



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
December 7, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Historic Preservation Board of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, December 7, 2022. Historic Preservation Board members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Historic Preservation Board Meeting Minutes from November 2, 2022.
[11.02.2022 Meeting Minutes](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A **Historic Preservation Board Chair Election** - On September 7, 2022, the Historic Preservation Board Continued this item to a later date:

Pursuant to LMC § 15-11-3(A), the Historic Preservation Board shall elect one of its members to serve as Chair for a term of one (1) year at its first meeting following the expiration of terms and appointment of new members. The Chair may be elected to serve for one (1) consecutive additional term, but not for more than two (2) successive terms. If the Chair is absent from any meeting where a quorum would otherwise exist, the members may appoint a Chair Pro Tem to act as Chair solely for that meeting.

5. REGULAR AGENDA

- 5.A Consideration to Adopt Resolution 01-2022, a Resolution Authorizing Participation in Meeting by Electronic Communication.
[Electronic Meetings Resolution Staff Report](#)
[Exhibit A: Electronic Meetings Resolution](#)
[Exhibit B: Historic Preservation Board Meeting Minutes - July 6, 2022 - Item 6.A](#)
- 5.B Consideration to Adopt Historic Preservation Board Regular Meeting Dates for

2023.

[2023 Annual Notice of Historic Preservation Board Regular Meetings](#)

- 5.C **517 Park Avenue - Modification of Approval** - The Applicant Proposes Disassembly and Reassembly of the Front Bay Window of a Landmark Historic Structure Using Existing Historic Materials. PL-22-05452
(A) Public Hearing; (B) Action
[517 Park Avenue Modification of HDDR Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Historic District Design Review Final Action Letter](#)
[Exhibit C: Memo from Hazelwood Engineering](#)
[Exhibit D: Applicant Statement](#)
[Exhibit E: Letter of Recommendation](#)
[Exhibit F: Site Photos](#)
[Exhibit G: Existing Conditions and Proposed Plans](#)

6. CONTINUATIONS

- 6.A Parking on Driveways in Historic Districts Work Session Has Been Continued to a Date Uncertain.

7. WORK SESSION

- 7.A **Discussion Regarding Lot Combinations in Historic Districts**
[Residential Lot Consolidations in Historic Districts Staff Report](#)
[Exhibit A: Historic Character Goals](#)
[Exhibit B: Historic Character Detailed Strategies](#)

8. ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 2, 2022**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Douglas Stephens, Alan Long

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Mark Harrington, City Attorney; Julie Schultz, Executive Office Administrator

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:02 p.m. He conducted a roll call of the Board Members present.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 7, 2022.

MOTION: Board Member Beatlebrox moved to APPROVE the Minutes of September 7, 2022, as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board. Chair Scott abstained from the vote as he was not present at the September 7 meeting.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reported that the old Historic District Design Guidelines included illustrations and photographs to assist with navigation of the Guidelines. She reported that they did not add illustrations as part of the 2019 update to the Guidelines. Staff would be releasing a Request for Proposals ("RFP") for someone to review the Historic District Design Guidelines and create illustrations or other types of graphics to help users navigate the Guidelines more easily.

5. WORK SESSION

A. Relocation of Significant Structures at 336/360 Daly Avenue.

Senior Historic Preservation Planner, Caitlyn Tubbs reported that the structures at 336 and 360 Daly Avenue include a single-cell cabin and single-car garage on the west side of Daly Avenue. She referenced the full background timeline in the packet that illustrated the histories of the properties.

Planner Tubbs stated that in 1896, a cross-wing home was constructed on the site, formerly known as 332 Daly Avenue. According to the Sanborn Fire Insurance Maps, the single-cell cabin was constructed between 1900 and 1907. In 1941, the single-car garage appeared on the Sanborn Maps. She noted that in 1984, the cross-wing home was unfortunately demolished, and in 1996, the Historic District Commission approved a request to demolish the chicken coop, the garage, and the single-cell cabin on the site.

She presented a photograph showing that the demolition never took place and reported that the approval expired in 1997. The property sat dormant for approximately one or two decades and in 2015 the Historic Preservation Board ("HPB") reviewed a Determination of Significance and found that the single-cell cabin and the single-car garage are Significant Structures.

Planner Tubbs reported that in May 2017, the HPB held a public hearing and approved a request to relocate the garage, however, that relocation never occurred and the approval expired in 2018.

Planner Tubbs stated that the current owner of 336 Daly Avenue is looking to develop the property and build a Single-Family home; however, the single-car garage encroaches into the property by five to six feet. For the owner to develop the property and remove the encumbrance of the building, the owner asked that the City consider relocating the structure. She reported that the Historic District Design Guidelines list the required standards to relocate or reorient a Historic Structure. She listed the standards as follows:

- The integrity and significance of the structure cannot be diminished through the course of the relocation;
- The structural soundness cannot be impacted;
- The relocation process cannot start until the building has been secured and protected from vandalism, weather, or any other sources of outside damage;
- The new setting shall be compatible with the original setting and the building should be oriented on the site in the same way; and
- The resources should be moved in one piece whenever possible.

Planner Tubbs noted that as part of the 2017 stabilization of the structures, a study was conducted of the garage that found that it was stable enough to be relocated in one piece. A survey was not done on the single-cell cabin, so it was unknown whether it could be

relocated in one piece or if panelization would be necessary. She explained that no decision was requested tonight; rather, Staff was seeking Board feedback to determine which type of application the City would need to make to relocate either the garage alone or the garage and the single-cell cabin together. She asked for feedback from the Board on relocation of one or both of these structures. Planner Tubbs noted that as of July 2022, the City owns the land to the south. If the Board found it appropriate to relocate one or both structures she asked if they should be relocated to the City-owned property.

If the Board did not feel that the City-owned property is an appropriate site to relocate the structures, Planner Tubbs also requested feedback on whether the Board would support panelizing the structures to store them until a more appropriate site is identified. This would allow the property owner to continue with development of the property.

Board Member Long referenced the Engineer's Report from 2016 that concluded that the garage could be relocated without being dismantled. He asked if the conclusions in the report were current. Planner Tubbs believed it was still current and noted that additional reinforcement had been done on the structure since that time. They would want to confirm that the conclusions from the report are still valid.

Board Member Hodgkins recalled that the Board previously approved moving the garage only and asked why they would deviate from that approval. He questioned why they would consider completely relocating the structures. He noted that the prior discussion found that the simplest solution would be to move the garage as little as possible given that it encroaches on the adjoining property by approximately 18 inches. He questioned why they should consider a completely different location for the structures.

Planner Tubbs explained that when Staff looks at the possibility of relocating a Historic Structure, they look at the full context of the site. Since both accessory structures were built together and located and utilized by the same property for so long, they lend context to one another. In the past, Staff considered relocating the garage only; however, she commented that if the property owned by the City was found to be not appropriate for these structures, Staff felt it made sense to relocate both structures together. Staff's recommendation was to relocate the garage only to limit disturbance on the site. However, if the site was determined to not be appropriate for that relocation, they would want to maintain as much of the historical context as possible for both structures.

Board Member Stephens noted that the auxiliary building is already on the City-owned property to the south. He agreed with Board Member Hodgkins' comments; however, while he felt that moving the garage would satisfy the needs of the owner who wants to develop her property, it would not satisfy the City's needs for preservation. If the garage were moved, the City would be responsible for maintaining these structures. Board Member Stephens referenced the Sand Ridge garage where the City took the responsibility for restoration at a notable cost.

Senior City Attorney, Mark Harrington, stressed that the question is whether the Board has a preference for preserving the structures in the context of the site, notwithstanding that the context is fractured by the fact that the underlying structure that these buildings are related to no longer exists. The other option for the Board was to prioritize functional use of them as a trailhead or a more historic location rather than simply existing as stand-alone accessory buildings.

Board Member Beatlebrox recalled that the Board wanted both structures to be preserved and liked the fact that they were on the original street. If a structure is moved slightly, it should remain on its original street because it shows buildings from that era where miners actually lived. She was in favor of this many years ago and was delighted that some of the building had been reinforced since the Board felt it was very important to preserve. Her preference was to move the garage onto the City property, where the City could maintain it. Board Member Holmgren agreed and felt that the two structures should be kept together because it shows how they lived.

Board Member Hodgkins asked why they would have two structures in a non-original location when the solution provides for them in the original location as best as possible. Board Member Stephens added that they could also keep the structures in the same orientation and location as one another.

Chair Scott agreed with Board Member Beatlebrox and preferred to move only the garage. He understood that the garage was for the house that was demolished, yet the context with the two remaining structures is important to maintain. He supported moving only one of the structures, if possible, and allowing the City to preserve and maintain them. He stressed that the structures belong on Daly Avenue and should remain together.

Planning Director Milliken raised the issue of looking at the structures in the long term and asked the Board if adaptive reuse was something that would be considered. She noted that these structures have been stabilized and will be good for a while but she did not feel they would last forever in the current situation. Staff generally raised the idea of adaptive reuse, and one idea was whether the structures could be turned into tiny homes for use as affordable housing.

Board Member Holmgren observed that when HPB first began, they discovered that many of the sheds and outbuildings in Park City are falling down. She referenced the committee called Save Our Sheds. They have given historic awards to several owners who saved their sheds and garages and this should be kept in mind. These structures are part of the City's history.

Board Member Stephens felt that if they could come up with an adaptive reuse the buildings would last longer. It would also make more sense to maintain them if they were being used.

With regard to panelization, he stated that neither building will need to be panelized to be moved a short distance.

Board Members Hodgkins commented that adaptive reuse would be the preferred solution in terms of preservation because it would give the structures a new life and a reason for maintaining upkeep. He noted that the key to adaptive reuse would be that the buildings maintain their historic essence.

Chair Scott agreed with the stated comments and preferred that adaptive reuse be considered because it would provide an opportunity for education and awareness in the community.

Planner Tubbs recapped the comments and understood that the Board's preference was to relocate only the garage and keep it with the single-cell cabin on Daly Avenue. She also noted that there was support for continued rehabilitation of the structures and a further discussion for adaptive reuse in the future.

Board Member Hodgkins emphasized that relocation of the garage should be as minimal as possible to satisfy the needs of removing it from the adjacent property while keeping it in largely the same location.

6. REGULAR AGENDA

A. 1304 Park Avenue - Material Deconstruction- The Board Will Review a Final Action Letter for Material Deconstruction to Accommodate an Addition. PL-21- 05028.

Assistant Planning Director, Rebecca Ward, reported that the above matter had been before the Board several times previously. The applicant made revisions from full panelization to proposed partial panelization. On July 6, the Final Action Letter outlined the denial of partial panelization. Staff drafted a Final Action Letter that incorporated the Board's input from July 6 that would approve material deconstruction for removal of Panel D and non-historic siding material so that the structure could be lifted for the construction of a basement addition and rear addition. Staff was seeking ratification of the Final Action Letter to ensure that it incorporated the Board's determination. She noted that Staff added a section on approval of material deconstruction. In addition, because the previous letters were denials, there were no Conditions of Approval. As a result, the standard Conditions of Approval were added to the Final Action Letter that included the financial guarantee and the standards for lifting the structure.

Chair Scott mentioned that based on his review of the bullet points, he did not disagree with the Letter. Board Member Hodgkins agreed that it was a good summary of the discussions but was curious about the City's involvement going forward. He asked if inspections would be required throughout the deconstruction process to ensure that it is consistent with the requirements set forth in the Final Action Letter.

Assistant Director Ward explained that the applicant is currently going through the full Historic District Design Review process. Part of that involved finalizing the Historic Preservation Plan. The financial guarantee will be recorded prior to the applicant's submittal of the Building Permit so that the process can be tracked in compliance with the requirements of the Code.

Board Member Beatlebrox expressed no concerns with the document. Board Member Stephens agreed and added that it was a good resolution to a long process for the applicant.

Chair Scott opened the public hearing. There was no public comment. Chair Scott closed the public hearing.

MOTION: Board Member Hodgkins moved to APPROVE the Final Action Letter, attached as Exhibit A to the Staff Report, as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. ADJOURN

The Historic Preservation Board Meeting adjourned at approximately 5:45 p.m.

Approved by _____
Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: Electronic Meetings Resolution
Author: Levi Jensen
Date: December 7, 2022
Type of Item: Resolution

Recommendation

Adopt a resolution authorizing participation in meetings by electronic communication.

Executive Summary

The Open and Public Meetings Act (OPMA) was amended during the last state legislative session and a new provision was added relating to electronic meetings. Under the new provision, in 2023, all public bodies must adopt an ordinance, resolution, or rule that establishes the condition under which a remote member is included in calculating a quorum (see [Utah Code § 54-2-207\(2\)\(b\)](#)).

The Historic Preservation Board passed a resolution on July 6, 2022, authorizing electronic and hybrid meetings. It did not specify the condition under which a board member may be counted as part of the quorum if they participate electronically.

Analysis

The proposed resolution meets the new OPMA requirement by permitting members of the Historic Preservation Board to participate via electronic communication and be counted toward the quorum requirement if a member uses a means of communication that permits simultaneous communication during the meeting between:

- The public body member,
- All other members of the public body participating in the meeting, and
- All members of the public participating electronically or physically

These meetings can also be held without an anchor location as long as they are noticed properly, per state code.

Exhibit

Exhibit A: Electronic Meetings Resolution

Exhibit B: Historic Preservation Board Meeting Minutes – July 6, 2022 – Item 6.A.

**A POLICY AUTHORIZING PARTICIPATION IN MEETINGS BY ELECTRONIC
COMMUNICATION**

WHEREAS, the Park City Historic Preservation Board is permitted to meet via electronic communication or meet in person with some members attending electronically; and

WHEREAS, the Park City Historic Preservation Board desires to specifically authorize members to participate in electronic meetings and be counted toward the quorum requirement;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. It shall be the policy of the Historic Preservation Board to authorize and permit members of the Historic Preservation Board to participate by electronic communication in any meeting of the Historic Preservation Board and be counted toward the quorum requirement as provided in Section 2.

Section 2. A member of the Historic Preservation Board may participate by electronic communication and be counted toward the quorum requirement only if the member uses a means of communication that permits simultaneous communication during the meeting between: (i) the member of the Historic Preservation Board; (ii) all other members of the Historic Preservation Board participating in the meeting; and (iii) all members of the public participating electronically or physically present at the place where the meeting is conducted.

Section 3. This resolution shall be effective upon adoption.

Passed this 7th day of December 2022.

PARK CITY MUNICIPAL CORPORATION

Historic Preservation Board Chair

Attest:

Planning Director, Gretchen Milliken

Approve as to form:

City Attorney's Office, Mark Harrington



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 6, 2022**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Douglas Stephens

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; John Robertson, City Engineer; Aiden Lillie, Planner; Spencer Cawley, Planner; Chief Building Official Dave Thacker

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. A roll call was held, and Chair Scott noted that a quorum was present.

2. MEETING MINUTES

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 4, 2022.

Board Members Lola Beatlebrox and Douglas Stephens each stated that they were not present at the May 4 meeting and would abstain from the vote.

MOTION: Board Member Puggy Holmgren moved to APPROVE the Minutes of May 4, 2022, as written. Board Member John Hutchings seconded the motion.

VOTE: The motion passed unanimously with two abstentions.

3. PUBLIC COMMUNICATIONS

No comments were submitted and no hands were raised on Zoom.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Chair Scott mentioned that the Daly West Headframe was raised and was amazing. He believed it would give some momentum for other items on the list to get higher priority. He added that there would be a full video created that would be circulated.

5. **WORK SESSION**

A. **Small Wireless Facility Design Standards - The Historic Preservation Board Will Conduct a Work Session on Small Wireless Facility Design Standards for Small Wireless Installations in the Historic Districts and near Historic Sites.**

Assistant Planning Director, Rebecca Ward, reported that there had been developments on this issue since it was last presented to the Board in April 2021. She introduced City Engineer, John Robertson, who was available on Zoom to answer any questions. In addition, Toro Blanco was the design firm that had been drafting the plans to show what a Small Wireless Facilities ("SWF") might look like in the Historic District. Zack Hodgins was present on behalf of Toro Blanco and available to answer questions.

Assistant Director Ward thanked the wireless facility providers for their openness to meeting with Staff and the City Engineer. She reported that they conducted a tour on Main Street and representatives visited the Historic Districts to brainstorm how the SWF could be installed with minimal impacts. She added that the State Historic Preservation Office also weighed in and Staff reached out to the University of Utah, which has design guidelines to protect the Historic President Circle and Fort Douglas area. They also reached out to other communities that are also working through these issues, and Staff found that things were still developing and progressing. She stated that while they have not yet found the magic solution, they were headed in a good direction.

Assistant Director Ward reported that one of the outcomes of the April 2021 Work Session was the recommendation from the Historic Preservation Board ("HPB") that there be proportionate Main Street replacement lights provided for when the Design Standards are scheduled to go before City Council for review. She stated that those were completed and based on those renderings, the City Council was not in favor of replacing the Main Street lights with the taller lights. The Council directed Staff to go back to the drawing board specifically to the Historic District.

Assistant Director Ward reported that on December 16, 2021, the City Council adopted the Design Standards Citywide, with the exception of the Historic Districts. She added that the wireless providers have continued to show good faith in working with the City to try and find creative solutions. Staff had been working with the City Engineer, who in turn was working with a third-party consultant that specializes in these designs. They found that some communities are implementing a Distributed Antenna System ("DAS") that would be owned and operated by a third party; the City would allow wireless providers to install conduit along Main Street to connect to the DAS.

Assistant Director Ward explained that because this conduit would be underground, it would reduce the amount of equipment required for each SWF. She added that the system will have an antenna as an addition to the Main Street light, but it would not require the replacement of the Main Street light. Instead, a box would be added to the

top of the existing light pole. She noted that because the conduit would be underground, it would eliminate the need for the equipment boxes in the base. There would be a minor increase to the base dimensions but nothing like what they previously presented.

Assistant Director Ward referenced renderings prepared by Toro Blanco and noted that they were still working out the dimensions of the antennas. She presented renderings of an existing light and compared it to one that showed the proposed antenna. She remarked that the antenna would match the light pole in materials and color, and in the worst-case scenario, the antenna would be 15 inches high and 6 inches wide. She noted there might be an opportunity to reduce those dimensions.

She explained that the proposed Design Standards would require DAS for the Main Street Small Wireless Facilities. For SWF proposed in or near Historic Sites, they proposed a separate section for adoption as part of the Design Standards. This would require the small wireless provider demonstrate that adequate coverage could not be maintained, existing services or capacities could not be improved, or new services could not be added to the existing facilities unless they were allowed to install these facilities in the Historic District or near a Historic Site.

The second requirement would be to require a comprehensive plan for complete coverage of the Historic District to identify co-location opportunities and to reduce the number of facilities to be installed. Assistant Director Ward explained that the proposed Design Standards will establish an optional pre-submittal meeting and establish public notice for Section 106 review with the State Historic Preservation Office that would allow for the City and any interested member of the public to participate as consulting parties. She explained the prioritization for SWFs in Historic Districts and installed away from Main Street. The first would be On-Strand Attachments, where the SWF would hang below a power line. The second priority would be to attach an SWF to an existing utility pole.

With respect to the third priority, she noted that while there are no traffic signals in the Historic District, there are some historic sites that are near traffic signals to which SWFs could be attached fairly easily. The fourth preference would be streetlights, excluding those on Main Street, where replacements would be allowed of existing streetlights for a particular streetscape. The last preference would be unobtrusive co-location or the installation of a standalone pole.

Assistant Director Ward explained that the proposed Design Standards would prohibit the installation of Small Wireless Facilities on Historic Structures or Sites. They would also be prohibited along the primary façade or lot frontage and discouraged from canopies, awnings, overhangs, balconies, and rooftops. If an SWF were allowed to be installed near a Historic Site, historic material would require protection during installation. She added that the proposed Design Standards would require screening, concealment, camouflage, or other stealth techniques to blend it into the environment.

In addition, the Design Standards require that undergrounding of utility boxes should be accomplished whenever possible.

She asked the HPB for input and explained that this was scheduled to go before the City Council in September. She noted that the Design Standards were already adopted; this would add a chapter specific to the Historic Districts and near Historic Sites.

