REGULAR AGENDA - 12:00 PM

327 McHenry Avenue - Modification of Approval - The Applicant has proposed a modification of Historic District Design Review approval to accommodate an alternative exterior siding material and mechanical equipment in the northern Side Yard. PL-23-05732
(A) Public Hearing, and (B) Action
327 McHenry HDDR Modification Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Submittal Materials
Exhibit C: March 2, 2023 Final Action Letter - First Modification
Exhibit D: 331 McHenry First Amended Plat
Exhibit E: Kebony Siding Product Datasheet

953 Park Avenue - Historic District Design Review - The Applicant Seeks to Remove an Existing Romeo & Juliet Balcony and Replace it with a Usable Balcony on the Front Façade of a Non-Historic Structure. (Continued from July 20, 2023) PL-23-05675
(A) Public Hearing; (B) Action
953 Park Avenue Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Submittal Materials
Exhibit C: Historic District Design Guidelines June 16, 1983
Exhibit D: Building Permit BD-99-04073

316 Woodside Avenue - Historic District Design Review - The Applicant Seeks to Construct an Addition to a Significant Historic Structure in the Historic Residential -1 Zoning District. (Continued from July 27, 2023) PL-21-05087
(A) Public Hearing; (B) Action
316 Woodside Avenue HDDR Staff Report
Exhibit A: 316 Woodside Draft Final Action Letter
Exhibit B: Submitted Plans
Exhibit C: Physical Conditions Report and Historic Preservation Plan
Exhibit D: CUP SSCUP Final Action Letter
Exhibit E: Material Deconstruction Final Action Letter

9100 Marsac Avenue - Administrative Conditional Use Permit - The Applicant Proposes to Host an Outdoor Event and Temporary Structure from August 30 to September 5, 2023. PL-23-05731
(A) Public Hearing; (B) Action
9100 Marsac Avenue Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
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.
Planning Department
Staff Report

Subject: 327 McHenry Avenue
Application: PL-23-05732
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: August 3, 2023
Type of Item: Modification of Approval

Recommendation
(I) Hold a public hearing; and (II) consider approving the requested siding and mechanical equipment modification of the Historic District Design Review approval at 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description
Applicant: Matthew Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential Low-Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews all requests for modifications to Historic District Design Reviews.

HDDR Historic District Design Review
HPB Historic Preservation Board
HRL Historic Residential Low Density
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
The Applicant is building a new Single-Family Dwelling in the Historic Residential Low Density (HRL) Zone and is nearing completion of the project. The Applicant has proposed an alternative siding material than was originally approved with the Historic District Design Review (HDDR) proposal and has proposed the location of mechanical equipment (a chiller) within the interior side yard.

Background
On August 24, 2021 the Planning Director held a public hearing and approved the Historic District Design Review (HDDR) for a new Single-Family Dwelling (PL-21-04878) in the HRL Zone (Staff Report). On October 10, 2022, the Applicant submitted a pending Historic District Design Review Pre-Application for proposed modifications to the approved landscaping to install a swimming pool. On January 9, 2023, the Applicant

1 LMC §15-1-8
submitted a request for Modification of HDDR approval to revise the proposed rear landscaping plan to accommodate a swimming pool. On March 2, 2023, the Planning Director held a public hearing and approved the requested modifications with conditions of approval (Staff Report). The Applicant now proposes modifications to siding and mechanical equipment locations.

**Analysis**
The Planning Director, or their Designee, is responsible for issuing final decisions on Historic District Design Reviews for new construction.²

The subject property is located within the Historic Residential Low-Density (HRL) Zoning District. Pursuant to LMC §15-2.1-3 – Lot and Site Requirements, mechanical equipment must be located at least 3 feet from a Side Lot Line and must be screened. The Applicant has proposed locating a chiller unit adjacent to the Master Bathroom; it will be sited 5 feet from the northern Side Lot Line.

Section §15-13-8 of the Land Management Code outlines the design standards for new infill construction in historic districts. Because this modification request is specifically focused on siding and mechanical equipment this section will focus on those items.

The following table outlines applicable requirements from LMC §15-13-8(B)(3-5):

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Mechanical and Utility Systems and Service Equipment: a) Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location.</td>
<td>Complies – a) The proposed chiller is located within an interior side yard and is located beyond the mid-point of the Structure. b) The chiller will be screened from view by the Applicant’s</td>
</tr>
</tbody>
</table>

² LMC § 15-1-8
When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.

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

4. Materials:
   a) Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.
   b) The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches.
   c) Building materials shall be applied in the manner similar to that used historically. Typically, a ‘hierarchy’ of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations.

Complies –
   a) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District.
   b) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District.
   c) The proposed Kebony siding will be applied on the exterior walls of the Single-Family Dwelling above the concrete foundation.

5. Paint and Color:
   a) Paint color is not regulated by the Design Guidelines.
   b & c) Original Materials such as brick and stone that was historically left unpainted shall not be painted.

Complies –
   a) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not
Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.

contrasting heavily with the wood coloring.

b) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring.

c) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring.

**Department Review**
The Planning Department reviewed this report.

**Notice**
Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on July 19, 2023. Staff mailed a courtesy notice to property owners within 300 feet on July 19, 2023.

**Public Input**
At the time this Report was published Staff had not received any public comment.

**Alternatives**
- The Planning Director’s Designee may approve the modification of approval.
- The Planning Director’s Designee may deny the modification of approval and direct staff to make Findings for the denial; or
- The Planning Director’s Designee may request additional information and continue the discussion to a date uncertain.

**Exhibits**
Exhibit A – Draft Final Action Letter
Exhibit B – Applicant’s Submittal Materials
Exhibit C – March 2, 2023 Final Action Letter – First Modification
Exhibit D – 311 McHenry First Amended Plat
Exhibit E – Kebony 1x6 Clear 90 Degree Shiplap Product Datasheet
NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description
Address: 327 McHenry Avenue
Zoning District: Historic Residential Low Density (HRL)
Application: Modification of HDDR Approval
Project Number: PL-23-05732
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: August 3, 2023

Project Summary: The Applicant has proposed a modification of Historic District Design Review (HDDR) approval to accommodate an alternative exterior siding material and mechanical equipment in the northern Side Yard.

Action Taken
On August 3, 2023, the Planning Director Designee 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 Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision – First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10’) public snow storage easement on McHenry
Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010, and a five-foot (5’) water line easement recorded June 24, 2009, were also recorded.

4. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete on July 27, 2021.

5. The HDDR Application was approved by the Planning Director on August 24, 2021.

6. The Applicant is constructing a new Single-Family Dwelling at the subject property.

7. Staff reviewed the Applicant’s proposed modifications for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.


11. Staff mailed courtesy notice to property owners within 100 feet on July 19, 2023.

12. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposed modifications comply with the Land Management Code requirements pursuant to Chapter 15-2.1, Historic Residential Low-Density (HRL) District.


Conditions of Approval

1. Final plans and construction details shall reflect substantial compliance with the plans approved August 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in writing in advance by the Planning and/or Building Department(s) may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director, or their designee, prior to construction.

4. The proposed mechanical equipment shall meet all setback requirements set forth in LMC §15-2.1-3 and shall be screened from view.

5. All Conditions of Approval set forth in Ordinance 20-50, the Final Action Letter dated August 24, 2021, and the Final Action letter dated March 2, 2023 are incorporated herein and shall apply.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File
March 2, 2023

Matthew Christensen
327 McHenry Avenue
Park City, Utah
84060

NOTICE OF PLANNING DEPARTMENT ACTION

Application # PL-22-05410
Subject Modification of HDDR Approval
Address 327 McHenry Avenue
Description Modified Landscaping Plan
Action Taken Approved
Date of Action March 2, 2023

Summary of Staff Action
Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, Design Guidelines for New Residential Infill Construction in Historic Districts, and LMC Chapter 15-2.1, Historic Residential (HRL) District. The plans for the project located at 327 McHenry Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact
1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant is constructing a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment
easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.

6. Staff reviewed 327 McHenry’s HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.

7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.

8. Staff published notice on the City’s website and at City Hall on February 9, 2023.

9. Staff mailed courtesy notice to property owners within 300 feet on February 9, 2023.

10. The Analysis Section of the Staff Report is incorporated herein.

**Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.


**Conditions of Approval:**

1. The Applicant shall obtain an approved Conditional Use Permit (CUP) prior to the issuance of a building permit for the installation of the proposed swimming pool.

2. The Applicant shall not install any outdoor television without review and approval by the Planning Department and all other applicable departments. Outdoor sound systems are required to comply with all standards in PCMC’s Noise Ordinance (Chapter 6-3 of Municipal Code).

3. Applicant shall not install artificial turf.

4. Applicant shall provide a schedule of mature vegetation removed prior to construction and shall provide an exhibit of the proposed replacement trees to ensure the total caliper of mature trees replaced will be matched or exceeded by the new trees prior to the issuance of a building permit.

5. Final plans and construction details shall reflect substantial compliance with the plans approved March 2, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

6. If the Applicant does not obtain a complete building permit by March 2, 2024, 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.

7. The applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.

8. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.

9. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building
Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.

10. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.

11. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.

13. New construction activity shall not physically damage nearby Historic Sites.

14. 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.

15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.

16. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.

17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.

18. 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 Significant Vegetation may be considered instead of replacement in kind and size.

19. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.

20. The new driveways shall not exceed twelve (12) feet in width.
21. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
22. The Conditions of Approval noted on the approved HDDR plans shall also apply.
23. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Caitlyn Tubbs, at 435-615-5063 or caitlyn.tubbs@parkcity.org.

Sincerely,

Gretchen Milliken
Planning Director

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

**Attachments**
Attachment 1: Standard Conditions of Approval
Attachment 2: Approved Plans
Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction,
including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.

11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.

13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.

17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012
1x6 Clear 90 Degree Shiplap / #K90XX514

Face: 5 ¼”
Actual Dimensions: ¾” x 5 ¾”
Lengths: 10’, 12’, 14’, 16’

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<td></td>
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<td>10’ 12’: Max. 10mm (⅜”)</td>
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<tr>
<td></td>
<td>14’ 16’: Max. 13mm (⅜”)</td>
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<th>Fire Rating</th>
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<tr>
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</tr>
<tr>
<td>&quot;Standard Method of Test for Surface Burning Characteristics of Building Materials&quot;.</td>
</tr>
</tbody>
</table>

| Hardness (Janka)         | 1618 lb |
|                         | 7.2 kN  |
| Stiffness (MOE) as per ASTM D5456 |
|                          | 1,812,000 psi / 12.49 GPa |
| Characteristic Bending Strength (MOR) |
| No specific values available |
| Reference values:         |
|                          | 5330 psi / 36.7 MPa for profiled 2x6 boards |
|                          | 4930 psi / 34 MPa for profiled 22mm boards |

| Dimensional Stability (Swelling/Shrinkage) |
| Maximum Swelling (dry to wet, tangential direction): 4% |

CERTIFICATIONS
FSC® CU-COC-813689 - www.fsc.org
ICC ESR-3756 - www.icc-es.org

EXAMPLE OF WEATHERING

DISCLAIMER
Kebony products will change in appearance when exposed to rain and sun. Color changes and surface cracks will occur due to natural weathering. Kebony cannot be held liable for any such variations in colour and surface appearance. This will not influence durability and overall performance of the product.

Kebony is continuously working on product development. Information in this datasheet may be changed without further notice.

Additional resources available online at www.kebony.us
BENEFITS/FEATURES

Maintenance
Kebony is a low maintenance wood that does not require any additional treatment beyond normal cleaning. Removal of dirt, sand and other particles is simply done with a brush and water.

High resistance
Kebony is highly resistant to decay, fungi, insects and other wood-destroying microorganisms. That’s why we are able to offer an outdoor lifetime warranty against rot for 30 years for all Kebony products in above-ground usage.

Safe & toxin-free
Kebony is not toxic to humans or the environment, neither in use nor at the end of it's life cycle. That’s why Kebony is often selected for applications such as kindergarten as children will have direct contact with the wood. The wood does not splinter and contains no toxins or chemicals.

Waste from Kebony boards can be disposed of and recycled in the same manner as untreated wood. Kebony can be burnt like untreated wood, and will not release any other components than those released when burning untreated wood.

Eco-friendly
Kebony wood has no harmful effects on the environment. Production of Kebony is based on a liquid extracted from bio-waste and our factory produces to the most environmentally friendly standards.

Sustainable resources
The raw materials for Kebony are acquired from commercially managed forests with large timber harvests. All our suppliers hold certificates guaranteeing the origin of their timber.

Many Kebony products are FSC®-certified. The Forest Stewardship Council® (FSC®) works to improve forest management worldwide, and through certification it creates an incentive for forest owners and managers to follow best social and environmental practices. FSC® provides a connection between the forest and the end user, ensuring that products with the FSC® label uphold principles and criteria that adhere to the highest social and environmental benefits and considerations.
Planning Department
Staff Report

Subject: 953 Park Avenue
Application: PL-23-05675
Author: Caitlyn Tubbs, Senior Planner
Date: August 3, 2023
Type of Item: Historic District Design Review

Recommendation
(I) Conduct a public hearing, (II) review the proposed Historic District Design Review, and (III) consider approving the Historic District Design Review for 953 Park Avenue as outlined in the draft Final Action Letter (Exhibit A).

Description
Applicant: Scott Brown
Location: 953 Park Avenue
Zoning District: HR-1 Historic Residential 1
Adjacent Land Uses: Residential
Reason for Review: Per LMC § 15-1-8 the Planning Director is responsible for conducting administrative public hearings and issuing decisions on allowed Historic District Design Reviews.

HDDG Historic District Design Guidelines
HDDR Historic District Design Review
HR-1 Historic Residential-1
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
953 Park Avenue is a non-historic Structure located within the HR-1 Zoning District. A prominent feature of the Site is a second-floor Romeo and Juliet balcony on the front façade of the house. The Applicant seeks to remove the existing Romeo and Juliet balcony and create a deeper, wider balcony with additional usable space.

Background
On September 22, 2022, the Applicant submitted a Historic District Design Review (HDDR) Pre-application to modify the existing Romeo and Juliet balcony at 953 Park Avenue, a non-historic Structure in the HR-1 Zoning District. This request was reviewed by the Design Review Team on October 5, October 12, and October 19, 2022, where Planning Staff provided feedback on the design of the proposed modification. Following a continued conversation with Planning Staff the Applicant submitted a standard HDDR application on May 8, 2023.

The Applicant is proposing the expansion of a balcony on the front façade of the non-
historic home. This proposed balcony would extend most of the width of the Structure but would remain within the area of the existing roof overhang on the first story. The balcony would be pulled back eight inches from each side of the roof. The proposed balcony would be of wood construction with no ornamentation and a wooden railing similar to that currently seen on the Structure.

Analysis

(I) The proposal to replace the existing Romeo and Juliet balcony with a usable balcony complies with the Design Guidelines for New Residential Infill Construction (LMC §15-13-8(B)(8)).

LMC §15-13-8(B)(8) outlines the standards for balconies on new construction in the Historic Districts. These requirements have been listed in the table below:
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.</td>
<td><strong>Complies</strong> – According to the Summit County Assessor’s website, the Single-Family Dwelling at 953 Park Avenue was constructed in 2000. The Historic District Design Guidelines in place at the time of construction was silent on balconies on new construction in the Historic Districts. The 1983 Design Guidelines for New Residential Construction (Exhibit C) state the integrity of genuine historic structures would be compromised by constructing buildings that imitate historic styles and declared historic styles would not be approved (Guideline 68, page 67). Guideline 75 (page 70) encourages the maintenance of the orientation and dimension of porches, saying “the main porch faced the street, and it ran across the entire front of the house, or a portion of it.” The existing balcony is already on the front-facing façade and will not expand the overall footprint or massing of the non-historic Structure. Pursuant to LMC § 15-9-6 Non-Complying Structures, any non-complying structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance on all or any part of such structure.</td>
</tr>
<tr>
<td>b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.</td>
<td><strong>Complies</strong> – The proposed balcony is simple in design with a square wooden railing.</td>
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3
(II) The proposal to replace the existing Romeo and Juliet balcony with a larger usable balcony complies with the Design Guidelines for New Residential Infill Construction (LMC §15-13-8(B)(11)).

Additionally, LMC §15-13-8(B)(11) outlines the standards for additions to existing Non-Historic Structures in the Historic Districts. These requirements have been listed in the table below:

<table>
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<th>Analysis of Proposal</th>
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<td>a. An addition shall complement the visual and physical qualities of the existing structure</td>
<td><strong>Complies</strong> – The proposed balcony modification has a similar design to that of the existing building and utilizes similar materials. The balcony will not extend beyond the existing footprint of the Structure.</td>
</tr>
<tr>
<td>b. An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the Streetscape or character area.</td>
<td><strong>Complies</strong> - The existing balcony is already on the front-facing façade and will not expand the overall footprint or massing of the non-historic Structure. The proposed balcony extends almost the entire width of the Structure similar to the entry porches on many Historic Structures along the Streetscape.</td>
</tr>
<tr>
<td>c. Components and materials used on additions shall be similar in scale and size to those found on the existing structure.</td>
<td><strong>Complies</strong> – The balcony addition has a similar shape and design as the existing balcony and other balconies along the Streetscape and in the Historic District. The balcony is simple in form with no embellishments or adornments and is of wooden construction.</td>
</tr>
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<tr>
<td>d. Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites.</td>
<td><strong>Not Applicable</strong> – The Applicant has not proposed the alteration of any doors, windows, or other features as part of this application.</td>
</tr>
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</table>

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

**Notice**
Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on July 20, 2023. Staff mailed courtesy notice to property owners within 100 feet on July 20, 2023. The *Park Record* published notice on July 20,
Public Input
Staff did not receive any public input at the time this report was published.

Alternatives
- The Planning Director's Designee may approve the replacement of the Romeo and Juliet balcony with a usable balcony;
- The Planning Director's Designee may deny the replacement of the Romeo and Juliet balcony with a usable balcony and direct staff to make Findings for the denial; or
- The Planning Director's Designee may request additional information and continue the discussion to a date uncertain.

Exhibits
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Submittal Materials
Exhibit C: Historic District Design Guidelines (Adopted June 16, 1983)
Exhibit D: Building Permit BD-99-04703

1 LMC § 15-1-21
NOTICE OF PLANNING DIRECTOR ACTION

Description
Address: 953 Park Avenue
Zoning District: Historic Residential 1 (HR-1)
Application: Historic District Design Review (HDDR)
Project Number: PL-23-05675
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: August 3, 2023
Project Summary: The Applicant seeks to replace an existing Romeo & Juliet with a larger balcony on the front façade of a non-historic Structure in the HR-1 Zoning District.

Action Taken
On August 3, 2023, the Planning Director Designee conducted a public hearing and approved the 953 Park Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact
1. The Property is located at 953 Park Avenue and is also known as Lot 14 Block 3 of the Snyders Addition to the Park City Survey.
2. Lot 14 is approximately 0.04 acres or 1,742± square feet.
3. The Property is located within the Historic Residential-1 (HR-1) Zoning District.
5. On September 22, 2022 the Applicant submitted a Historic District Design Review-Pre application.

6. On July 20, 2023 the Applicant submitted a full Historic District Design Review application.

7. The existing Structure and proposed balcony modification complies with the underlying requirements of the HR-1 Zoning District.

8. On July 20, 2023 City staff provided a public hearing notice to all property owners within 100 feet of the proposed HDDR and posted a sign to the subject property.

9. On July 20, 2023 City staff published a public hearing notice to the City website and to the Utah Public Notice website.

**Conclusions of Law**

1. The proposal complies with the LMC requirements pursuant to LMC Chapter 15-2.2 Historic Residential 1 (HR-1) District.


**Conditions of Approval**

1. Final building plans and construction details shall be the same as the plans approved August 3, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. If the Applicant does not obtain a complete building permit within one ear 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.

3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.

4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

5. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal Law.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Park City
Historic District
Design Guidelines

Prepared by
Park City Planning Department
Park City, Utah

Downing Leach Associates
Boulder, Colorado

Adopted by City Council Resolution
June 16, 1983
ACKNOWLEDGEMENTS

Mayor John C. Green Jr.

City Council Members
  Helen Alvarez
  William Coleman
  Tina Lewis
  Tom Schellenberger
  Robert Wells

Historic District Commission
  Nina Macheel, Chairman
  Suzette Ahrendt
  Paul de Groot
  Allen Roberts
  Anthony Jay, 1981-2
  William Mammen, 1981-2

Arlene Loble, City Manager
William Ligety, Planning Director
Alison Child, Planner I - Project Coordinator

Downing Leach Associates
  Nore V. Winter
  Stanley Doctor
  Robin Cooney
  James Kane
  Andrew West
  Michelle Tsou

Ellen Beasley and Associates
  Ellen Beasley

Citizen Participants
  Matt Alvarez
  Rick Brough
  Dean R. Brown
  Cal Cowher
  Bob Dutullio
  Ray Ferrari
  LaMont Gunnerson
  Don Hutchison
  Jacque Jackson
  Katherine Janka
  Bea Kummer
  Kathy LaPay
  Charles & Gwen Latterner
  Gary Levine
  Thelma Lindsay
  Kim Marks
  Mary & Bill Moore
  Tina Moench
  Nick Nass
  Dale Nelson
  Rick Otto
  Fred Prettner
  Harry Reed
  Doti Reynolds
  Roy Reynolds
  Suzanne Rowan
  Cyndi Sharp
  Pat Sweeney
  Virginia Sweeney
  Laura Thomas
  Mary Wagner
  Gail Walton
  Ron Whaley
  Dan Willard
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Historical Overview

Since its beginning, Park City has been closely bound to the development of new industries for Utah—first in mining, and then in recreation. These activities have greatly influenced the economy of the region, and have left their image in the buildings and artifacts of Park City and its environs.

Mining helped to diversify the state's economy by stimulating much of the area's subsequent industrial development. Many of the mining ventures attracted, and provided ample profits for numerous entrepreneurs, both on a state and national level.

The early search for precious metals in Utah was promoted primarily by non-Mormon groups, especially the U.S. Army. Although the Mormons were aware of the mineral resources lying in the Wasatch mountains, Brigham Young had instructed church members to pursue agriculture, and warned that the lure of precious metals would cause outside infiltration into the Utah Territory. This immigration happened anyway, beginning in 1862, when Colonel Patrick E. Conner led a force of Nevada and California volunteers into Utah to protect the overland mail route and to watch the Mormons. His men were veterans of the California and Nevada gold fields, and thus, experienced miners. They spent their leisure time prospecting the hills of the Wasatch and Oquirrh Mountains. By 1868, the prospectors had expanded their search into the area that was to become Park City.

Sources are uncertain as to who made the first discovery, but the first claim filed in the district became the Young American lode, recorded on December 23, 1868. The first claim to be seriously mined, however, was the Ontario, whose rich lode ore yields acted as the catalyst for Park City's rapid rise as a great silver mining camp. Located in Ontario Canyon, just south of present-day Park City, the mine became the first of major interests by investors nationwide. In 1872, shortly after the discovery, the mine was sold to George Hearst, a San Francisco "mining man," for $27,000. The mine was run locally by R.C. Chambers until 1901. It reportedly produced some $50,000,000 in ore.

By 1879, the Ontario operation was flourishing, with homes springing up near the mine and lower down the canyon near the present site of Park City. More mines opened, including the Pinion, Walker and Webster, Flagstaff, McHenry, and Buckeye Mines, and those began attracting more settlers.

Park City's heritage derives from its days as a mining center. The buildings that survive from this period represent the character of life in a mountain mining town. (Bea Kummer collection)
Park City was granted a charter in 1884 and became a city. By this time it was ranked high among the nation’s mining camps in ore production. Early photos of Main Street show a thriving commercial district, densely built with a variety of building types. The character of the street was drastically altered June 19, 1898, when a major fire swept downtown. Most of the buildings in town—literally hundreds—were destroyed in the rapidly spreading conflagration. All but a few of Main Street's buildings were lost, along with homes on the adjacent streets. It was the greatest fire in Utah history. Loss was estimated at over $1,000,000.

Rebuilding on Main Street began immediately, and many post-fire buildings survive today. Today, Main Street and the residential streets that flank it form the historic core of what is now a much larger community. Contemporary Park City spreads out into the broader valley to the north of the old town.

In many respects, the history of Park City is like that of most western mining towns, especially those for which the skiing industry has become their economic salvation in the twentieth century. What distinguishes Park City's mining area is that there is validity in the claims that the mining deposits were exceptional even among western mining circles. It was world famous as a producer of silver, lead, gold, and zinc.

Modern researchers like to believe that life in a mining town like Park City was colorful, lively, and exciting. It was all those things, but there was a reverse side as well. One has only to look at early photographs to see that it also could be hard, drab, tedious, and dangerous.

For more detailed histories of Park City, the reader is directed to two books: Treasure Mountain Home, Park City Revisited by George A. Thompson and Fraser Buck, and Diggings and Doings in Park City by Raye Carleson Ringholz.
DISAPPEARING RESOURCES

Change has always been a part of Park City, but because so many historic structures have already disappeared, the preservation of those that remain is even more important.

Salt Lake House. (Demolished)

Park City Hotel—now the site of the Claimjumper. (Demolished)

Grand Opera House. (Burned)

Park City Bank. (Burned 1889)
Architectural Summary

Architecturally, Park City is like most western mining towns both in its physical appearance and its historical development. The majority of commercial and residential structures fall within a few basic categories that were built (or rebuilt) over an extended period of time, not only in Park City but throughout the West. These include such house types as the ell-shape with the gable roof and the square shape with hip roof, and such commercial types as the false front or the flat roof rectangular building.

Scattered throughout Park City are a number of landmark buildings that have historical, architectural, and/or cultural importance on an individual basis. Several of these, the Union Pacific Railroad Station, the Egyptian Theatre, the Radden house, and St. Mary's Church, are distinctive architecturally as well as important historically. Other landmark buildings such as the War Memorial Building are important primarily because of cultural associations. Individuals who made large sums of money from the Park City mines built their fashionable houses in Salt Lake City, thus depriving the town of many examples of large fashionable residential architecture of that period.

