 may be glass. The solid-to-void ratio of a new storefront

4310 shall be similar to that of the historic structure.

4311 h. **Awnings**

4312 (7) Awnings may be appropriate for use on the street level
4313 façade. If used, they should be placed in locations
4314 historically used for awnings. Storefronts and upper façade
4315 windows are both appropriate locations for new awnings.

4316 (8) Shed-type awnings are the most appropriate for use on
4317 both street-level facades and upper facades. Alternative
4318 awning forms may be considered if their use complements
4319 the design of the building.

4320 (9) Awnings may contain graphics or signs, but shall not be
4321 backlit. Spotlighting awnings from above shall be avoided.

4322 (10) Awnings shall not shed an excessive amount of rain
4323 or snow onto a sidewalk or other pedestrian paths.

4324 i. **Doors**

4325 (7) The historic pattern of principal doorways along the street
4326 shall be maintained. All buildings that face the street shall
4327 have a well-defined primary entrance.

4328 (8) New doors shall be similar in location, size, and material to

4329 those seen traditionally in the Historic District. Doors shall

4330 be compatible with the style of both the new building and

4331 historic buildings in the Main Street Historic District.

4332 (9) Doors shall be designed and finished with trim elements

4333 similar to those used historically. Paneled doors, used

4334 singly or in pairs, were typical and many had vertical panes

4335 of glass as well as transom lights over the doors.

4336 Scalloped, Dutch, and Colonial doors are not appropriate

4337 on most primary and secondary facades.

4338 j. **Windows**

4339 (7) Ratios of solid-to-void that are compatible with adjacent

4340 and neighboring historic buildings shall be used. Window

4341 openings shall be similar in location, size, and scale to

4342 those found on historic commercial buildings. Except for

4343 storefronts, large expanses of glazing are inappropriate.

4344 (8) Windows shall be proportional to the scale and style of the

4345 building and shall be compatible with the historic

4346 commercial buildings in the Historic Districts. Window

4347 types and glazing patterns shall also be compatible with

4348 those seen on historic commercial structures.

4349 (9) Upper story windows with vertical emphasis are

4350 encouraged. The general rule is the window height shall be

4351 twice the dimension of the width (commonly referred to as

4352 2:1 ratio). Double-hung, vertically proportioned windows

4353 similar to those used historically are particularly

4354 encouraged. Windows with traditional depth and trim are

4355 preferred.

4356 (10) The number of different window sizes and styles on a

4357 building shall be limited.

4358 (11) Wood or metal windows similar to those used
4359 historically are preferred, but aluminum-clad wood windows
4360 are also appropriate. Vinyl and aluminum windows are
4361 inappropriate.

4362 (12) New glazing shall match the appearance of historic
4363 glazing and/or shall be clear. Metallic, frosted, tinted,
4364 stained, textured and reflective finishes are generally
4365 inappropriate for glazing on the primary façade.

4366 (13) Window muntins shall be true divided lights or
4367 simulated divided lights on both sides of the glass. Snap-in
4368 muntins are inappropriate.

4369 **k. Roofs**

4370 (7) Roofs of new commercial infill buildings shall be visually
4371 compatible with roof shapes and orientation of neighboring
4372 and adjacent historic commercial buildings that contribute
4373 to the character of the Historic Districts. Simple roof
4374 forms—flat, gable, shed—are appropriate. Roofs

4375 composed of a combination of roof planes, but simple in

4376 form, are also encouraged.

4377 (8) Roof pitch shall be consistent with the style of architecture

4378 chosen for the structure and with the ~~the~~ adjacent and

4379 neighboring commercial buildings that contribute to the

4380 character of the Historic Districts, with special

4381 consideration given to Historic Sites.

4382 (9) The alignment that is created by similar heights of primary

4383 roofs among historic buildings shall be maintained. The

4384 similarity of heights in building features contributes to the

4385 visual continuity along the Streetscape or character area.