Board Member Stephens asked if conduit already existed along Main Street. Assistant Director Ward expressed her belief that conduit already exists. Mr. Robertson explained that the City installed conduit when the sidewalks were replaced along Main Street five to six years ago. He added that there would have to be some sort of agreement with providers to use that conduit since it was installed and is maintained by the City.

Board Member Stephens recalled discussions from last year where they felt that they would not need too many of these SWFs along Main Street. Mr. Robertson explained that current Utah State Law allows multiple providers to place their facilities in City rights-of-way. If they do not have DAS, it could be that providers could place facilities up and down Main Street. Mr. Robertson emphasized that the advantage of DAS is that there might be antennas placed on multiple poles, but they would be much less intrusive and multiple providers could use one antenna. He added that the City could, therefore, force placement in certain locations. He clarified that State law does not allow the City to force providers onto a DAS, although it would be an advantage for the providers. Providers could still propose other locations within the Historic District if they did not want to use the DAS; however, the City could promote and encourage the use of the DAS to the provider.

Board Member Stephens commented that even with the DAS, the antenna would be noticeable. He wondered if the antennas could be concentrated in locations at the top of Main Street and at the bottom of Main Street, as well as in some parks and public areas. He suggested design alternatives for those types of areas that might present a better option.

In response to an inquiry from Chair Scott, Mr. Robertson stated that these antennas could be installed on every pole along Main Street but would not necessarily have to depend on provider coverage. He suggested that they might be able to install three to four antennas along Main Street that could provide a significant amount of coverage for the different providers; however, they would need input from the providers regarding their coverage needs.

Chair Scott noted that in some areas a monopole could potentially be hidden, which could present an interesting solution. Board Member Holmgren questioned whether that would detract from the historic image if the poles were located on Main Street. Chair Scott expressed that it would be better to not alter the existing poles along Main Street but suggested that a monopole could be made to look similar to a historic pole

that would fit in with the aesthetic. He added that if they could install such a pole near the bottom of lower Main Street, or near the Brew Pub lot, they could potentially be more hidden. He also mentioned a location back into Miner's Park.

Assistant Director Ward added that following the last Work Session, Staff created a map of the different rights-of-way and park areas running through Main Street that was reviewed with the wireless providers. She reported that the wireless providers expressed concern that if the wireless facilities are placed behind or to the side of a structure, additional issues would arise. She stated that the DAS would have a 10' x 10' operating system that could be hidden on rooftops or in the rights-of-ways off of Main Street; however, to actually place the SWF in those areas would not be possible without additional height.

Board Member Beatlebrox expressed support for the new design and felt that the Board's concerns about the light poles were heard. She felt that a small protrusion at the top of the antenna would not detract from the light pole. She added her belief that people would likely not notice the addition and would be happy with the cell service.

Board Member Beatlebrox was particularly pleased that the new design had a smaller base. From a design standpoint, she reiterated that was happy with the proposed changes.

There was support from the Board for the new design and keeping the base similar to the existing size.

Board Member Hutchings asked if they require provisions regarding removal in the event that facilities are abandoned. Assistant Director Ward explained that when the City Council adopted the Design Standards, they also adopted a section of the Code that outlined the required agreements to operate these in the right-of-way, which addresses this issue.

Planning Director, Gretchen Milliken, mentioned that a message was received via the chat in Zoom. The comments of Mr. Hodgins of Toro Blanco were read as follows:

'Monopoles could be part of the DAS system. The real advantage of the DAS is to ensure multi-tenant collection of the carriers, instead of the carriers each having their own individual poles, which would lead to 3 – 4 times as many installations over time. The size installation and DAS calls for a total of 10 nodes along Main Street that will enable complete coverage for every carrier along that street.'

6. REGULAR AGENDA

A. Consideration of a Resolution Authorizing Electronic Meetings and Hybrid Meetings with an Anchor Location.

City Planner, Aiden Lillie, explained that the Board is required to adopt the Resolution in order to conduct hybrid meetings. This Resolution would allow participation both in-person and online.

Director Milliken read the Resolution into the record as follows:

“A RESOLUTION GOVERNING THE USE OF ELECTRONIC MEETINGS BY THE HISTORIC PRESERVATION BOARD.

WHEREAS Park City values transparency and conducting the public's business in public meetings where actions are taken, and deliberations are conducted openly;

WHEREAS, while the preference is for Park City public bodies to convene in person, it is understood that there may be circumstances where electronic meetings are necessary;

WHEREAS the Open and Public Meetings Act was amended during the 2021 General Session to grant additional flexibility in how public bodies conduct electronic meetings;

WHEREAS the COVID-19 virus continues to raise health or safety concerns for in-person public meetings and electronic meetings help facilitate social distancing;

BE IT ORDAINED BY THE HISTORIC PRESERVATION BOARD OF PARK CITY, UTAH, THAT:

The Historic Preservation Board may hold electronic meetings in accordance with section 52-4-207 of the Utah Code, as amended.

MOTION: Board Member Holmgren moved to APPROVE the Resolution Authorizing Electronic Meetings and Hybrid Meetings with an Anchor Location. Board Member Beattlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

B. 1304 Park Avenue -- Disassembly and Reassembly -- The Applicant Proposes Partial Disassembly and Reassembly to Construct Structural Upgrades to the Landmark Historic Site. PL-21-05028.

Planner Lillie acknowledged Board Member Holmgren's comment that this home came before the Board in the prior meeting where the applicant requested full panelization of the Historic Structure. She explained that the application was a revised proposal to only panelize four walls from the pre-1941 addition and lift the original structure. She reported that the original structure was constructed circa 1885 and is a Landmark Historic Structure on Park City's Historic Sites Inventory. She presented a 1941 photograph of the home.

The application before the Board proposed the disassembly and reassembly of four walls of the 1941 addition and to lift the original form of the Historic Structure. She referenced the drawings from the project architect, Jonathan DeGray, AIA that show the Panelization Plan. She stated that following the Board's prior review and denial of the proposal for full panelization, the applicant provided a letter included as Exhibit B to the Staff Report that states that lifting the structure would be difficult due to its size and the lack of a continuous floor or roof framing system that would allow for bracing.

Planner Lillie reported that the proposed disassembly and reassembly of the 1941 form would allow the applicant to construct a new foundation and perform other structural upgrades. She added that on April 26, 2022, Chief Building Official, Dave Thacker, and Director Milliken visited the site and determined that the conditions did not require panelization. As of this time, the Chief Building Official and Planning Director had not received any new information or observed any change in conditions that would alter their findings and determination.

Planner Lillie stated that Staff recommended the Board review the proposal, conduct a public hearing and deny the disassembly and reassembly of the Landmark Historic Structure, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the staff report. Staff had not received any public input on this proposal.

Board Member Hutchings requested clarification of what panels were proposed to be panelized. Planner Lillie presented the panelization plan and identified the 1941 addition proposed to be panelized, and the original structure proposed to be lifted. One panel to be disassembled was located on the front façade and contains the gable. There would be two additional panels from the south elevation that would also be disassembled.

Planner Lillie explained that the north side of the home would also be panelized. She explained that the rear was non-contributing as it was a more recent addition and would be removed for the proposed addition.

Board Member Beatlebrox expressed confusion over the discussion about a 1907 addition and asked for clarification about the number of additions. Planner Lillie explained that there was one addition as depicted on the 1941 Sanborn Map.

Mr. DeGray explained that there have also been more recent additions. The original form was constructed circa 1885 and would be lifted and put back onto a new foundation. There was a 1941 addition, and all that remains of that addition are the three panels. They included the south side shed and roof form panel in the Panelization Plan because it has no rear wall. He offered that everything to the east was part of an addition done in the 1980s. He stressed that there is no back to the building that is contributory. This proposal would take the parts of the structure that are salvageable and put them aside to be reassembled. He added that this plan followed along with the discussions during the last meeting. Mr. DeGray stated that based on precedent, they could tear down the 1941 addition, but expressed that this addition was contributory because it created a gable form in the front, and saving those panels would have value. It also represented the building that the applicant would like to save.

Board Member Stephens asked how they knew the gable façade was constructed in 1941. Planner Lillie clarified that the 1907 date in the Staff Report was the earliest date that this structure appeared on the Sanborn Map. She referenced the north and east elevations of the home that appear on the 1941 Sanborn Map. She explained these are the portions of the home proposed to be panelized. It was clarified that the additions were done sometime between 1929 and 1941.

Board Member Stephens referenced the siding on the south side of the original building and questioned whether it was original. Mr. DeGray confirmed that none of this siding appeared to be original. He added that the home had been renovated over the years, particularly in the 1980s when the 1941 addition was extended even further back into the rear yard. He added that most recently, a prior owner had started to reframe portions of the building without a permit.

Board Member Beatlebrox understood that the rectangular form of the original structure could be lifted. She stated that during a recent visit, she noted the absence of a wall between the two forms on the north side. Mr. DeGray stated that the other three walls were in decent shape and the form was small enough to be braced and lifted as a unit.

In response to an inquiry regarding panelization of Panel D, Mr. DeGray confirmed that it was included in the Panelization Plan because it is the only other intact wall. He added that the siding was not original, and the interior is covered with sheetrock, so until they do a full demolition he could not state for sure whether it was intact.

Board Member Hutchings asked what would need to be done to lift the entire structure. Mr. DeGray explained that they would have to do extensive rebuilding on the interior. He added that this would be counter-intuitive because they want the structure as light as possible before lifting and adding framing that would in the end be thrown away would

not make sense. He noted that the roof and floor would be reframed after installation of the foundation.

Board Member Stephens noted that Mr. DeGray's comments would apply to every house in Old Town. Board Member Stephens observed that there was original siding on the front of the house, and he felt that the façade on the gable end facing Park Avenue was closer to 1929 than 1941. On the north side of the building, he felt there was the same siding. He was not sure how contributing Panel D was to this structure and would rather see the historic form from 1885 and the next historic form built prior to 1941 lifted intact. He would also like to see the shed addition on the back removed. Board Member Beatlebrox concurred with Board Member Stephens' suggestions.

Mr. DeGray confirmed that they included the rear wall because it was part of the non-contributory addition and was the only panel that represented the historic form that might be worth saving.

Board Member Stephens asked if any framing would be discarded if they lifted the original structure and 1941 addition. Mr. DeGray responded in the negative and noted that there was neither a back wall to the 1941 gable addition nor an interior wall. Board Member Stephens observed that the applicant would have to construct some type of structure to support the new gable roof and questioned why they don't just build a newly engineered structure, as it would be intended when it is finished.

Mr. DeGray stated he would hope to avoid that scenario because the increased weight would complicate the lift. He referenced the house that fell in the hole on Park Avenue a few years back. He added that because that house was fully reframed it survived the fall, but it created quite a mess to clean up. Based on his experience, he recommended making this as light as possible to accommodate the lift, and then they could reapply the 1941 addition to a proper structure. There was brief discussion regarding the windows that were part of the historic form.

Board Member Stephens stated that he would have difficulty agreeing to the panelization of the addition on the north side that took place between 1929 and 1941 and would rather see that lifted intact. Board Member Holmgren noted that historically, they have tried to avoid panelization and wondered if they could avoid it in this instance.

Board Member Beatlebrox understood that the applicant would have to build a wall or structure on the left-hand side of the original structure in order to lift it. She did not understand why a ghost wall could not be installed on the right-hand side of the gable.

Mr. DeGray responded that the issue was that there was no continuous floor on that side of the building, so they would have to frame a floor to stabilize it and connect it. It was noted that the joists that were part of the non-permitted framing were in good shape, but it was not connected to the 1885 form.

Board Member Beatlebrox noted that it seemed like a house of cards and asked how confident the applicant was that if the applicant panelized the three sides of the gable form that it could be reassembled exactly as it exists today. Mr. DeGray expressed confidence and added that there was plenty of evidence of that being done all over town. He added that the panels seemed to be in pretty good shape. Mr. DeGray stated that the owner would like to move forward with the Building Permit as soon as possible. Board Member Beatlebrox expressed her support for the proposal.

Chair Scott noted that this was tricky and commented that they have allowed applicants to go back to a prior period. He noted that here, the applicant wants to keep the gable, which is a non-historic form, and during the last meeting they explored ways to save that structure and meet somewhere in the middle. He stated that he was and continues to be agreeable with the concept discussed during the last meeting as long as they worked to preserve the 1941 piece and preserve the original Historic Structure. He added that the owner could go back to the 1929 Sanborn Map and recreate the structure as is, which would be a loss to the community.

Board Member Hutchings echoed these struggles and stated that if they were being 100% consistent, they would deny this application based on the Chief Building Official's determination. However, he felt that this might encourage the removal of historic material, which they do not want to do. He added that if the owner removed that historic material, they would have to live with it as well. Board Member Hutchings commented that the owner wanted to preserve that area of the home.

Board Member Stephens observed that the Board has often allowed the property owner to decide which historic period they want to go back to, but the property owner must live with that decision and must meet the current Code. Often, it is in the property owners' best interest to keep the later edition. He stressed that the Board historically opposed panelization and preferred lifting. There are instances where panelization would be better, as noted by Board Member Beatlebrox. He referenced a home on Ninth Street that could not be lifted. He stressed that the information they have now is that the entire structure could be lifted.

Chair Scott opened the public hearing. There was no public input, however, Chief Building Official Thacker offered to provide his input.

Director Milliken added that she viewed the property with Mr. Thacker and acknowledged that this was a difficult situation. This is a heavier structure that would require the recreation of some of the missing façades in order to lift it as a whole. She stated that the site, which is flat and contains space for staging, also played into the determination that the structure should not be panelized.

Mr. Thacker echoed Director Milliken's comments and stated that the site is flat and contains a substantial amount of room. He added that although the structure is a 'hodge-podge,' it seemed that it could be put together and secured to accommodate

lifting. He added that compared to some of the other structures that have been lifted, this one seemed easier in some respects.

Board Member Beatlebrox asked Mr. Thacker about the impact of the floor not being connected to the rest of the house. Mr. Thacker stated that even though the floor was not perfectly connected, there would be ways to secure it to allow the structure to be lifted and then secured to a foundation. He stated it would take some additional preparation prior to the lift, but it was still a reasonable and possible activity.

Chair Scott closed the public hearing.

Board Member Stephens noted that denial of this application would further delay the applicant, and asked Mr. DeGray if the applicant could live with lifting as discussed during this meeting. He suggested that as part of a motion, they could allow for the removal of Panel D and the non-historic material from the historic form.

Director Milliken stated that this could be added as part of the motion, and it would become part of the public record.

Board Member Stephens added that if the non-historic material was removed from the historic form, then some sheeting could be added to assist with the lift. Mr. DeGray indicated he would work with Staff to update the plan. It was suggested that the Board could move to deny panelization and add the modifications as discussed that would allow the entire structure to be lifted.

MOTION: Board Member Beatlebrox moved to DENY the Partial Disassembly and Reassembly of 1304 Park Avenue, and ALLOW the removal of Panel D and the non-historic siding material from the south façade in order to facilitate the lifting of the entire Historic Form at 1304 Park Avenue, including the 1885 Form and the 1929/1941 Form according to the Findings of Fact and Conclusions of Law and Conditions of Approval as follows:

Findings of Fact

Background

1. 1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. The home was originally constructed as a hall and parlor-type house but received a wing addition in c. 1907.
3. This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It

was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.

4. On March 29, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 1304 Park Avenue. The Applicant is proposing to panelize the structure to complete structural upgrades and a rear addition.
5. This application was reviewed by the Design Review Team on November 17, 2022, December 1, 2022, January 19, 2022, and April 6, 2022.
6. On May 4, 2022, the HPB reviewed the project, conducted a public hearing, and requested the Applicant modify their proposal.

Panelization

7. On March 30, 2022, a licensed structural engineer visited 1304 Park Avenue and completed a Physical Conditions Report.
8. The report determined the following:
 - i. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 1/2" min. TJI roof joists.
 - ii. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - iii. The existing crawl space floor joists are 2x4 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced. On the north portion of the house, the crawl space floor joists are kind new 2x6 @ 16" o.c.
 - iv. All the existing headers need to be upgraded. We will review each one of them when the design is available.
 - v. The exterior and interior walls are actual 2x4 @ 16" o.c. with 1x12 planks horizontally. They have the capacity for gravity loads but no capacity for wind, or seismic. The exterior walls need to be

redesigned with new OSB/plywood sheathing and new hold-downs for lateral compliance with the new Building Code.

- vi. The whole existing building is supported by loose sandstone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
 - vii. Considering the existing roof, floor, and wall condition plus the age, rotted condition of the building as well as the bad differential settlement and particularly the house is rested on dirt, we strongly suggest panelizing the existing building so we can re-build the entire house. If not to panelize the existing building, the big concern is that the safety is not guaranteed when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the existing building, the construction crews may only need to work from the outside of the building most of time.
9. On April 26, 2022, the Chief Building Official, Planning Director, and Building and Planning staff visited 1304 Park Avenue.
- a. The Chief Building Official and Planning Director determined that the Landmark Historic Structure is not in a state of disrepair that merits demolition.
 - b. The Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1.
 - c. The Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting the Structure.

Conclusion of Law

- 1. The proposal does not meet the criteria outlined in Land Management Code Disassembly And Reassembly Of A Historic Building Or Historic Structure Land Management Code Section 15-11-14.

Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

C. 517 Park Avenue -- Material Deconstruction -- The Applicant Proposes Material Deconstruction of a Portion of the Rear Façade of the Landmark Historic Structure to Accommodate a Rear Porch Addition. PL-21-05118.

Planner Lillie reported that 517 Park Avenue was constructed circa 1888 and was listed as a Landmark Site on Park City's Historic Sites Inventory. She presented a photograph of the structure taken in the 1970s. She explained that the applicant proposed to remove 32 square feet of historic material in order to accommodate a rear second-level deck addition. She referenced the diagram that depicted the sections of material to be removed.

Staff completed a site visit to determine existing historic material, and she reported that much of the historic siding was removed during an extensive 1993 addition. She explained that in 1993, the Episcopal Diocese of Utah wanted to demolish the structure, and with the help of the Historic District Commission, the City was able to persuade them to sell the property to a local contractor who renovated the structure and removed a significant portion of historic material.

Planner Lillie presented a graphic of the proposed rear addition. She noted that during the site visit, the contractor removed a portion of the interior wall, and they confirmed the absence of any historic material underneath the new siding that was installed in 1993. With input from the City's historic preservation consultant, they determined that the only material that would be destroyed by this proposal was the second-story deck addition. She stated that prior to issuance of a Building Permit for any material deconstruction work, the Planning Department would review the proposal for compliance with the Design Guidelines for Historic Residential Sites. The Design Review Team reviewed this proposal and found the deck to be consistent with the Design Guidelines.

Staff recommended approval of the material deconstruction of a portion of the rear façade of the Landmark Historic Structure located at 517 Park Avenue. Staff had not received any public input on this application.

General Contractor, Kyle Hedman, stated that the square footage of material removed would be used to repair other locations on the house. The applicant's representative, Caitlyn Barhorst, from AIA, confirmed this and added that the deck would be offset from the north elevation by approximately 2 feet to comply with the additional guidelines. She added that the owner was using the Utah Rehabilitation Tax Credits for this project.

The applicant, Jeff Love, stated the primary reason for the deck was to screen the condominium behind the house. The home is primarily two stories, with the living area and master bedroom on the primary level. The deck would help screen any rear

windows from the condominiums. Ms. Barhorst added that they are returning the structure from four separate apartments to a single-family home.

Chair Scott opened the public hearing. There was no public input. Chair Scott closed the public hearing.

Board Member Stephens referenced page 131 of the Packet that mentioned Senior City Attorney Mark Harrington.

MOTION: Board Member Hutchings moved to APPROVE the Partial Material Deconstruction of the Landmark Historic Structure at 517 Park Avenue, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

1. 517 Park Avenue is a one-story T/L cottage was constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District.
3. The structure underwent major rehabilitation work from 1993 to 1994.
4. On December 28, 2021, a Historic District Design Review Pre-Application was submitted to the Planning Department.
5. On March 24, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 517 Park Avenue. The Applicant is proposing Material Deconstruction to the structure to construct a rear deck.
6. The HDDR Application was reviewed by the Design Review Team on April 13, 2022.
7. Per the Land Management Code Section 15-11-12.5, the HPB reviews the removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.
8. The Applicant proposes to remove 88 square feet of historic material to accommodate a rear second-level deck addition.
9. The staff report is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; and § 15-13-2, Design Guidelines For Historic Residential Sites.