Wood is the predominant material for the pre-1940 buildings in Park City, except for the many brick commercial structures. Dwellings are almost all frame with one exception of brick and several examples that include stone elements. Masonry was utilized for commercial, institutional, and public buildings. According to the National Register nomination for the Main Street district, the construction of commercial buildings in frame rather than masonry after the 1898 fire represented a regression in the architectural and physical development of the town. However, Main Street now exhibits a respectable number of brick structures that were built in the early to mid 1900's.

It is easier and more logical to categorize the majority of buildings in Park City by type and/or form rather than style. This is especially true for the simpler vernacular buildings, both residential and non-residential. "Victorian" elements are distinguishable on many buildings, especially details of porches, cornices and patterned shingles. There are buildings, frequently the landmark buildings, that suggest a conscious effort to acknowledge stylistic trends. For example, the Depot reflects the stick style that was popular throughout the nation, and several of the older churches represent the Gothic Revival style. A unique representative of Art Deco influences is the Egyptian Theatre on Main Street. Another national style, the bungalow, also appeared in Park City, but its arrival may reflect less of an interest in current trends than in the low cost of developing such homes.

Sanborn insurance maps, specifically for the years 1889, 1900, and 1907, and supplemented by documentary photographs, disclose a great deal about the development and appearance of Park City. In 1889, Main Street between 3rd and 5th Streets was the most heavily developed commercial area. The greatest concentrations of residential buildings were on Marsac, Park, Prospect, Daly, and Woodside. Many of the houses were very small. The town was dominated by large mills on the south, east, and north sides of town, their locations were determined by the water source.

By 1900, development had become more concentrated on the west side of town. Empire exhibited some dwellings and Lowell had been platted but no construction had occurred. South Main Street showed more development by 1907.

The Sanborn maps allow other observations regarding the residential areas. In addition to the primary structures, there was (and is, to a degree) a network of secondary or support buildings. These were placed to the rear of the properties except along Daly Avenue. Lots on the east side of Daly Avenue were divided by Silver Creek, and the primary buildings were placed to the east of the creek while the support structures were placed to the west of the creek directly on the road. This practical arrangement is maintained today.

Covered walkways extending from the main dwellings to support buildings were a result of the severe winters. Most of these have disappeared, however, one example may be
Residential Building Types

**Ell-Shape:** This appears to have been the most common residential building type built in Park City. It usually has an intersecting gable roof although there are a few examples where the building core has a hip roof that intersects with a gable. Porches usually are attached, sometimes with a side extension. Most ell-shape houses are one-story but there are one-and-a-half and two-story examples also.

**Hip roof:** Although most hip roof structures appear to be square in shape, there are also rectangular examples. A center dormer is common. Porches usually are attached and usually extend the width of the building. Some examples have a portico entrance. One and one-and-a-half stories are most typical although there are a few two-story examples.

**Rectangular:** Buildings that are described as “rectangular” are simple, rectangular in shape with a gable roof and usually with the ridge parallel to the street (a few were placed with the gable to the street). Most common are one and one-and-a-half stories but there are two-story rectangular houses. Porches may extend across part or all of the front and sometimes to the side. The rear roofline of a number of the dwellings has a saltbox or shed roof profile.

**Gable end:** Gable end dwellings have the gable end toward the street and although similar to rectangular houses, the proportions of the “gable end” structure differ from the rectangular type. Porches are attached, and most are one-and-a-half or two-stories.
**Victorian:** This is a term used in reference to decorative elements rather than as a specific building type. In Park City, some of the characteristic elements of the Victorian period appear in the form of steeply pitched roofs with ornamental jigsaw work in the gable, assymetrical bay windows, broad decorative porches and patterned shingles. In Park City, Victorian styles are evidenced only in details such as balustrades, turned posts and applied details and not in complex forms or floor plans. (For more information on Victorian Architecture see the Technical Bibliography)

**Vernacular:** Typically this is a term used to indicate that a building is non-stylized and has been constructed using native designs and materials. These utilitarian buildings were built to serve a function and no attempt was made to copy another style. Most buildings in Park City could be classified using the catchall term “vernacular”.

**Bungalow or bungalow-related:** These structures are an easily recognized later house type. They are rectangular, low slung, frequently with a double gable on the front facade, and an inset porch. They often have hipped roofs, deep eaves and exposed rafter tails.

---

**Commercial Building Types**

**Vernacular:** This term refers to small, one or two story, wood frame commercial buildings. Most have very simple cornices, trim around window and door openings and “flat” roofs.
**False-front:** A relative of Vernacular types, these have a noticeable false front projecting above a gabled roof. Also frame construction, these buildings often have a second story with vertical windows, a more decorative cornice, and sometimes a projecting canopy.

![False-front example](image)

**Victorian:** These are the more ornate commercial structures, usually with an upper portion of the facade that has decorative strap-work; window frames and storefront bases are more elaborate. Cornices are deeper, are supported on jig-saw brackets and may even have dentils for detailing.

![Victorian example](image)

**Early Twentieth-Century:** These are buildings, usually built between 1910 and 1935, that are derived from earlier types, but with a change from traditional materials. Most are brick, and window arches are stone or concrete. Facades are rather flat, with slight relief around windows and in pilasters at the edges of facades. Parapets are capped with a simple concrete course rather than a deep cornice. Some ornamentation exists as inset geometric shapes of concrete or stone.

![Early Twentieth-Century example](image)

**Revival styles:** A few special buildings are derivative of revival styles—Egyptian for the theater; Mission for the Alamo bar; Gothic for the BPOE building. These exhibit a more adventurous use of materials—brick and stucco and are molded to create special shapes and patterns on the facade.

![Revival styles example](image)
A review of historic photographs of Main Street shows buildings with ornate cornices, towers, arched openings, and canopies. In general, these were major buildings of public significance, such as the Grand Opera House. Virtually all of the ornate buildings are gone—lost in fires or demolished for new development. The remaining buildings, although modest, are equally important as records of Park City’s heritage. They now form the context within which new buildings must fit.

Scant documentation exists about the people who actually built Park City—the carpenters, suppliers, and designers—who left their mark in the structures that survive. Early photographs indicate that many of the houses were built as a neighborhood effort in traditional “house raising” fashion, but professional builders were more likely involved in the “grander” houses, and commercial buildings. Certainly, the availability of ready-cut lumber in standard sizes facilitated quick construction and contributed to the similarities among structures. By the time that Park City was built, lumber, nails, and roofing materials were shipped throughout the region. Decorative brackets, turned posts, and even stamped metal storefronts were available as well, all to be combined creatively on site at the owner’s whim.

Although some builders were obviously influenced by the styles popular in the eastern United States, no information indicates direct copying of buildings from elsewhere. Instead, Park City’s buildings appear to be a unique combination of general national tastes with local practicality.

One striking characteristic is that many of the buildings, especially houses, were not built using the finest construction practices of the day. Foundations were minimal, sometimes consisting simply of stones or wood sills laid on undisturbed earth. Some walls were a double thickness of planks, with no studs in between. Because of such conditions, consistent maintenance is a critical element in the preservation of these resources.

Mining town architecture is unique in this aspect—that it was built quickly in response to a single purpose economy, and as a result, few such western towns survive with enough of the building stock intact that the quality of the historic living environment can be understood. It is for this reason that the architecture of Park City is so important to the interpretation of the mining era in the Rocky Mountain West.
About the Guidelines
Introduction to the Design Guidelines

Park City recognizes the historic district as a special place, to be protected as a community resource, because its history is an important part of our heritage and because its unusual character creates the identity of Park City today. The district is enjoyed by residents and visitors. It is the intent of these guidelines to assure that the district is preserved for future enjoyment.

The design guidelines contained in this book are for your use when planning changes within the historic district. They will help to:

- **Identify specific issues** that may affect the integrity of the district.
- **Define the criteria** by which the City will evaluate your design.

Objectives of the Guidelines

- **To encourage the retention of the visual and historic integrity of the district** while also encouraging creative design solutions. The guidelines do not dictate styles or specific design motifs, but instead suggest a choice of approaches for achieving design compatibility.

To protect property values by managing changes so they reinforce the assets of the district. The value of individual historic structures, and groups of historic buildings will thus be strengthened.

How the Guidelines are Organized

This book is organized into five major chapters:

- History of Park City
- Commercial Buildings
- Signs
- Residential Buildings
- Color

The chapters dealing with commercial buildings and residential buildings are divided into sections discussing renovation of existing buildings and construction of new buildings. The first part of these two sections deals with broad design concepts. The sections end with guidelines for detailed design considerations.

How to Use the Guidelines

- **Skim** over all the guidelines to get a feeling for their tone. This will orient you to the general objectives of the guidelines.
- **Identify which section(s)** you need to work with in detail.

How the City Uses the Guidelines

Remember that design review always is a matter of judgment, and in order to assure that decisions are made with consistency of policy, these guidelines are applied.

The Planning Staff will refer to the guidelines to remind them of issues they should consider for each project. The Staff will decide when a project is appropriate by balancing all of the applicable guidelines. There is no scoring or minimum number of guidelines that must be met.
Renovation

If you are planning a renovation, you must decide what there is about your building that contributes to its historic significance.

There is a form on file at the Planning Department for each building found in the district in January 1982. These forms describe some of the important features of individual buildings.

Study old photographs to find where original windows were and how the porch railings were designed. Pay particular attention to the proportions of original openings and to the amount of trim that existed on the building.

The original character of each building is an honest part of Park City's heritage, and therefore should be preserved. Even simple stores represent an important segment of the mining population that built Park City, and are to be valued. Those features of a structure that combine to establish its historic significance should not be removed or altered.

Adding "historic" details that were not in fact used in Park City, or "modernizing" a building are equally damaging to the original character of historic buildings. For example, adding fancy bric-a-brac to a modest miner's cottage is inappropriate, because these decorations were only used on a few of the larger, more expensive houses in town. Similarly, cutting picture windows out of walls, or replacing turned wooden posts with wrought iron ones are modernizations that will substantially alter the character of the building.

Many buildings already altered may have their historic character strengthened by careful renovation. The changes made in the past thirty years have in many cases eroded the character of historic structures, but these changes are reversible.

New Buildings: Choosing a Style

For new construction, choosing a "style" is an important beginning. The guidelines in this book encourage new buildings that are compatible with historic buildings without imitating older styles. This is based on strongly-established trends in preservation theory nationwide.

The National Park Service, the federal branch that administers the National Register of Historic Places, encourages compatible new designs for National Districts and can revoke National Register designations where the integrity of the district has been compromised with imitative infill construction.

The National Trust for Historic Preservation, the only private preservation organization chartered by Congress, also discourages historic imitations in its policies, and promotes compatible new architecture. Following these policies, the majority of communities nationwide that have guidelines for historic districts encourage compatible new designs.
The National Register designation is of value to the community in defining its image, and contributes to Park City's tourist appeal. It is a responsibility of the City to maintain this district as a part of the nation's heritage. New buildings that reinforce the continuity of the street and help to highlight the historic structures will meet this responsibility.

How the Review Process Works

In 1981, the City Council set up a Historic District Commission to create design guidelines to be used as a guide for people planning projects in the Historic District. The Planning Staff now uses the guidelines as a tool for assessing the architectural compatibility of new buildings proposed in the district.

If you are contemplating a project, the first thing you should do is discuss it with a staff member of the Planning Department. Here are some of the first questions you will need to answer.

Is the site within the historic district? If it is within the historic district boundaries, it is subject to design approval.

Is the work to be done subject to review?

Any exterior changes to existing buildings and any new construction must be reviewed, such as:

- Minor alterations to existing buildings such as a new door or window.
- A new paint scheme for an existing building.
- Signs and sign plans.
- New residential construction.
- Additions to historic residences.
- New buildings in the Historic Commercial zone.
- Restorations.
- Reconstructions.
- Demolitions.

Major alterations to any existing building. Public sector improvements which affect the character of the historic district.

Could the Work Proceed without Review?

Only the following activities may be done without further review.
- Repair of a building component for a previously approved design.
- Repainting with the existing color, if the color was part of a previously approved design.
- Interior design changes require only building department review.

If a Building Permit Is Not Required, Will Design Review Be Necessary?

Certain projects require Planning review even though a building permit is not required. For example:

Change in paint color.
Construction of fences.

Adding or removing ornamentation.
Exterior light fixtures.
In order to receive final approval for a project, it is recommended that an applicant follow these steps:

**Step One: (Optional): Preapplication Conference**

An applicant may meet with the Planning Staff in an informal meeting in which the project’s broad concept will be discussed. Design sketches are highly recommended. The Staff will provide a list of the drawings required for review.

**Step Two: (Optional): Interim Review**

Large or complex projects may require this step to consider the basics of the design before developing details of the structure as it is intended to be built.

**Step Three: Final Review Required**

Detailed drawings of a design as it’s to be built are needed. At this point the Staff will approve or disapprove the proposal.

---

**How Will the Review Process Start?**

The review process will be automatically triggered if you submit a request for a building permit. Before starting to design, here are some steps to help you organize.

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**Check Other Regulations**

Remember that the guidelines supplement other adopted Park City Ordinances. Other ordinances that may influence the project are:

**Land Management Code:** This code contains the zoning ordinance which establishes basic land use controls such as uses, heights, setbacks, parking, etc.

**The Sign Code:** Signs are regulated by a separate ordinance that applies to all of Park City.

**The Building Code:** A new building or a renovation must meet the building code. The code allows some flexibility for historic structures.

Planning Department staff can provide information about most of these regulations, and can direct you to other City departments for specific details. Other considerations may be:

**Renovation Incentive Programs:** Occasionally, the City may adopt special programs to encourage preservation in the district, or may be able to direct building owners to other sources of assistance.

**Tax Incentives:** Portions of Park City are designated a National Register Historic District, as well as being a locally-designated district. Because federal income tax laws provide incentives for National Register properties, many historic structures on Main Street and other parts of the district may be eligible for substantial tax benefits. The Preservation Office of the Utah State Historical Society, 533-7039, can answer questions and assist with applications for tax incentives. Some buildings in the residential portions of the Historic District may be eligible for tax benefits.

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**Define the Design Constraints**

Whether renovating an historic structure or building something new, the next step is to establish the limitations you should place on the design in response to historic preservation goals. These guidelines are not intended to take the place of professional design assistance which is often highly recommended, but rather to assist the owner and designer in creating the best project.
When Renovating, Survey the Condition of Your Building

Determine elements that contribute to historic character. Do some detective work! Sometimes windows and doors may have been sealed, and you may wish to reopen them. This may require peeking behind newer wall cladding to find the original openings.

To locate decorative trim, look for scars where ornamental brackets were removed—a line of built-up paint may indicate where another piece of wood once stopped the painter’s brush.

Check under the building in a crawl space, or in the attic for old brackets, porch railings, or doors that may have been stored.

Carefully examine the building for important details.
Refer to historic photographs.
Refer to Planning Department files on each building.

Evaluate the physical condition of the building with the help of a professional who is experienced in historic renovation.

Examine wiring, plumbing, foundations, roof joists.
Remember that appearances are sometimes deceiving so be thorough and objective.

Define the Scope of the Project. If it is not possible to perform a complete renovation within the budget, prioritize work tasks.
Stabilize the building by repairing items that effect the safety of occupants and surrounding buildings.
Weatherproof the building to protect your improvements.
Make Improvements as the funds are available to do them correctly the first time. In renovation it is especially important to complete tasks fully and correctly. Poorly executed repairs such as improper plumbing solutions will cause later problems when correction will be more difficult.

When Planning New Construction, Analyze the Setting for the New Building

Look at the sitting and mass of other buildings in the neighborhood.

Notice the setbacks, heights, parking arrangements, and building shapes.
Examine how other buildings have adapted to natural features such as slopes and vegetation.
Observe the building forms and materials of surrounding buildings.
Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes, porch orientations.
Notice how building materials such as shingles, siding, and window trim have traditionally been used. New construction should blend with the neighborhood without copying older buildings.

Summary

As you read through the guidelines, please feel free to call the Planning Department if you have questions or comments. It is hoped that these guidelines will encourage a quality of design within Park City’s Historic District that will be a source of pride to its residents and enjoyment to visitors.
Commercial Buildings
**Commercial Renovation**

These guidelines apply to the renovation of all historic buildings within the Historic Commercial District. To find out if a building is designated as being "historic," refer to the building survey on file at the Planning Department.

For buildings that are not designated as "historic," use the Guidelines for New Commercial Buildings.
1 Maintain the Stepping Alignment of Storefronts

The top edge of most storefronts is usually defined by a horizontal band. Since most of the buildings have the same height at the first level, they create a stair-step effect at this line.

Maintain this alignment by keeping the original storefront height.

If the interior ceiling is now lower than the original storefront, maintain the original height by creating a solid panel in the upper band of glass to simulate the shape of the original windows. (Refer to Guideline #11 for more details).

Historically, all storefronts aligned at the sidewalk. Notice the canopies and awnings. (Kummer collection)

Storefront renovations should preserve the stair-step line on the street.
2 Maintain Original Storefront Openings

The size and shape of original windows and doors are important historic characteristics.

Avoid altering the shape of these elements if they still exist.

If these elements have already been altered, consider restoring them if their original condition can be determined.

The photo on the left shows the original openings on this building, which are covered in the recent photo on the right. Original openings, including upper story windows, should be preserved.

3 Maintain Original Storefront Components

Most storefronts have similar components that are combined in different ways for each building, but the repetition of these standard elements creates an important visual unity on the street.

All renovations should preserve these elements:

Display window: The main portion of glass on the storefront.

Clerestory, or transom: The upper portion of the display, separated from the main display window by a frame.

Kickplate, or base: Found beneath the display window. Sometimes called a bulkhead panel.

Entry: Usually set back from the sidewalk in a protected recess.

Upper facade: Mostly solid wall, with smaller windows where a second story exists. On one-story buildings, this may be a plain solid surface.

Cornice molding: A decorative band at the top of the building.
The door at the second level indicates a balcony once was on this building.

These early photos of Park City buildings show how the standard facade components illustrated above were combined to create storefronts with unique identity.

4 Maintain Original Upper Story Windows

The size and shape of these windows contribute to the character of the building front, and when repeated along the street, creates a visual unity.

*Preserve* original windows.

*Restore windows* that have been altered.

Preserve the upper story window pattern.

This large window would not be approved because it breaks the window pattern.
5 Preserve the Pattern Created by Recessed Entrances

Most buildings have a recessed entry, and when repeated along the street, they create an important visual pattern.

*Restore the recessed entry* if it has been altered.

![Image of a building with recessed entrances]

*Maintain recessed entrances where they occur.*

**NOTE:** The positioning of signs will be reviewed at the conceptual stage. See the section on sign guidelines.
Final Design Guidelines: Commercial Renovation

These guidelines apply to the final review stage.

6 Preserve Original Door Proportions

*Retain original doors* where feasible. If a replacement is needed, use one that *fits the original opening.*

7 Preserve the Original Dimensions of Window and Door Frames

Frames used historically were wider than many stock frames available today. Narrow frames will alter the proportions of these openings, and negatively affect the historic integrity of the building.

*Narrow frames* will not be approved. Use frames that *match the original dimensions.*

*Unfinished aluminum frames* are not appropriate. Metal frames should have a painted or bronzed finish.

![Door Frames]

YES YES NO NO NO

8 Consider Using Awnings or Canopies to Provide Color and Depth to the Facade

Awnings are appropriate on most storefronts and upper story windows, and can reinforce the color scheme of the facade. They also provide an opportunity to use signs. When repeated along the block, they create a unifying pattern.

Canvas material used on operable awnings can be protected during winter storms by rolling them up, and thus extend their life. Newer fabrics offer even more durability.

Awnings should *match the shape of the opening.* If the window is arched, the awning should be also.

Awnings should *match the width of the storefront or window opening.* They should not obscure important details. *Awnings should align* with others within each building.

Canopies are appropriate at the ground level only, and should match the width of the storefront.

*Aluminum, fiberglass and other rigid materials* are not historically correct and cannot be approved.
Awnings and canopies reinforce the pattern of storefronts along the street.

This awning is positioned properly because it fits the store width and does not cover the interim cornice.

This early scene of Main Street illustrates the unifying pattern that awnings created on the street, while emphasizing the widths of the individual buildings. (B. Kummer Collection)

This building, shown as the Golden Rule Mercantile Company in the historic photo above, is now the Black Pearl.

These recent photos demonstrate the appropriate use of awnings. Each fits within the "frame" created by storefront openings. (See Guideline No. 8.)
9 Avoid Concealing Original Facade Materials

Brick, clapboards, and stone have interesting colors and textures that are assets to individual buildings and to the street.

*Synthetic imitations* of wood and masonry are not allowed.

Clapboard *lap dimensions should be the same* as the original.

Brick sizes should *match the original* also.

10 Leave Brick Unpainted Where Feasible

The original finish of masonry is historically important, and should be retained, unless the condition is so poor that a protective coating is necessary. In most cases, painting the brick will not help to stabilize it. If the brick requires cleaning, use a gentle wash method. Sometimes brick was painted immediately after construction in which case the paint should not be removed.

*Sandblasting* will not be approved.

Unpainted brick is preferred. Notice the good positioning of the awning.
11 Retain the Original Shape of the Clerestory Glass

The shape of this glass panel is important to the proportion of the storefront.

*Preserving the clerestory* as glass is preferred.

If the clerestory must be blocked out, *use it as a sign panel or decorative band,* but be sure to retain the original proportions.

*This sign is appropriate because it fits within the original clerestory frame.*

12 Retain the Kickplate as a Decorative Panel

*Restore the kickplate* if it is missing. *Wood is preferred* in most cases, but masonry may be appropriate for brick buildings. *Coordinate the color* of the kickplate with other trim elements.

*The kickplate at the base of the storefront adds interesting detail.*

*Kickplates at the base of store windows should be preserved.*
13 Reconstruct a Missing Cornice When Historic Evidence is Available

Historic buildings need a cornice to cap the facade. Their repetition along the street also contributes to the stair-step alignment.

*Use historic photographs* to determine design details of the original cornice.

_The substitution of another old cornice_ for the original may be considered, provided that the substitute is similar to the original.

If no photographic evidence exists, a **simplified cornice** may be considered. (See Guideline #14.)

14 Maintain Established Horizontal Lines When Using Simplified Versions of Original Cornices

_Most original_ cornices in Park City were simple in their design to begin with, and will be easy to replicate. However, there were examples of very ornate cornices, and reconstruction of these may not always be feasible. In these cases, simplified versions may be acceptable, however reconstructions are preferred.

The new cornice should have the **same overall height and width** of the original.

_The basic horizontal lines_ of the original molding should be kept in the new simplified design.

Original cornice designs from photographs (top row) may be simplified for replacements.
15 Replace Decoration Where It Is Known to Have Existed, If Feasible

A special concern is what to do in a renovation where details are missing. In some cases, a portion of the original detail remains; in others, everything is missing.

*Use remaining pieces* to reproduce missing parts if they exist, or refer to old photographs.

*Simplification* of original designs may be acceptable where reproduction of the original is not feasible.

*Attention to proportion and detail* is essential.

*Don’t misrepresent history* by creating ornate details when no evidence of original detailing exists. Fancy jig-saw trim and art glass will not be approved, unless historic photographs document their original existence.

16 Contemporary Interpretation of the Historic Storefront Design May Be Appropriate Where the Original is Lost

If good evidence of the original condition is not available, a simple design using standard storefront components is acceptable.

*Painted wood or anodized metal frames* may be used.

*Rustic facade designs* will not be approved.

17 Trim Materials should be Subordinate to the Major Facade Materials

Brick and wood are the major facade materials in the Historic Commercial District.

*Use masonry, painted wood, or metal* for molding, comices, and other ornamentation.

*Large surfaces of plastic or unfinished wood and metal* are not appropriate and will not be approved.
18  Preserve the Proportions of Original Window Panes

Historically, most windows had large panes, usually one large pane over one other of similar size. In some cases, the upper portion was divided into two panes, but never into several small sections.

If existing windows are subdivided into panes retain them as such.

Avoid removing original glass. If improved insulating factors are desired, the installation of storm windows is preferred over replacing original glass with double glazing.

If glass must be replaced, be sure to match the original pane size.

Small multiple-paned designs will not be approved.

19  External Light Fixtures Should be Simple in Design

Historically, buildings in Park City had very little external lighting, usually only to illuminate some signs. Outdoor lighting is used more frequently today, and must be used sparingly so as not to overpower the building.

Fixtures should be simple in form,

Mount fixtures so they do not obscure ornamentation.

Fixtures that predate Park City's history, such as "colonial lights," will not be approved.

Fluorescent lights are not appropriate.

See the section on Sign Guidelines for more on lighting.

Lights may be used to highlight ornamentation, illuminate entrances, or for signs.

NOTE: FOR GUIDELINES CONCERNING ADDITIONS TO HISTORIC BUILDINGS AND THE DEVELOPMENT OF ALLEY-FACING STOREFRONTS, SEE THE GUIDELINES FOR NEW CONSTRUCTION.

(This is the end of the section of guidelines for the renovation of historic commercial buildings.)
Main Street is recognized as an historic district because of the visual character of the buildings as a set, not because of individual landmarks. This character is derived from the many similarities among the buildings, of materials, details, and scale, while also being contrasted with accents of individual designs. Historically, most buildings were modest in their decoration. While there were several buildings with more flamboyant decoration, these also fit well with their background because of the basic similarities discussed in the Commercial Renovation Guidelines.

The City holds that new buildings designed for Main Street can support the existing character of the street while also contributing visually interesting architecture to the district by interpreting the traditional elements of Main Street buildings in creative new designs.

New construction is expected on Main Street and the potential exists to drastically alter the original character of this important district. New building need not damage the historic integrity of Main Street if it is designed to respect the established relationships among buildings. When developing a design for a new structure, consider the standard components of the individual facade, and also the ways in which it relates to the broader context of sets of buildings.