4386 (10) Overhanging eaves, use of bargeboards, soffits,

4387 fascia boards, and brackets that are consistent with the

4388 style of architecture of the new building and that are

4389 compatible with adjacent and neighboring commercial

4390 buildings shall be incorporated.

4391 (11) Roofs shall be designed to minimize snow shedding

4392 onto adjacent sites and/or pedestrian paths. Crickets,

4393 saddles, or other snow-guard devices shall be placed so

4394 they do not significantly alter the form of the roof as seen

4395 from the primary public right-of-way.

4396 (12) New roof features, such as photovoltaic panels (solar

4397 panels), skylights, ventilators, and mechanical or
4398 communication equipment shall be visually minimized from
4399 the primary public right-of-way so as not to compromise the
4400 architectural character of the structure. Roof-mounted
4401 features like photovoltaic panels (solar panels) and

4402 skylights should be installed parallel to the roof plane when

4403 feasible.

4404 (13) Roof materials shall appear similar to those seen

4405 historically. Asphalt shingles may be considered. Metal

4406 sheeting or standing seam metal roofs with a baked-on

4407 paint finish and galvanized or rusted steel sheeting are

4408 generally appropriate. Roof membranes shall generally not

4409 be white. Roofs shall have matte finishes to minimize glare.

4410 Roof colors shall be neutral and muted and materials shall

4411 not be reflective.

4412 **I. Dormers**

4413 (7) If used, dormers shall be modest in size and fit the scale of

4414 the commercial building and the roof form. The number

4415 and size of dormers shall be limited on a roof, such that the

4416 primary roof form remains prominent. Dormers shall be

4417 used with restraint, in keeping with the simple character of

4418 buildings in Park City.

4419 (8) Dormers shall be visually minimized from primary public
4420 right-of-way. Gabled, hipped, or shed dormers are
4421 appropriate for most structures and shall be in keeping with
4422 the character and scale of the structure.

4423 (9) Dormers shall be setback from the main wall of the
4424 building.

4425 (10) A new dormer shall be lower than the primary ridge
4426 line of the associated roof form and set in from the eave of
4427 the building.

4428 **m. Balconies and Roof Decks**

4429 (7) New balconies and roof decks shall be visually subordinate
4430 to the new building and shall be minimally visible from the
4431 primary public right-of-way.

4432 (8) A new balcony shall be simple in design and compatible
4433 with the character of the Historic Districts. Simple wood
4434 and metal designs are appropriate for commercial
4435 structures. Heavy timber and plastics are inappropriate
4436 materials.

4437 (9) A roof deck shall be visually minimized when viewed from
4438 the primary public right-of-way. Consider minimalizing its
4439 visual appearance by hiding rooftop decks behind parapets
4440 and/or setting rooftop decks back from the primary façade.

4441 **n. Decks, Fire Escapes, and Exterior Staircases**

4442 (7) Decks, fire escapes, and exterior staircases shall be
4443 constructed in inconspicuous areas where visually
4444 minimized from the primary public right-of-way, usually on
4445 the tertiary facade.

4446 (8) The visual impact of a deck, fire escape, or exterior
4447 staircase shall be minimized by limiting its size and scale.

4448 Introducing a deck, fire escape, or exterior staircase that
4449 visually detracts from the architectural character of the
4450 building, or substantially alters a site's proportion of built
4451 area to open space is not appropriate.

4452 (9) Decks, fire escapes, and related exterior steps and railings
4453 shall be constructed of materials and in styles that are
4454 compatible with the existing building.

4455 (10) Decking materials such as fiber cement or plastic-
4456 wood composite floor boards shall not be used unless they
4457 are made of a minimum of 50% recycled and/or reclaimed
4458 material.

4459 o. **Gutters and Downspouts**

4460 (7) Downspouts shall be located away from architectural
4461 features and shall be visually minimized when viewed from
4462 the primary public right-of-way.