Conditions of Approval

1. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
2. In order to prevent damage to a historic structure, the deck shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care, so loss of historic fabric is minimized.
3. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure can be restored.
4. The deck shall be constructed in an inconspicuous area where visually minimized from the primary right-of-way. The deck shall be located such that the deck does not damage or conceal significant historic features or details of the historic structure.
5. The visual impact of the deck shall be minimized by limiting its size and scale. Significant site features, such as mature trees, shall be protected from damage during the construction of the deck by minimizing ground disturbance and by limiting the use of heavy construction equipment.

Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

7. ADJOURN

The Historic Preservation Board Meeting adjourned at 6:35 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board



Notice of a Regular Meeting Date, Time, and Location for Meetings of the Historic Preservation Board of Park City, Utah, for 2023

The regular meetings of the Historic Preservation Board shall be held on the first Wednesday of each month at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 5:30 p.m., except when there is no quorum, no pending business or the regular meeting date falls on a holiday.

1. Notice of Possible Electronic or telephone participation:
One or more members of the Historic Preservation Board may participate electronically or telephonically pursuant to UCA 52-4-7.8. Electronic meetings without an anchor location will be individually noticed in accordance with state law and local rule.
2. A written agenda will be posted on the State Public Meeting Notice website at <http://pmn.utah.gov> no later than 24 hours before each meeting, except emergencies. Meetings in addition to those specified herein will be held as circumstances require. Appropriate notice will be given for such meetings.

The 2023 meeting schedule for the above agencies is as follows:

January 4	July 5
February 1	August 2
March 1	September 6
April 5	October 4
May 3	November 1
June 7	December 6

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify planning@parkcity.org or 435-615-5060 at least 24 hours prior to the meeting.

Levi Jensen
Planning Department
Executive Office Administrator

Historic Preservation Board Staff Report



Subject: 517 Park Avenue
Application: PL-22-05452
Author: Spencer Cawley, Planner II
Date: December 7, 2022
Type of Item: Administrative – Modification of Approval

Recommendation

Staff recommends (I) the Historic Preservation Board review the Applicant's proposal, (II) conduct a public hearing, and (III) consider approving Disassembly and Reassembly (Panelization) of the bay window of a Landmark Historic Structure and determine if the 1994 trim addition contributes to the Historic Structure based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jeff Love
Location: 517 Park Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Landmark
Reason for Review: The Historic Preservation Board reviews Disassembly and Reassembly of Historic Material¹

HDDR Historic District Design Review
HR-1 Historic Residential – 1
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

517 Park Avenue is a one-story T/L cottage constructed circa 1888 and is a [Landmark Historic Site](#) on Park City's Historic Sites Inventory² (HSI).

This site was listed on the National Register of Historic Places in 1994³ as part of the Park City Mining Boom Era Residences Thematic District. In the nomination, the structure is referred to as the Dr. William Bardsley House and described as having a perpendicular cross-wing, with a gable end toward the street, and two full stories in height. An Italianate-style box bay window is located on the front of the cross-wing with paired double-hung windows above. The decorative bargeboard in the gable end was

¹ LMC [§ 15-11-14](#)

² LMC [§ 15-11-10\(D\)\(1\)\(dk\)](#)

³ <https://npgallery.nps.gov/NRHP/AssetDetail/df10fb98-3114-4848-a3c2-1b451fb6a567>

salvaged from another historic house but remaining historic attachment marks indicate that an element of similar size and configuration was present historically. The southern wing was originally one story tall, but the attic was expanded several decades ago creating a poor roof condition.

The structure underwent major rehabilitation work from 1993 to 1994. This work corrected the altered configuration of the roofs, re-created the historic gable form, and restored the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models. The historic drop siding was repaired, compatible windows replaced non-compliant vinyl windows, and the porch and roof were reconstructed. A new basement containing a garage, a mechanical room, and storage space was also added.

On July 6, 2022, the Historic Preservation Board reviewed a Historic District Design Review (HDDR) application for Material Deconstruction of the Landmark Structure. The scope of the request included the removal of a non-historic porch on the south elevation, an interior renovation, structural upgrades to the existing foundation, replacement of non-historic windows and siding material, and the reconstruction of a non-contributing rear bump-out extension. The Historic Preservation Board unanimously approved the Applicant's request for Material Deconstruction of a portion of the rear façade to accommodate a deck addition to the second story of the Landmark Historic Structure ([Staff Report](#); [Meeting Minutes](#)).

On July 28, 2022, Planning Director reviewed and approved an HDDR application to remodel the Historic Structure and remove the non-historic porch, as approved by the HPB, that encroaches onto the neighboring Lot (Exhibit B). On August 24, 2022, the Applicant entered into an agreement with the City for a Historic Perseveration Guarantee in the amount of \$279,200 to ensure the Historic Structure is not damaged.

During construction, the contractor realized the existing structural integrity of the bay window was compromised and not adequately attached to the Landmark Historic Structure due to the configuration of the wall framing and the floor joists (the main floor and upper floor joists run parallel to the bay window). Without continuous floor joists, the bay window is held together by the windowpanes and is not otherwise attached to the wall framing. Replacing the windows will result in damage to the bay window. Hazelwood Engineering provided a memo to the contractor addressing the bay window's structural framing (Exhibit C). The memo states:

"During the site visit, we reviewed the framing of [the] existing main floor bay window. We would highly recommend reconstructing the bay window with modern construction methods and material while maintaining the historic appearance. The existing framing is in poor condition and not structurally adequate."

The Applicant proposes to panelize the bay window using the existing historic materials to reassemble the bay window. The Applicant included the following image with their

submittal:

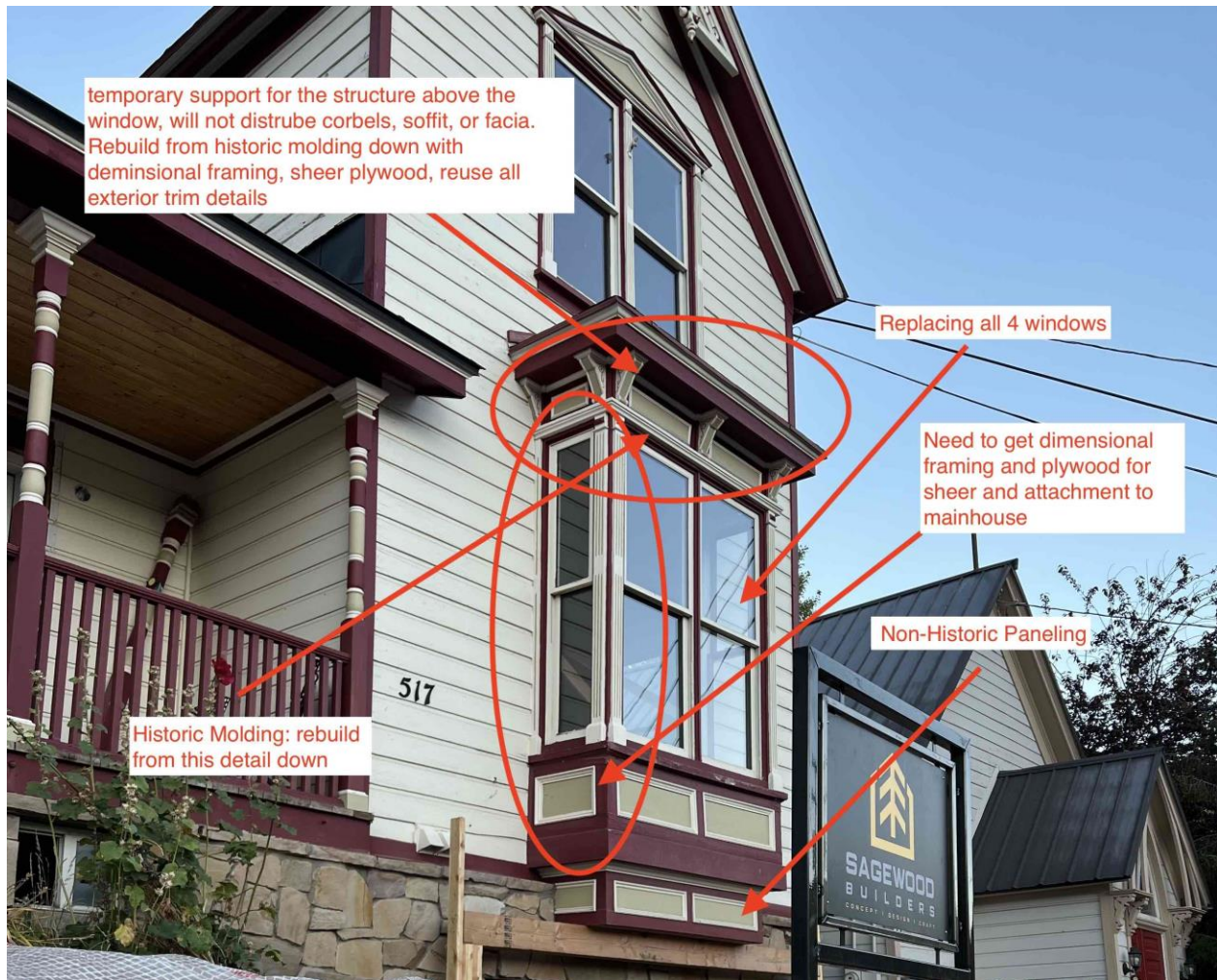


Figure 1: Applicant's Proposal for disassembly/reassembly.

On November 11, 2022, the Applicant submitted a Modification of Approval application requesting the Historic Preservation Board review the proposal to disassemble the bay window and reassemble in the same place, using existing Historic materials (Exhibit D). Staff determined the application complete on November 16, 2022.

Analysis

The Historic Preservation Board reviews Disassembly and Reassembly.⁴

(I) Staff recommends the Historic Preservation Board approve the Disassembly and Reassembly of a portion of the front façade to allow for structural upgrades to the Italianate-style box bay window.

The portion highlighted below shows the area of disassembly and reassembly:

⁴ LMC [§ 15-11-14](#)



Figure 2: Area to be disassembled/reassembled

The following LMC provisions are required when disassembling and reassembling (panelization) part of a Historic Structure:⁵

Disassembly of a Historic building shall be considered only after it has been determined by the Historic Preservation Board that the panelization is necessary as outlined by LMC [§ 15-11-14](#).

In approving a Historic Site design review Application involving disassembly and reassembly of a Landmark Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Structure cannot reasonably be moved intact; and
2. At least one of the following:
 - a. The proposed disassembly and reassembly will abate demolition of the Historic Structure on the Site; or

⁵ LMC [§ 15-13-4\(B\)\(1\)](#)

- b. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- c. The Historic Preservation Board determines, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
 - i. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
 - ii. The physical conditions of the existing materials prevent temporary lifting or moving a building and the Applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
 - iii. All other alternatives have been shown to result in additional damage or loss of historic materials.

Because the Historic Structure is not found to be hazardous or dangerous, the Planning Director and Chief Building Official have provided a letter for the HPB to determine that unique conditions warrant the proposed disassembly and reassembly of the bay window (Exhibit E).

Staff recommends **Condition of Approval 2** requiring the Applicant to reassemble the bay window using the original materials that are found to be safe and/or in serviceable condition, otherwise supplement with new comparable materials. The bay window shall be reassembled in its original form, location, placement, and orientation.

Condition of Approval 3: Disassembly/reassembly shall be done using recognized preservation methods.

Condition of Approval 4: Measured drawings of the element to be disassembled/reassembled shall be completed and provided to Staff prior to the work being done on the bay window.

The Applicant included the following photos with their submittal:



Figure 3: Measurements of Bay Window from the front and side.

Complies. A photographic survey of the interior and exterior elevations as well as architectural details. See Exhibit F.

Staff recommends additional Conditions of Approval to ensure project compliance with the Land Management Code:

Condition of Approval 5: The Applicant shall provide the Planning and Building Departments a plan detailing the disassembly and reassembly steps and procedures prior to updating the Building Permit.

Condition of Approval 6: In order to minimize loss of historic fabric, the bay window shall be disassembled in the largest workable pieces possible.

Condition of Approval 7: To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

Condition of Approval 8: Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.

Condition of Approval 9: The process of disassembly of the bay window shall be recorded through photographic, still or video, means.

Condition of Approval 10: As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented — with photographs and written notes on its dimensions, finish, texture, color, etc.— to facilitate accurate reproduction.

Condition of Approval 11: Large panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process

Condition of Approval 12: Disassembled components such as trim, windows, wall panels, roof elements, etc., shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

(II) Staff requests the Historic Preservation Board determine whether the Applicant should retain the non-Historic trim paneling at the base of the bay window, that was added in 1994.

As stated earlier, 517 Park Avenue went through significant renovations in the early 1990s. As part of this renovation, the property owner at the time added a non-Historic base to the bay window.

A Contributing object is a “portion of an existing Building, an Accessory Building, Structure, or object ... considered contributory to the Historical Significance of a Building or Site if it reflects the Historical architectural character of the Site or district as designated by the Historic Preservation board.”⁶

The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City.⁷ Within the concept of Historic Integrity, Park City recognizes seven aspects or qualities as defined by the National Park Service, that in various combinations define integrity.

The qualities relevant to the bay window include:⁸

- **Design** – quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property
- **Feeling** – quality of integrity through which a historic property evokes the aesthetic of historic sense of past time and place

⁶ LMC [§ 15-15-1](#)

⁷ LMC [§ 15-15-1](#)

⁸ <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

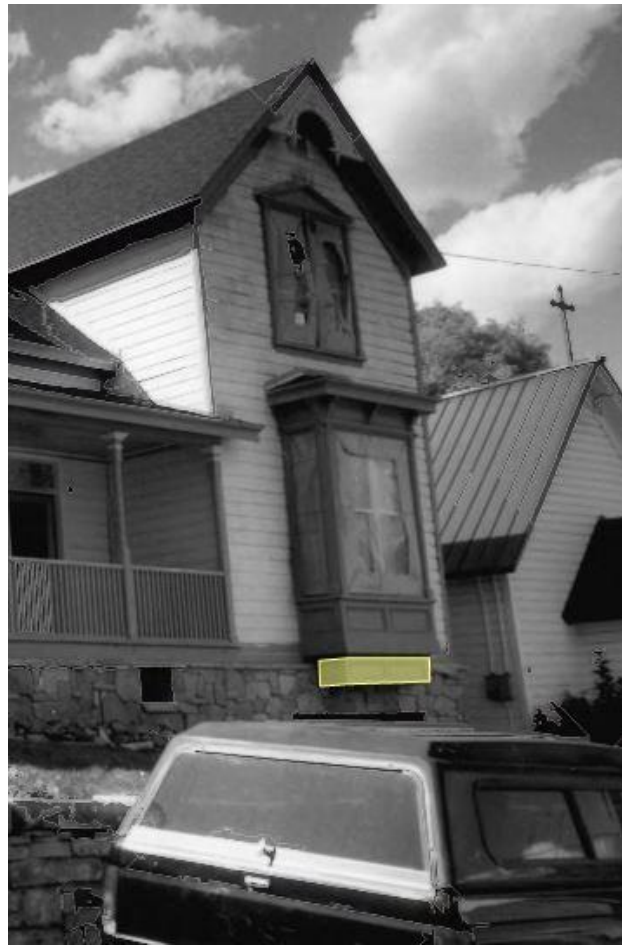
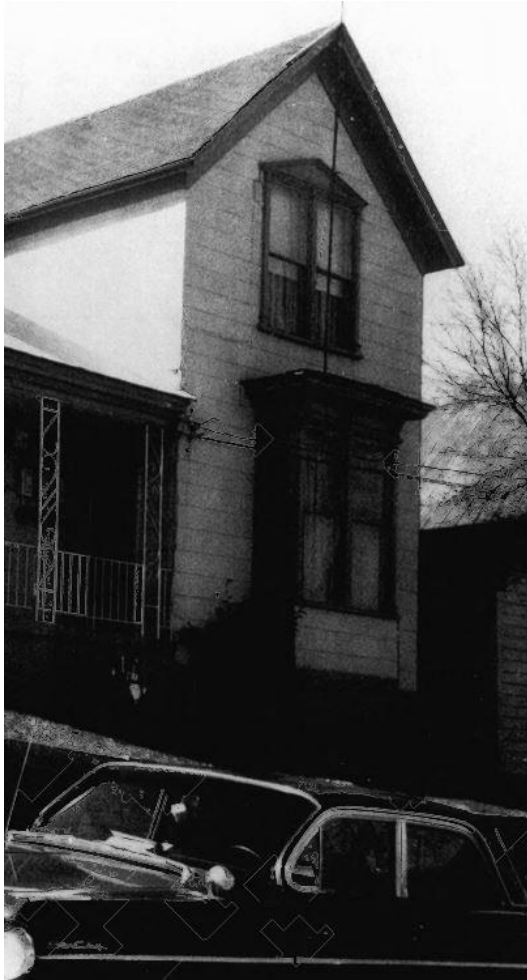


Figure 4: Bay window prior to 1994 remodel (left) and bay window post1994 remodel (emphasized in yellow).

With the rehabilitation of 517 Park Avenue in 1994, small details were added. The *Design Guidelines* encourage maintaining and preserving historic window openings, windows, window surrounds, and decorative window features.⁹ While the trim underneath the bay window is not historic in its own right it does not necessarily detract from the historic character of the window structure or the historic home and could be maintained as a decorative window feature.

The Applicant proposes removing the trim detail at the bottom of the bay window as part of the panelization. Staff recommends the proposed reassembly of the bay window should not include the 1994 trim detail as it will help retain the integrity of the original window in both design and feeling and retains “distinctive characteristics of type, period, or method of construction” of the Landmark Historic Site.¹⁰

Department Review

The Planning Department and City Attorney’s Office reviewed this report.

⁹ LMC [§ 15-13-2\(B\)\(2\)\(d\)\(1\)](#)

¹⁰ LMC [§ 15-11-10\(A\)\(1\)\(c\)\(3\)](#)

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on November 22, 2022. Staff mailed courtesy notice to property owners within 300 feet on November 22, 2022. The *Park Record* published notice on November 23, 2022.¹¹

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may approve the Panelization of the bay window; or
- The Historic Preservation Board may deny the Panelization of the bay window and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Historic District Design Review Final Action Letter
Exhibit C: Memo from Hazelwood Engineering
Exhibit D: Applicant Statement
Exhibit E: Letter from Planning Director and Chief Building Official
Exhibit F: Site photos
Exhibit G: Existing Conditions and Proposed Plans

¹¹ LMC [§ 15-1-21](#)



HISTORIC PRESERVATION BOARD

December 7, 2022

Jeff Love
PO Box 1836
Park City, UT 84060
(435) 602-0138

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 517 Park Avenue

Zoning District: Historic Residential – 1

Application: Modification of Approval

Project Number: PL-22-05452

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: December 7, 2022

Project Summary: The Applicant proposes Disassembly and Reassembly (Panelization) of the front bay window and removal of the non-historic trim of the bay window on a Landmark Historic Structure using existing Historic materials.

Action Taken

On December 7, 2022, the Historic Preservation Board conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 517 Park Avenue.
2. The site is in the Historic Residential (HR-1) Zoning District.
3. The property is listed with Summit County as Parcel number PC-73.
4. The property contains a T/L cottage constructed circa 1888 and is on the Park City Historic Sites Inventory.
5. An Italianate-style box bay window is located on the front façade.