Broad-scale characteristics—such as the range of building heights and their alignment at the sidewalk—are important to consider, as well as more fine-grained aspects of the way each facade is composed of doors, windows and decoration.

These established characteristics can be respected while at the same time developing new creative building designs that avoid imitating the historic styles of the district. The following guidelines will help you in the task.
**Conceptual Design Guidelines - New Commercial**

These guidelines are for the conceptual review stage in new commercial designs.

20 Avoid Designs that Imitate Historic Styles of Main Street

The City considers that the integrity of the genuine historic structures will be compromised by the introduction of new buildings that appear to be older than they really are, and therefore will not approve historic imitations. New designs are encouraged.

New buildings designed to imitate historic styles that were built in Park City or elsewhere will not be approved.

Reconstructions may be considered.

(See Guideline #21.)

21 Reconstruction of Earlier Park City Structures may be Considered

Although contemporary designs are encouraged, historic designs may be considered if they are accurate reconstructions of buildings that actually existed in Park City. To be considered, these designs must meet these conditions:

The building must be a reconstruction on its original site, in its original orientation for which adequate documentation exists. In exceptional cases, buildings may be reproduced on another site.

The style must be one that did occur in Park City as a typical building form.

The principles of the style must be used correctly. The rules of proportion, use of materials, and sense of ornamentation must be in character.

A plaque must be mounted on the building which designates the date of construction.

The Planning Staff must determine that the integrity of neighboring historic structures will not be severely compromised.

The design must be based on adequate historic evidence.

The design must be compatible with existing buildings.
22 Maintain the Variety of Building Heights on Main Street

Buildings vary in height on Main Street, which is an especially important characteristic. The normal range is between one and two stories for historic structures, although buildings existed that were taller.

No more than 75 feet of street front may have the same facade height at the sidewalk edge.

Consider achieving variety in building heights by creating set-backs in the facade, by stepping back upper stories, and by building decks and balconies, when this is appropriate for the design.

Variety of building heights respected in this infill scheme.

23 Maintain the General Alignment of Facades at the Sidewalk Edge

Most buildings on Main Street were built right up to the sidewalk edge, and this alignment defines the Main Street space.

The basic alignment of buildings at the sidewalk must be maintained, although some exceptions—in the form of courtyards—may be considered, if they have an active function. Projections over the sidewalk may be acceptable in the form of awnings, balconies and porches, so long as a significant portion of the facade aligns at the sidewalk edge.

Alignment at sidewalk edge not respected.
Maintain the Pattern of Uniform Facade Widths

Most buildings on Main Street were built out to the side property lines; therefore the typical building width is 25 feet. This dimension repeated along the street creates a strong pattern that contributes to the visual continuity.

New construction should reinforce this by expressing the dominant facade patterns of the street. Where new buildings are to be wider than this dimension, consider subdividing the facade into portions that reflect this pattern.

Uniform facade widths ignored in this infill scheme.

Facade width and stepping of building heights follows pattern of the street.
25 Maintain the Distinction between Upper and Lower Floors

Typical historic structures on Main Street have a retail function on the first floor, and offices or residential uses above. This separation of function is shown in the facade: the first floor is predominantly large sheets of display window glass, while the upper levels are mostly solid wall, with small windows cut out.

In new buildings, these relationships should be innovatively used.

26 Maintain the Stair-Step Effect of Storefronts

Because most storefronts on Main Street were built using standard dimensions for kickplates and display windows, the first levels have a uniform height. Since these storefronts are situated on the steep slope of Main Street, a stair-step effect has resulted.

This is an important visual pattern of the historic district, and should be continued in new construction.

Note the stepping of original storefronts.
Historically, most of the upper story windows in town were built from common stock of similar dimensions, and therefore this uniform shape is repeated along the upper floors of buildings on Main Street.

Reinforce this pattern in new construction by using windows of a similar size, or by using other design features to continue this pattern.

Avoid shapes that were not typical of the street, and maintain the typical ratio of solid to void, with respect to windows and walls.

Bay windows were not a typical feature, although a few did occur, but only on upper floors. Bay windows may be considered appropriate only in limited numbers on the street.

Patterns of windows and storefront lines are maintained in the new addition on the right.

The new building on the left demonstrated that a contemporary design can be compatible with its historic neighbors without imitating older styles. Notice the effect of the similar spacing of the windows and of similar materials.
Develop Back Entrances for Public Access to New Commercial Uses

Back entrances offer great potential for new entrances and store display windows along Swede Alley. Development of this area should be in keeping with the character of the main building front and the simple functional quality of the alley. Since the back sides of buildings were not traditionally used for display, their conversion to new use represents a departure from their original character.

Opportunities exist here for the introduction of new features not found traditionally on the Main Street side. New features, such as decks, greenhouses and courtyards, may be considered in these areas.

An addition to the side of this building houses a new exit stair. Its simple design is subordinate to the front facade.

This new alley storefront is appropriate.

Respect the Pedestrian Scale of Swede Alley when Adding Extensions to the Rear of Existing Buildings

Additions should step down in the rear. Additions may jog in and out rather than follow a straight alignment as on the Main Street facade.

Maintain the Existing Scale of the Storefront when Adding Extra Stories

The original proportions should always be preserved.

If an additional story is planned to be added, it should be placed far enough to the rear of the building so as not to alter the front facade.

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

THese GUIDELINES APPLY TO THE FINAL REVIEW STAGE FOR NEW COMMERCIAL BUILDINGS AND NEW ADDITIONS TO EXISTING BUILDINGS

31 Use Building Materials that are Similar in Texture and Finish to those Found Historically

The majority of buildings on Main Street are made of brick or horizontal wood siding. Both of these building materials have distinct textures, and establish patterns along the street. These materials are important in establishing the scale of buildings.

New buildings should continue to reinforce these patterns and textures. Wood and brick are recommended, but other building materials, such as textured concrete and metal, may be considered as long as the finish and texture reinforce the existing characteristics.

Historically, clapboard was painted, and therefore new construction should not include unpainted wood surfaces. Clapboard lap dimensions should be similar to those of historic structures.

Brick used was of a standard dimension that established a pattern to walls. Jumbo brick sizes are not allowed.

Brick colors which use the colors of brick originally found on Main Street are encouraged. (See Guideline #5.)

32 Maintain the Pattern of Recessed Entrances

Most storefront entrances are recessed to provide clearance for door swings and to create shelter from inclement weather. The repetition of recessed entrances has established a pattern along the street.

Consider using recessed entrances to reinforce this characteristic.

33 Align Windows, Moldings, and Other Horizontal Elements when Feasible

Typically, edges of buildings were finished with edge boards and trim, and major subdivisions of facades were also emphasized with molding. An example is the molding band typically found separating storefront display windows from upper portions of a building. Virtually all buildings were capped with a cornice, and this design concept should be expressed in new construction. Since storefronts do exist in a stair-step fashion, it is appropriate if moldings and decorative bands reinforce this feature.
34 Use Components of the Facade that are Similar in Size and Shape to those Found Historically

Windows, doors, moldings, and siding materials are examples of building components that were employed, and each of these had a standard range of sizes. The repetition of these similarly-sized components is the chief factor that establishes the scale of the buildings on Main Street, and the pedestrian's relationship to them.

The new windows on the left are similar in size and shape to the older neighbor. (The small panes on the right would not be appropriate in Park City.)

Traditional storefront components are retained in this new scheme.

35 Use Window Pane Proportions Similar to those that Exist on the Street

Most windows have large panes with few subdivisions.

Small multi-pane windows are inappropriate, because they alter the scale of openings, and imply earlier historic styles not appropriate to Park City. (See Guideline # 57.)

Use components in new construction that maintain the historic scale of materials in Old Town.

New interpretations of the components are encouraged. (See also illustration for Guideline #3.)
These Guidelines apply to renovations and new construction:

Selecting a concept for a sign is one of the most important design decisions for your building, because it is such a prominent part of the business image. First, consider what type of signs will be appropriate:

- **Flush** on the building
- On the **window**
- **Projecting** from the wall
- **Awnings** over the display window
- **Living signs**—the real product on display

Consider the entire building front as one composition. That way, the whole front should function as a sign that makes a stronger image than any usual sign can convey. In this case the conventional sign becomes a label, identifying the occupant of the building and the services offered, because the sign is a part of a greater design. Using this approach of coordinating signs in an overall facade composition allows the character of the building to “come through.” Symbols as signs are encouraged because they add interest to the street, are quickly read, and are remembered better than written words.

Symbols are encouraged as signs.

**The Sign Code**

These Guidelines should be used in conjunction with Park City’s adopted Sign Code. The Code is a legal regulatory document that controls amounts of sign area, sign placement, and permit approval processes. This document is intended to supplement the Code by establishing positive criteria for well designed signing.
Position Signs to Fit Within Features of the Facade

Signs must be carefully located so they do not dominate the building they are trying to identify. Due to the pedestrian and slowly moving vehicle orientation of Main Street, signs should be incorporated into the first floor design of the building.

Use signs to emphasize **architectural elements**—the storefront opening, the entrance, or some other feature.

**Do not obscure details** of the building, especially on historic structures.

Avoid covering moldings or windows. The **sign should be subordinate** to the overall building design.

**Individually applied letters** located on the building siding rather than contained by a building detail will generally not be allowed.

If second story signing must be used **window signs using gold leaf** or other traditional materials are most appropriate.

Signs should fit within existing shapes of the architecture, and not obscure important details.

One appropriate position for a sign is in the clerestory panel. In this case, it is positioned to emphasize the entrance of this business. Notice the contemporary storefront elements. The door, however, is not appropriate because of its unfinished metal frame.

Flush-mounted signs that fit within frames established by the architecture are an on-going characteristic that is encouraged.

Then...
Align Signs on an Individual Building

This will help unify the composition.
The sign code provides for the use of a sign plan to encourage coordination of signs for several businesses in one building.
38 Where Feasible, Mount Signs to Reinforce the Stair-Step Effect of Storefront Elements on the Street

Since most storefronts are of similar heights, their position on the hillside creates a stepped effect, which should be maintained. (See also illustrations for Guideline #1 and #24.)

39 Use Sign Materials That Are Compatible with Those of the Building Front

When purchasing a sign insist on high quality durable materials that will continue to look good as the years pass. Park City’s seasonal extremes will cause poorly fabricated signs to deteriorate quickly. It is important to deal with designers and fabricators who understand Park City’s design guidelines and who have the facilities and expertise to produce signs which will serve the business and enhance the historic district. These are recommended signing materials.

**Custom cut and applied wood letters.** Elegant well proportioned letter styles should be used, avoiding complicated or contrived hard-to-read letter forms. Gold leaf is a recommended finish.

**Galvanized sheet metal** may be formed as letters and designs if painted.

**Gold Leaf.** Applicable to panel signs, three dimensional letters, stone and glass.

**Glass.** May be gilded, painted, sandblasted or etched. Graphics applied to glass should not obscure overall visibility through windows. Stained glass should be used with care to insure that the technique does not interfere with functionality and legibility.

**Carved Wood Sign Panels.** Solid wood may be carved and finished. Care in design must be taken to insure legibility.

**Brass** letter and numbers.

**Unacceptable** materials and techniques include:

- **Internally lit thermo-formed plastic** letters and signs and cut plastic letters.
- **Rustic or primitive** cut letters or signs.
- **Imitation "stained glass"** or wood grain materials.
- **Flourescent colors** or plastic or paint.

40 Keep the Number of Signs to a Minimum

**Consolidate sign information** wherever possible, and consider directories where more than one business is located in the building.

The sign code limits the surface area of all signs to a percentage of the area of the building face. This percentage is a maximum and should not be considered as guaranteed amount.

**Signs should not overpower** other facade elements in size and they should relate to others in the block.
41 Select Letters Styles and Sizes Which Do Not Overpower the Building Facade

Increasing the size of letters or length of message will not necessarily increase legibility. The personal scale of Main Street businesses is an attractive characteristic of the historic district.

Letter forms should look comfortable within the sign’s perimeter.
Letters should generally not exceed ten inches in height.
On residences limit address numbers to 6” in height.
Avoid hard-to-read, overly intricate, faddish or bizarre type styles.

42 Coordinate Colors with the Building Front

Select colors that repeat those of the facade or that complement them. In general, dark backgrounds with light letters are more legible. When feasible, also coordinate colors with adjacent buildings.

Brilliant luminescent or “day-glo” colors will not be permitted.
Too many colors can overwhelm the signs communication functions, and create a distracting, garish visual element rather than an integral part of the texture of the street.

43 Design Lighting as an Integral Part of the Sign

If lighting is applied to a sign, the fixture itself should be placed in such a way that the light globe is not visible to passers-by. Mounting hardware and electrical ducting for lighting must be integrated in the sign design.

Use incandescent lights for exterior lighting.
Bare flood lights without reflectors project an intense glaring light that is not acceptable for illuminating signs in the Historic District.
Residential Buildings
How this Section is Organized

The guidelines in this section apply to all buildings within the historic district that are designated as being of historic significance individually, or as contributing to the character of the district. For renovations of buildings that are not so designated, use the guidelines for new construction, beginning on page 67.

The first part contains guidelines for the Conceptual Review and should be considered first. The second part contains the more specific guidelines for the Final Review.

This historic photograph shows the typical scale and spacing pattern of the west side of the residential historic district. (See guidelines #70 671.)
45 Maintain the Line of Stone Retaining Walls Along the Street

The stone retaining walls are an important asset of the historic district. As they align along the edge of the street, they establish a visual continuity.

These walls require constant maintenance, as water running down the hillside erodes the mortar and forces walls outward.

To reduce failure of the walls, improve drainage behind them, so that water drains away from the walls. Also provide drains in the wall to allow moisture to pass through.

Preserve walls by repairing existing stone and mortar. (See Guidelines #56.) (For entirely new retaining walls, see Guideline #70.)

The alignment of stone retaining walls along a street creates a pattern.
46 Use Fences to Define Yard Edges

Typically, wood picket fences were used and these were painted. The height of the fences was generally less than three feet, the boards were 3 1/2" wide with a spacing of 1 3/4" between boards.

Avoid using solid “wood” fences that have no spacing between vertical boards.

Chain link is not an appropriate material in the district.

Simple wrought iron fences may be considered. (Iron railings on porches, however, are not appropriate. See Guideline #60.)

47 Preserve Existing Exterior Stairs

Stairs are a typical feature both on residential sites and in public areas—they are used as direct entrances into houses. The wood steps that are built as pedestrian walks across the canyon are particularly important, and should be preserved.

When replacing steps on houses, wood is preferred. The proportions of the steps should be similar to the original. Concrete stairs do not complement the character of Park City’s early dwellings.
48 Maintain the Visual Unity of Building Clusters on Individual Sites

Some lots have a collection of buildings smaller than the main house, such as sheds and barns, that were used to support the needs of the owners. Many of these buildings were finished with materials similar to those of the main house. The result is a strong sense of visual unity, which should be maintained.

Retain the similarity of materials on a lot where clusters of existing buildings occur by retaining the matching siding.

49 Locate Additions to Original Houses so they do not Alter the Front Facade

Additions should be designed so they do not obscure the size and shape of the original house.

One option is to set back the addition on the lot so it does not affect the building's front. (See also guidelines for new residential construction.)

This house has been converted to commercial use without altering its original residential character. An addition has been positioned to the rear of the building so that the street facade maintains its original scale.

This addition is placed to the rear, where it does not alter the front.
50 Maintain Front Porches as an Important Facade Element

Porches protected entrances from snow and provided shade in summer. When they are repeated along the street, porches create a pattern that adds to the visual unity of the district.

Do not remove original porches unless reconstruction is necessary, and avoid enclosing them, as their open quality contributes to their character.

Replace missing posts and railings where they have been removed. (See Guideline #60.)

Even though the sizes and shapes of these facades vary, the pattern created by the porches unifies this row. The pattern is reinforced by equal porch widths, porch roof heights and uniform setbacks. Picket fences create another pattern.

51 Preserve the Original Shape of the Roof

Typical shapes are gabled, shed and hip. Flat roofs are not typical. The roof slope was usually within the range of 35 degrees to 55 degrees.

Dormers were used to create more head room in finished attics and to provide windows. Most had a vertical emphasis, and roof slopes on dormers were steep. Only one or two dormers were used on a side.

Flat skylights mounted flush with the roof may be considered. Bubble-shaped skylights are not appropriate. (See Guideline #62.)

These roof shapes should be retained. The windows in the far dormer should be restored to a vertical emphasis.
52 Avoid Changing the Position of the Windows

Relocating windows may alter the historic character of the house.

53 Maintain Original Window Proportions

Typically single windows have a vertical emphasis. Their basic dimensions were that the height was at least twice the width.

Do not close down the original opening to accommodate current stock window shapes.

Use trim borders to frame the window opening. (See Guideline #58.)

Do not add additional windows to facades visible from the street.

54 Maintain the Original Position of Main Entrances

Typically, the primary entrance faces the street and is framed by a porch.

This characteristic orientation is important to the sense of neighborhood and must be retained.

This porch provides shelter as well as defining the front entrance. Note the ornate detailing of the railing and brackets.

55 Maintain Original Proportions of Doors

The vertical emphasis of entrances is to be maintained.

Avoid "modernizing" by adding sliding patio doors on the street side.

Do not replace tall doors with transoms with shorter doors. (See Guideline #64.)
56 Preserve Specific Details when Repairing Stone Retaining Walls

Preserve the color, texture, and shape of the stone, and avoid painting or plastering over it.

Replace deteriorated stones with new ones to match the originals, or use concrete cast to simulate the original stone.

Field stone veneer is not appropriate. Existing stone walls should not be painted.

When replacing lost mortar, use a mix that is similar in color and texture to that of the original. This usually means using a softer mortar than is popular today. Be certain to shape the joints to match the pattern of the original.

57 Maintain the Original Number of Window Panes

Most windows were double hung. Usually the upper and lower sliding sash each had one pane of glass. Occasionally the panes were divided by a vertical muntin. Small pane windows as seen on colonial buildings such as six panes over six panes were not used in Park City.

Retain and repair the original parts or have new parts specially made. Replacement parts are not as expensive or difficult to obtain as many people suspect.

Do not replace sliding sash with single sheet fixed glass.

Do not use small pane windows. Snap-in muntins or frames glazed between two sheets of glass are equally inappropriate, also these simulated dividers lack the depth and fail to show the shadow lines of true dividers.

If storm windows are desired, wood windows with sash matching the sash of the original windows are most appropriate.

Aluminium storm windows may be permitted only if the frames match the proportions of the original windows and if the frames are anodized or painted so that raw aluminium is not visible.

The framing surrounding windows was substantial; the sliding sash was typically about one and a half inches wide, casing trim boards were typically about three and one half inches wide.

If original frames can be found, use them as patterns to have new materials made.

Do not use new replacements of smaller dimensions since that will seriously alter the character of the building.

Window framing was always painted.

Original windows have a vertical emphasis and wide trim boards.
Notice how the stone in this original wall is "semi-coursed" in a regular pattern. Notice also the carefully formed patterns of the street.

The stone in this new wall is obviously a veneer. The random pattern distracts from the more formal patterns of the street.

58 Sash Dimensions

The casing (or frame) surrounding the window was substantial—usually the sash was about one and a half inches wide, and next to these were the casing trim boards of about three and a half inches in width.

The dimensions of these frames are too thin. The shutters are also too narrow to cover the windows.

Appropriate dimensions

Frames too thin

Yes

No.
Although there are some examples of brick houses, wood is the predominant building material in the residential areas. To preserve the wood, it is important to maintain the painted finish of the siding. 

*Original building materials may not be covered with synthetic sidings*—such as vinyl, aluminum, asbestos, or imitation brick.

If portions of wood siding must be replaced, be sure to **match the lap dimensions of the original**.

Shingles are appropriate **only in gables and on dormers**.

*Use wood lap siding on new additions* if the main building originally had wood siding. Except for very minor additions, this applies to all conditions, even buildings where synthetic siding now covers the original.

These asbestos shingles cover the original wood siding of this house. Compare the perceived scale of this house with that of the house below.

The lap dimension of this synthetic siding has altered the character of this house. The wrought iron porch supports are also not appropriate, and the new windows with horizontal emphasis are not typical of historic houses.
Traditionally, simple wood members were used for railings and posts. Occasionally, turned posts were used, and on the more decorative houses, grillwork and brackets were also found. Today, these are some of the most important elements of the houses in the district.

When these elements must be replaced, **construct new wood members** that match or resemble the original.

Care must be taken to **duplicate original spacing of balusters**. Balusters were typically about two inches in diameter with about two inch spacing. Balusters which are too thin or too widely spaced will appear as a weak part of the building facade.

**Do not use metal “wrought iron” posts and railings**, and do not obscure original porch decking with indoor-outdoor carpets.

**Avoid adding decorative elements** that are not known to have been used on your house or others like it. That is to say, don’t make it fancier than it really would have been.

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61 **Use Roof Materials that Were Typical**

**Wood shingles or standing seam metal roofs** are appropriate.

**Asphalt shingles are discouraged**, but may be acceptable in earth tones only.

**“Rustic” shake shingles, aluminum shingles and tile roofs are not appropriate.**

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*Typical porch elements. Note proportions of balusters and their spacing.*

*These porch details are appropriate: turned wood posts, decorative trim and railing. The railing heights are typical.*

*Wood shingle roofs are appropriate in the historic district.*
62  Preserve the Essential Character of the Roof Lines

Avoid adding inappropriate features such as new skylights unless their appearance is concealed from principal views.

Skylights should not be placed on any portion of the roof that faces the street.

Skylights should be mounted flush with the roof to avoid altering the lines of the roof.

Skylights should have flat surfaces rather than a bubble dome.

Framing and flashing materials should be painted to match the roof color.

63  Locate Solar Panels so They Are Not Visible from the Street

Creative energy conserving designs that respect the character of the street are encouraged.

For roof-mounted collectors, locate them on the rear or a side.

The angle of the collector should conform to the slope of the house and be flush with the roof. If this is not feasible, consider locating the panels on a secondary structure in the backyard.

If using Trombe walls and greenhouses, locate them also so they are not on the front of the building. These can be located on the side or rear.

64  When Replacing Doors, use Designs Similar to Those that Were Found in Park City

Paneled doors were typical, and many had a vertical pane of glass. Most had simple, rectilinear motifs in the decoration of the panels.

Scalloped, "Dutch" or "Colonial" doors are not appropriate.
Many architectural details now covered have not actually been destroyed, and uncovering them offers an opportunity for an interesting renovation. These details also contribute to the historic value of the building and add visual interest to the district. Don’t add decorative elements that cannot be documented as existing originally.

If original details are presently covered, expose them and incorporate them into the renovation design.

Historically, brackets were simple jig-saw cut outs.

These original wood porch brackets have been kept in repair. A good coat of paint has prevented decay.

A contrasting trim color accentuates the unique details of window bands. Notice the brackets on the bay window, and the cut out arches on the balustrade. The screen doors are also typical.

Small details such as this gable embellishment add distinction to a house.
A special concern is what to do in a renovation scheme where details are missing. In some cases, a portion of the ornamentation remains from which copies can be made. In other situations, all is missing. Where feasible, these should be replaced.

**Use remaining portions of details as models** if they exist. Also, you should refer to old photographs for information.

**Simplification of original details** may be acceptable if it helps tie the building with its surroundings. If you can’t find what was there originally, it is best to design something new that will reinforce other patterns and lines along the block. (See also guideline #67.)

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**67 Simplified Modifications May Be Appropriate Where Historic Elements have Already Been Lost**

Where no evidence of elements such as railings, columns or eave trim exists, new designs may be substituted, if they maintain the traditional proportions that original elements would have had.

**Simplicity and restraint should be used** to avoid detracting from the characteristically simple lines of Park City’s houses.

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Simplified details, such as these brackets, may be substituted for the originals when necessary.
68 Avoid Designs that Imitate Historic Styles

The City considers that the integrity of the genuine historic structures will be compromised by the introduction of new buildings that appear to be older than they really are, and therefore will not approve historic imitations.

*New designs are encouraged.*

*Historic styles will not be approved* (with the exception of accurate reconstruction. See guideline #69.)

The form and massing of this new residence is compatible with the existing buildings in the residential district.

This new house at the rear of an older one has combined traditional shapes and materials in a new way that is compatible with its neighbors without imitating them. (Crested Butte, Colorado.)

69 Reconstruction of Earlier Park City Structures May Be Considered

Although contemporary designs are encouraged, historic designs may be considered if they are accurate reconstructions of buildings that actually existed in Park City. To be considered, these designs must meet these conditions:

*The building must be reconstructed on its original site,* in its original orientation for which adequate documentation exists. In exceptional cases, alternate locations may be considered.

*The style must be one that did occur in Park City as a typical building form.*

The principles of the *style must be used correctly.* The rules of proportion, use of materials, and sense of ornamentation must be in character.

*A plaque must be mounted* on the building which designates the date of construction.

The Planning Staff must determine that the *integrity of neighboring historic structures will not be compromised.*

The design must be based on *adequate historic evidence.*

The design must be *compatible with existing buildings.*
70 New Retaining Walls Should Be Similar in Color

Retaining walls are a necessity on many sites, and their repetition along the street contributes to the visual continuity of the block. (See Guideline #56.)

*New stone walls* are encouraged. *Stone veneer may be considered* if the material and method of installation are typical of that found historically in the district.

*Textured specially formed and sandblasted concrete walls are encouraged.* Stucco finish concrete is not appropriate.

*Align new walls* with existing ones where feasible.

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71 Maintain the Typical Size and Shape of Historic Facades

Traditionally, the fronts of houses facing the street were 15 to 20 feet wide, depending upon the width of the lot, the orientation on the slope, and the floor plan of the house. Building fronts had a vertical emphasis. The similarity in size and the repetition of these similar sizes and shapes is an important element in establishing the "pedestrian scale" of the residential district.

New construction should include *facades that have similar widths and heights* to those found elsewhere on the street.