4463 p. **Architectural Features**

4464 (7) Simple ornamental trim and decoration is in character with

4465 historic architectural ornamentation and is encouraged.

4466 Traditional locations for architectural ornamentation are

4467 porches and eaves. Other details like eave depth, mullions,

4468 corner boards, and brackets that lend character to historic

4469 commercial buildings shall be considered.

4470 **3. Mechanical Systems, Utility Systems, and Service Equipment**

4471 e. Mechanical and/or utility equipment, including heating and air
4472 conditioning units, meters, and exposed pipes, shall be located on
4473 the back of the building, roof, or another inconspicuous location. If
4474 equipment is located on a secondary façade it should be placed
4475 behind the midpoint or in a location that is not visible from the
4476 primary public right-of-way.

4477 f. Ground-level equipment shall be screened from view using
4478 landscape elements such as fences, low stone walls, or perennial
4479 plant materials.

4480 g. Low-profile rooftop mechanical units and elevator penthouses that
4481 are not visible from the primary public right-of-way shall be used.
4482 When this is not possible, rooftop equipment shall be set back or
4483 screened from all views. Placement of rooftop equipment shall be
4484 sensitive to views from upper floors of neighboring buildings.

4485 h. New communications equipment such as satellite dishes or
4486 antennae shall be visually minimized when viewed from the primary
4487 public right-of-way.

4488 i. Service equipment and trash containers shall be screened. Solid

4489 wood or masonry partitions or hedges shall be used to enclose

4490 trash areas.

4491 j. Loading docks shall be located and designed in order to minimize

4492 their visual impact.

4493 **4. Materials**

4494 e. Building materials shall be compatible in scale, proportion, texture,
4495 finish and color to materials used on Historic Structures in the Main
4496 Street Historic District. The dimensions of masonry units, wood
4497 siding, and other building materials shall be similar to those used
4498 historically.

4499 f. The primary siding material for new buildings shall appear similar to
4500 those on historic commercial structures in the Historic Districts.
4501 Historically, the most common material on primary structures was
4502 painted horizontal lap siding with a reveal between 6 to 8 inches.
4503 Secondary structures such as barns and sheds typically had siding
4504 of unpainted wood (horizontal lap or vertical board and batten) or
4505 corrugated metal panels.

4506 g. Building materials shall be applied in the manner to that used
4507 historically. Typically, a hierarchy of building materials should be
4508 used, with heavier, more durable materials for foundations and
4509 more refined materials above foundations. Building materials,
4510 especially masonry, shall be used in the manner they were used

4511 historically.

4512 h. Synthetic materials such as fiber cement or plastic-wood composite

4513 siding, shingles, and trim shall not be used unless the materials are

4514 made of a minimum of 50% recycled and/or reclaimed materials

4515 and the applicant can demonstrate that use of the materials will not

4516 diminish the historic character of the Streetscape or character area

4517 by providing a sample of the material to the Planning Department
4518 for approval. Vinyl and aluminum siding are not appropriate in the
4519 Historic District.

4520 i. If synthetic materials are proposed, the synthetic material shall
4521 have a similar appearance and profile to historic siding and trim
4522 materials. Synthetic materials shall be applied as traditional
4523 materials were historically; introducing artificial patterns is not
4524 appropriate.

4525 **5. Paint and Color**

- 4526 e. Paint color is not regulated by the ~~[Design Guidelines]~~ Regulations.
- 4527 f. Original material such as brick and stone that was historically left
4528 unpainted shall not be painted.
- 4529 g. Rustic unfinished wood siding is generally not appropriate on
4530 commercial buildings, but may be appropriate on accessory
4531 structures or additions to non-historic buildings. A transparent or
4532 translucent weather-protective finish shall be applied to wood
4533 surfaces that were not historically painted.

4534 h. Low-VOC (volatile organic compound) paints and finishes should

4535 be used when possible.