6. On July 6, 2022, the Historic Preservation Board unanimously approved Material Deconstruction for a portion of the rear façade of the Landmark Structure and approved the removal of a non-historic porch on the south elevation.
7. On July 28, 2022, the Planning Director reviewed and approved a Historic District Design Review application to remodel the Historic Structure and remove the non-historic porch than encroaches onto the neighboring Lot (PL-22-05118).
8. The Applicant proposes to disassemble/reassemble the bay window to address structural issues.
9. Public notice was posted to the property on November 22, 2022. Staff mailed courtesy notice to property owners within 300 feet on November 22, 2022. Staff published noticed on the City's website and the Utah Public notice website on November 23, 2022. The *Park Record* published notice on November 23, 2022.
10. The findings in the Analysis section of the Staff Report are incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential (HR-1) District* and LMC § 15-11-14, *Disassembly and Reassembly Of A Historic Building or Historic Structure*.
2. The proposed Use, as conditioned, is compatible with the surrounding structures, in Use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the modified plans approved December 7, 2022, by the Historic Preservation Board. Any changes, modifications, or deviations may result in a stop work order.
2. The Applicant shall reassemble the bay window using the original materials that are found to be safe and/or in serviceable condition, otherwise supplement with new materials. The bay window shall be reassembled in its original form, location, placement, and orientation.
3. Disassembly/reassembly shall be done using recognized preservation methods.
4. Measured drawings of the element to be disassemble/reassemble shall be completed.
5. The Applicant shall provide the Planning and Building Departments a plan detailing the disassembly and reassembly steps and procedures.
6. In order to minimize loss of historic fabric, the bay window shall be disassembled in the largest workable pieces possible.
7. To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a

marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

8. Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.
9. The process of disassembly of the bay window shall be recorded through photographic, still or video, means.
10. As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented — with photographs and written notes on its dimensions, finish, texture, color, etc.— to facilitate accurate reproduction.
11. Large panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
12. Disassembled components such as trim, windows, wall panels, roof elements, etc., shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
13. All Conditions of Approval from the July 6, 2022, Historic Preservation Board hearing still apply.
14. All Conditions of Approval from the July 28, 2022, Historic District Design Review hearing still apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Spencer Cawley, Project Planner



Planning Department

July 28, 2022

Jeffrey Love
517 Park Avenue
Park City, Utah 84060

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 517 Park Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review (HDDR)

Project Number: PL-21-05118

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 28, 2022

Project Summary: Renovation of Landmark Historic Structure

Action Taken

On July 28, 2022, the Planning Director conducted a public hearing and approved the renovation of the existing Accessory Building according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 517 Park Avenue is a one-story T/L cottage was constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District.
3. The structure underwent major rehabilitation work from 1993 to 1994.
4. On December 28, 2021, a Historic District Design Review Pre-Application was submitted to the Planning Department.
5. On March 24, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 517 Park Avenue.



Planning Department

6. The HDDR Application was reviewed by the Design Review Team on April 13, 2022.
7. Staff published notice on the City's website and posted notice to the property on July 14, 2022.
8. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on July 14, 2022.
9. The Analysis Section of the Staff Report is incorporated herein.
10. The historic structure encroaches into Lot 3.
11. The historic retaining wall encroaches into the Park Avenue Right-of-Way.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal meets the criteria for the Design Guidelines for Historic Residential Sites outlined in the LMC § 15-13-2.

Condition(s) of Approval

1. Prior to the issuance of a building permit, the Applicant is required to record a financial guarantee with the City.
2. The historic retaining wall may not be altered until Planning Department review and approval of proposed plans. An additional Historic District Design Review Pre-Application for the proposed landscaping must be reviewed and approved by the Planning Department.
3. Proposed parking must comply with LMC Chapter 15-3, Off-Street Parking.
4. Final building plans and construction details shall reflect substantial compliance with the plans approved July 28, 2022, by the Planning Department. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
6. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
7. Residential fire sprinklers are required for all new or renovation construction on this lot, per the discretion of the Chief Building Official.



Planning Department

8. All exterior lighting shall be down directed and fully shielded.
9. New construction activity shall not physically damage nearby Historic Sites.
10. New materials should reflect the character of the Historic District.
11. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
12. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
13. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
14. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed.
15. The Applicant shall record an encroachment agreement with Summit County to address the portions of the retaining wall along the front of the property that encroach into the Park Avenue Right-of-Way.
16. The Applicant shall record an encroachment agreement with Summit County to address the portion of the Historic Structure that encroaches onto Lot 3.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email aiden.lillie@parkcity.org.

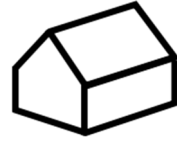
Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken".

Gretchen Milliken,
Planning Director

CC: Aiden Lillie, Planner I

Hazelwood Engineering



To: Kyle Hedman
Sagewood Builders
From: Ryan Hazelwood, P.E.
Date: 9/22/2022
Re: 517 Park Ave, Park City, UT – Front Bay Window

Dear Kyle,

The purpose of this memo is to address concerns over the structural integrity of the front bay window structural framing at 517 Park Avenue. On Thursday September 8th, we were asked to review a proposed structural change to the framing to the main floor. During the site visit, we reviewed the framing of existing main floor bay window. We would highly recommend reconstructing the bay window with modern construction methods and materials while maintaining the historic appearance. The existing framing is in poor condition and not structurally adequate.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Hazelwood', written over a horizontal line.

Ryan Hazelwood, P.E.

Principal



Historic District Design Review Application – 517 Park Avenue, Park City, UT

This application is regarding the proposed reconstruction of the existing bay window on the front elevation of the Landmark Historic structure. During the current construction, it was determined that the existing structural members of the bay window are not adequate and are recommended to be reconstructed using the historic materials in the same location and size.

Thank you,

Caitlyn Barhorst
Project Manager
806-559-8079
caitlyn@rawdesign.com



Building | Engineering | Planning

November 28, 2022

Jeff Love
PO Box 1836
Park City, UT 84060

RE: 517 Park Avenue, Park City, UT 84060

Dear Jeff,

Pursuant to Land Management Code § 15-11-14, the Historic Preservation Board determines whether unique conditions warrant disassembly and reassembly of a historic Structure. The Planning Director and Chief Building Official provide input for the Board's consideration on these matters.

During the reconstruction of 517 Park Avenue, it was discovered that the structural integrity of the historic Italianate-style bay window is compromised and not adequately attached to the structure's front façade. Without continuous floor joists, the bay window is held together by the windowpanes and is not otherwise attached to the wall framing. While the conditions of the bay window element may be hazardous or dangerous, the historic Structure is sound. Therefore, the physical conditions of the bay window require panelization to mitigate damage or loss of the historic elements of the bay window.

Due to the structural instability of the bay window, it is our recommendation that the safest approach to preserving the bay window is panelization.

Sincerely,

A black ink signature of David Thacker, consisting of several overlapping loops and a final horizontal stroke.

David Thacker
Chief Building Official

A blue ink signature of Gretchen Milliken, featuring a large, stylized 'G' followed by a series of connected loops and a long horizontal tail.

Gretchen Milliken
Planning Director





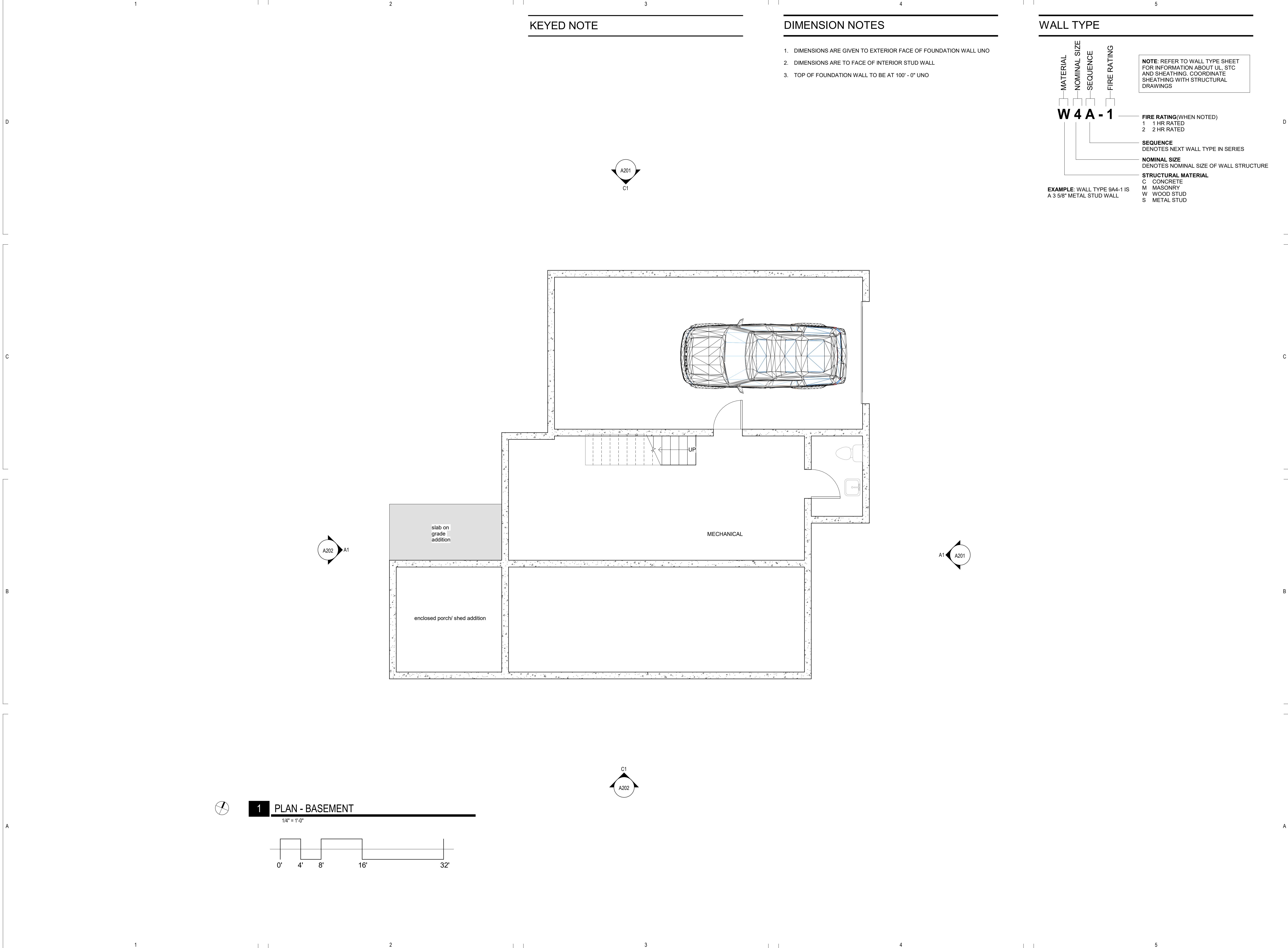












KEYED NOTE

DIMENSION NOTES

- 1. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- 2. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL
- 3. TOP OF FOUNDATION WALL TO BE AT 100' - 0" UNO

WALL TYPE

MATERIAL

NOMINAL SIZE

SEQUENCE

FIRE RATING

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

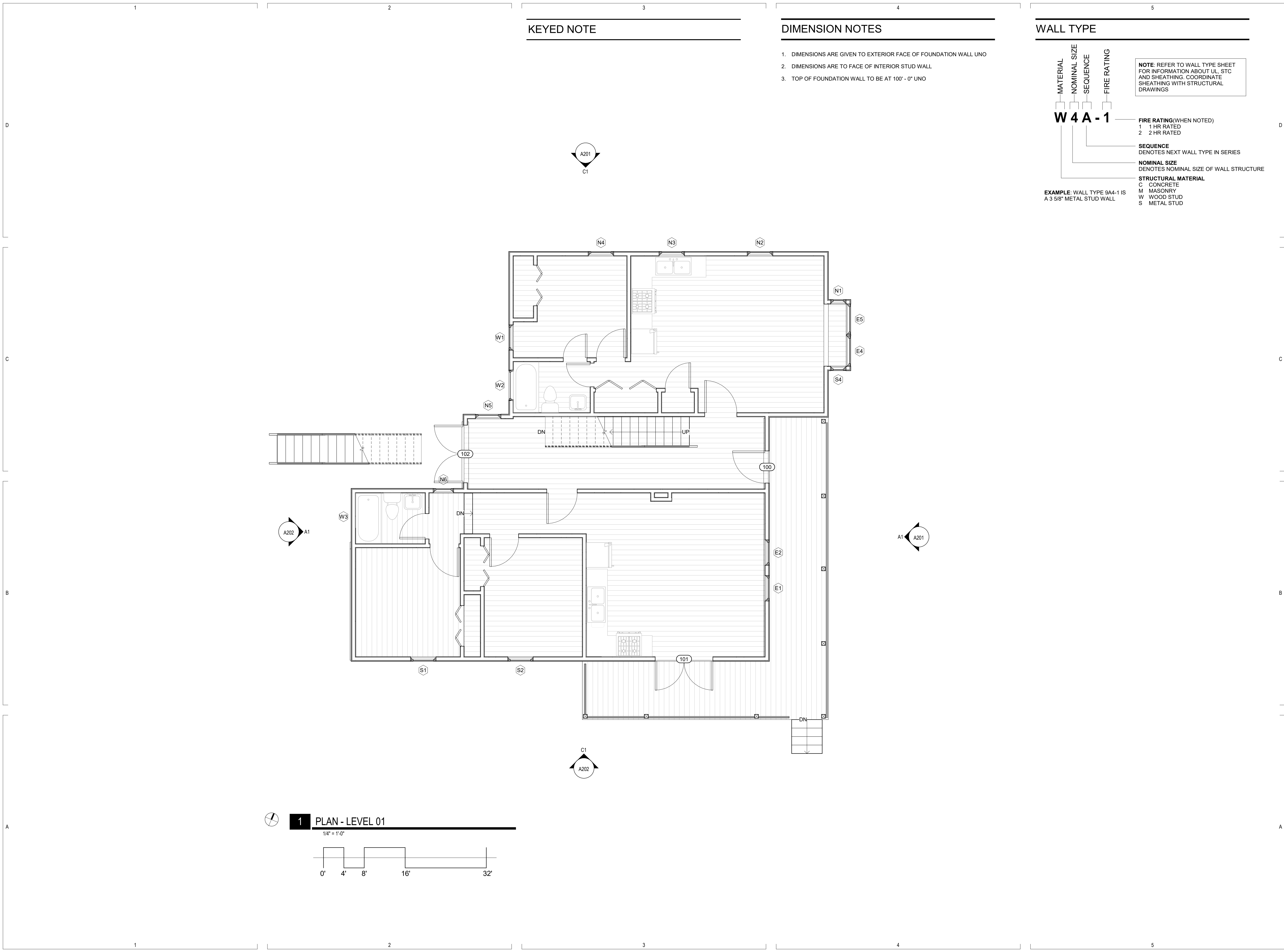
SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

3/22/2022 9:42:18 AM



KEYED NOTE

DIMENSION NOTES

1. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
2. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL
3. TOP OF FOUNDATION WALL TO BE AT 100' - 0" UNO

WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL

517 PARK AVE

AS-BUILT DRAWINGS

HDDR

JOB NUMBER:	21380
OWNER:	--
DATE:	3.14.22

REV	DATE	DESCRIPTION
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MAIN LEVEL
FLOOR PLAN

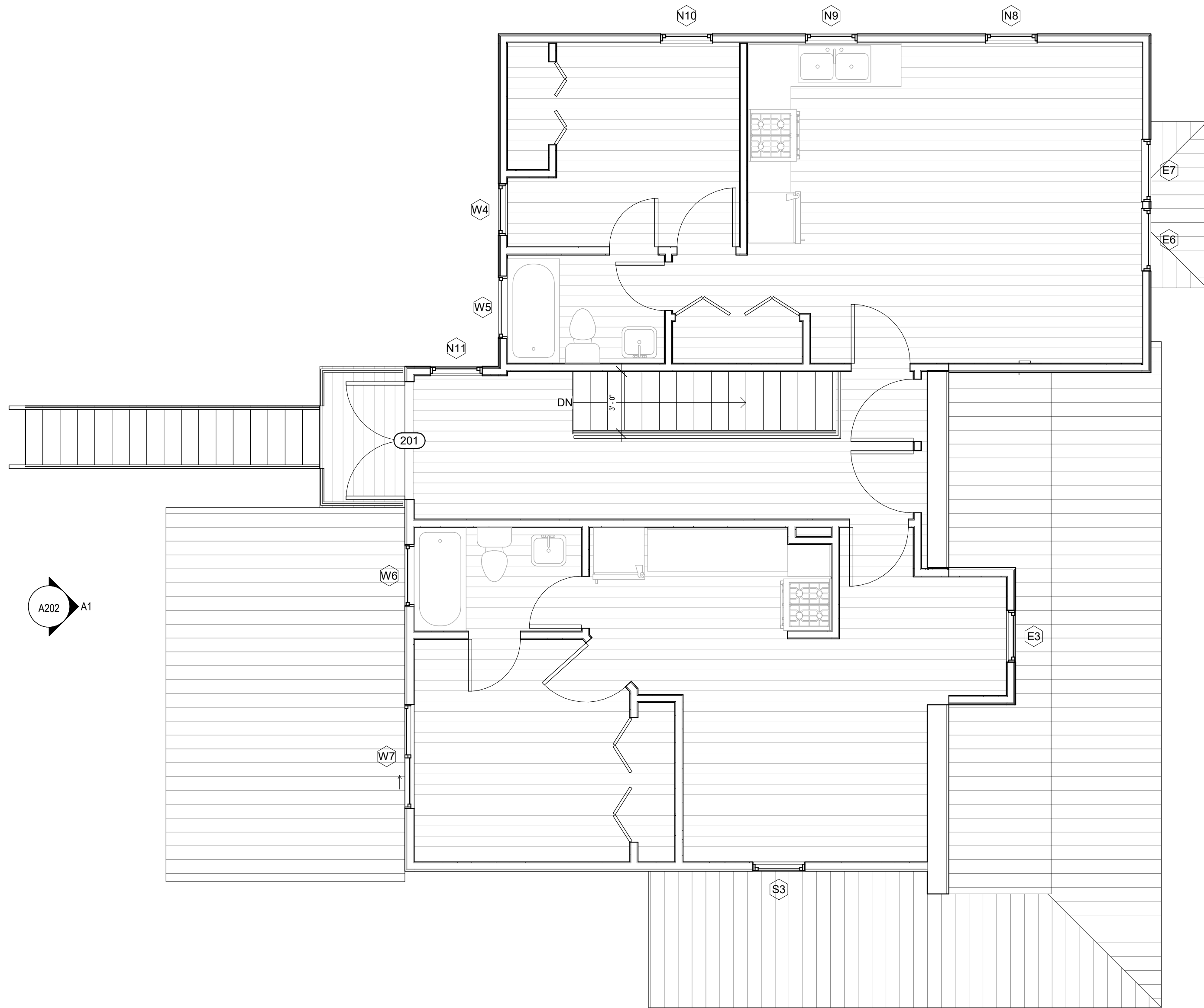
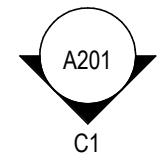
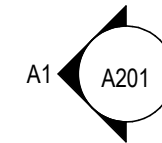
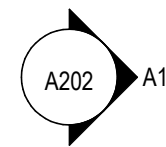
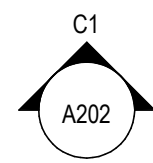
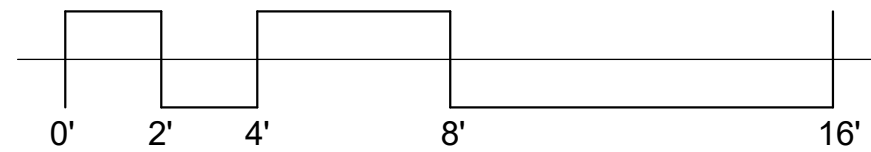
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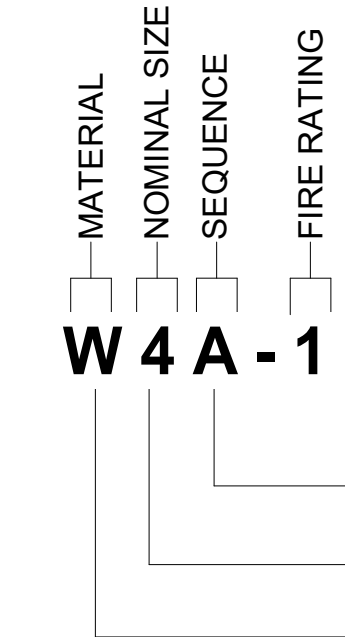


1 PLAN - LEVEL 02

1/4" = 1'-0"