In cases where a new building is wider than the typical historic building, *consider breaking up the facade into smaller components* that resemble the scale of typical buildings in the neighborhood.

Where the height of new buildings will exceed the norm on the street, *consider ways to minimize the visual impact on the street*. One method might be to step the height down as it nears the street.

See also specific size limits in the *Land Management Code.*

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*Shape of adjacent buildings not respected.*

*Shape of adjacent buildings respected.*
72 Maintain the Typical Spacing Pattern of Street Facades

Historically, combined side yards were 6 to 16 feet wide, and this has established a pattern of building-space-building. Although this is not a rigid pattern of exactly repeating dimensions, it is still an important element in the visual character of the neighborhood.

In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.

Remember that minimum setback requirements as defined in the Land Management Code must still be met.

73 Maintain Typical Roof Orientations

Most houses have the ridge of their roof set perpendicular to the street, but one style exception is the one-story house with a gallery porch across the entire front. In this case, the ridge of the roof was parallel to the street. This orientation creates a horizontal street facade, rather than a vertical one.

Ridges set perpendicular to the street will minimize the mass of roof material visible from the street.
74 Use Roof Shapes Similar to Those Found Historically in the Neighborhood

The majority of roofs are hipped or gabled, and have a steep roof pitch. The repetition of these forms is an important one, especially because the steep slopes expose the roofs to view from above and from across the canyon. Shed roofs usually had a gentler slope when used on attachments to the main part of the building.

Note that a new roof may be similar to the older roof without exactly mimicking it. Given the basic concept of the typical roof pitch and the range of shapes found historically, a wide variety of designs is possible.

75 Maintain the Orientation and Dimensions of Porches

Historically, the porch protected the entrance to the house. The main porch faced the street, and it ran across the entire front of the house, or a portion of it.

A modern reinterpretation of a conventional porch strongly establishes a relationship with the neighborhood.

76 Maintain the Typical Orientation of Entrances Toward the Street

Traditionally, the primary entrance for the house faced the street. This is an important feature that helps to establish the sense of "neighborhood" that we associate with the Old Town residential streets.

Orient the main entrance of buildings toward the street to maintain this characteristic.

Avoid facing main entrances toward the side yards, especially in multi-family dwellings.
77 Maintain the Typical Setback of Front Facades

Most buildings are set back from the street to provide a front yard. Although this dimension varies, the typical range is from ten to twenty feet. Usually, each block will have a fairly uniform range of setbacks, which should be respected.

In new construction, set buildings back from the street in conformance with the typical alignment of facades in the block. Remember that minimum setback requirements in the Land Management Code must be met.

78 Minimize the Visual Impact of One-Site Parking

The residential areas of Old Town were developed before the advent of automobiles, and therefore the site plans of the older lots were not designed to accommodate parking. Typically, the front yards were landscaped, and this is an important characteristic of the neighborhood. The trend to provide parking spaces and driveways in front yards is threatening to alter this important visual element of the street. Therefore, innovative design solutions are needed to help minimize the visual impact of cars on the historic areas.

When designing multi-family units, consider using a single driveway to provide access to a multiple-space parking garage rather than providing each unit with a separate driveway and garage door. This will also help to minimize the amount of facade that must be broken up with garage doors.

Another alternative to consider is to provide a driveway along the side yard of the property. Special zoning provisions allow a shared driveway with the neighboring lot. The side drive can then provide access to parking in the rear of the lot.

Also, consider using textured and porous paving materials other than smooth concrete for driveways in front yards.

New zoning regulations now permit tandem parking so that one car may be parked behind another.

The Land Management Code defines limits for drives that must also be met.
This proportion of solid-to-void is important and should be repeated as much as possible in new construction.

In general, about two-thirds of the front facade is "solid" on historic structures. The balance is openings—windows and doors.

This is an appropriate design if a large amount of glass is desired.
80 Use Materials That Are Similar in Finish and Texture and Scale to Those Used Historically

The majority of buildings are made of wood clapboards or drop lap siding, although some brick exists. These building materials have distinct textures, and establish patterns on individual facades that repeat along the street. These materials are important in establishing the scale of buildings.

New buildings should continue to reinforce these patterns and textures.

Wood and brick are recommended, but other building materials may be considered as long as the finish and texture reinforce the existing characteristic. For example, concrete may be formed to create a horizontal pattern similar in texture to clapboard siding.

Historically, clapboard was painted, and therefore new construction should not include unfinished wood surfaces.

Clapboard lap dimensions should be similar to those of historic structures roughly 4 to 6 inches exposed.

Brick was of a standard dimension that established a pattern to walls. Jumbo brick sizes are therefore not allowed. Brick is preferred for chimneys.

Aluminum, vinyl and other synthetic sidings will not be approved.

New siding that matches the lap dimension of existing houses is preferred.

81 Reserve the Use of Special Ornamental Siding Materials for Limited Surface Areas

Historically, shingles were used to create ornamental siding patterns as an accent to the predominant clapboard siding. Shingles were used in the ends of gables, for example, but not as siding for lower portions of walls.

The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.

Ornamental siding used appropriately.

Too much ornamental siding.
Contemporary Interpretations of Building Ornamentation are Encouraged, but They Should be Limited in Their Application

Historically in Park City, most residences had modest amounts of ornamental details—and typically these were applied to porches, gables, and dormers. Although new concepts for decoration are encouraged, simplicity of building form should remain dominant.

This home displays an appropriate amount of ornamental siding. The building is obviously new, but uses traditional materials of the historic district.

Use Window and Doors of Similar Size and Proportion to Those Historically Seen in Park City

Windows with vertical proportions similar to those of the original double hung sash are most appropriate. New operating designs, such as casement windows are readily available in well proportioned sizes. Arched and bay windows may provide interesting accents if used with restraint. Small pane windows as seen on colonial buildings are not appropriate for Park City. (See also Guideline #57).

Use of windows with tall proportions is encouraged. Wide openings may be filled with two or more vertically proportioned windows paired together.

Large areas of glass should be located on facades which do not directly face on streets.

Contemporary interpretations of special windows may be considered if they are used in limited numbers as accents.

Doors should be of a simple uncluttered design. Scalloped, “Dutch” or “Colonial” doors are not appropriate. (See Guideline #64.)
84  Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City

Framing surrounding windows and doors should have a visual mass that appears as heavy as that found on the older buildings in the historic district. The substantial cross section of framing around windows and doors creates interesting shadow lines that add interest to the building's facade. (See also Guideline #58.)

Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture, metal and vinyl cladding over wood frames may be acceptable. Raw aluminum windows and door frames will not be accepted. Most aluminum frames, even those with anodized finishes, lack the mass and detail necessary to be acceptable.

85  New Wood Windows With Dimensions Appropriate for New Compatible Architecture

Creative energy conserving designs that respect the character of the street are encouraged.

For roof-mounted collectors, locate them on the rear or a side.

The angle of the collector should conform to the slope of the house. If this is not feasible, consider locating the panels on a secondary structure in the back yard.

If using Trombe walls and greenhouses, locate them also so they are not on the front of the building. These can be located on the side or rear of the building.

All visible hardware must be finished in a color to match the roof.

This collector is away from the street view and lies close to the roof.
Conceptual Design Guidelines - Color

Selecting a Color Scheme

The City does not specify colors for buildings. There are certain ranges of colors and methods of combining them that the City does promote through guidelines that focus on the manner in which color is used, rather than on specific colors themselves.

Historic Color Schemes

When renovating an historic building, the first thing to consider is going back to the original color scheme, which can be discovered by carefully cutting back paint layers. To accurately determine the original color scheme requires professional help, but you can get a general idea of the colors that were used by scraping back paint layers with a pen knife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue.

It isn’t necessary, however, to use the original color schemes of the building. An alternative is to use colors in ways that were typical in the past. Some good books with representative color schemes are listed in the bibliography.

Color selection is especially important in Park City because the sparse vegetation, narrow canyon setting, and close proximity to houses enable viewers to see many buildings at once. It is essential to choose colors that complement nearby buildings. When in doubt it is best to assume a low profile.

Although the City encourages creative uses of color, there are certain basic relationships that should be respected, since they contribute to the character of the district.

Historic Color Schemes in Park City

Early buildings in Park City were as up-to-date as possible with their paint schemes. Unpainted facades were not typical. The rustic, bare wood look was not considered stylish. Buildings were painted as quickly as possible—both for aesthetic appeal and to protect the wood.

The Planning Staff keeps a set of color samples on file as an advisory tool, although use of these colors is not required.
Consider the entire composition:

a. back plane of main facade.
b. front plane of porch.

Apply base color to main plane of the facade.

Apply first trim color to window frames and edge boards.

Apply one (or two) colors maximum to porch. Consider using a different shade of first trim color - or even match it exactly.

Organize planes of the building to sets that each have one color.
Final Design Guidelines - Color

Color schemes will be considered at the Final Review stage in terms of their appropriateness as an integral part of the building facade.

.Use color to accentuate existing features of the building, and establish a base color to tie the composition together. In this new color scheme, notice how the sign becomes a part of the entire design.

86 Develop a Color Scheme for the Entire Building Front that Coordinates All the Facade Elements

Choose a base color that will link the entire building face together. For a commercial building, it can tie signs, ornamentation, awnings and entrances together. On residences, it can function similarly. It can also help your building relate better to others in the block.

Before and after new paint schemes: Color should highlight the existing assets of the building while unifying the entire front.
Muted Colors Are Preferred for the Background Color of Most Buildings

A darker background color will allow you to use lighter colors for trim—where the highlights will show up better.

*Lighter colors can also be used as a background,* but with a light background, and accent color on the trim, the entire scheme is more susceptible to becoming too busy. If light background colors are used, it is best to use a different shade of the same hue for the trim.

Notice how the paint scheme has highlighted the details of this pressed metal facade.

Use Bright Colors for Accents Only

Reserve the use of *strong, bright colors for accents,* such as to the sign, to ornamentation, and to the entrance.

In most cases only *one or two accent colors* should be used in addition to the base color.

*Doors may be painted* a bright accent color, or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.

*Window sashes* are also an excellent opportunity for accent color. *Brilliant luminescent* or “day-glow” colors are not appropriate.

Consider using color to accent details—but limit the colors to two or three hues.
89 Finish Wood Surfaces

The rustic bare-wood look is not a part of the heritage of the historic district.

*Painted surfaces are most appropriate.* Stains may be accepted in combination with materials that give a well finished appearance.

*Rustic finishes* will not be approved. *Brilliant luminescent or “day-glow” colors* will not be approved.

90 Leave Natural Masonry Colors Unpainted Where Feasible

Where the natural color of building materials exists, such as with stone or brick, they *should be left unpainted.*

For other parts of the building that do require painting, *select colors that will complement* those of the natural materials.

If an existing building is already painted, consider applying *new colors that simulate the original* brick color.

91 Select Neutral or Muted Colors for Roofs

Brown and gray were the dominant colors in the past, because of the materials used—wood shingles and sheet metal. That tradition remains today and should be respected.

Although other materials may now be used, such as asphalt shingles, *grays and browns are still preferred.*
Maintaining the condition of historic building materials is the most important activity that will protect the character of Park City. Conscientious maintenance of old buildings is essential to prevent deterioration and safety hazards. In the case of building materials, a small amount of preventive maintenance is worth many hours of remedial work. New research about how old building materials respond to various modern methods of renovation continues to improve our ability to take care of these materials. In some cases, research has identified problems with earlier rehabilitation techniques, in which the effort to improve the building actually caused damage in the long term.

Some basic issues to consider are:

- Cleaning masonry
- Repairing stamped metal cornices
- Restoring dry wood siding
- Patching shingle roofs
- Repointing eroded mortar
- Repairing windows

The Utah State Historic Preservation office can provide technical advice on these issues. Attached is a list of the references available in their library. The Planning Department as well as the City Library have technical literature you may use.
Glossary

Arch A structure built to support the weight above an opening. A true arch is curved. It consists of wedge-shaped stones or bricks called Vousoirs (vu-swar'), put together to make a curved bridge which spans the opening.

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

Baluster A short, upright column or urn-shaped support of a railing.

Balustrade A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Bay Window A window or set of windows which project out from a wall, forming an alcove or small space in a room; ordinarily begins at ground level, but may be carried out on brackets or corbels.

Board and Batten Vertical plank siding with joints covered by narrow wood strips. See Guideline #59.

Bracket A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss. See Guideline #3.

Canopy A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Clapboards Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that from the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses. See Guideline #59.

Clerestory Windows Windows located relatively high up in a wall that often tend to form a continuous band. See Guideline #3.

Coffering Decorative pattern on the underside of a ceiling, dome or vault, consisting of sunken square or polygonal (many angles) panels.

Column A vertical shaft or pillar that supports, or appears to support, a load.

Contemporary A word sometimes used to describe modern architecture.

Corbel A projection of building, out from a masonry wall, sometimes to support a load and sometimes for decorative effect.

Cornice The exterior trim of a structure at the meeting of the roof and wall. See Guideline #3.

Dentil One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.

Dormer A structure containing a vertical window (or windows) that projects through a pitched roof. The term can also be used to describe the window or windows.

Drop-Lap or Ship-Lap Siding Wood siding in which the boards are rabbed so that the edges of each board lap over the edges of adjacent boards. See Guideline #59.

Eaves The underside of a sloping roof projecting beyond the wall of a building.

Edge Board or Corner Board One of the narrow vertical boards at the corner of a traditional wood frame building, into which the clapboards butt. See Guideline #3.

Elevation A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade Front or principal face of a building, any side of a building that faces a street or other open space.

Facade Elements See Guideline #3.

False Front A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fascia A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Fenestration The arrangement and design of windows in a building.

Finial The decorative, pointed terminus of a roof or roof form.

Frame See window parts.
**Gable**  The portion, above eaves level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

**Joist**  One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another—usually from 1'0" to 2'0" apart—and span between supporting walls or larger wood beams.

**Kickplate**  See Guideline #3.

**Lintel**  A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

**Molding**  A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

**Mullion**  See window parts.

**Mutton**  See window parts.

**Oriel Window**  A projecting bay with windows, which emerges from the building at a point above ground level. It is often confused with a bay window which ordinarily begins at ground level.

**Pane**  See window parts.

**Parapet**  A low protective wall at the edge of a roof.

**Pediment**  A low-pitched gable over a portico taking the shape of a triangle and formed by the sloping roof and a horizontal cornice at the base of the triangle. If the horizontal cornice is lacking, the space is a gable. This form is found over doors and windows.

**Perspective Drawing**  A drawing of a building or an interior as the camera might see it, i.e., with the receding planes "vanishing" according to the laws of perspective. It is usually referred to simply as a "perspective" and, other than building a model, is one of the most realistic ways of illustrating a proposed design.

**Pitch**  The angle of slope of a roof, i.e., a 30° pitched roof, a low-pitched room, a high-pitched roof, and so forth. Typically expressed as a ratio of units of vertical distance to 12 units of horizontal distance, i.e., 8/12.

**Plan**  A drawing representing a downward view of an object or, more commonly, a horizontal section of it. In the case of a floor of a house, it will show the arrangement of the walls, partitions, rooms, doors, windows.

**Pointing**  The outer, and visible, finish of the mortar between the bricks or stones of a masonry wall.

**Porch**  A covered entrance to a building; may be open or partly enclosed.

**Portico**  A porch or covered walk consisting of a roof supported by columns.

**Preservation**  The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**Protection**  The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

**Quoin**  (koin) Dressed stones or bricks at the corners of the buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

**Reconstruction**  The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time.

**Rehabilitation**  The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

**Renovation**  The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

**Restoration**  The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
Roof  The top covering of a building. Following are some types:

**Gable roof** has a pitched roof with ridge and vertical ends.

**Hip roof** has sloped ends instead of vertical ends.

**Shed roof** (lean-to) has one slope only and is built against a higher wall.

**Jerkin-head** (clipped gable or hipped gable) is similar to gable but with the end clipped back.

**Gambrel** roof is a variation of a gable roof, each side of which has a shallower slope above a steeper one.

Sash  See window parts.

Siding  The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish. See guideline #59.

Sill  The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Stabilization  The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Store Front  The street level facade of a commercial building, usually having display windows.

Window Parts  The moving units of a window are known as Sashes and move within the fixed Frame. The Sash may consist of one large Pane of glass or may be subdivided into smaller panes by thin members called Muntins or Glazing Bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called Mullions.
Bibliography

Bibliography on Renovation and Restorations of Homes

Park City Library and Utah State Historical Society

America’s Forgotten Architecture: Our Hidden Inheritance, by the National Trust for Historic Preservation, Tony P. Wrenn and Elizabeth D. Mulloy, N.Y., Pantheon, c1976, Ref. No. 720.28 NAY.


Confronting the Older House: a Homeowner’s Guide, by Kip Harris, Salt. Lake City, Utah Heritage Foundation, c1979, Ref. No. 728. HAR.


Historic Preservation Magazine, by the National Trust for Historic Preservation, Misc. issues, Ref., Hist. Rm. 3rd fl. Utah State Historical Society, Salt Lake City.

Publications available at the Utah State Historical Society, Preservation Magazines and Periodicals.

Association for Preservation Technology, A quarterly journal of APT. This journal deals with highly technical preservation issues. This is an invaluable resource for those involved in the deterioration or preservation of building elements such as brick, stone, wood, and adobe, plus many other facets of preservation. Write APT, Box 2487, Station D, Ottawa, Ontario K1P 5W6.

Historic Houses, Bi-monthly publication of the Historic House Association of America. Write HHAA, Decatur House, 1600 H Street, N.W., Washington, D.C. 20006.

The Old House Journal. Restoration and maintenance techniques for the antique home. A monthly journal. This is an invaluable source of information for the owners of old houses. This publication is especially useful when the entire set is purchased, including indexes of past issues.

Utah Preservation/Restoration. An annual publication. Write Utah State Historical Society, Publications Division, 300 Rio Grande, Salt Lake City, Utah 84101, or University Services, 1159 East Second Avenue, Salt Lake City, Utah 84103.

Preservation Briefs. A randomly published publication. Each issue is a monograph dealing with a different area of preservation. Thus far, nine Preservation Briefs have been published:

- Preservation Brief #1, "The Cleaning and Waterproof Coating of Masonry Buildings".
- Preservation Brief #2, "Repointing Mortar Joints in Historic Brick Buildings".
- Preservation Brief #3, "Conserving Energy in Historic Buildings".
- Preservation Brief #4, "Roofing for Historic Buildings".
- Preservation Brief #5, "Preservation of Historic Adobe".
- Preservation Brief #6, "Dangers of Abrasive Cleaning to Historic Buildings".
- Preservation Brief #7, "Preservation of Historic Glazed Architectural Terra Cotta".
- Preservation Brief #8, "Aluminum and Vinyl Sidings on Historic Buildings".
- Preservation Brief #9, "The Repair of Historic Wooden Windows".

It is the goal of these briefs to provide information concerning professional methods and techniques for preserving, improving, or restoring and maintaining historic properties. Write Publications Division, 300 Rio Grande, Salt Lake City, Utah 84103, or U.S. Department of Interior, Heritage Conservation Recreation Service, Washington, D.C., 20243.
Preservation News. A monthly newspaper published by the National Trust for Historic Preservation. The publication keeps members and general public informed about national and international preservation activities. Write the Preservation Press, 740-748 Jackson Place, N.W., Washington, D.C., 20006.

Fine Home Building. This is a new bimonthly magazine about building and rebuilding houses dealing with old and new construction techniques with equal emphasis being placed on renovations, additions, restoration, and new construction. Write the Taunton Press, 52 Churchill Road, Box 355, Newton, Connecticut, 06470.

Preservation Books

Paint Color Research and Restoration of Historic Paint. Kevin H. Miller. Published as a publication supplement by the Association for Preservation Technology, 1977. Available from Ann Fulkner, Executive Secretary APT, Box 2487, Station O, Ottawa, Ontario K1P 5W6, Canada. This publication contains valuable information and techniques for uncovering and determining the original paint colors found on interiors and exteriors of old buildings.


Wood-Frame House Construction. L.O. Anderson, Engineer, Forest Products Laboratory, U.S. Department of Agriculture, Handbook #73, Printing Office, Washington, D.C. 20402. Stock #001-000-03528-2. This is a very good handbook presenting sound construction techniques specifying good quality building materials. It is useful to the owners of old houses since most of the recommended construction principals are found in well-built older structures.

Building Conversion & Rehabilitation...Designing for Change in Building Use. Edited by Thomas A. Markus. Published by Newnes-Butterworths, London-Boston, 1979. An informative British publication concentrating on the reuse of existing buildings and the problems encountered in doing so.


This Old House...Restoring, Rehabilitating, and Renovating an Older House. Bob Villa and Jane Davison. Published by Little, Brown & Company, Boston/Toronto. Copyright 1980 by WGBH Educational Foundation, Inc. This publication serves as a written companion to the public television program of the same name. The book follows the rehabilitation of a dilapidated old house from acquisition to final painting and landscaping.


So You Want to Fix Up an Old House. Written by Peter Hotton with drawing by M.K. Roach. Published by Little, Brown & Company, Boston, 1979. There is a lot of sound advice for the homeowner contained in this twenty-two chapter book. Most aspects of house repair and rehab are touched on in easy-to-understand text.


The Old House, Home Repair & Improvement. Editor R.M. Jones. Published by Time-Life Books, Alexandria, Virginia, 1979. The publication is heavy on excellent how-to-do-it graphics and relatively light on text. There are, however, many worthwhile tips, especially in the plaster repair section.
The McGraw-Hill Home Book. Published by Home Information Services, McGraw Hill Information Systems Company. This book contains a surprising amount of very good rehab information plus a great section entitled "The Whole House Energy Inspection", all nestled in amongst the ads. The publication will be most useful to persons planning to purchase an old house for the first time.

The Beaufort Preservation Manual. Prepared by John Milner Associates for the City of Beaufort, South Carolina. This manual is probably one of the finest ever produced using excellent illustrations to help explain appropriate methods for repair of older commercial and residential structures.


House Moving, Old Houses Make Good Neighbors. By Rosaria F. Hoogdon and S. Gregory Lipton. Published by Housing & Community Conservation Department, Eugene, Oregon, Copyright 1979. House moving is often the last resort in saving a building. This manual examines all facets and considerations involved in relocating a structure from one point to the next.

Fences, Gates, and Bridges, A Practical Manual. Written by George A. Martin. Published by the Stephen Greene Press, Brattleboro, Vermont, copyright 1979. Essentially, this book is a reprint of an 1887 publication and is one of the only publications written on pre turn-of-the-century style fences and walls.

The Energy Efficient Home. By Steve Robinson and Fred S. Dubin. Published by the New American Library, P.O. Box 999, Bergenfield, New Jersey 07621, copyright 1978. This book examines methods for reducing energy costs as well as current information on energy producing systems. Information is useful to owners of old or new homes.


Confronting the Older House, the Homeowner's Guide. By Kip Harris. Published by Utah Heritage Foundation, Copyright 1979. It is a handy publication for the homeowner describing typical problems encountered with older houses and neighborhoods. General information is given concerning remodeling, restoration, and rehabilitation.

W.E.R. System Manual. Author Paul Stumus. Published by the Association for Preservation Technology (APT), Box 2487, Station D, Ottawa, Ontario K1P5W6 Canada. Simple enough for do-it-yourselfers and thorough enough for engineers. This manual describes how to restore the structural strength of deteriorated timber without disturbing the building.


Preservation Source Book. Published by the National Trust for Historic Preservation, Preservation Press, 1600 H Street, N.W., Washington, D.C. 20006. Contains all of the basic information such as building types and uses, preservation methodology, funding sources, and preservation techniques.
Worthwhile Pamphlets & Booklets


Tips for Energy Savers. U.S. Department of Energy, Washington, D.C. 20585, 1978. #DOE/OPA-0037. While not an exhaustive study into home energy conservation, this booklet may touch on some areas of potential energy conservation which you may not have thought of.

The Repointing of Masonry Buildings. R.C. Mack, A.I.A. and James S. Askins. Published by Sermac Division of Service Master Industries, Inc., 2300 Warrenville Road, Downers Grove, Illinois 60515. This is an excellent publication.

How to Paint your Wood House, Helpful Tips on Exterior Painting. Published by the National Forest Products Association, 1619 Massachusetts Avenue, N.W., Washington, D.C. 20036. A simple, concise booklet touching on the types of painting equipment, surfaces, paints, finishes, and application techniques which are useful to the homeowner who is considering painting his or her house.


Simple Home Repairs, Outside. U.S. Department of Agriculture Extension Service, Program Aid #1193. Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. #001-000-03749-8. This basic booklet is along the same lines as the home repair interior booklet except that exterior building repair problems are dealt with in more detail. The booklet contains some useful repair techniques for exterior elements of the house which are not often dealt with such as dry wells and wood porch repair.

Paint & Painting: Selection, Preparation, Application. Consumer Information Series #2. Published by General Services Administration. Available from Consumer Information Public Documents Distribution Center, Pueblo, Colorado 81009. #022-000-00066-7, 1977. This is a general publication useful to those of us who have had little painting experience. It does contain a fair amount of basic how-to-do-it and how-not-to-do-it information. Caution: Avoid the use of polyurethane on wood floors, contrary to what the booklet suggests.

How to Finish Wood Floors, Old or New. Published by Pierce & Stevens Chemical Corporation, P.O. Box 10921, Buffalo, New York 14240. Basic booklet on floor sanding, staining, and finishing.


Home Energy Savers' Workbook. Published by Federal Energy Administration. Available through the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. #FEA/D-76/386. This workbook is designed to aid the homeowner in determining what measures will make the home more energy efficient and how cost effective these measures are.


A Practical Guide to Storefront Rehabilitation. Arthur Norman Mintz. Published by the Preservation League of New York State, copyright 1977. A fine booklet discussing ways to upgrade early storefronts while retaining their original characteristics.