4536 **6. Additions to Existing Non-Historic Structures**

4537 e. An addition shall complement the visual and physical qualities of

4538 the existing structure.

- 4539 f. An addition shall be visually subordinate to the existing building and
- 4540 shall be compatible with the scale of the historic buildings in the
- 4541 Streetscape or character area. When the combined effects of the
- 4542 addition's footprint, height, mass, and scale are such that the
- 4543 overall size of the addition is larger than the existing structure, the
- 4544 volume of the addition shall be broken into modules that reflect the
- 4545 scale of those components seen on the existing structure. Multiple
- 4546 modules are encouraged to add articulation and architectural
- 4547 interest.
- 4548 g. Components and materials used on additions shall be similar in
- 4549 scale and size to those found on the existing structure.
- 4550 h. Windows, doors, and other features on a new addition shall be
- 4551 designed to be compatible with the existing building as well as
- 4552 adjacent and neighboring historic sites. Windows, doors, and other
- 4553 openings shall be of sizes and proportions similar to those found on
- 4554 the building as well as those found on historic structures in the
- 4555 Historic District. When using new window patterns and designs,

4556 those elements shall respect the typical historic character and
4557 proportions of windows on adjacent and neighboring historic
4558 structures. Also, the solid-to-void relationships and detailing of an
4559 addition shall be compatible with the existing structure and with
4560 historic buildings in the Historic District.

4561 **7. Reconstruction of Non-Surviving Structures**

- 4562 e. Reconstruction of a documented but non-surviving historic structure
- 4563 that existed in Park City is allowed when no existing building in
- 4564 Park City with the same historical significance has survived.
- 4565 f. Reconstruction may be allowed when documentary and physical
- 4566 evidence is available to facilitate an accurate reconstruction.
- 4567 g. Reconstruction shall not be based on conjectural designs or on a
- 4568 combination of different features from other historic buildings.
- 4569 h. Reconstruction shall include recreating the documented design of
- 4570 exterior features such as the roof shape, architectural detailing,
- 4571 windows, entrances and porches, steps and doors, and their
- 4572 historic spatial relationships.
- 4573 i. A reconstructed building shall accurately duplicate the appearance
- 4574 of the non-surviving historic property in materials, design, color, and
- 4575 texture.
- 4576 j. A reconstructed building shall duplicate not only the building, but
- 4577 also the setting, placement, and orientation of the non-surviving
- 4578 structure.

4579 k. A reconstruction shall re-establish the historic relationship between

4580 the building or buildings and historic site features.

4581 l. A building may not be reconstructed on a location other than its

4582 original site.

4583 **8. ADA in New Residential and Commercial Infill Buildings**

4584 e. The Americans with Disabilities Act requires places of public
4585 accommodation to provide access to their services and programs.
4586 In the case of historic buildings, the goal is to achieve the highest
4587 level of accessibility with the lowest impact on the historic structure.

4588 (7) Whenever possible, the appearance of accessibility ramps
4589 or elevators shall not significantly detract from the historic
4590 character of the Historic District. New or additional means
4591 of access shall be compatible with the new building and its
4592 setting.

4593 (8) Ramps or other accessibility-related installations shall be
4594 simple in design and as unobtrusive as possible. They
4595 shall be constructed of concrete or wood and painted in
4596 colors similar to that of the new building.

4597 **9. Exterior Lighting**

4598 e. Exterior light fixtures shall be compatible with the building's style,
4599 period and materials, but shall also be down-directed and shielded.

4600 f. Exterior lighting schemes ~~should~~ shall compliment the overall

4601 building and site design.

4602 g. Indirect lighting shall be used to identify entrances and to illuminate

4603 signs.

4604 h. Warm tones in energy efficient lighting shall be used as a

4605 proliferation of cool tones could alter the Streetscape or character

4606 area.

4607

i. Security lighting shall be shielded from adjacent uses so as to

4608

prevent off-site glare.