WALL TYPE



NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL

DESIGN
RAW
STUDIO

336 S. 700 E. STE. B #243
SALT LAKE CITY, UT 84102
rawdesign.com
(801) 215-9729

517 PARK AVE

AS-BUILT DRAWINGS

HDDR

JOB NUMBER: 21380
OWNER: --
DATE: 3.14.22

REV	DATE	DESCRIPTION
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UPPER LEVEL
FLOOR PLAN

A130.1

3/22/2022 9:42:19 AM



C1 NORTH ELEVATION

1/4" = 1'-0"



A1 EAST ELEVATION

1/4" = 1'-0"

Window Schedule					
Mark	Width	Height	Sill Height	Family	Description
E1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E3	2' - 6"	5' - 0"	4' - 6"	Window-Double-Hung	
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N3	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
N6	2' - 0"	4' - 0"	2' - 10"	Window-Double-Hung	
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N9	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	
S1	2' - 6"	5' - 0"	3' - 6"	Window-Double-Hung	
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
S4	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
W1	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W2	3' - 0"	2' - 6"	5' - 0"	Fixed	
W3	3' - 0"	2' - 6"	3' - 2"	Fixed	
W4	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W5	3' - 0"	2' - 6"	5' - 0"	Fixed	
W6	3' - 0"	2' - 6"	4' - 6"	Fixed	
W7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	

KEYED NOTE

517 PARK AVE

AS-BUILT DRAWINGS

HDDR

JOB NUMBER: 21380
OWNER: --
DATE: 3.14.22

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A201

3/22/2022 9:42:19 AM

1

2

3

4

5

KEYED NOTE



C1 SOUTH ELEVATION

1/4" = 1'-0"



A1 WEST ELEVATION

1/4" = 1'-0"

Window Schedule					
Mark	Width	Height	Sill Height	Family	Description
E1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E3	2' - 6"	5' - 0"	4' - 6"	Window-Double-Hung	
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N3	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
N6	2' - 0"	4' - 0"	2' - 10"	Window-Double-Hung	
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N9	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	
S1	2' - 6"	5' - 0"	3' - 6"	Window-Double-Hung	
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
S4	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
W1	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W2	3' - 0"	2' - 6"	5' - 0"	Fixed	
W3	3' - 0"	2' - 6"	3' - 2"	Fixed	
W4	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W5	3' - 0"	2' - 6"	5' - 0"	Fixed	
W6	3' - 0"	2' - 6"	4' - 6"	Fixed	
W7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	

517 PARK AVE

AS-BUILT DRAWINGS

HDDR

JOB NUMBER: 21380

OWNER: --

DATE: 3.14.22

REV	DATE	DESCRIPTION
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EXTERIOR
ELEVATION

A202

517 PARK AVE

HDDR APPLICATION DRAWING SET



517 PARK AVE

PROPOSED DRAWINGS

HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 3.24.22

REV	DATE	DESCRIPTION
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OWNER
JEFF LOVE

ARCHITECTURE
RAW DESIGN STUDIO
DARIN M MANO
517 S. 200 W., STE D
SALT LAKE CITY, UT 84101
(801) 215-9729
darin@rawdesign.com

STRUCTURAL
HAZELWOOD ENGINEERING

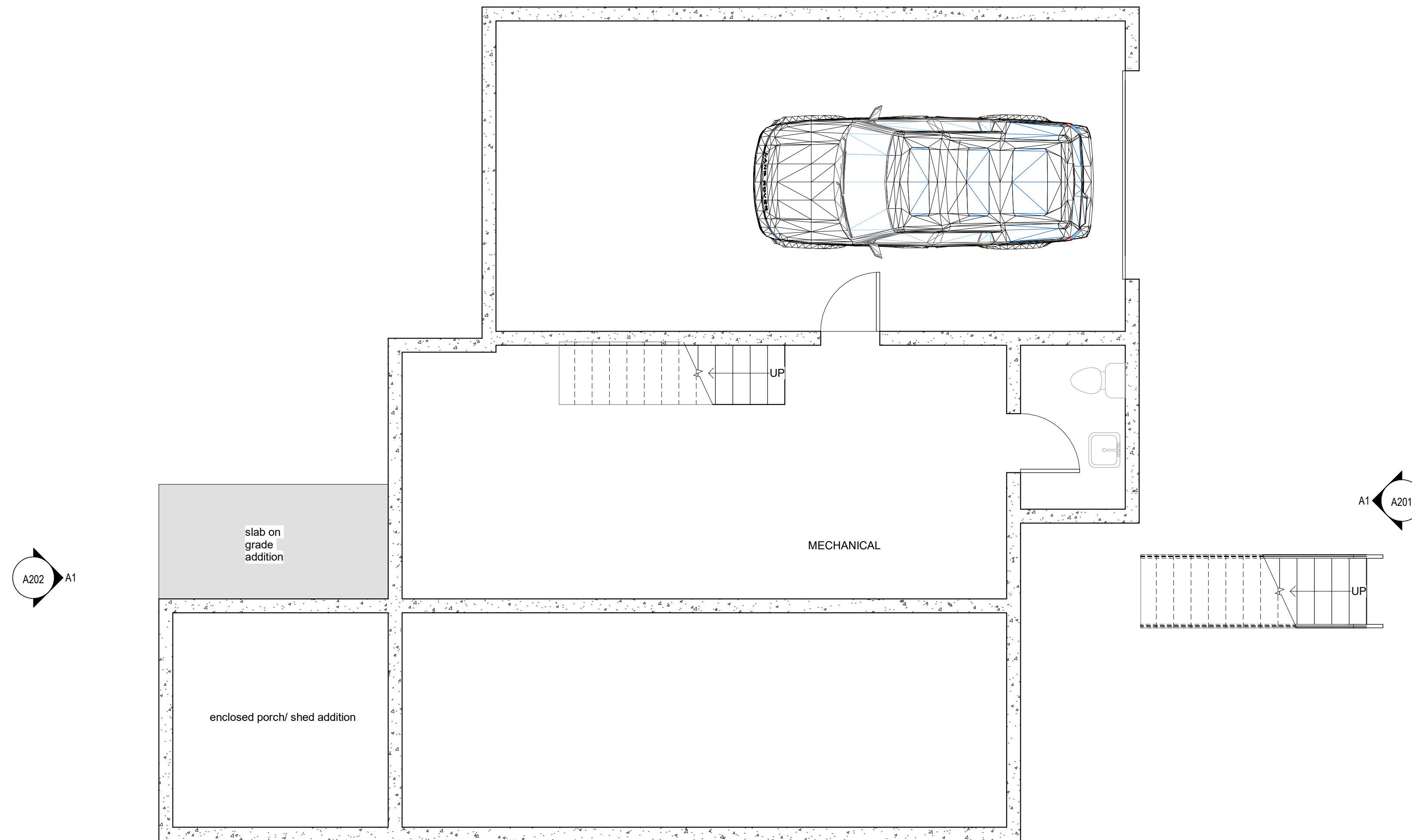
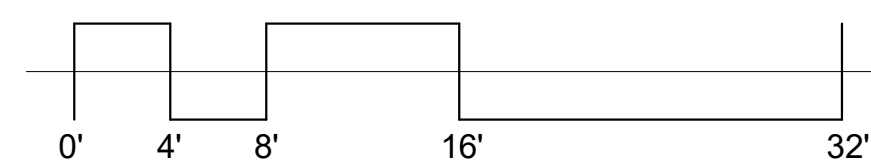
CONTRACTOR
SAGEWOOD BUILDERS

COVER

CV

WALL TYPE

-
- NOTE:** REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS
- W** — MATERIAL
4 — NOMINAL SIZE
A — SEQUENCE
1 — FIRE RATING
- FIRE RATING (WHEN NOTED)**
 1 1 HR RATED
 2 2 HR RATED
- SEQUENCE**
 DENOTES NEXT WALL TYPE IN SEQUENCE
- NOMINAL SIZE**
 DENOTES NOMINAL SIZE OF WALL STRUCTURE
- STRUCTURAL MATERIAL**
 C CONCRETE
 M MASONRY
 W WOOD STUD
 S METAL STUD
- EXAMPLE:** WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

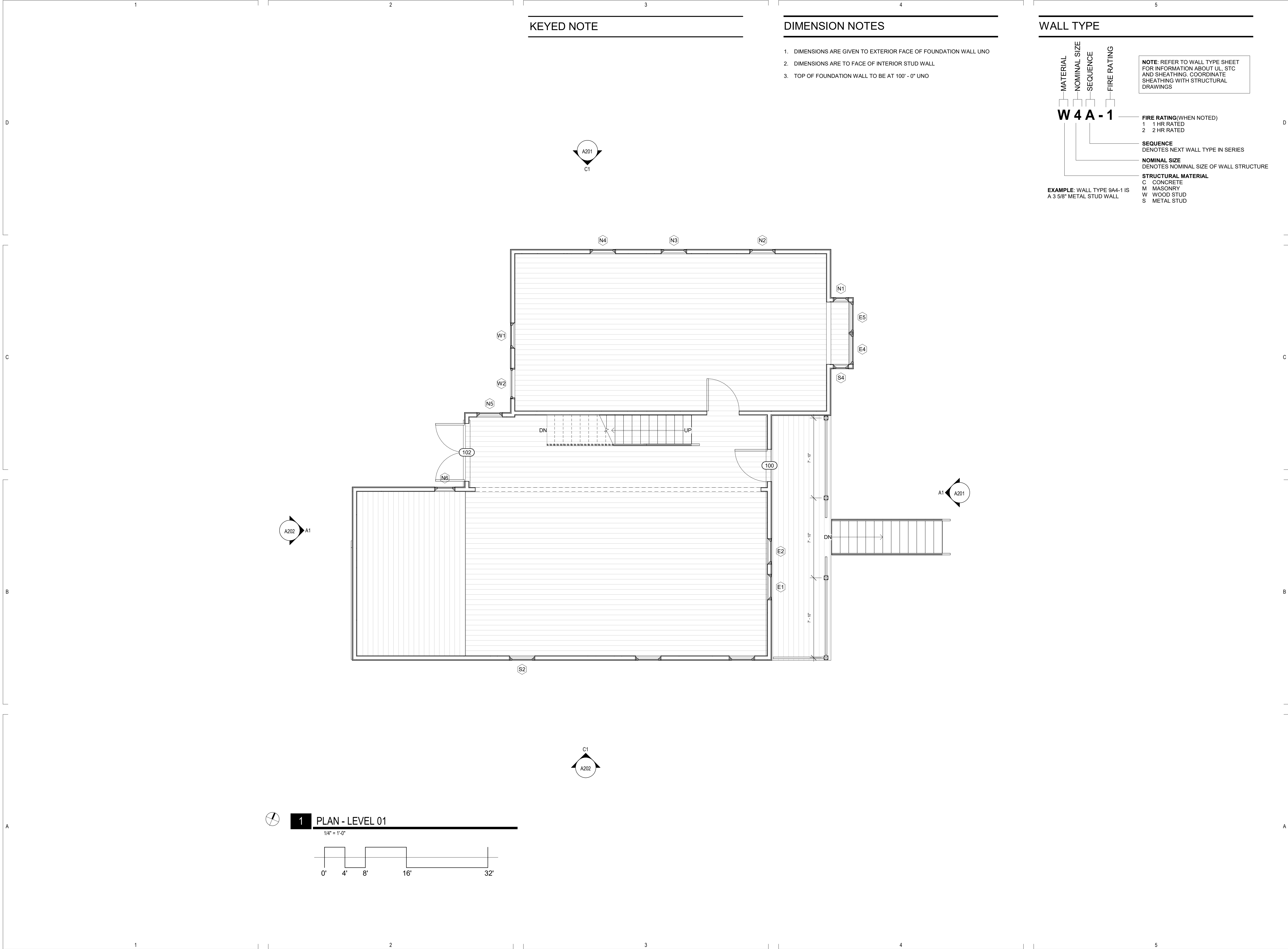

$$1/4'' = 1'-0''$$


HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 3.24.22

REV	DATE	DESCRIPTION
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A110.1



KEYED NOTE

DIMENSION NOTES

- 1. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- 2. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL
- 3. TOP OF FOUNDATION WALL TO BE AT 100' - 0" UNO

WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

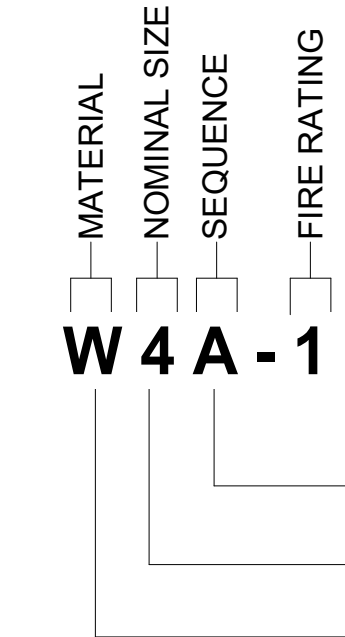
SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

WALL TYPE



NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

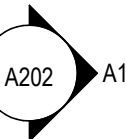
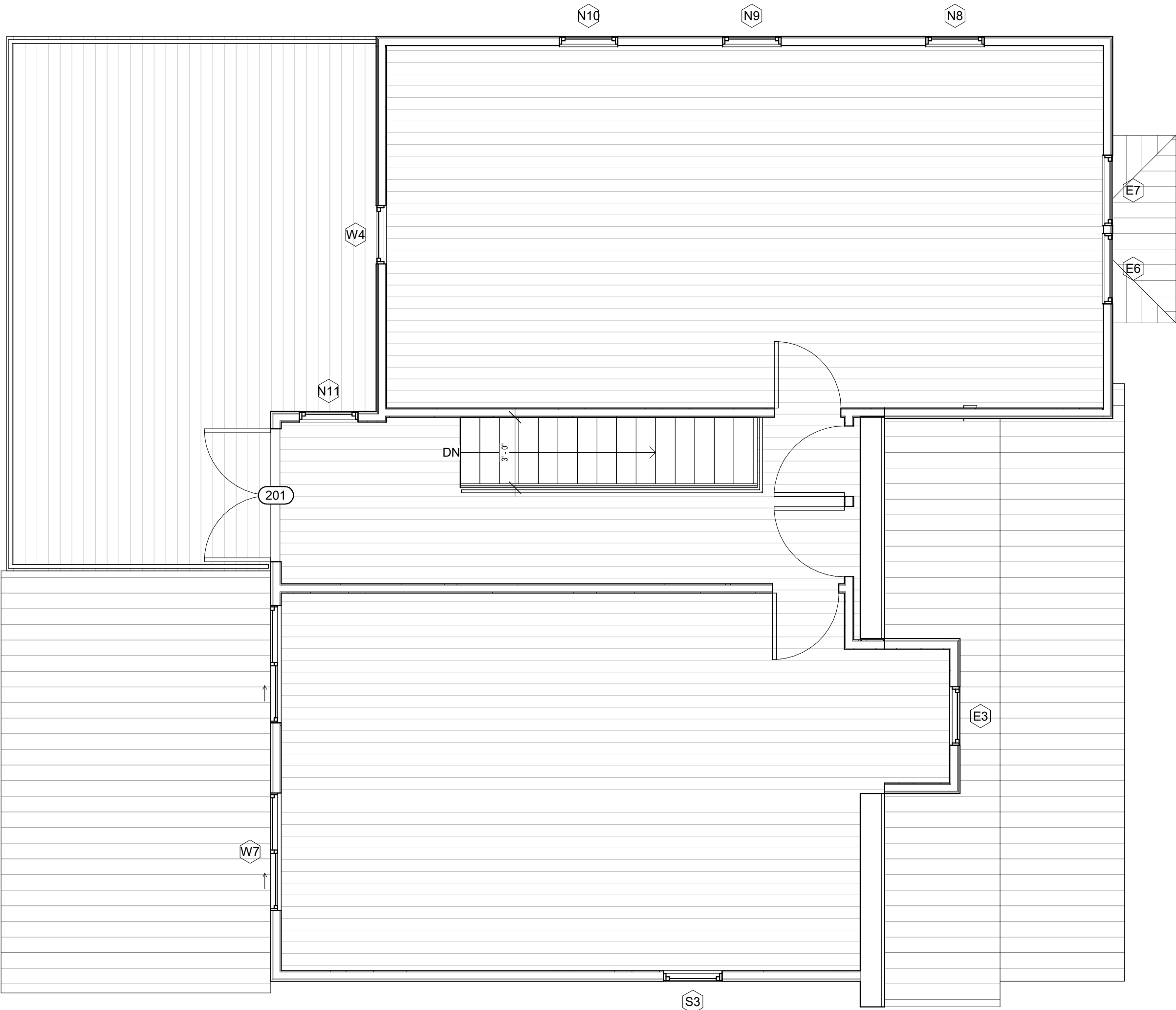
FIRE RATING(WHEN NOTED)
1 1 HR RATED
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SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

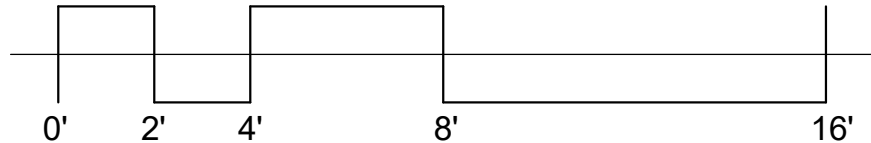
STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL



1 PLAN - LEVEL 02

1/4" = 1'-0"





C1 NORTH ELEVATION

1/4" = 1'-0"



A1 EAST ELEVATION

1/4" = 1'-0"

Window Schedule					
Mark	Width	Height	Sill Height	Family	Description
E1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E3	2' - 6"	5' - 0"	4' - 6"	Window-Double-Hung	
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N3	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
N6	2' - 0"	4' - 0"	2' - 10"	Window-Double-Hung	
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N9	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
S4	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
S5	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S6	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	
W1	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W2	3' - 0"	2' - 6"	5' - 0"	Fixed	
W4	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	

517 PARK AVE

PROPOSED DRAWINGS

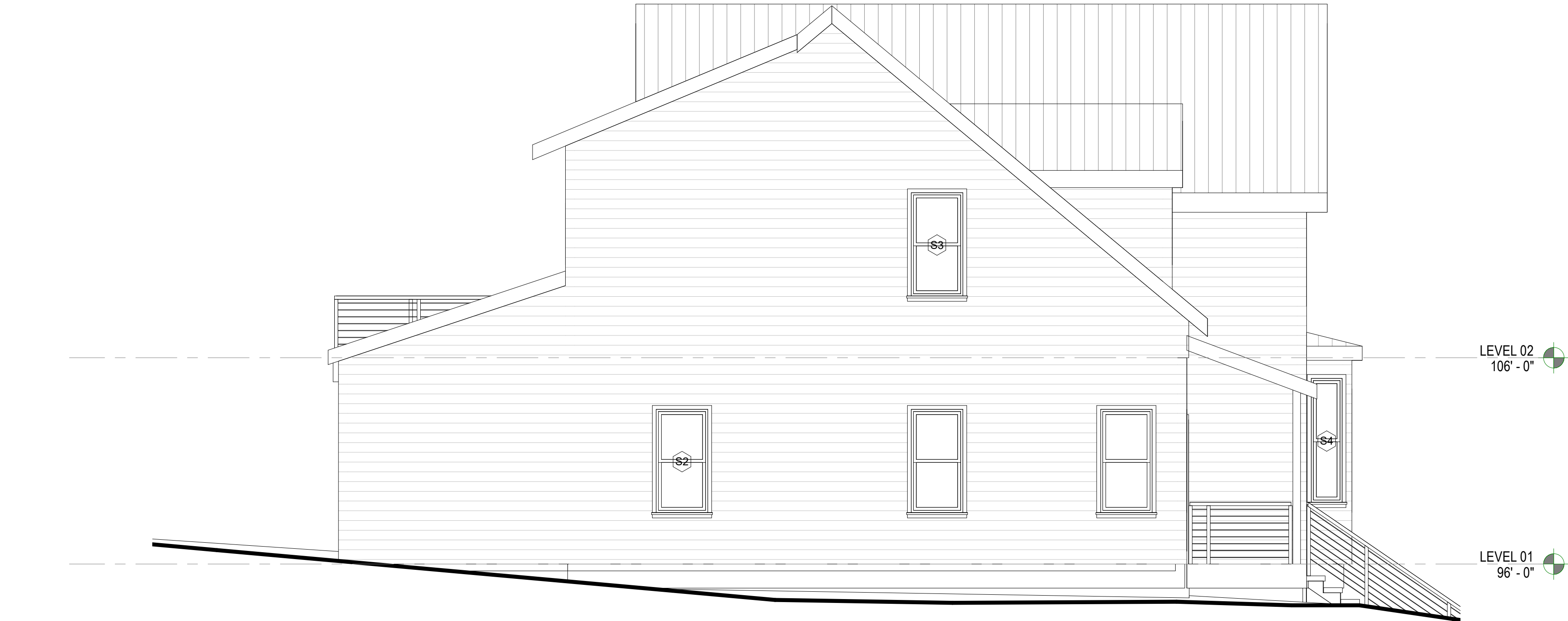
HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 3.24.22

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A201



C1 SOUTH ELEVATION

1/4" = 1'-0"



A1 WEST ELEVATION

1/4" = 1'-0"

Window Schedule					
Mark	Width	Height	Sill Height	Family	Description
E1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
E3	2' - 6"	5' - 0"	4' - 6"	Window-Double-Hung	
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N3	2' - 6"	4' - 0"	3' - 4"	Window-Double-Hung	
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
N6	2' - 0"	4' - 0"	2' - 10"	Window-Double-Hung	
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N9	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	
S4	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	
S5	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S6	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	
S7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	
W1	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W2	3' - 0"	2' - 6"	5' - 0"	Fixed	
W4	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	
W7	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	

517 PARK AVE

PROPOSED DRAWINGS

HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 3.24.22

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A202

Historic Preservation Board Staff Report



Subject: Lot Combinations in Historic Districts
Application: GI-22-00491
Author: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner
Date: December 7, 2022
Type of Item: Work Session

Recommendation

Discuss possible courses for Land Management Code (LMC) amendments regarding lot combinations in the Historic Districts for residential infill and provide feedback.