Basic Preservation Procedures. Published by the National Trust for Historic Preservation, Preservation Press, 1600 H Street, N.W. Washington, D.C. 20006. Information Sheet #20, copyright 1979. The basics of establishing a preservation program are covered in this booklet.


Catalogs


Restoration Products News. Published by the Old House Journal Corporation, 199 Berkley Place, New York 11217. A monthly publication listing new products and services for old buildings. New suppliers often have short articles explaining the nature of their products or services.

City House Directory. Published by Commission on Chicago Historical & Architectural Landmarks, Room 800, 320 North Clarke Street, Chicago, Illinois 60610. You need not live in Chicago to make use of this illustrated directory full of hard to find old house products.


The Old House Rescue Book... Buying and Renovating on a Budget. By Robert Kangas. Published by the Reston Publishing Company, Reston VA. Copyright 1982, page 247. This book, like several others on the subject, is useful when used as a group to educate prospective old house owners on the procedures of purchasing an old house.
Additional Reading

**APT (Bulletin for the Association of Preservation Technology)**, Box 2487, Station D, Ottawa, Ontario, Canada K1P 5W6. A very technical journal which is geared for the restoration/preservation professional. A homeowner may be interested in this publication as it reflects the state of the art in preservation technology and occasionally one of the articles may be of some practical use to him.


**The Restoration Manual**, by Orin M. Bullock, Jr., Norwalk, Connecticut: Silvermine Publishers, Inc., 1966. This book is an excellent guide to the methodology of detailed restoration work. It deals with how to do an authentic restoration. It would be very useful if a homeowner were to become involved in doing complete restoration work.


**The Architecture of Country Houses**, by Andrew Jackson Downing. New York: Da Capo Press, 1968. This is a reprint of a pattern book originally published in 1850. It was one of the most influential of the pattern books on Victorian housing and is known to have been used in Utah.

**Exterior Decoration. A Treatise on the Artistic Use of Colors in the Ornamentation of Buildings**, Philadelphia: The Athenaeum of Philadelphia, 1976. This is a reprint of an 1885 publication of the DeVoe Paint Company complete with new introduction. It is a remarkable book with a full discussion of how and why certain paint colors should be used and comes with two pages of original paint colors and a number of color renderings. This is the best source for authentic Victorian paint colors and has a thorough bibliography.


**The Victorian Home in America**, by John Maass. New York: Hawthorn Books, 1962. This is a readable appreciation of Victorian houses with some excellent sections on the way in which Victorian houses were built by combining various machine made components together into an eclectic but somehow unified composition.


Heritage Colors, 1820/1920, the Sherwin-Williams Company. The Sherwin-Williams company, 1981. Includes paint chips and color illustrations.


HDC
Approved
 Denied

APPLICATION #

PARK CITY
1884

Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
(435) 615-5060
(435) 615-4960 fax

I. PROJECT INFORMATION

NAME:
JOAN KEISER

ADDRESS/LOCATION:
453 PARK AVENUE - LOT 14 BLOCK 3 SNYDER'S ADDITION
PARK CITY, UT

LEGAL DESCRIPTION:
LOT 14, BLOCK 3 SNYDER'S ADDITION

II. APPLICANT

NAME: JOAN KEISER

APPLICANT'S REPRESENTATIVE

NAME: DAVID G. WHITE, ARCHITECT

MAILING ADDRESS:

MAILING ADDRESS:

10 ALEX DR.
P.O. BOX 1213
WHITE PLAINS, NY
PARK CITY, UT 84060
10605-0340

PHONE #: 609-494-1808
PHONE #: 435-619-6379

FAX #: 609-361-1191
FAX #: 435-655-8048

Date Received:

AUG 17 '98
PARK CITY
PLANNING DEPT.
III. SUBMITTAL REQUIREMENTS

☐ 1. Completed application form

☐ 2. Review fees paid - See Fee Schedule in Planning Dept

☐ 3. A site plan based on a certified topographic boundary survey prepared by a licenced surveyor at an approved scale with two foot contours, along with 8½" x 11" reductions, which includes:
   - all existing and proposed improvements;
   - building footprints of adjacent existing and proposed buildings;
   - existing grades referenced to USGS elevations;
   - on and off-site circulation;
   - parking;
   - all proposed landscaping materials;
   - existing vegetation; and,
   - snow storage;

☐ 4. A topographical plan based on a certified topographic boundary survey prepared by a licenced surveyor at an approved scale with two foot contours, along with 8½" x 11" reductions, which includes:
   - building footprints of adjacent existing and proposed buildings;
   - existing grades referenced to USGS elevations;
   - utility locations;
   - drainage facilities;
   - superimposed roof plan and building footprint;
   - existing vegetation; and,
   - existing and proposed easements;

☐ 5. All building elevations drafted to quarter-inch scale, along with 8½" x 11" reductions, with the elevations referenced to USGS datum demonstrating:
   - existing ground surfaces;
   - finished grade;
   - top foundation;
   - finished floor elevation;
   - roof line;
   - highest point of structure;
   - a line identifying the maximum height; and,
   - diagrams necessary to confirm height compliance.

☐ 6. All floor plans and building sections at quarter-inch scale, along with 8½" x 11" reductions of the floor plans.

☐ 7. Four (4) photographic panoramic views of the property showing site from the perimeter of the property from 90 degree compass intervals.

☐ 8. Photographs of all existing buildings on-site, adjacent lots, or any other buildings that may be affected, along with historic photos of the building (if existing).

☐ 9. A streetscape elevation for the project side of the street of 1/8 that indicates the height, width, and building separation for all buildings in existence and to be constructed, with all windows and door openings included. The drawing shall encompass an area within 100 feet on wither side of the subject property. (A streetscape drawing may not be required for remodels which do not alter the mass of the existing structure.)

☐ 10. Envelopes, stamped and addressed, for all adjacent property owners, including property owners across streets/right-of-ways. (HR-1 District only)

☐ 11. Completed Project Description and HDC Review Fact Sheet, see page 4.
12. The applicant should be aware that there may be a request to provide presentation material for the HDC Meetings. The presentation material may or may not include the following:
   ✦ 20" x 30" Presentation Boards
   ✦ Colored elevations &/or Perspectives
   ✦ Photographs/Graphic Illustrations
   ✦ Massing models

NOTICING REQUIREMENTS FOR THE HR-1 DISTRICT

1. Once the Community Development Department determines the new residential construction complies with the Historic District Design Standards, the subject property shall be posted and written notice sent to property owners immediately adjacent (properties directly abutting and across public streets and/or rights-of-way) to the property. The property posting will establish a 10 day appeal period. See the Land Management Code for appeal process.

APPLICANTS IN ALL ZONES, PLEASE READ AND SIGN

PLEASE READ AND SIGN BEFORE APPLICATION SUBMITTAL

As the applicant for this proposal, I understand that my application is not deemed complete until a Project Planner has reviewed the application. I further understand I will be notified by mail when my application has been deemed complete. At that time I expect that my application will be processed within a reasonable time, considering the work load of the Staff Planner.

After you have read the above, please sign your name and date:

Name: ____________________________

Date: 6/4/98

3
PROJECT DESCRIPTION

1. On a separate piece of paper, please complete the following requests and attach to this application:
   a. Give a general description of the proposal with regards to the projects compliance with the Historic District Design Guidelines and attach to the application.
   b. Give a general description of the proposal with regards to the projects compliance with the Land Management Code with regards to zoning and parking requirements.

2. Existing Zoning:  
   
3. Is project within Sensitive Lands Overlay?  
   □ yes  □ no

4. Current use of the property:  VACANT LOT W/ DRIVEWAY ACCESSING WOOLSEY PROPERTY.

5. Lot Size:  Acres - 0.043  Square feet - 1875

6. Building Square Footage:  Existing - N/A  Proposed - 2296

7. Number of residential units and square footage:  1 unit

8. Commercial area:  
   N/A (gross floor area)
   N/A (net leasable area)

9. Type(s) of business activity:  N/A

10. Number of parking spaces required:  2  Proposed:  2
    (per Land Management Code-Section 13 or Chapter 7 for the HCB District)

11. Ownership/Occupancy: (check one)
    □ owner occupied  □ lease  □ nightly rental  □ condominium  □ timeshare
ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department, 3rd floor Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

**SIGNATURE OF APPLICANT:**

**NAME OF APPLICANT:** JOAN W. KEISER

**MAILING ADDRESS:** 10 ALEX DR.

**PHONE #:** home 609-494-1808 work

**FAX #:** 609-361-1191

**TYPE OF APPLICATION:** Historic District

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

**NAME OF APPLICANT:** JOAN W. KEISER

**MAILING ADDRESS:** 10 ALEX DR.

**STREET ADDRESS/LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

953 PARK AVENUE

LOT 14 BLOCK 3, SNYDER'S ADDITION

**SIGNATURE:** JOAN W. KEISER

**DATE:** 8/4/98

*1. If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

*2. If a corporation is the fee holder, attach copy of the resolution of the Board of Directors authorizing this action.

*3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

PLEASE NOTE: THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

TOTAL P. 52
ENVELOPE REQUIREMENTS FOR APPLICATION SUBMITTAL

PLEASE SUBMIT:

1. **LIST** of adjacent property owners, names and addresses. Please provide the Summit County Assessor's parcel number for each property owner if possible.

2. **ENVELOPES** with labels and stamps (no postage meter please) affixed with no return address

SAMPLE

JOHN DOE
PO BOX 2002
PARK CITY, UTAH 84060

THANK YOU FOR YOUR COOPERATION
## Receipt

**PARK CITY MUNICIPAL CORPORATION**  
P.O. BOX 1480  
PARK CITY, UTAH 84060  
PHONE 645-5030

**RECEIPT**

**DATE:** 8/17/98

**RECD FROM:** Joan Keiser

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**HUC APP.**

| 200.00 |

**BUILDING PERMIT**

| 0 |

**PLAN CHECK FEES**

| 0 |

**CONNECTION FEE**

| 0 |

**1 % STATE**

| 0 |

**WATER DEV.**

| 0 |

**METER**

| 0 |

**IMPACT**

| 0 |

**ELECTRICAL**

| 0 |

**PLUMBING**

| 0 |

**MECHANICAL**

| 0 |

**SIGN PERMIT**

| 0 |

**TTL:** 200.00

**RECD BY:** [signature]

**DATE:** 8/17/98

**PAY TO THE ORDER OF:**

JOAN W. KEISER  
WHITE PLAINS, NY 10605-0340

**CHASE**  
The Chase Manhattan Bank  
New York, NY 10004

**DATE:** 7-14-98

**HOURS:** 816

**DOLLARS:** $200.00

**RECEIVED:** Joan Keiser
APPLICATION REVIEW
STATUS NOTIFICATION CARDS

PROJECT PLANNER: DEREK SMITH
PROJECT NAME: 953 PARK AVE.
PHONE: 465-5070

All submittal requirements for your application have been satisfied. The assigned Planner will be in contact with you.

Your project application is incomplete. Please contact the Project Planner for the additional submittals needed.

Make check payable to:

City of Park City

Enclose project information, Zoning permit, map, etc., with letter of conditions.

If you have any questions please call the Project Planner. Thank you.
SEND TO:

DAVID WHITE, Architect
PO Box 1313
PARK CITY, UT 84060

Ps - would like to schedule a pre-HDC meeting w/you to discuss project. Thanks, Dave.
October 6, 1998

NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. The Historic District Commission will review this proposal at their regularly scheduled meeting on Monday, October 26, 1998, in the City Council Chambers at City Hall (The Marsac Building), 445 Marsac Avenue and you are welcome to attend.

Project Location: 953 Park Avenue

Applicant: Joan Keiser/David White (Architect)

Project Description: Design review of new single family residence

If you have any questions or comments regarding the proposal, please contact this office at (801) 615-5061 during normal business hours. You are invited to attend the meeting and address the Commissioners with your comments and questions, or send them to the Planning Staff and we will forward them for you.

Sincerely,

Derek Satchell
Preservation Planner
STREETS CAPS OF THE SITES.

ADJACENT BLOCKS.

THE SOUTHWEST
VIEW LOOKING SOUTH DN
PARK AVE.

VIEW TO SITE LOOKING
WEST.

VIEW FROM SITE LOOKING
EAST.

VIEW LOOKING NORTH UP
PARK AVE.
953 Park Ave.

Existing Conditions Photos

1998
Ok to issue a Temporary Occupancy Permit for this project until the spring of 2001. The following items will need to be addressed by the contractor and reviewed by Planning Department prior to issuance of Final Occupancy Permit:

- The Contractor’s field set, Bldg Department set and Planning Department set will need to be redlined by the Preservation Planner to reflect minor window configuration changes on the front and side elevations.

- The handrailings on the front and back elevation will need to be modified to reflect the construction detail in the Planning Dept. file.

- The Contractor will need to submit a manufacturer’s cut-sheet on the front door and garage doors installed for the file.

- The stairs located in the side yard does not meet code.

- The clear globes on the two (2) lights located on the upper front story of the house must be replaced with opalescent globes. The recessed lights above the garage & front doors need to be further recessed so the bulbs do not extend below the rim of the can.
2" x 6" SHAPED REDWOOD TOP.

1" x 4" REDWD. TRIM.

4" x 4" REDWD. POST.

2" x 2" REDWD.

2" x 4" REDWD.

1/2" DIA. x 7-1/2" LAG BOLTS.

RAILING SECTION

SCALE 1-5/8" = 1'-0"
CECIL 
Siding

2x6 REDWD TRIM

CORNER TRIM

1/2" = 1'-0"
HISTORIC DISTRICT COMMISSION REPORT

DATE: March 15, 1999  
DEPARTMENT: Planning Department  
AUTHOR: Thomas Barlow  
TITLE: 953 Park Avenue  
TYPE OF ITEM: Design Review For A New Single Family Residence in the HR-1 Zone, Historic Residential Zone.

SUMMARY RECOMMENDATIONS:  Staff requests that the Historic District Commission approve the proposed design located at 953 Park Avenue based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

A. PROJECT STATISTICS
Applicant: Joan Keiser/David White (Architect)  
Location: 953 Park Avenue  
Proposal: Design review for a single-family residence  
Zoning: Historic Residential (HR-1) District  
Adjacent Land Uses: Residential  
Date of Application: August 17, 1998

B. BACKGROUND
The applicant is proposing to construct a three bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties consists of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and contemporary houses. Work will include the construction of a three story residence on the relatively flat 25' by 75' lot, along with a single-car garage on the primary facade.

The initial Historic District Commission (HDC) Design Review of this proposal scheduled was on October 12, 1998, but was continued to the November 9, 1998 meeting without any formal evaluation by the Commission. At the November 9, 1998 meeting, the HDC expressed several design concerns involving the following issues of discussion: overall building height; complexity
of the elevations and roof lines; sunken garage; and proposed wall-to-window ratio. The application was then continued to an undetermined meeting date in order for Staff and the applicant to discuss changes to the plan.

The applicant's architect (David White) met with Staff afterwards to discuss the aforementioned design issues, and upon addressing those issues, the architect had prepared to present the revised design at the December 7, 1998 HDC meeting. The application was withdrawn from that meeting's agenda by the architect in order to incorporate a few last minute changes as requested by the applicant.

The application was before the HDC again on January 4th where they expressed several design concerns involving the following:

- De-emphasis of fascia of the deck on the front porch/balconette.
- Construct a site model.
- Change the balcony doors to undivided full-light doors. (Front and rear)
- Change all windows to either single light casement windows or double hung windows. (Including the window beside the front door)
- Work the balconette into the porch roof form.
- Provide proof/description of how the parking/access functions for the tri-plex directly behind this proposed residence.

These issues outlined above were addressed by the Commission at the February 1st, 1999 Historic District Commission meeting. Changes regarding wall planes, balcony size, and modifications to the porch element were discussed. The changes are analyzed in this report.

C. ANALYSIS

The applicant proposes to construct a 1,540 square foot single-family residence (the applicant should be aware that if the lower storage area has a ceiling height of more than 5', the area will be included in the FAR calculations) located within the Historic Residential District (HR-1). New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements; as well as compliance with the Historic District Guidelines.
The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

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Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

**Historic District Design Guidelines for New Residential Construction**

**Guideline #68: Avoid Designs That Imitate Historic Styles.**
• New designs are encouraged. Historic styles will not be approved.  
*The proposed project complies with this policy. The proposed design is clearly contemporary in style, yet utilizes roof forms and incorporates an overall building mass that, although is larger than existing neighboring structures, has been modified to be compatible with the historic context of the area.*

**Guideline #71: Maintain The Typical Size And Shape Of Historic Facades.**
• New construction should include facades that have similar widths and heights to those found elsewhere on the street.  
*The proposed project complies with this guideline. The design includes a contemporary deck feature on the principal facade that has been diminished in size in the current iteration of the design. Staff recommends that the handrail of the second story deck/balconette be more of a traditional handrail profile.*

**Guideline #72: Maintain The Typical Spacing Patterns Of The Street Facades.**
• In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.  
*The proposed project complies with this policy. The basic front and side yards setbacks are maintained and the main entrance faces Park Avenue. Staff recommends that the front porch of the*
proposed design maintain the existing setback of adjacent houses on the block. The applicant should illustrate this setback on the proposed landscape plan.

Guideline #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood.
The proposed project complies with this policy. The design is comprised of a combination of gable-front, hipped, and cross-gable roof forms having wall dormers on the front and rear of the dwelling— all of which are common roof shapes found throughout the historic district.

Guideline #75: Maintain The Orientation And Dimensions Of Porches.
The proposal complies with this policy. A pent eave porch element extends across the front of the dwelling to help in the continuation of the historic porch roof lines on adjacent houses along the Park Avenue streetscape. The design intent of this feature is weakened due to the visual impact of the second story deck. The entire structure has been moved to the west two feet (2') from the original plans presented at the last HDC meeting in order to accommodate a larger, supported, pent eave roof to minimize the effect of the second story deck/balconette element. The move did not affect this projects compliance with the front, rear, and side yard setbacks.

Guideline #76: Maintain the Typical Orientation Of Entrances Towards The Street.
• Orient the main entrance of buildings toward the street to maintain this characteristic.
The proposal complies with this policy. The design incorporates a porch and main entrance on the front facade of the building, which maintains one of the most important historic architectural characteristics of Park City.

Guideline #77: Maintain The Typical Setback Of Front Facades.
• In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block.
The proposed design complies with this policy. The front yard setback of the proposed building is 20'. This distance is approximately 4' different from the established front-yard set back of the adjacent historic houses. However, the difference is attributed to the required amount of front yard depth to accommodate a single tandem parking space and a supported pent eave roof element.

Guideline #78: Minimize The Visual Impact Of On-Site Parking.
The proposed design complies with this policy. The incorporation of the proposed garage door is a new design introduction to the existing historic streetscape, and should be treated in the most discreet and architecturally sensitive manner. The applicant attempted to minimize the visual impact of the garage doors by recessing them beneath a pent roof across the front facade of the building. Furthermore, the applicant intends to utilize "carriage-style" overhead garage doors which are encouraged by the Commission. At the February 1st HDC meeting Staff and the Commission encouraged the architect to emphasize the "front porch" effect by moving the entrance up to the same wall plane as the garage door and by extending the overhang of the pent eave roof further over the driveway from 2' to 4' (See Exhibit G). The architect has changed the pent eave roof to extend 2' feet more over the garage/front porch. This modification, helps to minimize the design of the second story deck/balconette element and is in keeping with a more traditional pent eave roof element on the front facade. The applicant has not moved the entryway. Staff recommends the
applicant move the entrance element of the facade up to the same wall plane as the garage door. This will help to minimize the interruption of the garage element onto this historic streetscape.

Guideline #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
• In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings-windows and doors.
  The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal.

Guideline #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
• New buildings should continue to reinforce these pattern and textures.
  The proposed design complies with this policy. The proposed horizontal wood siding and use of an asphalt composition roof is appropriate. Staff recommends that the applicant submit material and paint color samples for HDC review and approval prior to final design review.

Guideline #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
• The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.
  Not Applicable--there is no use of special ornamental siding materials.

Guideline #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
• Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.
  The proposed design complies with this policy. The contemporary interpretations of specific building elements are limited to the front porch posts and rear deck hand railing.

Guideline #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.
  The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal.

Guideline #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.
• Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.
  The proposed design does not comply with this policy. Staff recommends that the applicant provide a drawn detail to scale which illustrates typical window & door trim for this design in order to be in compliance with this guideline. Staff review and approval of window and door trim detail is required prior to building permit issuance.
D. OUTSTANDING ISSUES
These issues have been incorporated into the Conditions of Approval.
• Detailing regarding appropriate hand-railing on the second story deck/balconette feature on the primary facade (Guideline 84)
• Configuration of the “front porch” effect, i.e., scale of the pent eave roof and the entrance element at the same wall plane of the garage. (Guidelines 78 and 72)

E. REQUESTED COMMISSION ACTION
HDC’s primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Staff finds that the form, mass, scale and size of the building is very compatible with the architectural context of the surrounding historic vernacular. Furthermore, modifications to this design have been made according to the direction of Staff and the Commission. Each of the design guidelines have been met.

Staff requests that the Historic District Commission approve the single-family residence proposed for 953 Park Avenue pursuant to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact
1. The work proposed meets this criteria established by the Historic District Commission. The findings discussed in the analysis section of this report are incorporated herein

2. The proposed dwelling would be located within the HR-1 zone.

3. The new structure will be located next in between two historic structures along a historic streetscape. Garages do not exist on the historic structures.

4. The proposed dwelling complies with the requirements of the HR-1 zone.

5. The findings in the analysis section are incorporated herein.

Conclusions of Law
1. The proposed project as conditioned complies with the Park City Historic District Design Guidelines.

Conditions of Approval
1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of any building permit.

2. All exterior lighting types and locations shall be reviewed and approved by the Planning Department prior to issuance of final building permits.
3. A landscape plan showing the proposed structure and surrounding vegetation shall be submitted and approved by the Planning Department prior to the issuance of final building permits.

4. The entrance element on the primary facade (east elevation) shall be at the same wall plane as the garage door.

5. A detail of all handrail elements shall be submitted and reviewed by the Planning Department, and approved according to the HDC’s *Illustrated Building Materials Handbook*, prior to the issuance of final building permits.

6. The roof material shall be architectural grade composition roof shingles, having a high profile (or definition). The colors shall be reviewed by the Planning Department before final building permit issuance.

7. The proposed dwelling unit colors shall include body, trim and accent colors. The colors shall be complementary of each other, but provide sufficient visual contrast. A painting scheme shall be submitted and approved by the Planning Department prior to issuance of a final building permit.

8. Window and door trim detail shall be reviewed and approved by the Planning Department prior to final building permit issuance.

9. All standard conditions of approval shall apply.

10. This approval shall expire on March 15, 2000, if a building permit has not been issued within a year of this approval.

**Exhibits**

Exhibit A - Location Map
Exhibit B - Site Plan
Exhibit C - Floor Plans
Exhibit E - Building Elevations
Exhibit F - Streetscape
953 Park Ave.

Exhibit A
Vicinity Map
**953 Park Avenue - Design review for a new single family residence**

Planning Intern Barlow introduced the project which was for a three bedroom single family residence in the HR-1 zone. The project had been reviewed at the November 9th meeting and again at the January 4th meeting. The design concerns noted at the January 4th meeting involved the following:

- The deck fascia on the front porch/balconette;
- Construction of a site model;
- Front and rear door design;
- Window style (including the window beside the front door);
- Balconette design and placement; and,
- Parking access/function.

The applicant’s architect, David White, had incorporated the recommended changes relating to the above-noted concerns into the design presented for discussion at this meeting.

Planning Intern Barlow outlined the issues for discussion at this meeting as follows:

- Detailing regarding appropriate front door design, porch hand railing, etc.
- Configuration of the “front porch” effect;
- Submittal of building materials and paint colors for review and approval by HDC;
- Landscape plan for the site; and
- Direction from the HDC regarding revised deck design.

There was general discussion regarding wall planes, balcony size, and modification to the porch element on the current drawings. Slight modifications to the front elevation addressing the issues of discussion were agreed upon. Mr. White said he would include the changes in the drawings presented at the next meeting. Commissioner Werling congratulated Mr. White on the window configuration.

**Motion:** Commissioner Butkovich moved continuance of the project to the March 1st meeting at which time staff shall provide Findings of Fact, Conclusions of Law, and Conditions of Approval for ratification. Commissioner MacQuoid seconded the motion.

**Vote:** The motion passed unanimously, 5-0 in favor.
HISTORIC DISTRICT COMMISSION REPORT

DATE: February 1, 1999
DEPARTMENT: Planning Department
AUTHOR: Thomas Barlow
TITLE: 953 Park Avenue
TYPE OF ITEM: Design Review For A New Single Family Residence in the HR-1 Zone, Historic Residential Zone.

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review and discuss the proposed design located at 953 Park Avenue.

A. PROJECT STATISTICS
Applicant: Joan Keiser/David White (Architect)
Location: 953 Park Avenue
Proposal: Design review for a single-family residence
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Date of Application: August 17, 1998

B. BACKGROUND
The applicant is proposing to construct a three bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties consists of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and contemporary houses. Work will include the construction of a three story residence on the relatively flat lot, along with a single-car garage on the primary facade.

The initial Historic Design Review of this proposal scheduled on October 12, 1998, but was continued to the November 9, 1998 meeting without any formal evaluation by the Commission. At the November 9, 1998 meeting, the HDC expressed several design concerns involving the following issues of discussion: overall building height; complexity of the elevations and roof lines; sunken
garage; and proposed wall-to-window ratio. The application was then continued to an undetermined meeting date.

The applicant's architect (David White) met with Staff afterwards to discuss the aforementioned design issues, and upon addressing those issues, the architect had prepared to present the revised design at the December 7, 1998 HDC meeting. The application was withdrawn from that meeting's agenda by the architect in order to incorporate a few last minute changes as requested by the applicant.