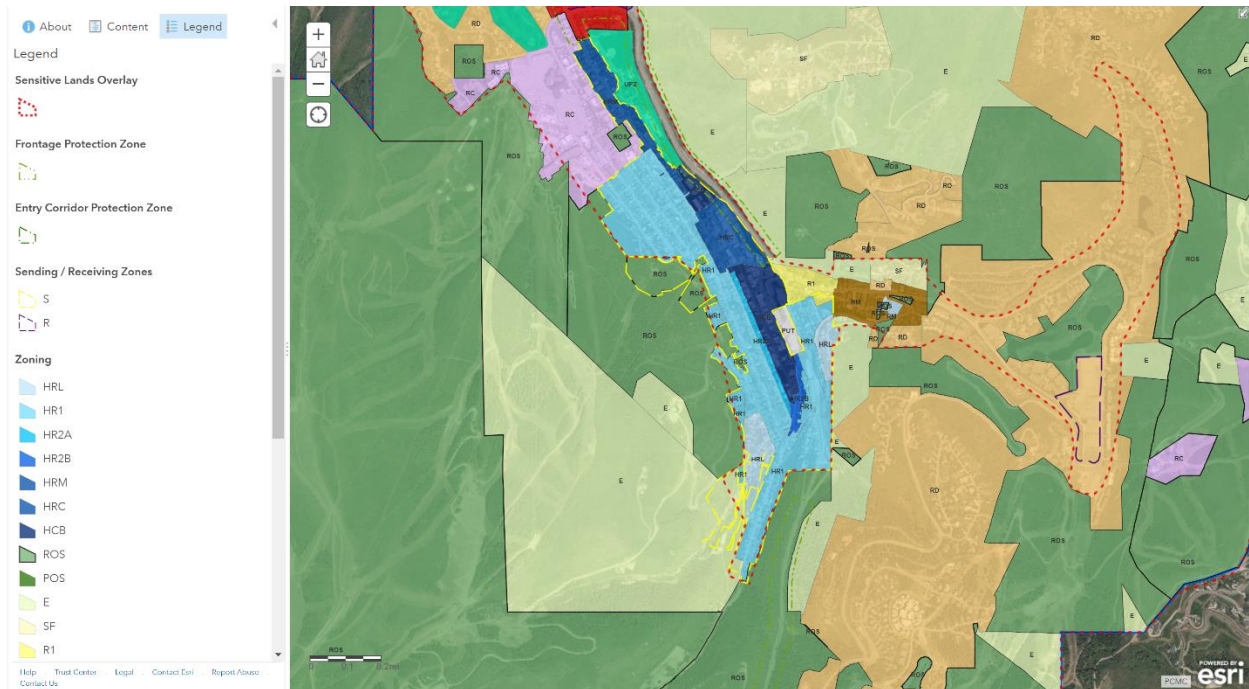
Background

The Park City General Plan recognizes local historic buildings as one of the character-defining features of the City. Park City's General Plan includes several goals and strategies to continue protecting the historic character and development patterns of Park City, particularly within the local historic zoning districts and the two National Register of Historic Places districts.

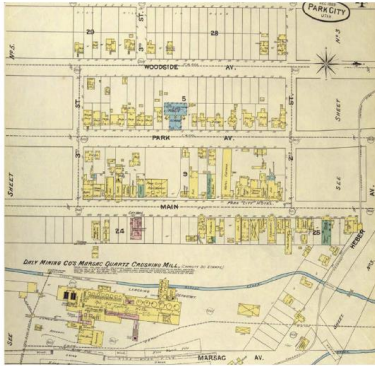
With ever-rising development pressures within the City, several plat amendments to combine Old Town lots have come before the Planning Commission and City Council. The Planning Commission and City Council requested that staff evaluate lot combination land use regulations and schedule work sessions for potential LMC amendments to update the policy. As a result, staff has examined the strategies outlined in the General Plan and is seeking feedback from the Board to determine whether amendments to the LMC regarding lot combinations in the historic districts would be beneficial and further support the historic character of the City.

Analysis

Park City is home to over 400 registered historic sites, 2 National Historic Districts and 6 Historic Zoning Districts (please see map below). Goal 15 in the Park City General Plan is to "[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations." Furthermore, the General Plan states "[w]hile the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929)."



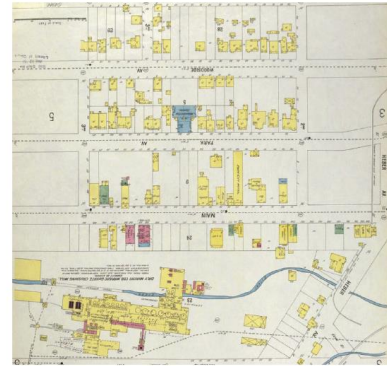
Historically, lots in Park City's Old Town were platted at 25 feet in width and 75 feet in depth. Some historic homes were built across property lines and utilized two adjacent lots. However, most miners' cottages were small enough to fit on one platted lot. This resulted in a higher-density development pattern in Old Town which is uncommon for contemporary homes in other areas of Park City. The image below from the General Plan illustrates historic lot sizes shown in the Sanborn Fire Insurance Maps:



1889 Sanborn Fire Insurance Map



1900 Sanborn Fire Insurance Map



1907 Sanborn Fire Insurance Map



1929 Sanborn Fire Insurance Map



2012 Development Map

These historic Sanborn Fire Insurance maps show the progression of development along Woodside Avenue, Park Avenue, and Main Street from 1889 through 1929. In the past, small mining homes were built on narrow residential lots and commercial buildings grew up around Main Street. More recently, however, developmental pressures have led to lot combinations, substantial additions to our historic buildings, and expansive development on vacant lots.

Land use regulations prohibit construction across property lines so some property owners of adjacent vacant Old Town lots or portions of vacant lots proceed through a lot combination plat amendment to create a larger buildable lot for new construction. Current adopted policy encourages lot combinations to reduce overall density in the Historic Residential – 1 Zoning District, the largest of the residential [Zoning Districts](#) in Old Town. The purpose statement of the Historic Residential – 1 Zoning District is in part to “encourage single family development on combinations of 25’ x 75’ historic lots.”¹ The purpose statement of the Historic Residential – 2 Zoning District is in part to define development parameters consistent with the Historic Residential – 1 regulations for lot size, coverage, and building height to serve as a transition between residential and commercial development in Old Town.²

To mitigate overly large infill development on larger lots, Maximum Building Footprint regulations were put in place. in the Historic Residential – 1, Historic Residential – 2, and Historic Residential Low – Density Zoning Districts that proportionally reduce the building footprint as lot size increases as outlined in the LMC:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

¹ LMC [§ 15-2.2-1\(D\)](#)

² LMC [§ 15-2.3-1\(E\)](#)

Where FP = maximum Building Footprint and A = Lot Area.

Example: 3,750 sq. ft. Lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519 \text{ sq. ft.}^3$

The percentage of the lot that can be built upon is reduced as the lot size increases as follows:

Lot Area	Maximum Building Footprint	Maximum Building Footprint percentage of Lot
1,875 SF	844 SF	45%
2,813 SF	1,201 SF	43%
3,750 SF	1,519 SF	41%
4,688 SF	1,801 SF	38%
5,625 SF	2,050 SF	36%
6,563 SF	2,269 SF	35%
7,500 SF	2,460 SF	33%

Objective 15B of the General Plan is to “[m]aintain character, context and scale of local historic districts with compatible infill development and additions” and [Community Planning Strategy 15.12](#) (Historic Character Goals) encourages the City to “examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures” and Community Planning Strategy 1.5 is to “[r]evise minimum lot size within primary residential neighborhoods to create opportunities for smaller, more compact development and redevelopment. Create specific context sensitive requirements within the LMC, such as minimum road frontages and minimum lot width.”

Additionally, the General Plan identifies benefits of smaller lots for potential affordable and attainable infill housing. Community Planning Strategy 7.1.1 states “[d]ecreased minimum and maximum lot size requirements . . . might allow for affordable/attainable infill housing.” The General Plan Housing Toolbox outlines that “[b]y strategically allowing a mix of smaller lot sizes . . . diversity in housing can be attained within a community, therefore creating more housing opportunities for lifelong residence [sic] and the workforce.”

Staff is looking for feedback from the Board on potential LMC amendment options. The first option would be to set a maximum lot size within each of the residential historic zoning districts. This maximum lot size could be set at a square footage number and no lot could be created through a subdivision, lot combination, or plat amendment that exceeded that size. Maximum lot sizes are typically determined by surveying the

³ See LMC [§ 15-2.1-3\(E\)](#) for Historic Residential Low – Density; LMC [§ 15-2.2-3\(E\)](#) for Historic Residential – 1; LMC [§ 15-2.3-3\(E\)](#) for Historic Residential – 2

average lot size within each zoning district or other designated survey area. A potential downside to this option is that the maximum lot size could be set zoning district-wide and larger lots could potentially be permitted in areas or neighborhoods with smaller lots due to a larger average lot size district-wide. Alternatively, this option could be improved by recognizing the historic standard lot size of twenty-five feet (25') by seventy-five feet (75') as the benchmark and compelling the Applicant to demonstrate the proposed resulting lot would be compatible in size with the surrounding neighborhood in its historic or existing form.

The second option would be to require lot combination applicants to survey the lot sizes on the existing block face and limit the new lot size to the average size of the neighboring lots. The benefit of this option is that it would allow for lot sizes and new development that are acutely responsive to the existing streetscape and the spatial massing in a smaller area or neighborhood. Properties that have not been subdivided would not have an average block face lot size yet and the City would need to determine a mechanism to limit lot sizes for new subdivisions in historic zoning districts.

The third option would be an amendment of the Maximum Footprint calculation instead of setting a maximum lot size. This would not change the requirements for a lot combination, plat amendment, or subdivision, but would further restrict the amount of buildable area on new or combined lots. The existing ordinance already sets a maximum building footprint for historic residential lots as follows:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A = Lot Area.

Example: 3,750 sq. ft. Lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

HR-L: Minimum lot area 3,750 sq. ft.

Table 15-2.1

Lot Depth (ft.) **	Lot Width (ft.)	Lot Area Sq. Ft.	Max. Bldg. Footprint Sq. Ft.
75 ft.	37.5*	2,813	1,201
75 ft.	50.0	3,750	1,519
75 ft.	62.5	4,688	1,801
75 ft.	75.0	5,625	2,050
75 ft.	87.5	6,563	2,269
75 ft.	100.0	7,500	2,460
75 ft.	Greater than 100.0	Greater than 7,500	Per Formula

* for existing 25' wide lots, Use HR-1 standards.

** for lots > 75' in depth use Footprint formula

HR-1: Minimum lot area 1,875 sq. ft.

Table 15-2.2

Lot Depth (ft.)	Lot Width (ft.)	Lot Area Sq. Ft.	Max. Bldg. Footprint Sq. Ft.
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75 ft.	25.0	1,875	844
75 ft.	37.5	2,813	1,201
75 ft.	50.0	3,750	1,519
75 ft.	62.5	4,688	1,801
75 ft.	75.0	5,625	2,050
75 ft.	87.5	6,563	2,269
75 ft.	100.0	7,500	2,460
75 ft.	Greater than 100.0	Greater than 75 ft.	Per Formula

* for lots > 75' in depth use Footprint formula

HR-2: Minimum lot area 1,875 sq. ft.

Table 15-2.3

Lot Depth (ft.)*	Lot Width (ft.)	Lot Area Sq. ft.	Max. Bldg. Footprint
75 ft.	25.0	1,875	844
75 ft.	37.5	2,813	1,201
75 ft.	50.0	3,750	1,519
75 ft.	62.5	4,688	1,801
75 ft.	75.0	5,625	2,050
75 ft.	87.5	6,563	2,270
75 ft.	100.0	7,500	2,460
75 ft.	Greater than 100.0	Greater than 7,500 ft.	Per formula

* for lots > 75' in depth use Footprint formula

A change of the Maximum Building Footprint formula would restrict the overall size of new infill residences more intensely than limiting the overall size of a lot. It would also result in smaller homes which would be more in keeping with the character of historic neighborhoods and districts. For example, reducing the factor of the Maximum Building Footprint formula from 9 to 8 would result in the following increased limitations:

$$\text{MAXIMUM FP} = (A/2) \times 0.8^{A/1875}$$

Lot Depth (ft.)	Lot Width (ft.)	Lot Area Sq. ft.	Max. Bldg. Footprint
75 ft.	25.0	1,875	750
75 ft.	37.5	2,813	1006
75 ft.	50.0	3,750	1200
75 ft.	62.5	4,688	1342
75 ft.	75.0	5,625	1440
75 ft.	87.5	6,563	1503
75 ft.	100.0	7,500	1536
75 ft.	Greater than 100.0	Greater than 7,500 ft.	Per formula

Lot Area	Normal	Normal %	Proposed	Difference	Overall	Additional
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(Sq. Ft.)	Max. Building Sq. Ft.	Reduction	Max Building Sq. Ft.	(Sq. Ft.)	Footprint Reduction	Footprint Reduction
1875	844	45%	750	94	40%	5%
2813	1201	43%	1006	195	36%	7%
3750	1519	41%	1200	319	32%	9%
4688	1801	38%	1342	459	29%	10%
5625	2050	36%	1440	610	26%	11%
6563	2269	35%	1503	767	23%	12%
7500	2460	33%	1536	924	20%	12%

The HRL (Historic Residential Low Density) District limits density by requiring a minimum lot size of 3,750 square feet, which is the equivalent of two traditional twenty-five foot (25') by seventy-five foot (75') Old Town lots. The purpose statement for the HRL District listed in LMC §15-2.1-1⁴ states density is reduced in this zoning district due to it being accessible only by substandard Streets. By requiring a minimum lot size that is twice the square footage of a standard Old Town lot the density is driving down and somewhat larger homes are permitted, which establishes a unique neighborhood character and minimizes the amount of traffic on the streets. While homes in this area are larger than those found in the HR-1 and HR-2 Zones they are still limited by the maximum building footprint requirements.

Lastly, the HRM (Historic Residential Medium Density) District is the only historic residential zoning district that does not have a minimum lot size requirement. Maximum lot sizes are not listed either and the maximum building footprint does not apply due to a lack of minimum area to plug into the formula. The purpose statements⁵ of the HRM include encouraging developments to transition between residential and commercial uses as well as minimizing the number of new driveways and high-visibility parking areas. It is often difficult for transitional areas to develop their own neighborhood character and limiting the building footprint or lot size would ensure future infill structures would be compatible with the surrounding buildings in scale and mass.

Questions for the Historic Preservation Board

- 1) Does the Board have a preference between setting a maximum lot size within the historic zoning districts, limiting lot size by the traditionally-platted lot sizes, or amending the Maximum Building Footprint formula?
- 2) If the Board prefers setting a maximum lot size within each historic zoning district, how should Staff best determine what the maximum lot size should be set at?
- 3) If the Board prefers amending the Maximum Building Footprint formula what level of reduction would the Board support?
- 4) Would the Board be in support of providing incentives, e.g. additional building footprint, for the inclusion of affordable housing units on properties undergoing lot combinations?

⁴ See LMC § [15-2.1-1](#) for Historic Residential Low Density – Purpose;

⁵ See LMC § [15-2.4-1](#) for Historic Residential Medium Density - Purpose

- 5) Should a maximum lot size or maximum building footprint be applied to the HRM (Historic Residential Medium Density) zone?
- 6) Should the HRL (Historic Residential Low Density) District continue to require larger minimum lot sizes or should a maximum lot size be instituted?
- 7) Should a minimum lot size be established in the HRM (Historic Residential Medium Density) District? Should a maximum building footprint be established in the HRM District?

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Exhibits

Exhibit A: Historic Character Goals – Park City General Plan

Exhibit B: Historic Character Detailed Strategies – Park City General Plan

GOALS

HISTORIC CHARACTER

HISTORIC CHARACTER

During the 2009 Community Visioning process, the community identified “*Historic Character*” as one of four core values of Park City, emphasizing the importance of our rich mining history. The goal “Preserve a strong sense of place, character and heritage” was shaped during the 2009 Visioning process. Parkites have a great sense of pride for the *Historic Character* of the City.

Park City was established as a mining camp after the discovery of silver at the Flagstaff Mine in 1868 and a large ore deposit at the Ontario Claim in 1872. These discoveries drew miners to the small western town we now call Park City. As more large mining claims occurred during the 1880s, the area flourished with a thriving commercial district and a dense village mixed with miner’s homes, boarding houses, and larger residences for the more prominent residents. Park City was incorporated as a municipality in 1884. In 1898, a devastating fire swept through the city destroying nearly 200 businesses and homes; nevertheless,



residents diligently rebuilt, leaving a treasure of historic resources for future generations¹.

Park City is home to more than 400 historic sites, including two National Register Historic Districts. The Main Street Historic District was listed on the National Register of Historic Places in 1979. The Mining Boom Era Residences Thematic District, comprised of historically significant residential structures built during the mining boom period (1872-1929), was listed in 1984.

The City has taken great measures

to protect its more than 500 historic resources through local designation on Park City’s Historic Sites Inventory (HSI). It is the City’s official list of historic resources deserving of preservation and protection. The inventory is made up of Landmark Sites and Significant Sites.

The City adopted its first Historic District Design Guidelines in 1983 to preserve the *Historic Character* of individual historic resources and the local districts for future generations. With the announcement of a successful Salt Lake City Olympic bid came

escalating values and increased development pressure on the historic districts. This required refinements to the Land Management Code and Historic District Guidelines to further ensure the protection of Park City's *Historic Character* while balancing its livability and the contribution of the historic districts to the economic viability of town. In 2009, the City funded a complete overhaul of the regulating documents for the historic district including an updated Historic Sites Inventory, new design guidelines, and changes to the Land Management Code. These documents are meant to be living documents in which timely updates are encouraged. The goal is to maintain the integrity of the historic resources and allow for economic development that complements its *Historic Character* - historic preservation is the economic driver for Old Town.

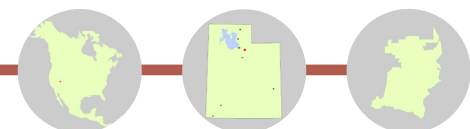
Protecting the rich history of place while allowing continued reinvestment into the districts is a balancing act; one that is an ongoing challenge for residents and City leaders. During the 2009 Community Visioning process, participants were asked to place photos under specific categories. Photos of historic structures were



placed under the categories “most treasured”, “most illustrative”, and “most at risk”. Under the category “eyesore” were photos of incompatible development within the historic district and incomplete construction projects. The community visioning document summarized well the ongoing conflict between historic and new infill:

“The implication for the planning process and for public institutions addressing the issue of the town is to find the right balance between retaining the qualities that make the town unique and permitting those activities that leverage Park City’s uniqueness economically.”

There are three major events in Park City’s history that have shaped the Park City that we know today: establishment as a mining town, introduction of the ski industry, and host of the 2002 Olympic Games. Significant cultural resources exist throughout Park City representative of the mining era, the beginning of the ski industry and hosting the Olympic Games. Unless protected through historic preservation, the existing cultural resources are in jeopardy of being lost forever. To maintain these community assets for years to come, Park City should plan for their preservation.



GOAL 15 Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

With building styles reflective of a time and place in American history, it is imperative that the cultural sites within Park City's nationally and locally designated historic districts be protected for future generations to experience. While the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).

As a highly desirable place to own residential and commercial real estate, pressures to expand the small commercial properties and mining residences are tremendous. These pressures must be balanced with accepted preservation practices to maintain the integrity of Park City's historic resources.



Objectives

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E Encourage adaptive reuse of historic resources.

What is Compatibility in Historic Park City?	
It is...	It is not...
In scale with the neighborhood	Obtrusive
Aesthetically unique	Generic
Quaint and charming	Cold or hostile
Respectful of historic building's heights	Too tall
Deferential	Disrespectful
In context with surrounding structures	An outlier in the neighborhood
Approachable	Overwhelming
Sustainable	Energy consumptive
Inter-connected	Out of place
Small-scale	Overbearing
Subordinate	Massive/Large-scale
Colorful	Gaudy
Harmonious	Incongruous
Complementary to existing buildings	Distracting to the existing fabric

This table represents the qualitative side of what compatibility is within the Historic Districts of Park City.

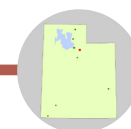
in·teg·ri·ty

/in'tegritē/

Noun

1. The authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period.

National Parks Service

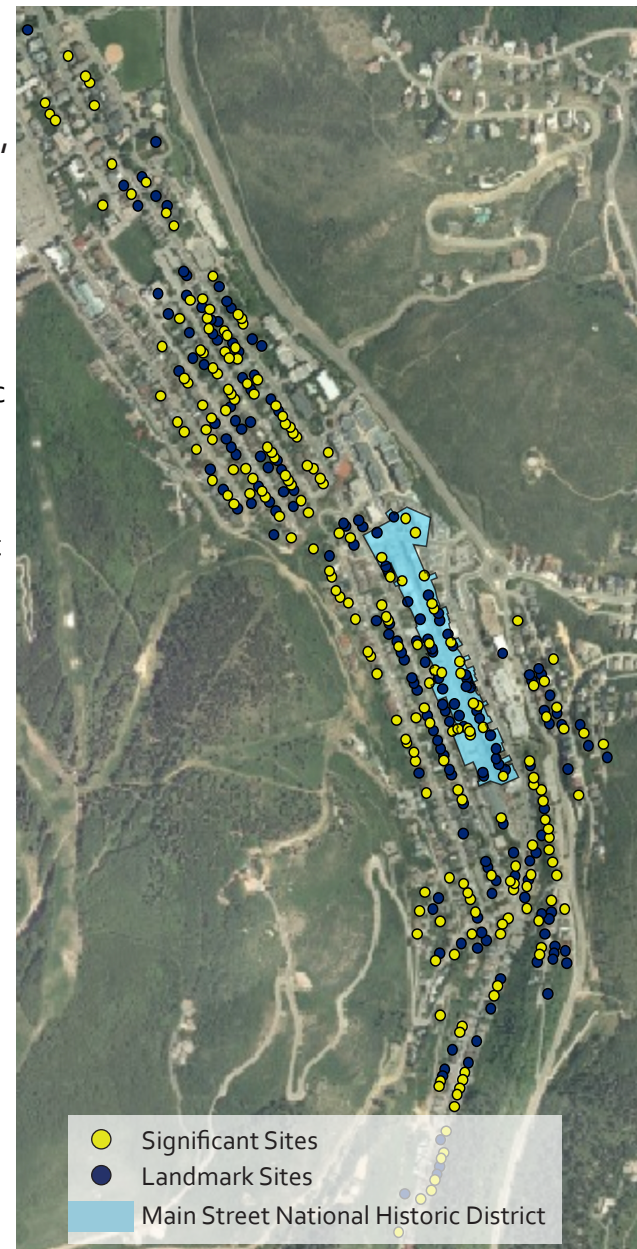


Community Planning Strategies

- 15.1** Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory.
- 15.2** Review Park City's Historic Sites Inventory and update as necessary or every two years.
- 15.3** Ensure all expertise (e.g. staff, museum, SHPO) is made available to property owners within the Historic Districts
- 15.4** Review, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.
- 15.5** Create a regional program to preserve the City's historic mining structures, specifically focusing on those that are on the resorts' property.
- 15.6** Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.
- 15.7** Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.
- 15.8** Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.
- 15.9** Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.
- 15.10** Promote and augment the Historic Preservation Board's Historic District Grant program, establish a revolving loan fund, and inform property owners of state and federal preservation tax credits.
- 15.11** Develop stronger incentives to encourage adaptive reuse of historic resources.
- 15.12** Examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.

City Implementation Strategies

- 15.13** Conduct annual training related to historic preservation and design regulations for staff, boards, design professionals, commissions, and the public; include tours as a learning opportunity.
- 15.14** Create a self-guided walking tour of Landmark Structures within the local historic districts.
- 15.15** Restrict residential parking passes within the historic districts to limit the amount of on-street parking. Consider incentivized parking in public parking garages for full-time residents occupying historic structures with no on-site parking and/or implement additional tools which restrict parking in historic districts to limit residential parking.
- 15.16** Require Park City Municipal Corporation to adopt a standard to consider adaptive reuse of historic resources prior to new construction within the City.
- 15.17** Continue Historic Preservation Board annual award for exemplary historic preservation.
- 15.18** Implement a historic district public outreach program to promote available incentives (local, state, and federal) for owners of historic resources.
- 15.19** Protect the ridgelines and hillsides from development.
- 15.20** Partner with the US Post Office to ensure a continued presence on Main Street in some form.



As of 2013:

-510 Historic Sites were identified on Park City's Historic Sites Inventory.

-Landmark sites have structures that are at least 50 years old, retain their historic integrity (including location, design, setting, and materials) and are significant in local, regional, and national history. In 2012, 245 Landmark Sites were in existence. Significant Sites have structures that are at least fifty years old, retain their essential historic form (as defined in the LMC), and are important in the history of Park City. In 2012, 265 Significant Sites were in existence.

GOAL 16 Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Historic Main Street is the pride of Park City representing a rich history tied to the early 1900s mining influence. The City has taken a series of proactive historic preservation measures and strategies to capitalize on its cultural tourism. Over the past two decades, the economic success of the street combined with shop owners' desire to upgrade structures, has created unintended consequences of jeopardizing the integrity of Main Street's historic resources. Park City should implement incentives in concert with regulations to maintain and enhance the integrity of the Main Street National Register District and maintain its cultural tourism appeal.

Another important role for Main Street is to maintain a presence by local residents. Although Main Street has evolved into an arts, culture, and entertainment district supported by the tourism industry, there are still businesses and services attractive to local Parkites. Destinations such as the US Post Office, City Hall, the Egyptian



Theatre, the Kimball Arts Center and a handful of coffee/sandwich shops are local haunts. The restaurants along Main Street do a great job of attracting locals during the tourist off-season with special marketing. If Main Street is to remain the heart of Park City, it is important that public facilities and local-oriented businesses remain in the Main Street historic district. This is important to maintain the local pride in the District, continue reinvestment in the historic resources, as well as

to enhance the long term economic viability of the area. Where the locals go, the tourists will follow if we:

- Improve the integrity of the historic resources within the Main Street National Register Historic District to exemplify historic preservation efforts in a highly visible cultural tourism center; and
- Maintain uses within Main Street that appeal to locals - tourists want to be locals!

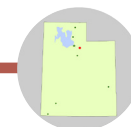
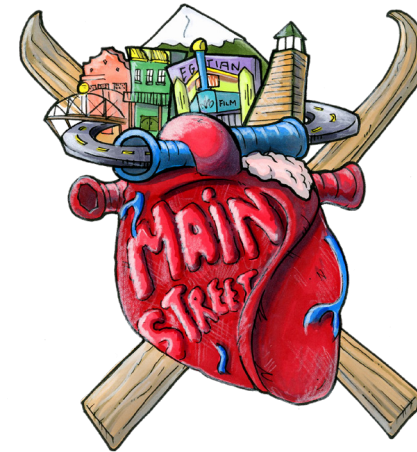
Objectives

- 16A** Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.
- 16B** Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.
- 16C** Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.
- 16D** Encourage public facilities and local oriented businesses to remain in the Historic Main Street District.
- 16 E** Encourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant buildings.

“We are in a unique position to lead with exposure to the nation and the world on how to incorporate sustainable values in the context of an existing historic place.”

Comment from resident during 2009 Community Visioning

MAIN STREET IS
OFTEN REFERRED TO AS
THE HEART, OR SOUL,
OF PARK CITY -
IT IS WHERE THE CITY
BEGAN AND ITS HISTORY IS
TO BE PRESERVED



Community Planning Strategies

- 16.1** Maintain and enhance the long term viability of the Historic District as a destination for residents and tourists by providing necessary public facilities, construction mitigation plans, businesses with a diverse mixture of goods and services, comfortable public access, opportunities to linger, gathering areas, and cultural tourism attractions.
- 16.2** Create opportunities for affordable and attainable housing in neighborhoods adjacent to and along Main Street that support local businesses.
- 16.3** Educate business owners and property owners regarding the benefits of maintaining and preserving their historic structure, the Historic District Grant Program, state and federal preservation tax credits, and other funding opportunities.
- 16.4** Work with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.
- 16.5** Encourage employees in the Historic Main Street District to use alternative modes of transportation to get to work and/or utilize off-site parking locations and take shuttles or buses into Park City.

Vision of Main Street

-HyettPalma 2003

A real, funky, and homey Downtown with mom and pop shops offering things you can't find elsewhere.

A Downtown that is comfortable, intriguing, and culturally stimulating -- where you can see and feel the community's rich history.

A fun, friendly, and vibrant Downtown located in a town of exceptional people.

A Downtown comprised of people who are bold, courageous, daring, and forward thinking --yet hospitable-- because the mountains demand this of us.

A Downtown that is down to earth, user-friendly, accessible, and diverse -- making it truly unique and exciting.

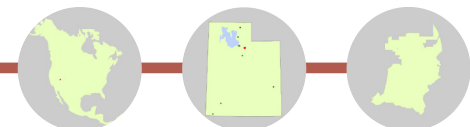
City Implementation Strategies

- 16.6** Support new services, attractions, and businesses along Main Street to attract locals.
- 16.7** Identify funding options that mitigate intrusions within the Historic Main Street District. Intrusions are components that do not contribute to the district's significance and because of their scale, size, design, and location impact the integrity of the district as a whole.
- 16.8** Encourage greater collaboration between the City, businesses, and property owners. Address challenges within adjacent residential neighborhoods.
- 16.9** Lead the cause to develop an overall, market-driven strategy for downtown by conducting a market analysis; create a course of action to strengthen and retain existing businesses while attracting new ones; develop a stronger brand.
- 16.10** Reexamine the City's existing Vertical Zoning Ordinance that requires commercial retail shops along Main Street; consider strengthening the Ordinance.
- 16.11** Swede Alley should be considered as a secondary retail location to supplement Main Street, while maintaining its function as a vehicular corridor and a delivery ROW.



“We need to promote opportunities for businesses – when the affordability for new business owners dries up, this town will go away.”

-Comment from resident during 2009 Community Visioning



HISTORIC CHARACTER

**DETAILED
STRATEGIES**

STRATEGY: Adaptive Reuse of Historic Resources

The purpose of the Good Neighbor Program, proposed by the Carter Administration in 1976 and affirmed by the Clinton Administration in 1997, was to encourage the Federal Government to reinvest and support central business areas. According to Executive Orders 12072 and 13006, federal agencies must first consider locating in historic buildings within historic districts. If none exist, non-historic buildings within the historic district should be evaluated prior to existing structures outside of the historic district. Finally, if no property can meet its spatial needs, then the agency may consider properties elsewhere in the central business area. By locating and maintaining a presence downtown, federal agencies support the vitality of central business areas as well as preserve the community's historic assets.

The Federal Government demonstrated its commitment to the National Historic Preservation Act (NHPA) by limiting the location of agencies to downtown and fostering constructive relationships with urban community leaders. Passed in 1966, the NHPA promotes the preserva-

tion of historic and archeological sites in the United States. Not only does the Federal Government set an example by acquiring and utilizing space in buildings of historical, architectural, or cultural significance in historic commercial downtowns, but they also set a local standard for historic preservation. The order also stated that the Federal Government must take steps to streamline their ability to establish and maintain a presence in historic districts, removing the rules and regulations that deter federal agencies from locating in existing historic structures downtown unless it is detrimental to human health and safety. Moreover, Executive Order 13006 focused on improving relationships and partnerships with states, local governments, Native American tribes, and other private organizations in order to encourage these parties to support historic preservation. The Federal Government set a standard through the Good Neighbor Program that encourages local governments and private entities to locate in historic downtowns, contributing to the overall health of the commercial building area.



The Marsac Building (City Hall) was restored and rehabilitated in 2008/2009; City personnel moved back in August 2009. In addition, a historic wall discovered during the construction was preserved and ultimately restored in 2013. The site is now a place to enjoy lunch outdoors. This type of adaptive reuse of the City's historic resources is strongly encouraged.



Since its inception, the Good Neighbor Program has formed strong public-private partnerships in over fifty (50) cities in thirty-five (35) states. The Federal Government has paired national and local public resources in cities such as Portland, Oregon; Fort Worth, Texas; and St. Louis, Missouri, to encourage government agencies to move from suburban areas into downtowns as well as renew existing leases. In some cases, the General Services Administra-

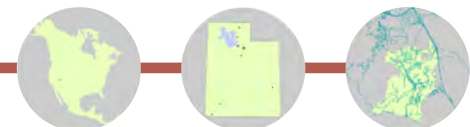
tion (GSA) has contracted with Business Improvement Districts (BIDs) to finance services and infrastructure improvements in these commercial business areas. These improvements, as well as the presence of government agencies, has created additional business opportunities and contributed to the revitalization of commercial business areas.

Adaptive Reuse

Park City strongly supports Adaptive Reuse of our Historic Structures; the evolution of our town as a resort that has arisen from our mining heritage is evident throughout Old Town.

In Park City, the restoration and rehabilitation of historic structures is generally carried out by individuals, and more often than not, without the use of Federal or State Historic Tax Credits. Park City does offer a grant program and has averaged approximately five grants a year with an average individual grant award of \$15,000.

In order to facilitate restoration, rehabilitation and adaptive reuse of existing structures, Park City utilizes strict standards and preservation methods to ensure that historic structures retain their historic character. While the interior of a historic site may be remodeled to support adaptive reuse or redesigned floor plans, the exterior of the building remains unchanged from the historic period of significance through the various preservation treatments that can be utilized to ensure that historic materials, features, form, mass, scale, etc., are retained to contribute to the Historic District.



STRATEGY: Influencing Streetscape Through Lot Sizes, Setbacks, and Parking

Historically, Park City's 25 foot by 75 foot Old Town lots were platted to accommodate a high density. Small mining cottages with accessory structures fit snugly within these plats, allowing adequate spacing between structures while providing sufficient backyard spaces. The Sandborn Fire Maps of the early 20th century are documented proof of the early pattern of the original settlement of Park City.

21st century real estate demands and modern family necessities have threatened the historic urban fabric. To meet these demands, lot combinations have become common practice to accommodate larger residential structures and additions. The resulting incremental changes have caused increased adverse effects on the historic pattern and aesthetic of the Old Town neighborhood. Although there are many influencing factors to compatibility, lot combinations are a major factor that must be reassessed by the Planning Commission to create new regulations to prevent further negative impacts to the fabric of the neighborhoods.



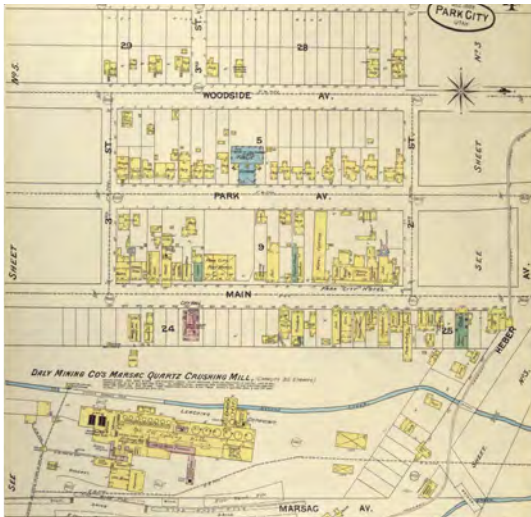
This is an example of a structure that is too large for its setting. Over four stories tall, the brown structure dwarfs the yellow historic house in front of it. This type of development is incompatible with the historic scale of Old Town.

A number of steps could be taken by the City to limit the size of new developments and additions to preserve the historic development patterns found in Old Town, including the historic density, fabric, and integrity. There are two complementary zoning tools to regulate future infill development to ensure it will complement the existing historic building pattern (the fabric) of the neighborhood.

Regulatory Measures

Typically lot combinations should be limited within existing block's pattern

to respect the historic fabric of the block. For example, lot combinations in the Historic Residential (HR-1 and HR-2) districts could be limited to that which has historically existed in each block. In some areas of Old Town homes have traditionally been constructed over multiple lots, and often times Old Town lots are divided by ownership. In some blocks, a typical Old Town home might be built over one and half lots, while others span the width of two lots. New development on vacant lots within Old Town should be limited to single-lot development, or



1889 Sanborn Fire Insurance Map



1900 Sanborn Fire Insurance Map



1907 Sanborn Fire Insurance Map



1929 Sanborn Fire Insurance Map



2012 Development Map

These historic Sanborn Fire Insurance maps show the progression of development along Woodside Avenue, Park Avenue, and Main Street from 1889 through 1929. In the past, small mining homes were built on narrow residential lots and commercial buildings grew up around Main Street. More recently, however, developmental pressures have led to lot combinations, substantial additions to our historic buildings, and expansive development on vacant lots.



allowed only to combine lots to match the existing development pattern. In this case, an average lot size per block should be demonstrated by the home builder to determine how many lots have traditionally been combined and built upon in the past. Existing home owners wishing to combine lots should be limited to the same standards as described above, with an exception for existing homes that straddle lots lines. Remnant parcels, not straddling the property line and not within the required setback area, may be combined only if it can be demonstrated that the parcel is not buildable on its own (e.g. cannot meet minimum lot requirements). In areas in the HR-1, HR-2, and HRL where no lots are platted, new lots should respect the historic lot patterns of 25'x75' lots.

Lot combinations within the Historic Residential-Low (HRL) District have been encouraged in the past due to the larger minimum lot size requirements; however, they should also be treated much the same as previously suggested, where the average of each block is analyzed to determine the historic fabric and development patterns established.

Incentivizing Development on Single Lots

As an incentive for smaller structures on single lots within the HR-1 and HR-2 Districts, the City should consider offering relief from certain parking requirements. An incentive could be the reduction in the parking requirement from two (2) spaces to one (1) space subject to the building footprint being substantially reduced from the Land Management Code allowance. This would allow a property owner to construct a smaller home with a one car garage without having to increase the setback from ten feet (10') to eighteen feet (18') to provide for a second parking space.

In addition, consideration should be given to allowing an increase in the footprint on a lot for a living structure and a detached single-car garage OR consider not including the SF associated with a detached single-car garage within the building footprint on the lot. A detached garage might allow for the primary structure on a lot to be slightly smaller and more compatible with the surrounding neighborhood.

To address increased parking demand on Old Town Streets, the City should consider implementing a paid parking

permit system, and limit the number of permits for each address, thus encouraging more overnight parking within the China Bridge parking structure.

All of these recommendations should only be considered in conjunction with parking enforcement (Public Works - Transit/Transportation) and the City Engineering office.