The application was before the HDC again on January 4th where they expressed several design concerns involving the following:

- De-emphasis of fascia of the deck on the front porch/balconette.
- Construct a site model.
- Change the balcony doors to undivided full-light doors. (Front and rear)
- Change all windows to either single light casement windows or double hung windows. (Including the window beside the front door)
- Work the balconette into the porch roof form.
- Provide proof/description of how the parking/access functions for the tri-plex directly behind this proposed residence.

These issues have are addressed in the analysis section of this report.

C. ANALYSIS

The applicant proposes to construct a 1,540 square foot single-family residence (*the applicant should be aware that if the lower storage area has a ceiling height of more than 5', the area will be included in the FAR calculations*) located within the Historic Residential District (HR-1). New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements; as well as compliance with the Historic District Guidelines.
The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

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Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

**Historic District Design Guidelines for New Residential Construction**

**Guideline #68: Avoid Designs That Imitate Historic Styles.**
- New designs are encouraged. Historic styles will not be approved.  
  *The proposed project complies with this policy. The proposed design is clearly contemporary in style, yet utilizes roof forms and incorporates an overall building mass that, although is larger than neighboring structures, is compatible to the historic context of the area.*

**Guideline #71: Maintain The Typical Size And Shape Of Historic Facades.**
- New construction should include facades that have similar widths and heights to those found elsewhere on the street.  
  *The proposed project does not comply with this guideline. Although the design has always included a traditional gable-front configuration that is typical of the historic district, the design includes a contemporary deck feature on the principal facade that is not in keeping with the historic context of the surrounding area. Staff recommends that the deck wall be made flush with the exterior wall plane.*

**Guideline #72: Maintain The Typical Spacing Patterns Of The Street Facades.**
- In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.  
  *The proposed project complies with this policy. The basic front and side yards setbacks are maintained and the main entrance faces Park Avenue. Staff recommends that the front porch of the*
proposed design maintain the existing setback of adjacent houses on the block. The applicant should illustrate this setback on the proposed landscape plan.

Guideline #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood. The proposed project complies with this policy. The design is comprised of a combination of gable-front, hipped, and cross-gable roof forms having wall dormers on the front and rear of the dwelling—all of which are common roof shapes found throughout the historic district.

Guideline #75: Maintain The Orientation And Dimensions Of Porches. The proposal does not comply with this policy. A pent eave porch element extends across the front of the dwelling to help in the continuation of the historic porch roof lines on adjacent houses along the Park Avenue streetscape. Unfortunately, the design intent of this feature is lost due to the overbearing visual impact of the second story deck and the contemporary emphasis created by the unsupported shallow pent eave element. Staff recommends that the applicant eliminate the second story deck recess and deck element and utilize a more traditional construction of the porch roof.

Guideline #76: Maintain the Typical Orientation Of Entrances Towards The Street. • Orient the main entrance of buildings toward the street to maintain this characteristic. The proposal complies with this policy. The design incorporates a porch and main entrance on the front facade of the building, which maintains one of the most important historic architectural characteristics of Park City. Staff recommends that the applicant change the front door to a wood, half-light, panel door.

Guideline #77: Maintain The Typical Setback Of Front Facades. • In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block. The proposed design complies with this policy. The front yard setback of the proposed building is 18'. This distance is approximately 2' different from the established front-yard set back of the adjacent historic houses. However, the difference is attributed to the required amount of front yard depth to accommodate a single parking space.

Guideline #78: Minimize The Visual Impact Of On-Site Parking. The proposed design complies with this policy. The incorporation of the proposed garage door is a new design introduction to the streetscape, and should be treated in the most discreet and architecturally sensitive manner. The applicant attempted to minimize the visual impact of the garage doors by recessing them beneath a pent roof across the front facade of the building. Furthermore, the applicant intends to utilize “carriage-style” overhead garage doors which are encouraged by the Commission. However, Staff encourages the architect to emphasize the “front porch” effect. This can be accomplished by moving the entrance up to the same wall plane as the garage door and by extending the overhang of the pent eave roof further over the driveway from 2' to 4' (See Exhibit G).
Guideline #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
- In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings-windows and doors.

The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal.

Guideline #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
- New buildings should continue to reinforce these pattern and textures.

The proposed design complies with this policy. The proposed horizontal wood siding and use of an asphalt composition roof is appropriate. Staff recommends that the applicant submit material and paint color samples for HDC review and approval prior to final design review.

Guideline #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
- The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.

Not Applicable--there is no use of special ornamental siding materials.

Guideline #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
- Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.

The proposed design complies with this policy. The contemporary interpretations of specific building elements are limited to the front porch posts and rear deck hand railing.

Guideline #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.

The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal.

Guideline #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.
- Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.

The proposed design does not comply with this policy. Window dimensions and finishes have not been identified. Staff recommends that the applicant provide a drawn detail to scale which illustrates typical window & door trim. Furthermore, that the front door be modified to a wood half light door.

D. REQUESTED COMMISSION ACTION

HDC's primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Staff finds that the form, mass, scale and size of the building is very compatible with the architectural context of the surrounding historic vernacular. However, Staff believes
additional design consideration is needed. Upon reviewing the following issues of discussion, Staff requests HDC to provide design direction to the applicant.

E. ISSUES FOR DISCUSSION
- Detailing regarding appropriate front door design, porch hand railing, etc. (Guideline #’s 76, 84);
- Configuration of the “front porch” effect; (Guideline #75)
- Submittal of building materials and paint colors for review and approval by HDC (Guideline #80);
- Landscape plan for the site (Guideline #83)
- Direction from the HDC regarding revised deck design (Guideline #71)

Exhibits
Exhibit A - Location Map
Exhibit B - Site Plan
Exhibit C - Floor Plans
Exhibit E - Building Elevations
Exhibit F - Streetscape
953 Park Ave.

Exhibit A
Vicinity Map
To:    David White

Fax #: (435) 655-8845

From: Thomas Barlow
      (Planning Dept.)

Date: January 13 1999

Subject: 953 Park Avenue

Pages: 2, including this cover sheet.

COMMENTS: If you have any questions feel free to call. Thomas
MEMO

To: David White
From: Thomas Barlow
Subject: HDC recommended changes for 953 Park Avenue
Date: January 13, 1999

David, at the January 4th HDC meeting the HDC recommended some changes. Please submit the revised drawings to the Planning Department by 2:00 PM January 19, 1999. Included is a photograph taken of a historic structure on 402 Marsac that could be helpful in describing what the HDC may want to see done with the balconette at 953 Park. Other requested changes are as follows:

* De-emphasis of fascia of the deck on the front porch/balconette, (see attached photo)

* Bring a model to Planning Department on or before Jan 19 and to the HDC meeting Feb. 1st.

*Change balcony doors to half light doors. (Front and rear)

*Change all windows to either single light casement windows or double hung windows. (Including the window beside the front door)

*Work the balconette into the form.

*Provide proof/description of how the parking/access functions for the tri-plex directly behind this proposed residence.
TO: David White                  DATE: January 28, 1999
FAX #: (435) 655-8845            PAGES: 1 Including this cover sheet
FROM: Thomas Barlow
SUBJECT: 953 Park Avenue

COMMENTS: David, here is a copy of the February 1st, 1999 HDC report for your files. According to the HDC meeting on January 4, 1999 your modified designs met all the Historic District Design Guidelines with the exception of: Guidelines 71, 75, 79, and 84. You will find that the current report has been revised to reflect that the current modifications submitted on January 19th 1999 comply with guideline 79. However, guidelines 71, 75, and 84 are still not in compliance. Guideline 84 merely requires the submission of a window detail. Guidelines 71 and 75 are still listed as issues for discussion which is why Staff is not requesting final action at this time. Only after the HDC provides specific direction on these Design Guidelines will Staff draw up Findings of Fact, Conclusions of Law, and Conditions of Approval. If you have any further questions or comments contact me at 615-5071.

Thanks, Thomas.
Assistant Preservation Planner.

P.S. Staff has found a few discrepancies between the model and the drawings in terms of height.
HISTORIC DISTRICT COMMISSION REPORT

DATE: January 4, 1998
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 953 Park Avenue
TYPE OF ITEM: Work Session - Design Review For New A Single Family Residence

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review the project for compliance with the Historic District Guidelines and provide the applicant with design direction.

A. PROJECT STATISTICS
Applicant: Joan Keiser/David White (Architect)
Location: 953 Park Avenue
Proposal: Design review for a single-family residence
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Date of Application: August 17, 1998

B. BACKGROUND
The initial Historic Design Review of this proposal scheduled on October 12, 1998, but was continued to the November 9, 1998 meeting without any formal evaluation by the Commission. At the November 9, 1998 meeting, the HDC expressed several design concerns involving the following issues of discussion: overall building height; complexity of the elevations and roof lines; sunken garage; and proposed wall-to-window ratio. The application was then continued to an undetermined meeting date. The applicant's architect (David White) met with Staff afterwards to discuss the aforementioned design issues, and upon addressing those issues, the architect had prepared to present the revised design at the December 7, 1998 HDC meeting. The application was withdrawn from that meeting's agenda by the architect in order to incorporate a few last minute changes as requested by the applicant. The architect now presents this application for HDC review.

The applicant is proposing to construct a three bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties
consists of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and contemporary houses. Work will include the construction of a three story residence on the relatively flat lot, along with a single-car garage on the primary facade.

C. ANALYSIS
The applicant proposes to construct a 1,540 square foot single-family residence (the applicant should be aware that if the lower storage area has a ceiling height of more than 5', the area will be included in the FAR calculations) located within the Historic Residential District (HR-1). New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements; as well compliance with the Historic District Guidelines.

The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

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</table>

* The highest point of the building towards the rear of the dwelling—the maximum height of the house fronting Park Avenue will be 24 feet.

Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

**Historic District Design Guidelines for New Residential Construction**

Guideline #68: Avoid Designs That Imitate Historic Styles.
- New designs are encouraged. Historic styles will not be approved.

The proposed project complies with this policy. The proposed design is clearly contemporary in style, yet utilizes roof forms and incorporates an overall building mass that is very compatible to the historic context of the area.
Guideline #71: Maintain The Typical Size And Shape Of Historic Facades.
• New construction should include facades that have similar widths and heights to those found elsewhere on the street.

*The proposed project does not comply with this guideline.* Although the design utilizes a traditional gable-front configuration that is typical of the historic district, the design includes a contemporary deck feature on the principal facade that is not in keeping with the historic context of the surrounding area.

Guideline #72: Maintain The Typical Spacing Patterns Of The Street Facades.
• In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.

*The proposed project complies with this policy.* The basic front and side yards setbacks are maintained and the main entrance faces Park Avenue. Staff recommends that the front porch of the proposed design maintain the existing setback of adjacent houses on the block. The applicant should illustrate this concern on the proposed landscape plan.

Guideline #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood.
*The proposed project complies with this policy.* The design is comprised of a combination of gable-front, hipped, and cross-gable roof forms having wall dormers on the front and rear of the dwelling—all of which are common roof shapes found throughout the historic district.

Guideline #75: Maintain The Orientation And Dimensions Of Porches.
*The proposal does not comply with this policy.* A shed roof porch element extends across the front of the dwelling to help in the continuation of the historic porch roof lines on adjacent houses along the Park Avenue streetscape. Unfortunately, the design intent of this feature is lost due to the overbearing second story deck and vertical emphasis created by the corner boards surrounding it. Staff recommends that the applicant remove the deck element.

Guideline #76: Maintain the Typical Orientation Of Entrances Towards The Street.
• Orient the main entrance of buildings toward the street to maintain this characteristic.

*The proposal complies with this policy.* The design incorporates a porch and main entrance on the front facade of the building, which maintains one of the most important historic architectural characteristics of Park City. Staff recommends that the applicant change the front door to a wood, half-light, panel door.

Guideline #77: Maintain The Typical Setback Of Front Facades.
• In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block.

*The proposed design complies with this policy.* The front yard setback of the proposed building is 18'. This distance is approximately 2' different from the established front-yard set back of the adjacent historic houses. However, the difference is attributed to the required amount of front yard depth to accommodate a single parking space. Staff recommends that the applicant attempt to maintain a similar front yard setback as the adjacent historic buildings.
Guideline #78: Minimize The Visual Impact Of On-Site Parking.
The proposed design complies with this policy. The incorporation of the proposed garage door is a new design introduction to the streetscape, and should be treated in the most discreet and architecturally sensitive manner. The applicant attempted to minimize the visual impact of the garage doors by recessing them beneath a pent roof across the front facade of the building. Furthermore, the applicant intends to utilize “carriage-style” overhead garage doors which are encouraged by the Commission. However, Staff encourages the architect to emphasize the “front porch” effect. This can be accomplished by moving the entrance up to the same wall plane as the garage door and by extending the overhang of the pent eave roof further over the driveway from 2' to 4' (See Exhibit G).

Guideline #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
- In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings-windows and doors.

*The proposed design does not comply with this policy.* The proposed window to wall ratio on the primary facade has been improved from the initial design submittal. However, Staff recommends that the applicant utilize a standard window configuration throughout the overall design and maintain the traditional window proportion of 2:1 (height:width).

Guideline #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
- New buildings should continue to reinforce these pattern and textures.

*The proposed design complies with this policy.* The proposed horizontal wood siding and use of an asphalt composition roof is appropriate. Staff recommends that the applicant submit material and paint color samples for HDC review and approval prior to final design review.

Guideline #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
- The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.

*Not Applicable--there is no use of special ornamental siding materials.*

Guideline #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
- Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.

*The proposed design complies with this policy.* The contemporary interpretations of specific building elements are limited to the front porch posts and rear deck hand railing.

Guideline #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.

*Staff would like hear discussion from the HDC on the varying window light configurations proposed. Refer to Staff's response to Guideline #79.*
Guideline #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.

• Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.

*The proposed design does not comply with this policy.* Staff also recommends that the applicant provide a drawn detail which illustrates typical window & door trim.

D. REQUESTED COMMISSION ACTION

HDC's primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Staff finds that the form, mass, scale and size of the building is very compatible with the architectural context of the surrounding historic vernacular. However, Staff believes additional design consideration is needed. Upon reviewing the following issues of discussion, Staff requests HDC to provide design direction to the applicant.

E. ISSUES FOR DISCUSSION

• Detailing regarding appropriate front door design, porch hand railing, etc. (Policy #76);
• Configuration of the "front porch" effect;
• Submittal of building materials and paint colors for review and approval by HDC (Policy #80);
• Varying window light configurations; type of trim detailing; and appropriate window proportions (Policy #79 and #84); and
• Landscape plan for the site (Policy #82).

Exhibits

Exhibit A - Location Map
Exhibit B - Site Plan
Exhibit C - Floor Plans
Exhibit E - Building Elevation
Exhibit F - Streetscape
Exhibit G - Detail illustrating “front porch” effect.

M:\CDD\DS\HDC\RPTCOPY\953PARK.PH4
Exhibit A
Vicinity Map
EAST ELEVATION
SCALE 1/8"=1'-0"
WEST ELEVATION

SCALE 1/8" = 1'-0"
Conditions of Approval

1. Final location of the miner/mucker display of art shall be approved by the Chief Building Official and the Fire District as a condition precedent to installation of the art work.
2. Any additional lights proposed in the future require compliance with the City's lighting ordinance and a building permit prior to installation.
3. Approval of a building permit for construction of the base for the skier bronze is a condition precedent to installation of the art work.

935 Park Avenue-Design review of a single family residence
The applicant's architect, David White, had requested this item be continued.

Motion: Commissioner Butkovich moved to continue the project to February 1, 1998. Commissioner MacQuoid seconded the motion.
Vote: The motion passed unanimously, 4-0 in favor.

160 Norfolk Avenue-Design review for a new single family residence
Planner Satchell gave the Commissioners an overview of the project which was for a three bedroom single family residence to be located in the HR-1 District on a downhill lot. He continued that the lot currently has a non-historic concrete foundation from a previously planned, non-compliant construction campaign. The proposed work would include: 1) the removal of the existing concrete foundation; 2) the construction of the three level residence following the natural grade of the lot; and, 3) the incorporation of a single car parking space on the primary facade.

John Vrabel, a neighbor, distributed a street scape illustrating the height of the proposed new construction as compared to the existing historic structures on each side. The Commission members agreed the structure was too tall. It was decided that since there was concurrence that the structure was too tall, discussion on the structure's height should be tabled until such time as staff had time to work with the applicant to mitigate the height issues. Planner Satchell asked the Commissioners to provide direction on the other issues for discussion as outlined in the staff report. He outlined the discussion issues as follows (with the Commissioners' consensus indicated in italics):

- Use of brick on the primary facade. The Commissioners supported (although NOT enthusiastically) the use of brick and its color as presented, but suggested other elements be incorporated to add compatibility with the rest of the structure.
DATE: December 7, 1998  
DEPARTMENT: Planning Department  
AUTHOR: Derek Satchell  
TITLE: 953 Park Avenue  
TYPE OF ITEM: Design Review For New A Single Family Residence

**SUMMARY RECOMMENDATIONS:** Staff requests that the Historic District Commission review the project for compliance with the Historic District Guidelines and provide the applicant with design direction.

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**A. PROJECT STATISTICS**

- **Applicant:** Joan Keiser/David White (Architect)  
- **Location:** 953 Park Avenue  
- **Proposal:** Design review for a single-family residence  
- **Zoning:** Historic Residential (HR-1) District  
- **Adjacent Land Uses:** Residential  
- **Date of Application:** August 17, 1998

**B. BACKGROUND**

The initial Historic Design Review of this proposal scheduled on October 12, 1998, was continued to the November 9, 1998 meeting without any formal evaluation by the Commission. At the November 9, 1998 meeting, the HDC expressed several design concerns involving the following issues of discussion: overall building height; complexity of the elevations and roof lines; sunken garage; and proposed wall-to-window ratio. The application was then continued to an undetermined meeting date. The applicant's architect (David White) met with Staff afterwards to discuss the aforementioned design issues, and upon addressing those issues, Staff now presents the application to the Commission for further design direction.

The applicant is proposing to construct a three bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties
consists of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and contemporary houses. Work will include the construction of a three story residence on the relatively flat lot, along with a single-car garage on the primary facade.

C. ANALYSIS
The applicant proposes to construct a 1,580 square foot single-family residence located within the Historic Residential District (HR-1). New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements; as well compliance with the Historic District Guidelines.

The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>1,687 sq. ft. min.</td>
</tr>
<tr>
<td>FAR</td>
<td>1,867 sq ft plus 400 sq. ft. garage</td>
</tr>
<tr>
<td>Setbacks • Front 10 feet Total 30 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Rear 10 feet</td>
<td>12 feet</td>
</tr>
<tr>
<td>Sides 3 feet Total 6 feet</td>
<td>6 ft total</td>
</tr>
<tr>
<td>Parking 2 parking spaces</td>
<td>2 parking spaces</td>
</tr>
<tr>
<td>Height 27 feet</td>
<td>26 feet*</td>
</tr>
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</table>

* The highest point of the building which on the rear of the dwelling—the maximum height of the house along Park Avenue will be 21 feet.

Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

Historic District Design Guidelines for New Residential Construction

Guideline #68: Avoid Designs That Imitate Historic Styles.

- New designs are encouraged. Historic styles will not be approved.

The proposed project complies with this policy. The proposed design is clearly contemporary in style, yet utilizes roof forms and incorporates an overall building mass that is very compatible to the historic context of the area.
Guideline #71: Maintain The Typical Size And Shape Of Historic Facades.
- New construction should include facades that have similar widths and heights to those found elsewhere on the street.

The proposed project complies with this guideline. The design utilizes a traditional gable-front configuration that is typical of the historic district, and well-suited for its narrow urban lot. Staff also recognizes that the design is sympathetic to the existing or established surrounding vernacular, being that the building is no taller than 21' at Park Avenue (and gradually increases to 26' towards the rear of the building). Given the stringent design constraints placed upon the architect due to site conditions (setbacks, surrounding architectural context, existing trees, etc.), the design is very compatible with the context of the area.

Guideline #72: Maintain The Typical Spacing Patterns Of The Street Facades.
- In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.

The proposed project complies with this policy. The basic front and side yards setbacks are maintained and the main entrance faces Park Avenue. Staff recommends that the front porch of the proposed design maintain the existing setback of adjacent houses on the block. The applicant should illustrate this concern on the proposed landscape plan.

Guideline #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood.

The proposed project complies with this policy. The design is comprised of a combination of gable-front, hipped, and cross-gable roof forms having wall dormers on the front and rear of the dwelling—all of which are common roof shapes found throughout the historic district.

Guideline #75: Maintain The Orientation And Dimensions Of Porches.

The proposal complies with this policy. A shed roof porch element extends across the front of the dwelling (above the main entrance as well as the garage), which helps in the continuation of the historic porch roof lines on adjacent houses along the Park Avenue streetscape.

Guideline #76: Maintain The Typical Orientation Of Entrances Towards The Street.
- Orient the main entrance of buildings toward the street to maintain this characteristic.

The proposal complies with this policy. The design incorporates a highly visible porch and main entrance on the front facade of the building, which maintains one of the most important historic architectural characteristics of Park City. Staff recommends that the applicant change the front door to a wood, half-light, panel door.

Guideline #77: Maintain The Typical Setback Of Front Facades.
- In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block.

The proposed design does not comply with this policy. The front yard setback of the proposed building is 20’. This distance is approximately 6' different from the established front-yard set back of the adjacent historic houses. However, the difference is attributed to the required amount of front yard depth to accommodate a single parking space. Staff recommends that the applicant attempt to maintain a similar front yard setback as the adjacent historic buildings.
Guideline #78: Minimize The Visual Impact Of On-Site Parking.
The proposed design complies with this policy. The incorporation of the proposed garage door is a new design introduction to the streetscape, and should be treated in the most discreet and architecturally sensitive manner. The applicant has minimized the visual impact of the garage doors by recessing them beneath a pent roof extension of the front porch across the front facade of the building. Furthermore, the applicant intends to utilize “carriage-style” overhead garage doors which are encouraged by the Commission.

Guideline #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
• In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings—windows and doors.
The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal. Staff recommends that the applicant maintain the traditional window proportion of 2:1 (height:width).

Guideline #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
• New buildings should continue to reinforce these pattern and textures.
The proposed design complies with this policy. The proposed horizontal wood siding and use of an asphalt composition roof is appropriate.
Staff recommends that the applicant submit material and paint color samples for HDC review and approval at the next meeting.

Guideline #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
• The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.
Not Applicable—there is no use of special ornamental siding materials.

Guideline #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
• Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.
The proposed design complies with this policy. The contemporary interpretations of specific building elements are limited to the front porch posts and rear deck hand railing.

Guideline #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.
The proposed design complies with this policy. Although the proposed windows maintain a similar size and proportion to those found throughout the district, Staff recommends that the applicant maintain the traditional window proportion of 2:1 (height:width), and would like hear discussion from the HDC on the varying window light configurations proposed.
Guideline #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.
- Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.

_The proposed design does not comply with this policy. Staff also recommends that the applicant provide a drawn detail which illustrates typical window & door trim._

**D. REQUESTED COMMISSION ACTION**
HDC’s primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Staff finds that the form, mass, scale and size of the building is very compatible with the architectural context of the surrounding historic vernacular. Upon reviewing the following issues of discussion, Staff requests HDC to provide design direction to the applicant.

**E. ISSUES FOR DISCUSSION**
- Detailing regarding appropriate front door design, porch hand railing, etc. (Policy #76);
- Submittal of building materials and paint colors for review and approval by HDC (Policy #80);
- Varying window light configurations; type of trim detailing; and appropriate window proportions (Policy #79 and #84); and
- Landscape plan for the site (Policy #82).

**Exhibits**
- Exhibit A - Location Map
- Exhibit B - Site Plan
- Exhibit C - Floor Plans
- Exhibit E - Building Elevation
- Exhibit F - Streetscape

M:\CDD\DS\HDC\RPTCOPY\953PARK.PH3
Exhibit A
Vicinity Map
EAST ELEVATION

SCALE 1/8"=1'-0"
MOYER Press

Fax Transmission

PARK CITY

Department of Community Development
Engineering · Building Inspection · Planning

To: David White          Date: November 14, 1998

Fax #: (435) 655-8845   Pages: 9, including this cover sheet.

From: Planning Department

Subject: 953 Park Avenue

COMMENTS: Hi David-

Attached please find copies of some sketches that I put together which address the comments that Staff & HDC had regarding the design for 953 Park Avenue. Please don’t mis-interpret my action--these are merely SUGGESTIONS in which to help you.

I realize that you are very effective at designing within the constraints of our Land Management Code. Hence, I have no doubt that you will tackle this design predicament successfully. I just thought that if Staff determines a design proposal is not in keeping with the Guidelines, then Staff should at least provide the applicant with some sort of graphic direction. I hope my suggestions help you.

Please note that all design revisions must be received by the Planning Office no later than 5:00pm on November 23, 1998 for HDC review on December 7, 1998. Should you have any questions upon reviewing this material, please feel free to call me at 615-5070.

Derek
CONCEPT AA
Aligns w/ length of previously submitted design

Concept B

Concept A

Concept AA

South Elevation
Go creative! Much more than protection for two cars, this nifty little number is full of surprises. The gable roof sports an intersecting overhang to form an 8'-foot shaded area supported by three brick-and-pillar columns with decorative arched trim. A double-hung sash window front and center, complete with shutters, adds natural light and lots of appeal. A one-more-for-good-measure triangle of trim above the window, and a side door for easy access make this plan all but irresistible. Additional light is provided through clear panels on the garage doors and a window in the back wall. Design by Larry W. Garnett and Associates, Inc.
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</table>
953 Park Avenue-Design review of a single family residence
Planner Satchell gave an overview of the project which was for a new, four-bedroom single family residence in the HR-1 zone. Issues for discussion were outlined as follows:

- The height, massing, size, and shape of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue;
- The roof slope form of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue;
- The countersunk design of the garage in relation to the street scape along Park Avenue;
- Window light configuration of the design proposal and the type of trim detailing shown; and,
- The contemporary interpretation of porch and garage door header.