STRATEGY: Defining Compatibility, Mass, Scale and Subordinate Design

com·pat·i·bil·i·ty

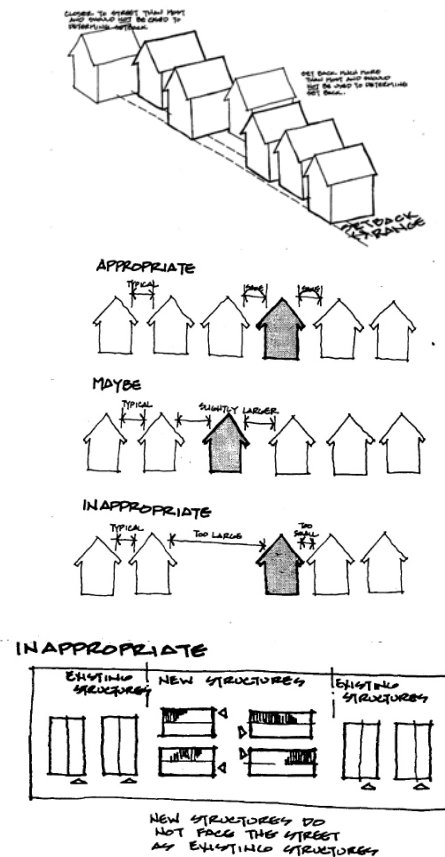
In historic preservation, compatibility refers to the relationship between new additions and infill and existing, historic structures. Aspects of compatibility include, but are not limited to, setback, orientation, scale, proportion, shape, rhythm, mass, height, detail (including window and door shape, pattern, and proportion), texture, material, color, roof lines, reflectivity, and architectural style. While new construction and additions should complement existing historic structures, they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures.

Why Does Compatibility Matter?

The Historic District as a whole should be perceived as a historic resource; however, this whole is comprised of significant parts. New construction and additions must contribute to the overall historic character of the neighborhood, rather than detract from it, in order to protect the historic integrity and coherence of the historic district. For this reason, design reviews are necessary to ensure that new construction and additions maintain the overall feel and composition of the neighborhood by taking a holistic design approach. While historic structures represent their era of significance, the district as a whole is not frozen in time. It is necessary to create appropriate infill, spur investment, and promote the economic vitality of the community.

Measuring Compatibility

The compatible design of new construction and additions creates a harmonious appearance along streetscapes and the district as a whole. Similarities between structures and designs are necessary to preserve the neighborhood's overall historic integrity, character, and composition. Some examples of compatibility and incompatibility are illustrated by the following drawings and pictures:



1 Rhythm of spacing of buildings on streets should follow the predominant pattern of historic buildings on the street.



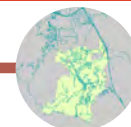
2 The rhythm of entrances and/or porch projections should reinforce the established pattern along the street.



3 Roofs of new buildings should be visually compatible with the roof shapes and orientation of surrounding Historic Sites.



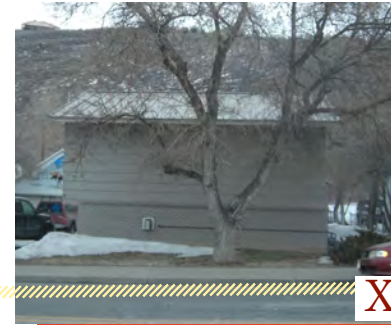
HISTORIC
CHARACTER



4 Floor level elevations should relate to the street grade and reinforce the neighborhood pattern.



5 The directional expression of front elevation should reinforce the overall pattern established in the streetscape.



6 Relationships of solids to voids on primary facades should be similar to those seen on Historic structures.



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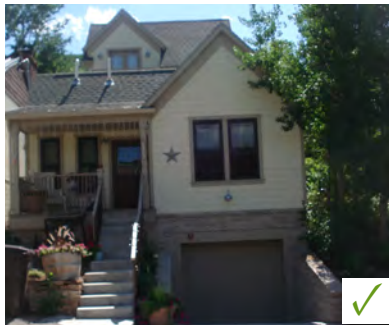
mass

Mass refers to the three-dimensional geometric composition of a building or the overall bulk of the structure. When designing new buildings or additions to existing historic buildings, the overall size and shape of new construction must be compatible with the historic context of the neighborhood. This can be achieved by minimizing the visual impact of the overall mass, form, and scale through breaks such as changes in wall plane or roof heights.

1 Massing and setbacks of new construction compliment and reinforce visual dominance of historic structure.



2 The mass of additions and modifications made to historic structures should be visually compatible with the historic structure.



3 For larger additions, break up the massing of the addition into smaller modules that relate to the historic structure.



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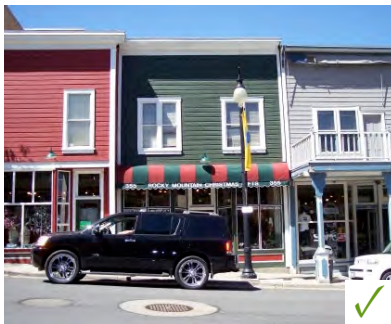


scale

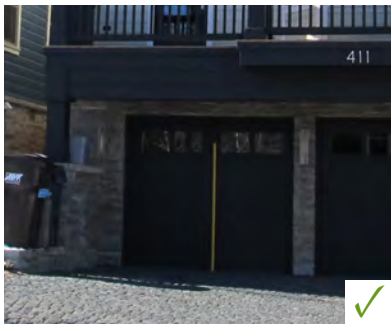
In architecture, scale refers to a certain proportionate size, extent, or degree, usually judged in relation to some standard or point of reference. Scale is a unifying factor in the design of new infill and additions within the historic district and helps maintain the visual consistency of the neighborhood. Moreover, scale is also used to describe windows, doors, porches, as well as building materials such as cladding and trim. These elements all contribute to the visual coherence of new and historic buildings within the historic neighborhood.



1 Mass, scale, and height of buildings should follow the predominant pattern of the neighborhood.



2 Facade elements should be compatible in scale, proportion, texture, and finish to those used on Historic Sites.





sub-or-di-nate

Per historic preservation practices, subordinate design refers to additions or new construction that is visually contiguous to a historic structure, yet reinforces the visual dominance of the historic structure. While a smaller addition is visually preferable to achieve subordinate design, various design strategies (e.g. underground SF, placement on lot, choice of materials) can achieve this goal despite the fact that the addition may contain greater SF than the historic structure. Subordinate design can be achieved through the following principles as illustrated below. Other principles may apply to specific sites.

1 Simple design to prevent competition with primary facade.



2 Cornice Line & Upper Level Setbacks are consistent with the historic building.



3 New building is set back or a visual 'seam' is provided.





4 Complementary street wall treatments.



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CHARACTER



STRATEGY: Maintaining Property Values within Historic District Designations

With the restrictions placed on historic districts for limiting alterations, compatibility of additions, and prohibiting demolitions, the question often arises of whether or not owning property in a historic district is economically beneficial compared to owning property outside of a historic district. Fearing a loss of property rights, many owners within historic neighborhoods are opposed to being included in a locally or federally designated historic district. The question of value has been studied within many communities of the United States with consistent findings of higher valuations within historic districts.

In a 2007 study, Dr. Jonathan Mabry researched the difference in property values and rates of appreciation between historic districts and typical neighborhoods. Dr. Mabry found that the greatest impact on rates of property appreciation occur within federally listed historic districts that also have local designation.¹ Local designation typically results in a design review process, guidelines, and restrictions on property renovations, demolitions, and new

“Historic district designation typically increases residential property values by 5-35% per decade over the values in similar, undesignated neighborhoods.”⁵

construction. Further, Dr. Mabry notes that “between 1976 and 1996 in Georgia, assessed property values in districts with both local and national designations increased at a rate of 47% compared to 23% for properties in districts with only the national designation.” A second finding was that newer properties within historic districts benefit as much as the historic properties, in terms of appreciation. Moreover, studies conducted by economist Donovan D. Rypkema have shown that “property values within historic districts appreciate much faster than values in the community as a whole.”²

Historic district designation has a number of neighborhood benefits, including:

- Design review introduces certainty into the marketplace.³
- Increased participation by neighbors creates community involvement and protection of shared spaces from decline.
- Local historic district designation decreases investor uncertainty and insulates property values from wild swings in the housing market.
- Ensured community involvement through required regulatory review of design modifications by the historic commission.⁴

Preserving and retaining historic commercial structures downtown is vital to the community’s economic health. Not only is the perceived

economic health a positive reflection of municipal leadership, it also encourages private investment that contributes to neighborhood business districts. Maintaining historic downtowns typically safeguards the diversity of space given that historic storefronts generally tend to be smaller than that which is built today. These smaller storefronts often appeal to local shops rather than retail chains that tend to have a prescribed “minimum” square foot requirement. Moreover, historic resources serve as a community asset for attracting cultural-heritage tourists who spend more and stay longer than the average US traveler. Historic character is a leading factor in attracting visitors to small towns.

Many communities and states have studied the economic benefits of historic preservation to understand its impact on their region. In January 2013, the Utah Heritage Foundation began collaborating with the Washington-based PlaceEconomics consulting firm to research the direct and indirect benefits of historic preservation on state and local economies in Utah. This study will include the economic impacts of building renovations and cultural-heritage tourism on property values within local historic districts.

Led by economist Donovan D. Rypkema, the study hopes to show that historic preservation is not an additional cost, but an investment in our local communities.

#37. It is seldom necessary to choose between new construction and historic preservation.

Historic preservation is often placed in the “either/or” trap: “Either we save those old buildings or we build nice new ones.” Rarely, however, are those the only alternatives. In the cities with the finest historic structures and the strongest preservation protections—Charleston, Santa Fe, New York, San Francisco, Washington--new buildings are an important and wonderful part of the urban environment.

What that requires, however, is the willingness of local officials to make decisions. And decisions making sometimes means saying “no.” A strong preservation policy doesn’t mean a new building cannot be built. It does mean that it can’t necessarily be put wherever the developer wants to put it.

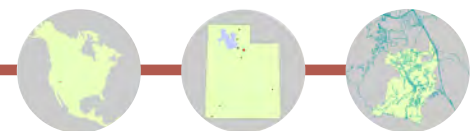
A lot of new buildings have replaced historic properties when they could have been built a block away on vacant land.

--Atlanta developer Frank Howington

The preservation movement has given America a measure of its past. Buildings considered disposable 25 years ago would not automatically be recycled, as the preservation ethic in community building strengthens and grows.

--*Forum Journal*, “Preservation and the Public Realm”

--Excerpt from *The Economics of Historic Preservation: A Community Leader’s Guide*



STRATEGY: Historic Preservation Toolbox

Design Guidelines

Design Guidelines are an effective tool for retaining the character of a historic district. The guidelines provide direction of best practices for additions to historic buildings and infill development on vacant lots. Historic District Design Guidelines create guidance on maintaining the street scape, site design, building form, local vernacular, and compatible development. For instance, guidelines for the site design will suggest the appropriate location of front entryways, porches, driveway locations, and garages based on the historic pattern of development. The purpose for adopting guidelines is to ensure that the historic district is not overwhelmed by new development and the historic character of a place is preserved.



Historic Preservation Deed Restrictions, Restrictive Covenants, and Historic Preservation Easements

Deed restrictions and restrictive covenants are effective ways to protect historic sites. Legally, the two terms are basically the same, as both place legal restrictions on the use and activities that may or may not occur on the property. These restrictions are placed on a property voluntarily by the owner, attached to the deed, and affect subsequent owners for the duration stipulated in the restriction. A deed restriction is a condition placed into the deed of the property. Only neighboring properties are able to enforce deed restrictions, and may not even realize that such restrictions exist.

While this may sound similar to a preservation easement, there are some important differences, depending on the local real estate and property laws. An easement is a legally recognized form of property owned by a third party, therefore an easement offers more permanent protection, as a deed restriction can be eliminated by the



courts, or by the written consent of the neighboring property owners.

Most importantly, property owners placing a deed restriction on their property do not receive federal and state tax deductions, as they would with a preservation easement. Similarly, more complex, preservation easements provide greater, longer lasting protection of historic sites. Preservation easements must be held by a third party to verify compliance. A regulatory agency should not manage preservation easements due to the conflict of interest.

Transfer of Development Rights (TDRs)

Transfer of Development Rights (TDRs) is a way to redirect development rights away from the historic district toward neighborhoods where additional growth is complementary and desired. TDRs allow communities to influence future growth by creating sending zones (area to be protected from development) and receiving zones (areas to capture the development in the transfer). As a preservation tool, the air rights around and above historic sites can be transferred from the historic site to a receiving zone. This tool was first adopted by the City of New York in 1968 and upheld in the Landmark Preservation Case protecting the National Landmark Penn Station.



Financial Incentives Available in the State of Utah:

Utah Heritage Foundation Revolving Loan Fund is for properties over 50 years old and preserved architectural integrity. Loans are for renovations and are given with interest at half the prime rate.

The **UHF Preservation Easement Donation** allows owners of national register-listed buildings to take a charitable gift tax deduction on federal tax returns in return for a preservation easement on the Nationally Listed Structure. Value is based on development potential of the land which the building occupies. Easements govern the future use of the building to insure appropriateness for the historic site.

Utah State Historic Preservation Office State Tax Credit for Residential Properties

Provides tax credits for renovations of residential structures listed on the national register within 3 years of the start of project. The work must comply with the Secretary of the Interior's Standards for Rehabilitation and spend a minimum of \$10,000 over a period of

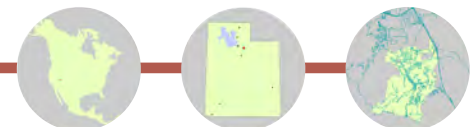
3 years. Tax credit for 20% of the total rehabilitation costs.

National Trust for Historic Preservation - Utah Preservation Initiatives Fund

Awards matching grants ranging from \$500 to \$10,000 for local governments and non-profits in preservation activities. Eligible activities include reuse feasibility, structural investigations, educational workshops, design guidelines, and other planning needs.

Park City Matching Grant

In 1987, the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The Grant Program has operated continuously since that time with the full support of subsequent City Councils and Preservation Boards. The grant provides a 50% match for preservation projects that provide a community benefit of preserving and enhancing the historic architecture of Park City in compliance with the Secretary of the Interior's Standards for Rehabilitation.



STRATEGY: Historic Preservation Toolbox

Federal Historic Preservation Tax Incentive

The Federal Government has created a 20% rehabilitation tax credit for rehabilitation of certified historic structures. The National Park Service (NPS) must approve, or “certify,” all rehabilitation projects seeking the 20% rehabilitation tax credit. A *certified rehabilitation* is a rehabilitation of a *certified historic structure* that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The 20% rehabilitation tax credit equals 20% of the amount set in a certified rehabilitation of a certified historic structure. The certified historic structure must be listed individually in the National Register of Historic Places or as a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The National Parks Service acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO).



The High West Distillery, shown prior to restoration above and post-restoration below, was a very successful project illustrating the adaptive reuse of two historic buildings - the Beggs House (1914) and the Watts Garage (1907).

Financial Incentives used by other cities in Utah:

Cedar City Lease Subsidy Program

– Two year program, first year rent subsidy is up to \$345 per month, second year rent subsidy is up to \$175 per month. Only ‘for profit’ business new to Downtown district are eligible.

Cedar City Tenant Façade

Improvement Grants – 80/20 grants for up to \$30,000 for facades to restore and/or rehabilitate downtown buildings. Must be located in downtown district with business on the ground floor.

Logan Welcome Home – Own in

Logan – Participants can get a grant of \$5,000 and an additional \$2,500 in matching funds. The subsidy does not have to be repaid if the house remains owner-occupied and the full amount is completely forgiven after 10 years. Must be a first time homebuyer with income below 80% AMI for Cache County.

Provo Residential Historic

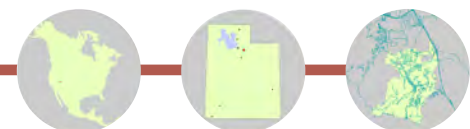
Preservation Loan – Maximum loan for \$10,000 with an equal match to be provided by the applicant. Loan is a 0%, 15-year loan with payments beginning upon completion of the project. The project must be completed within 6 months with a possible 6 month extension. The home must be in a historic neighborhood and listed on the Provo City Landmarks Register, or the owner is willing to put it on the register as a condition of approval.

Salt Lake City High Performance

Building Renovation Loans – Maximum amount of loan is for 50% of eligible hard costs. Amortization rate is a max period of 20 years with interest rates of 3% until applicant has proven LEED certification or ENERGY STAR rating for improvements. After verification, loan is re-amortized at a 0% rate on the current balance remaining.

“Between 2001 and 2011, this tax incentive [the federal historic tax credit] has worked (in some cases with our historic tax credit), to transform 63 formerly vacant or under-utilized historic buildings in Utah, totaling nearly \$200 million in project costs, at a cost of only \$31.5 million to federal tax payers. I can personally attest to the importance of this credit in making projects possible. Without it, historic rehabilitation projects that preserve Utah’s history while creating good paying, skilled jobs would simply not happen. It is hard to imagine downtown Salt Lake without the Market Street Grill, the Ken Garff Building, or the Big-D Headquarters. They should not be taken for granted. Without the credit to make the higher costs of historic rehabilitation feasible, these places could easily be rubble.”

--Kirk Huffaker,
Utah Heritage Foundation



STRATEGY: Historic Preservation Toolbox

Cultural-Heritage Tourism

Cultural-heritage tourism provides opportunities for visitors to experience the places, activities, and culture that characterize the people of the past and present. These natural, historic, and cultural resources contribute to the community's overall sense of place as well as its distinctive identity. As one of the fastest growing segments of the tourism industry, cultural-heritage tourism benefits the local economy through financial investment; however, cities must also ensure that increased tourism does not destroy the community's authentic character that attracts visitors. Great places to visit are great places to live, and so it is necessary that cities balance the needs of both tourists and residents in order to maintain and improve the region's quality of life.

Each community has a unique identity and sense of place comprised of its natural, historic, and cultural resources. Visitors are drawn to Park City not only for our world class ski resorts and year-round recreational opportunities, but also for the scenic beauty of our natural landscapes. The preservation of our

mining-era structures, honored in our National Register-listed Old Town and Historic Main Street, gives Park City its unique identity. Park City's reputation as a world-renowned arts community is further emphasized by the quality and diversity of our fine, performing, and culinary arts. Furthermore, annual festivals and events enliven the spirit of Park City by celebrating the work of local artists, musicians, and craftsmen.

As a resort community, Park City's economy is dependent on cultural-heritage tourism. Seventy-eight percent of today's travelers are considered cultural heritage visitors (CHV), and these visitors travel greater distances to their destinations, stay longer, and invest more dollars in the local economy than traditional tourists.⁷ Cultural-heritage tourism supports a sustainable economy by creating seasonal and non-seasonal employment, fostering opportunities for local business development, and diversifying local industry. Increased property values and the higher cost of goods and services in a resort economy increases tax revenues for the City, allowing these revenues to be reinvested

to the benefit of both residents and visitors. While cultural heritage tourism can have a positive impact on the local economy, it is also vital that the City mitigate the adverse effects of tourism in order to maintain a high quality of life for residents.

Cultural-heritage tourism provides a unique sense of place that contributes to the City's overall quality of life. As individuals have greater opportunities to live and work where they choose, rather than live where they work, it is essential that cities provide opportunities for living, playing, working, and investing. Park City's mix of culture, arts, and year-round recreational opportunities give the City a distinctive feel that attracts business, creates job opportunities, and heightens the community's overall quality of life and identity. As sense of place becomes more significant than ever before, the distinctive identity of a city contributes to its ability to attract a diverse population of full and part-time residents, as well as visitors. This diversity fosters the retention of full-time residents.



Cultural-heritage tourism is an integral part of Park City's sense of place, resort atmosphere, and tourism-based economy. By preserving our natural, historic, and cultural resources, Park City has created a unique sense of place that lends itself to cultural-heritage tourism as well as attracting new full

and part-time residents. From our cultural institutions to seasonal festivals, the amenities of living in a resort town ensure a high quality of life for Parkites. Moreover, our tourism-based economy supports seasonal job creation, fosters the development of small business, and increases local property values. Cultural-

heritage tourism has had a positive impact on Park City, contributing to the revitalization of Main Street and the overall resurgence of our town.