Architects David White and Christine Morr were present at the meeting. Mr. White gave a brief presentation including photographs and a model of the proposed structure which, if built, would be surrounded on either side by smaller, historic structures. He stated an attempt had been made to design the proposed structure to be compatible with the surrounding structures and the contemporary buildings across the street. Ms. Morr noted that one of the existing, adjacent historic structures had been approved for an addition that would increase its height.

There was general discussion with the Commissioners agreeing that the following aspects of the proposed design were not in compliance with the Historic District Design Guidelines:

- Height of the structure;
- Countersunk design of the garage;
- Complexity/compatibility of the design.

Mr. White said he would work on the design to address the Commissioners' concerns.

Motion: Commissioner Werling moved the project be continued to the December 7th meeting. Commissioner Butkovich seconded the motion.
Vote: The motion passed unanimously, 4-0 in favor.

563 Woodside Avenue-Design review of a single family residence
Planner Satchell gave a brief introduction to the project which was last reviewed by the HDC at their October 12th meeting. At that meeting, a conditioned approval for the rehabilitation proposal of the property was given. There was no approval given for proposed changes to the front
HISTORIC DISTRICT COMMISSION REPORT

DATE: November 9, 1998
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 953 Park Avenue
TYPE OF ITEM: Design Review For New A Single Family Residence

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review the project for compliance with the Historic District Guidelines and provide the applicant with design direction.

A. PROJECT STATISTICS

Applicant: Joan Keiser/David White (Architect)
Location: 953 Park Avenue
Proposal: Design review for a single-family residence
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Date of Application: August 17, 1998

B. BACKGROUND

The initial Historic Design Review of this proposal scheduled on October 12, 1998, was continued to the November 9, 1998 meeting without any formal evaluation by the Commission. Afterwards, the applicant's architect (David White) met with Staff to discuss various design issues as expressed in the October 12, 1998 Staff report. Upon addressing those issues, Staff agreed to present the application to the Commission for design direction.

The applicant is proposing to construct a four bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties consists of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and
contemporary houses. Work will include the construction of a three story residence (slightly below grade) on the relatively flat lot, along with a single-car garage on the primary facade.

C. **ANALYSIS**

The applicant proposes to construct a 1,866 square foot single-family residence located within the Historic Residential District (HR-1). The construction of a single-family residence in this location on Park Avenue will have a significant visual impact on the established historic architectural vernacular that currently exists at this location. New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements; as well compliance with the Historic District Guidelines.

The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

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<tr>
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<th>Proposed</th>
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<td>Lot Size</td>
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<td>FAR</td>
<td>1,867 sq ft plus 400 sq. ft. garage</td>
</tr>
<tr>
<td>Setbacks</td>
<td>10 feet Total 30 feet</td>
</tr>
<tr>
<td></td>
<td>10 feet</td>
</tr>
<tr>
<td></td>
<td>3 feet Total 6 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>2 parking spaces</td>
</tr>
<tr>
<td>Height</td>
<td>27 feet</td>
</tr>
</tbody>
</table>

Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

**HISTORIC GUIDELINE REVIEW:** Staff’s primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Despite compliance with LMC and several specific HDC Guidelines, Staff is concerned that the perceived mass of the building is too large (See policy #71).

**Policy #68: Avoid Designs That Imitate Historic Styles.**
- New designs are encouraged. Historic styles will not be approved.

_The proposed project complies with this policy. While the overall proposed design is strongly contemporary, the applicant has tried to incorporate roof forms similar in configuration to adjacent historic buildings._
Policy #71: Maintain The Typical Size And Shape Of Historic Facades.
- New construction should include facades that have similar widths and heights to those found elsewhere on the street.

The proposed project does not comply with this guideline. Staff would like to hear discussion on this policy. The design guidelines encourage new designs to be sympathetic to the existing or established surrounding vernacular. Staff strongly suggests that the building be redesigned to provide no larger than a 1 ½ story form at Park Avenue. It appears to Staff that this could be accomplished without a major reduction in square footage. Staff would like to hear discussion from HDC regarding the mass, form, proportion and scale of this project (See Exhibit F). Although Staff recognizes the stringent design constraints placed upon the architect due to site conditions (setbacks, surrounding architectural context, existing trees, etc.), Staff questions if the design program of the project is appropriate for the site.

Policy #72: Maintain The Typical Spacing Patterns Of The Street Facades.
- In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.

The proposed project complies with this policy. The basic front and side yards setbacks are maintained and the main entrance faces Park Avenue. However, Staff would like to hear discussion regarding the fact that the garage door will be lower than street-level.

Policy #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood.
Staff is unsure if the proposed project complies with this policy. Staff would like to hear discussion on this policy. The applicant has maintained a similar eave detailing, roof slope and amount of roof exposure as found on adjacent historic buildings. However, the proposed roof plan appears more complex than what is historically seen throughout the district.

Policy #75: Maintain The Orientation And Dimensions Of Porches.
The proposal complies with this policy. There is a small covered porch area on front facade of the building.

Policy #76: Maintain the Typical Orientation Of Entrances Towards The Street.
- Orient the main entrance of buildings toward the street to maintain this characteristic.

The proposed design complies with this policy. Please refer to Staff’s response to policy #75.

Policy #77: Maintain The Typical Setback Of Front Facades.
- In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block.

The proposed design does not comply with this policy. The front yard setback of the proposed building is 18'. This distance is approximately 3' different from the established front-yard set back of the adjacent historic houses. However, the difference is attributed to the required amount of front yard depth to accommodate a single parking space.
Policy #78: Minimize The Visual Impact Of On-Site Parking.
The proposed design does not comply with this policy. The incorporation of the proposed garage door is a new design introduction to the streetscape, and should be treated in the most discreet and architecturally sensitive manner. Although the design of the garage door being lower than street-level was intended to a sensitive design treatment to the surrounding architecture, Staff would like to hear discussion on this design solution.

Policy #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
- In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings-windows and doors.
The proposed design complies with this policy. The proposed window to wall ratio on the primary facade has been improved from the initial design submittal. Staff would like to hear discussion regarding the window configuration.

Policy #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
- New buildings should continue to reinforce these pattern and textures.
The proposed design complies with this policy. The proposed horizontal wood siding and use of an asphalt composition roof is appropriate.

Policy #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
- The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.
Not Applicable--there is no use of special ornamental siding materials.

Policy #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
- Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.
The proposed design complies with this policy. The contemporary interpretations of specific building elements are limited to the porch and garage headers.

Policy #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.
The proposed design complies with this policy. Although the proposed windows maintain a similar size and proportion to those found throughout the district, Staff would like hear discussion on the window light configuration proposed.

Policy #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.
- Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.
The proposed design does not comply with this policy. The window trim shown is different from what is typically found on successful infill architecture found throughout the district. Refer to Staff’s
response to policy #83. Staff also recommends that the applicant provide a drawn detail which illustrates typical window & door trim.

D. REQUESTED COMMISSION ACTION
Staff’s primary concern is with the compatibility of the proposed mass in context with the adjacent historic buildings. Despite compliance with LMC and several specific HDC Guidelines, Staff is concerned that the perceived mass of the building is too large (See policy #71). Staff would like to hear discussion from the HDC regarding the overall intensity of the proposed design program in relation to the site. Upon reviewing the following issues of discussion, Staff requests HDC to provide design direction to the applicant to reduce the scale of the building to no more than twenty-two (22').

E. ISSUES FOR DISCUSSION
• The height, massing, size, and shape of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue (Policy #71);

• The roof slope form of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue (Policy #74);

• The countersunk design of the garage in relation to the streetscape along Park Avenue (Policy #78);

• Window light configuration of the design proposal and the type of trim detailing shown (Policy #79 and #84); and

• The contemporary interpretation of porch and garage door header (Policy #82); and

Exhibits
Exhibit A - Location Map
Exhibit B - Site Plan
Exhibit C - Floor Plans
Exhibit E - Building Elevation
Exhibit F - Streetscape

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Present: Linda McReynolds, Ron Butkovich, Mac MacQuoid, Patrick Putt, Derek Satchell

WORK SESSION

953 Park Avenue-Design review of a single family residence
Motion: Commissioner MacQuoid moved that this item be continued to a future meeting. Commissioner Butkovich seconded the motion.
Vote: The motion passed unanimously, 3-0 in favor.
HISTORIC DISTRICT COMMISSION REPORT

DATE: October 12, 1998
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 953 Park Avenue
TYPE OF ITEM: Work Session - Design Review For New A Single Family Residence

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review the project for compliance with the Historic District Guidelines and provide the applicant with design direction.

A. PROJECT STATISTICS

Applicant: Joan Keiser/David White (Architect)
Location: 953 Park Avenue
Proposal: Design review for a single-family residence
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Date of Application: August 17, 1998

B. BACKGROUND

This proposal does not comply with the Historic District Design Guidelines. The applicant has met with Staff, but wishes to present the application to the Commission for design direction. The applicant is proposing to construct a four bedroom single-family residence that will be located on Lot 14 in Block 3 of the Park City Survey. The lot is surrounded by two recently rehabilitated historic residences to the left on Lot 13, and to the right on Lot 15. Other adjacent properties consist of a vacant lot to the north on the corner of 10th Street, as well as a mix of historic and contemporary houses. Work will include the construction of a three story residence (slightly below grade) on the relatively flat lot, along with a single-car garage on the primary facade.
C. **ANALYSIS**
The applicant proposes to construct a 2,296 square foot single-family residence located within the Historic Residential District (HR-1). The construction of a single-family on this strip of Park Avenue will have a significant visual impact on the established historic architectural vernacular that currently exists at this location. New residential construction is allowed providing that the proposal complies with the following Land Management Code requirements.

The following is a breakdown of the HR-1 zone requirements to be verified prior to issuance of building permits.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Code Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>1,687 sq. ft. min.</td>
<td>1,875 sq ft.</td>
</tr>
<tr>
<td>FAR</td>
<td>1,867 s.f. plus 400 s.f. garage</td>
<td>1,896* sq ft. plus 400 s.f. garage</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10 feet</td>
<td>18 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>10 feet</td>
<td>12 feet</td>
</tr>
<tr>
<td>Sides</td>
<td>3 feet</td>
<td>6 ft total</td>
</tr>
<tr>
<td>Total</td>
<td>30 feet</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>2 parking spaces</td>
<td>2 parking spaces</td>
</tr>
<tr>
<td>Height</td>
<td>27 feet</td>
<td>27 feet**</td>
</tr>
</tbody>
</table>

* The calculated FAR for the new construction does not currently comply with the maximum allowable FAR as specified in the Code, and must be reduced prior to any building permit issuance.

Outlined below are specific Historic District Design Guidelines which relate to the proposed single-family residence at 953 Park Avenue.

**Policy #68: Avoid Designs That Imitate Historic Styles.**
- New designs are encouraged. Historic styles will not be approved.

*The proposed project does not comply with this policy. The intent of the guideline is to discourage the reproduction of "altered" or modified non-historic house designs that will compromise the integrity of neighboring authentic houses. While the overall proposed design is strongly contemporary, Staff does recommend that the applicant study the overall design of the adjacent historic buildings in order to create an architecturally sympathetic new design having similar qualities.*
Policy #71: Maintain The Typical Size And Shape Of Historic Facades.
- New construction should include facades that have similar widths and heights to those found elsewhere on the street.

The proposed project does not comply with this policy. The design guidelines encourage new designs to be sympathetic to the existing or established surrounding vernacular. The current proposal is extremely incompatible with the surrounding historic vernacular in terms of mass, form, height and scale (as shown in Exhibit F). The proposed design will tower above the adjacent structures and will be visually obtrusive. Staff recommends that the applicant refer to the adjacent historic houses (#937, #943, #949, and #959 Park Avenue), rather than the nearby contemporary dwellings, as the object of architectural relativity.

Policy #72: Maintain The Typical Spacing Patterns Of The Street Facades.
- In new construction, consider the relationship of the new building and its side yard setbacks to those of existing buildings.

The proposed project does not comply with this policy. While basic front and side yards setbacks are maintained, the main entrance of the proposed building will be lower than street-level. This design will introduce a “different” design aspect than commonly found along this portion of the streetscape.

Policy #74: Use Roof Shapes Similar To Those Found Historically In The Neighborhood.

The proposed design does not comply with this policy. The guidelines encourage roofs which have a primary ridge line perpendicular to the street to minimize the building mass. The overall roof form consists of a simple front-gable shapes, but the pitch is shallower than the typical 9/12 roof pitch found throughout the district. Staff recommends that the applicant maintain a similar eave detailing, roof slope and amount of roof exposure as the adjacent historic buildings.

Policy #75: Maintain The Orientation And Dimensions Of Porches.

The proposal does not comply with this policy. There is a small covered porch area at the main entrance of the building, and a deck area above at the third floor level. However, the recessed and countersunk entry, combined with a double-tier handrail design above, strongly conflicts with the visual unity of historic designs repeated along the street. Staff recommends that the applicant maintain a similar entrance level and sympathetic porch configuration as seen along this section of Park Avenue.

Policy #76: Maintain the Typical Orientation Of Entrances Towards The Street.
- Orient the main entrance of buildings toward the street to maintain this characteristic.

The proposed design does not comply with this policy. Please refer to Staff’s response to policy #75.

Policy #77: Maintain The Typical Setback Of Front Facades.
- In new construction, set buildings back from the street in conformance with the typical alignment of facades on the block.

The proposed design does not comply with this policy. The front yard setback of the proposed building is 18’. This distance is approximately 3’ different from the established front-yard set back.
of the adjacent historic houses. The front of the proposed dwelling should align with the adjacent historic buildings.

Policy #78: Minimize The Visual Impact Of On-Site Parking.
The proposed design does not comply with this policy. The incorporation of the proposed garage door is a new design introduction to the streetscape, and should be treated in the most discreet and architecturally sensitive manner. However, the design of the garage and entrance that is lower than streetlevel will be an insensitive design treatment to the surrounding architecture. This design also utilizes a large impermeable driveway (with U-turn area) on the primary facade. Given that this section of Park Avenue experiences heavy pedestrian traffic as a primary means of egress to the historic Main Street district, Staff recommends that the applicant soften the visual impact of the new driveway by reducing the amount of paving in front of the house as much as possible. In keeping with the intent of this policy, Staff recommends that the applicant eliminate the u-turn area and assimilate tire-paths with turf areas. The applicant does illustrate the use of “carriage-style” overhead garage doors on the building’s primary facade. However, the proportions of the garage door styles and rails should be attenuated, so not to appear visually predominant.

Policy #79: Use The Ratios Of Windows To Walls that Are Similar to Historic Structures.
- In general, about two-thirds of the front facade is “solid” on historic structures. The balance is openings-windows and doors.
The proposed design does not comply with this policy. The proposed window to wall ratio on the primary facade is excessive on the primary facade (given the size, light pattern and asymmetric configuration), of the large windows shown. The applicant appears to have invered this ratio on secondary facades by the use of small square windows randomly dispersed across those facades. Staff recommends that the applicant utilize more standard size windows on all facades, having a 2:1 proportion and significant exterior trim detailing.

Policy #80: Use Materials that Are Similar In Finish And Texture And Scale To Those Used Historically.
- New buildings should continue to reinforce these pattern and textures.
The proposed design does not comply with this policy. The proposed horizontal wood siding and use of an asphalt composition roof is appropriate. However, the large area of stone shown on the proposed first floor level is incompatible with the surrounding structures. The use of stone is encouraged as a base material by the HDC for those structures located on steep hillsides, where large areas of foundation wall is exposed. In this particular case, the area is relatively flat and historically, there was no need to use extensive amounts of stone detailing--hence none of the surrounding houses have it. Given that the objective of this policy is to use similar materials to those used historically, Staff recommends that the applicant replace the stone with horizontal wood siding.

Policy #81: Reserve The Use Of Special Ornamental Siding Materials for Limited Surface Areas.
- The use of ornamental shingles, and other special siding, in new creative ways is encouraged; however, the amount of surface area allocated to these materials should be limited.
The proposed design does not comply with this policy. Please refer to Staff's response under policy #80.

Policy #82: Contemporary Interpretations Of Building Ornamentation Are Encouraged, But They Should Be Limited In Their Application.
- Historically in Park City, most residences had modest amounts or ornamental details - and typically these were applied to porches, gables, and dormers.

The proposed design does not comply with this policy. The oversized boxed eave-returns on the primary facade are not compatible with the surrounding historic buildings. Staff recommends that the applicant follow suit with the established roof eave design on adjacent historic buildings, which consists of 6-8 inch wide wall cornices and facsia boards, and slight boxed or exposed eave overhang.

Policy #83: Use Windows And Doors of Similar Size and Proportion To Those Historically Seen In Park City.

The proposed design does not comply with this policy. Several windows on the elevations are unusual in their configuration, and the applicant is proposing a large fanlight above the french doors located on the second-story deck. As shown in the streetscape elevation, adjacent historic buildings utilized one-over-one or two-over-two, wood, double-hung windows, having a proportional ratio of 2:1. Although typical historic exterior doors had transoms, this treatment was used exclusively on primary doors. Staff recommends that the applicant replace the french door fanlight element on the second level, and accentuate the front door instead.

Policy #84: Use Window and Door Frames Having Similar Dimensions and Finishes to Those Historically Seen in Park City.
- Most high quality wood windows manufactured today offer dimensions appropriate for new compatible architecture.

The proposed design does not comply with this policy. Refer to Staff’s response to policy #83. Staff recommends that the applicant provide a drawn detail which illustrates typical window & door trim.

D. REQUESTED COMMISSION ACTION

Staff finds that this proposal is not consistent with the Historic District Design Guidelines. Staff request that the Historic District Commission provide the applicant with direction regarding the proposed design of a single-family dwelling located at 953 Park Avenue, per the following issues for discussion relating to the aforementioned Historic District Design Guidelines:

E. ISSUES FOR DISCUSSION
- The incompatible height, mass, size, shape and FAR of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue (Policy #71);

- The incompatible spacing pattern of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue (Policy #72);
- The incompatible roof slope and form of the proposed design in relation to the adjacent historic buildings along this section of Park Avenue (Policy #74);

- Inharmonious porch configuration of the proposal's primary facade (Policy #75);

- Countersunk entrance on the primary facade of the building (Policy #78);

- The negative visual impact of the on-site parking on the primary facade (Policy #78);

- The unusual configuration and size of the proposal's windows and the lack of substantial trim detailing (Policy #79, #83 and #84);

- The amount and pattern of stone utilized in relation to the adjacent structures (Policy #80); and

- Use of oversized boxed-eave design of roof, and its visual impact to the primary facade of the building (Policy #82).

**Exhibits**

Exhibit A - Location Map  
Exhibit B - Site Plan  
Exhibit C - Floor Plans  
Exhibit E - Building Elevation  
Exhibit F - Streetscape  
Exhibit G - Photographs

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953 Park Ave

Exhibit A
Vicinity Map

PARK CITY
1884
Planning Department
Staff Report

Subject: 316 Woodside Avenue
Application: PL-21-05087
Author: Caitlyn Tubbs, Senior Planner
Date: August 3, 2023
Type of Item: Historic District Design Review

Recommendation
(I) Review the Historic District Design Review (HDDR) for the proposed addition to a Significant Historic Structure, (II) conduct a public hearing, and (III) consider approving the HDDR request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description
Applicant: Matt Safchik, represented by Steven Swanson
Location: 316 Woodside Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews and takes Final Action on Historic District Design Review requests in accordance with LMC § 15-1-8.

CUP Conditional Use Permit
HDDG Historic District Design Guidelines
HDDR Historic District Design Review
HPB Historic Preservation Board
HR – 1 Historic Residential – 1
HSI Historic Sites Inventory
LMC Land Management Code
PCMC Park City Municipal Corporation
SSCUP Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
316 Woodside Avenue is a Significant Historic Site constructed c. 1889. The site is unique because it is on a corner lot fronting the 3rd Street Public Stairs and the historic side faces Woodside Avenue. The Applicant proposes to construct an addition to the side of the property (facing Woodside Avenue) to provide additional living space as well as two off-street parking spaces.
On November 26, 2021, the Planning Department received a complete Historic District Design Review (HDDR) application for an addition to the Significant Historic Structure at 316 Woodside Avenue. The property is designated a Significant Historic Site (HSI Form) on the Park City Historic Sites Inventory (HSI). The subject property is located
There have been many past applications for 316 Woodside Avenue listed below:

<table>
<thead>
<tr>
<th>Year</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>Administrative Lot Line Adjustment combining Lots 31 and 32 of Block 3</td>
</tr>
<tr>
<td></td>
<td>of the Park City Survey, creating one Lot of Record known as the Thibault Plat Amendment.</td>
</tr>
<tr>
<td>Between</td>
<td>A new foundation was constructed along with a basement renovation.</td>
</tr>
<tr>
<td>2001 and</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>The Planning Department denied an Administrative Conditional Use Permit (CUP) for a proposed parking pad due to inactivity from the Applicant.</td>
</tr>
</tbody>
</table>

The original design of the proposed addition included connecting to a bay projection ("bump-out") on the side of the Structure. On May 4, 2022, the Historic Preservation Board (HPB) determined the bay projection on the historic side of the home was significant to the Historic Structure (Staff Report, Minutes) and could not be removed to facilitate the construction of the new addition.

The Applicant has revised the proposed design of the addition to connect to a side porch which was recently enclosed. The non-historic siding is proposed to be removed, and the Applicant intends to highlight the historic porch by incorporating additional glazing and traditional porch elements such as railings and posts.

On March 8, 2023, the Planning Commission approved a Conditional Use Permit (CUP) and a Steep Slope Conditional Use Permit (SSCUP) for 316 Woodside Avenue (Staff Report, Minutes, page 22). The approved CUP allows the proposed addition to encroach into the front setback along Woodside Avenue by six feet per LMC § 15-2.2.4.

The updated design was reviewed again by the HPB on Wednesday, July 5, 2023 (Staff Report) where the property was under consideration for Material Deconstruction. The Applicant proposed the deconstruction of 64 square feet of siding material from the rear (southeast) porch and the internal framing of the roof. After conducting a public hearing, the HPB voted unanimously to approve the Material Deconstruction request (MINUTES OR AUDIO).

This proposal was reviewed by the Design Review Team (DRT) on March 22, 2023, March 29, 2022, January 19, 2022, and December 15, 2021. The DRT is comprised of Planning staff and PCMC’s Historic Preservation Consultant, SWCA.
Analysis
The Planning Director, or their Designee, reviews and takes Final Action on Historic District Design Review applications pursuant to LMC § 15-1-8. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades (LMC § 15-13-2(B)(4)(a)(2)). The connection to the proposed addition will be made at the rear corner where the secondary and tertiary facades meet. The “bump out” projection on the side (secondary) façade was found by the HPB to contribute to the historic character of the home but the proposed addition will not alter or affect this feature. The proposed addition is located on the non-character-defining side (secondary) façade and does not interfere with historic features on the same façade.

The Applicant’s proposal is to remove the framing for approximately 600 square feet of the roof and approximately 64 square feet of non-historic siding material to facilitate the construction of a new addition on the Woodside Avenue side of the property. The form, shape, height, and pitch of the Historic Structure’s roof will not be modified; the Applicant seeks to replace deteriorated beams with new timber and replace the roofing material.

(II) The Historic District Design Review proposal complies with the requirements of the Historic Residential – 1 Zoning District (LMC Chapter 15-2.2)

The purpose of the Historic Residential (HR-1) Zoning District is to:
A. Preserve present land Uses and character of the Historic residential Areas of Park City,
B. Encourage the preservation of Historic Structures,
C. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. Encourage single-family Development on combinations of 25’ x 75’ Historic Lots,
E. Define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size: 1,875 square feet for Single Family Dwellings</td>
<td><strong>Complies</strong> – The subject property is 3,920 square feet (0.09 acres) in size.</td>
</tr>
<tr>
<td>Lot Width: 25 feet measured 15 feet back from the Front Lot Line.</td>
<td><strong>Complies</strong> – The subject property is 53.37 feet in width measured from 15 feet back from the Front Lot Line.</td>
</tr>
<tr>
<td>Building Footprint: The maximum building footprint for a 0.09-acre Lot is 1,572.8 square feet</td>
<td><strong>Complies</strong> – The proposed Footprint is 1,536 square feet.</td>
</tr>
<tr>
<td><strong>Front and Rear Setbacks:</strong> Minimum 10 feet, totaling at least 20 feet.</td>
<td><strong>Complies</strong> – The existing Historic Structure is 14 feet from the Rear Lot Line and encroaches into the Woodside Avenue Front Setback by 6 feet as allowed under the approved Conditional Use Permit (PL-22-05483). The existing Historic Structure encroaches into the 3rd Street Stairs Front Setback by approximately 7 feet and is considered a valid Non-Complying Structure in accordance with LMC § 15-2.2-4.</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td><strong>Side Setbacks:</strong> Minimum 5 feet, totaling at least 14 feet.</td>
<td><strong>Complies</strong> – The subject property is considered a corner lot due to its location at the intersection of Woodside Avenue and the 3rd Street Stairs public right-of-way. The property has two Front Setbacks, one Rear Setback, and one Side Setback. The Side Setback is measured from the northern Lot Line. The existing Historic Structure is located approximately 2 feet into the Side Setback, but the proposed addition complies with the 5 foot minimum setback. The existing encroachments of the Historic Structure into the required setbacks are permitted to continue in accordance with LMC § 15-2.2-4.</td>
</tr>
<tr>
<td><strong>Maximum Building Height:</strong></td>
<td><strong>Complies</strong> – The proposed Building Height is 27 feet from Existing Grade and 29 feet from the lowest finish floor plane to the top of the topmost wall plate. There is an 11-foot horizontal distance between the top floor of the proposed addition and the top of the Historic Structure. The roof pitch on the Contributing Roof Form is 7:12.</td>
</tr>
<tr>
<td>27 feet from Existing Grade</td>
<td></td>
</tr>
<tr>
<td>35 feet from lowest finish floor plane to top of topmost wall plate</td>
<td></td>
</tr>
<tr>
<td>A 10-foot minimum horizontal stop in the downhill façade at a maximum height of 23 feet from where the Building Footprint meets the lowest point of Existing Grade</td>
<td></td>
</tr>
<tr>
<td>Roof Pitch: Roof pitch must be between 7:12 and 12:12</td>
<td></td>
</tr>
</tbody>
</table>

(II) The Historic District Design Review proposal complies with the requirements of the Design Guidelines for Historic Residential Sites (LMC § 15-13-2)
New additions to Historic Structures must be constructed in such a way that the Historic Integrity of the Structure is not diminished per LMC § 15-13-2(A). Historic Integrity is defined in LMC § 15-15-1 as “The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Parks Service, that in various combinations define integrity. They are as follows:”

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: The place where the Historic Site was constructed or the Historical event took place.</td>
<td><strong>Complies</strong> – The existing Historic Structure is not being relocated from its current (original) site.</td>
</tr>
<tr>
<td>Design: The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, texture and colors of the surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.</td>
<td><strong>Complies</strong> – The character-defining features (e.g. front porch, roof form and pitch, siding, etc.) are not being removed. The Applicant has also proposed the replacement of original roof framing members to maintain the existing roof pitch and form; this replacement will not be visible from outside the Historic Structure. The overall massing and scale of the Historic Structure are not being altered and the Applicant has proposed an addition that is compatible in design and scale with the existing building.</td>
</tr>
<tr>
<td>Setting: The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.</td>
<td><strong>Complies</strong> – The Site is fairly steep and somewhat obscures the view of the Historic Structure from the Woodside Avenue public right-of-way. Alongside the proposed addition, the Applicant has proposed the construction of a retaining wall at the foot of the slope to provide a flat open space for the owner’s use. This retaining wall will be located where the Site already flattens out and will not detract from the setting of the Historic Structure.</td>
</tr>
<tr>
<td>Materials: The physical elements that were combined</td>
<td><strong>Complies</strong> – The existing roofing materials are not original to the Historic Site and the Applicant is also</td>
</tr>
</tbody>
</table>

274
or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

proposing to remove decorative shingles from a gabled eave which are non-original to the house. The remaining character-defining features (e.g. front porch, roof form and pitch, siding, etc.) are not being removed. The Applicant has also proposed the replacement of original roof framing members to maintain the existing roof pitch and form; this replacement will not be visible from outside the Historic Structure.

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

**Complies** – The character-defining features of the Historic Structure that best demonstrate the vernacular style and workmanship of the Structure will not be altered. The front porch and other architectural details will be protected and maintained.

Feeling: A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s Historic character.

**Complies** – The Historic Structure is in good repair and the primary façade has not been extensively modified over time.

Association: The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

**Complies** – The existing Historic Structure is not being relocated or reoriented as part of this application and maintains its direct link to the Site.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protection for Historic Structures and Sites:</td>
<td><strong>Complies</strong></td>
</tr>
</tbody>
</table>
1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

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

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

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

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

6) Where the new addition abuts the

1) The homeowner has utilized all of the available square footage within the existing footprint of the Historic Structure and is in need of additional space. Also, the proposed addition would provide two off-street parking spaces where the home currently has no off-street parking available.

2) The proposed addition will be located at the northwest corner of the existing Historic Structure (secondary façade); the primary façade is located at the south of the building. The Applicant has proposed setting the transitional element back as far from the primary façade as possible and to the side of the bay projection which was determined by the HPB to be a significant feature of the Structure.

3) 316 Woodside Avenue is a corner lot, with frontage along the Woodside Avenue and 3rd Street Stairs public rights-of-way. The historic front of the home faces the 3rd Street Stairs, and the addition is set as far back from the primary façade as possible. Although the addition will be visible from the Woodside Avenue right-of-way it will be visually subordinate and separate from the Historic Structure when viewed from the 3rd Street Stairs right-of-way.

4) The proposed addition has been set to away from all historically significant architectural features and does not modify the historic roof form.

5) On July 5, 2023, the Historic Preservation Board approved the Material Deconstruction of 64 square feet of non-historic siding and the internal roof framing of the historic roof; the form, shape, height, and pitch of the historic roof will not be modified as part of this application.
Historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

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

8) In-line additions shall be avoided.

6) The Applicant has proposed the construction of a transitional element at the northwest corner of the Historic Structure. The rear porch was previously enclosed and will be reopened to connect the addition to the Historic Structure. The rear porch will be revealed as part of this transitional element with additional glazing, posts, and railings to acknowledge the historic opening.

7) The projecting bay window will be maintained and the windows in the projection will be returned.

8) The proposed addition and transitional element are in-line with the existing Historic Structure and will connect to the Historic Structure through a non-historic enclosed porch. The Applicant made efforts to avoid this, however, the bay window projection was found by the HPB to be historic. The Applicant responded with a design that sets the proposed addition as far back from the primary (front) façade as possible and does not interfere with or modify any other historically significant architectural features.

Transitional Elements:

| 1) In-line additions should be avoided and are generally not appropriate. |
| 2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure’s footprint may include additions to the historic structure made within |

Complies with Condition of Approval #11 –

<p>| 1) The proposed addition and transitional element are in-line with the existing Historic Structure. The Applicant made efforts to avoid this, however, the bay window projection was found by the HPB to be historic. The Applicant responded with a design that sets the proposed addition as far back from the primary (front) façade as possible and does not interfere with or modify any other historically-significant architectural features. |
| 2) The proposed design includes a transitional element, as required. |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3) When an addition to a historic structure is less than 50% of the historic structure’s footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g. an uphill addition), or both, a transitional element shall be required.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>3) The proposed design includes a transitional element, as required.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>4) Not Applicable – the proposed addition is sited to the historic side of the Historic Structure.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>5) In the case of additions to the secondary façade, visible from the primary right-of-way, the transitional element shall be setback a minimum of five feet (5’) from the primary façade.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>5) The transitional element is set back 34 feet from the primary façade.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>6) The depth of the transitional element (i.e. the distance</strong></td>
<td></td>
</tr>
<tr>
<td><strong>6) The depth of the transitional element is at least half the length (12 feet) of the least wide historic elevation (19 feet 10 inches) adjacent</strong></td>
<td></td>
</tr>
</tbody>
</table>
between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.

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

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

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

**General Compatibility:**

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

**Complies –**

1) The proposed addition utilizes similar building forms and massing seen on the existing Historic Structure. The design utilizes a simple architectural style and minimal ornamentation. The Applicant has proposed the use of materials (wooden lap siding, standing seam metal roofing, etc.) similar to those seen on the existing Historic Structure and in the surrounding Historic District.
The addition shall be a contemporary interpretation of the historic structure’s architectural style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District’s or Structure’s historic character.

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

Additions shall be visually subordinate to historic structures. Where the combined

The proposed addition utilizes similar building forms and massing seen on the existing Historic Structure. The design utilizes a simple architectural style and minimal ornamentation. The Applicant has proposed the use of materials (wooden lap siding, standing seam metal roofing, etc.) similar to those seen on the existing Historic Structure and in the surrounding Historic District. The Applicant has maintained the solid-to-void ratio typically seen on Historic Structures and throughout the Historic District.

The proposed addition is 516 square feet where the existing Structure is 1,020 square feet; the proposed addition is over 50% of the footprint of the existing home. The massing of the addition is broken up so the smallest mass is visible from the Woodside Avenue public right-of-way while the larger mass of the building is set below the level of the street.

The massing of the addition is broken up so the smallest mass is visible from the Woodside Avenue public right-of-way while the larger mass of the building is set below the
effects of the addition’s footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.

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

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

7) Window shapes, level of the street.

5) The depth of the transitional element is over half the length (12 feet) of the least wide historic elevation (19 feet 10 inches) adjacent to the impacted historic elevation.

6) The Applicant has proposed the use of materials (wooden lap siding, standing seam metal roofing, etc.) similar to those seen on the existing Historic Structure and in the surrounding Historic District. The Applicant has maintained the solid-to-void ratio typically seen on Historic Structures and throughout the Historic District.

7) The proportions of glazing proposed on the new addition are similar to that seen on the Historic Structure and throughout the Historic
patterns and proportions found on the historic building should be reflected in the new addition.

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

District. The Applicant has observed the 2:1 ratio recommended for windows and has limited the mixture of window sizes and shapes. There is a cluster of three squared windows on the southern façade that acknowledge the existing square windows on the northern elevation of the Historic Structure.

8) The proportions of glazing proposed on the new addition are similar to that seen on the Historic Structure and throughout the Historic District. The Applicant has observed the 2:1 ratio recommended for windows and has limited the mixture of window sizes and shapes. There is a cluster of three squared windows on the southern façade that acknowledge the existing square windows on the northern elevation of the Historic Structure.

(III) The Development Review Committee does not require Conditions of Approval.¹

¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
The Development Review Committee (DRC) reviewed this request on December 21, 2021, and again on April 5, 2022. The DRC did not request any Conditions of Approval for this application.

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

**Notice**
Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on July 20, 2023. Staff mailed courtesy notice to property owners within 100 feet on July 20, 2023. The *Park Record* published a notice on July 20, 2023.\(^2\)

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

**Alternatives**
- The Planning Director’s Designee may approve the Historic District Design Review;
- The Planning Director’s Designee may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director’s Designee may request additional information and continue the discussion to a date certain or uncertain.

**Exhibits**
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant’s Submitted Plans
Exhibit C: Applicant’s Physical Conditions Report and Historic Preservation Plan
Exhibit D: SSCUP and CUP Final Action Letter dated March 8, 2023
Exhibit E: Material Deconstruction Final Action Letter Dated July 5, 2023

\(^2\) LMC § 15-1-21
August 3, 2023

Matt Safchik, represented by Steven Swanson
P.O. Box 2251
Park City, UT 84060
305-606-0820

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description
Address: 316 Woodside Avenue
Zoning District: HR-1 Historic Residential
Application: Historic District Design Review
Project Number: PL-21-05087
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: August 3, 2023

Project Summary: Applicant seeks Historic District Design Review approval to construct a new addition to a Significant Historic Structure located in the Historic Residential HR-1 Zoning District.

Action Taken
On August 3, 2023, the Planning Director’s Designee conducted a public hearing and approved the Historic District Design Review to construct a new addition to the Significant Historic Structure at 316 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact
1. The subject property is located at 316 Woodside Avenue, also known as Lot A of the Thibault Plat Amendment.
2. 316 Woodside Avenue is designated as a Significant Historic Structure on Park City’s Historic Sites Inventory (HSI).
3. The home was originally constructed c. 1889 and is an L-cottage type house.
4. In 1984, 316 Woodside Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
5. 316 Woodside Avenue is located at the intersection of the Woodside Avenue and Third Street Stairs public rights-of-way and is thusly considered a corner lot with two front yards.

6. On March 4, 2015, the Historic Preservation Board reviewed a Determination of Significance application (PL-14-02555) and found 316 Woodside Avenue complied with the requirements of designation for a Significant Historic Site.

7. On September 14, 2021, a Historic District Design Review Pre-Application (PL-21-04992) was submitted regarding a proposed addition to the rear of the Historic Site.

8. On November 29, 2021, a Steep Slope Conditional Use Permit (SSCUP) application (PL-21-05086) and Historic District Design Review (HDDR) application (PL-21-05087) were submitted to the Planning Department.

9. On May 4, 2022, the Historic Preservation Board determined the small “bump out” bay projection on the side of the Structure was historically significant to the Site (PL-22-05238).

10. On December 16, 2022, a Conditional Use Permit application (PL-22-05483) was submitted to allow the encroachment of the proposed addition into the front setback along Woodside Avenue.

11. On March 8, 2023, the Planning Commission reviewed the SSCUP (PL-21-05086) and CUP (PL-22-05483), conducted a public hearing, and approved the Steep Slope Conditional Use Permit and Conditional Use Permit.

12. On July 5, 2023, the Historic Preservation Board reviewed the Applicant’s request for Material Deconstruction to remove 64 square feet of non-historic siding and to replace the internal framing for approximately 600 square feet of the historic roof. The pitch, form, shape, and height of the roof will not change with the replacement of the internal framing.

Conclusions of Law

1. The proposed addition is located on the secondary façade of the Historic Structure and adjacent to the Woodside Avenue public right-of-way.

2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).

3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).
Planning Department

Condition(s) of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The Site shall be re-graded so all water drains away from the Structure and does not enter the foundation.
6. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director, or their respective designee(s), prior to building permit submittal.
7. The Applicant shall provide the City with a Financial Guarantee (to be recorded with the Summit County Recorder’s Office) to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to building permit submittal.
8. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
9. The Applicant shall abide by an approved Historic Preservation Plan ensuring all historic materials not approved for Material Deconstruction are protected during all stages of construction.
10. The Applicant shall protect neighboring and adjacent Historic Structures during all stages of construction. Any damage to or loss of historic materials outside the scope of this written approval (on both the subject property or neighboring historic structures) shall be reported to the Planning and Building Departments immediately.
11. The proposed transitional element shall be increased in depth to comply with the requirement set forth in LMC §15-13-2(B)(4)(b).
12. All conditions of approval set forth for the Steep Slope Conditional Use Permit, Conditional Use Permit, and Material Deconstruction shall also apply with this Historic District Design Review approval.
13. All secondary living quarters, accessory dwelling units, lockout units, etc. are prohibited unless the Applicant obtains required approval in accordance with the requirements set forth in the Land Management Code.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
SOUTH ELEVATION

1/4"=1'-0"

WOODSIDE AVE.

ROOF RIDGE
7198.8'
FACIA - MATTE CARBON

STEEL GUARD - DK. GREY

UPPER LEVEL
7186'

MAIN LEVEL ADD
7166'-3 1/2"

NEW

EXIST

EXIST ROOF
7176'-5"

GRADE @ PL
7166'-3 1/2"

ROOF RIDGE
7168.3'

LAWN 7174.8'

RESTORED BAY WINDOW

STEEL GUARD - DK. GREY

STANDING SEAM - MATTE CARBON

REVERSE BOARD & BATTEN - CHARCOAL

HISTORIC SIDING - MINT GREEN

CORNER BOARD TRIM - WHITE

STONE VENEER

clad wood door - dk. taupe

restored bay window

steel guard - dk. grey

facia - matte carbon

reverse board & batten - charcoal

historic siding - mint green

corner board trim - white

standing seam - matte carbon

steel guard - dk. grey

clad wood door - dk. taupe
EAST ELEVATION
1/4"=1'-0"

STANDING SEAM - MATTE CARBON
REVERSE BOARD & BATTEN SIDING
GRADE @ STREET

REVERSE BOARD & BATTEN SIDING
GRADE @ NEW YARD

STEEL BRIDGE DECK STRUCTURE
CLAD GARAGE DOOR - DK. TAUPE

CORNER BOARD/ TRIM - WHITE
HISTORIC SIDING - MINT GREEN

PILIG
GRADE @ SETBACK

WEST ELEVATION
1/4"=1'-0"

STANDING SEAM - MATTE CARBON
REVERSE BOARD & BATTEN SIDING
GRADE @ STREET

CORNER BOARD/ TRIM - WHITE
HISTORIC SIDING - MINT GREEN

PILIG
GRADE @ SETBACK

NEW ROOF RIDGE
7138'3"
UPPER ROOF FRAMING PLAN

1/4"=1'-0"
LOWER ROOF & UPPER FLOOR FRAMING PLAN

1/4"=1'-0"
MAIN FLOOR FRAMING PLAN

1/4"=1'-0"
FOOTING & FOUNDATION PLAN

\[ \frac{1}{4}" = 1' - 0" \]
PHYSICAL CONDITIONS REPORT
For Use with the Historic District Design Review (HDDR) Application

For Official Use Only

PLANNER: ___________________________ APPLICATION #: ___________________________
DATE RECEIVED: ______________________

PROJECT INFORMATION
NAME: Safchik Residence Addition/ remodel
ADDRESS: 316 Woodside Ave.
Park City, UT

TAX ID: THBLT-A
SUBDIVISION:
SURVEY: LOT #: BLOCK #:
HISTORIC DESIGNATION:  □ LANDMARK  □ SIGNIFICANT  □ NOT HISTORIC

APPLICANT INFORMATION
NAME: Matthew Safchik
MAILING ADDRESS: P.O. Box 2251
ADDRESS: Park City, UT 84060

PHONE #: (305 606) 0820 FAX #: ( ) -
safchik@me.com

APPLICANT’S REPRESENTATIVE INFORMATION
NAME: Steven A Swanson
PHONE #: (435 513) 1079
EMAIL: sasarchitect.pc@gmail.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City’s review of the proposal. Any additional analysis required would be processed through the City’s consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant:  
Matthew Safchik

Name of Applicant:  
Matthew Safchik

Mailing Address:  
P.O. Box 2251
Park City, UT 84060

Phone #:  
(305 606 0820
Fax #:  
safchik@me.com
Email:  
Type of Application:  
Physical Conditions Report/ HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner:  
Matthew Safchik

Mailing Address:  
P.O. Box 2251
Park City, UT 84060

Street Address/ Legal:  
THBLT-A

Description of Subject Property:  
Single-family historic residence

Signature:  
Matthew Safchik  
Date:  11-21-21

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner’s Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&R.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
Photo #1: West Elevation from Woodside Ave.

Photo #2: Deck & rail
Photo #3: Structure from first move (2002)

Photo #4: Attic Framing
Photo #5: 316 Woodside - Roof

Photo #6: Roof detail
Photo #7: Exterior siding - historic

Photo #8: Siding Detail - existing, current condition
Photo #9: 316 Woodside - Porch

Photo #10: Porch detail - under construction 2001
Photo #11: 316 Woodside - Porch

Photo #12: Porch detail - under construction 2001
Photo #13 Interior- Front Room

Photo #14: Porch detail - under construction 2001
Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature: Deck/ steps &amp; railing</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ An original part of the building</td>
</tr>
<tr>
<td>☑ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction:</td>
</tr>
<tr>
<td>2002</td>
</tr>
</tbody>
</table>

Describe existing feature:

Wood-framed deck & stairs with redwood decking surface takes up a good portion of the site, wrapping around three sides of the residence. Much of the deck has painted wood railing/balusters. Only the essential portions of this non-historic site feature are proposed to remain for access purposes. Wood railings are proposed to be replaced by painted metal.

Describe any deficiencies: Existing Condition: ☑ Excellent ☐ Good ☑ Fair ☐ Poor

Decking & some framing are in need of repair/ replacement.

Photo Numbers: 1, 2 Illustration Numbers: ____________________________
2. **Structure**

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature: Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☒ An original part of the building</td>
</tr>
<tr>
<td>☒ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction: 1889/2002</td>
</tr>
</tbody>
</table>

Describe existing feature:

Vertical board/ drop siding construction has been studded inside, floor framing 2x10 joists have been doubled/ stabilized during the lift/ lower level construction in 2002. Masonry chimney was removed at that time. New Reinf. concrete footings/ walls & slab @ lower level.

New shear wall construction @ Lower level.

Describe any deficiencies: Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

Roof framing is 2x4 - typical - needs bracing & reinforcing. Skip sheathing roof boards will need plywood over the top.

Photo Numbers: 3,4  Illustration Numbers: 

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Metal roofing</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☒ An original part of the building</td>
</tr>
<tr>
<td></td>
<td>☒ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction:</td>
<td>1990</td>
</tr>
</tbody>
</table>

Describe existing feature:

- Standing-seam metal roofing - non-historic.
- Roof slopes covered are from 4:12 through 12:12 pitches.
- Color is light gray. Metal drip edge is light gray, gutters/ downspouts are white

Describe any deficiencies:

- Standing-seam metal roofing- med. to light grey prefinished steel. Observe wear due to age & climate weathering. White gutters & downspouts throughout are in fair to good condition. Electric heat cable on North appears to still function.

Photo Numbers: 5,6
Illustration Numbers: 

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>N/A - Chimney (removed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☒ An original part of the building</td>
</tr>
<tr>
<td></td>
<td>☐ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction:</td>
<td>Removed 2000</td>
</tr>
</tbody>
</table>

Describe existing feature:

Wood stove chimney (brick) - Removed 2000 during lift & re-set.

Describe any deficiencies:  

Existing Condition:  

☐ Excellent  ☐ Good  ☐ Fair  ☐ Poor

N/A

Photo Numbers: ___________________________  Illustration Numbers: ___________________________
5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Exterior siding/ trim/ decorative features</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☒ An original part of the building</td>
</tr>
<tr>
<td></td>
<td>☒ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction:</td>
<td>1889</td>
</tr>
</tbody>
</table>

Describe existing feature:

Historic drop-siding, painted - fair to good condition.
Corner board/ window trim - 1x4/ 1x6 pine (replacement/ non-historic)
Natural cedar fish-scale type shingle ( non-historic) on gable front.

Describe any deficiencies: Existing Condition: ☒ Excellent ☒ Good ☐ Fair ☐ Poor

Some curling/ cupping & deterioration of the historic drop-siding is observed.
Some wall - out of plane/ out of plumb, due to settling & lateral forces over time.

Photo Numbers: 7, 8
Illustration Numbers: 

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
</table>
| This involves: | ☐ An original part of the building  
| | ☐ A later addition  
| Estimated date of construction: | 
| Describe existing feature: | 
| Describe any deficiencies: | 
| Existing Condition: | ☐ Excellent ☐ Good ☐ Fair ☐ Poor 
| Photo Numbers: | 
| Illustration Numbers: | 

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
Element/Feature: ______________________________

This involves:  
☐ An original part of the building 
☐ A later addition  
Estimated date of construction: ________________

Describe existing feature:

Describe any deficiencies:  
Existing Condition:  
☐ Excellent  
☐ Good  
☐ Fair  
☐ Poor

Photo Numbers: _____________________________  Illustration Numbers: _____________________________
6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Foundation walls

This involves:  

☐ An original part of the building
☒ A later addition

Estimated date of construction: 2000

Describe existing feature:

Reinforced concrete foundation walls/ footings- non-historic.

Describe any deficiencies:  

Existing Condition:  

☒ Excellent  ☐ Good  ☐ Fair  ☐ Poor

None

Photo Numbers: 4, 10  
Illustration Numbers:  

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Porch/ Posts &amp; Decking</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☒ An original part of the building</td>
</tr>
<tr>
<td></td>
<td>☒ A later addition</td>
</tr>
<tr>
<td>Estimated date of construction:</td>
<td>1899/ 2000</td>
</tr>
</tbody>
</table>

Describe existing feature:

The porch maintains its original shape & dimensions, though some materials have changed over time. No documentation has been found to determine if the turned posts & brackets were original - they were likely added later. The natural beadboard ceiling was a later addition - no date however. The cedar deck & wood framing are from the ca. 2000 remodel.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The Deck & Soffit do not reflect the type of detailing that was typical for this age of home.

Photo Numbers: 9, 10
Illustration Numbers: 

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature: HVAC/ Plumbing/ Electrical</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>- An original part of the building</td>
</tr>
<tr>
<td>- A later addition</td>
</tr>
<tr>
<td>Estimated date of construction: ____________</td>
</tr>
</tbody>
</table>

Describe existing feature:

| HVAC - Central boiler - radiant heat, package A/C (mini-split) Pex/ copper supply. PVC drain/ SS, 200A Elect. service. in basement from overhead service/ drop on west side roof of home. Water & gas service is from Woodside Ave. |

Describe any deficiencies:  

<table>
<thead>
<tr>
<th>Existing Condition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Excellent</td>
</tr>
<tr>
<td>- Good</td>
</tr>
<tr>
<td>- Fair</td>
</tr>
<tr>
<td>- Poor</td>
</tr>
</tbody>
</table>

No Fire suppression system

Photo Numbers: ___________________________  Illustration Numbers: 1

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.

2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.

3. The Planning Department’s evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.

4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don’t forget to address service, utility, and garage doors where applicable.
### Door Survey Form

Total number of door openings on the exterior of the structure: 2
Number of historic doors on the structure: 0
Number of existing replacement/non-historic doors: 2
Number of doors completely missing: 0

*Please reference assigned door numbers based on the Physical Conditions Report.*

Number of doors to be replaced: ____________

<table>
<thead>
<tr>
<th>Door #:</th>
<th>Existing Condition (Excellent, Good, Fair, Poor)</th>
<th>Describe any deficiencies:</th>
<th>Photo #:</th>
<th>Historic (50 years or older):</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
<td>Good</td>
<td>None</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>D2</td>
<td>Good</td>
<td>None</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td>Door replaced pair of historic replica windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fair</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td></td>
<td>Fair</td>
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</tr>
</tbody>
</table>

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.

2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.

3. The Planning Department’s evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.
Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: **all - 11**

<table>
<thead>
<tr>
<th>Window #:</th>
<th>Existing Condition (Excellent, Good, Fair, Poor):</th>
<th>Describe any deficiencies:</th>
<th>Photo #:</th>
<th>Historic (50 years or older):</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Fair</td>
<td>historic vertical separation gone</td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Fair</td>
<td>window replaced by greenhouse</td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Fair</td>
<td></td>
<td>no</td>
<td></td>
</tr>
</tbody>
</table>

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
11. Interior Photographs

*Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Front room/ Kitchen</th>
<th>Bedroom / Bay window</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>× An original part of the building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>□ A later addition</td>
<td></td>
</tr>
<tr>
<td>Estimated date of construction:</td>
<td>1889-2015</td>
<td></td>
</tr>
</tbody>
</table>

**Describe existing feature:**

Interior has had several remodels & finish changes over the life of the home - most recent was 2015, with new paint, kitchen, bath & flooring.

**Describe any deficiencies:**

Modern-style detailing.

**Existing Condition:**  □ Excellent □ Good □ Fair □ Poor

**Photo Numbers:**  13, 14

**Illustration Numbers:**

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
Element/Feature: ________________________________

This involves:  
☐ An original part of the building  
☐ A later addition  

Estimated date of construction: ____________________

Describe existing feature:

Describe any deficiencies:  

Existing Condition:  
☐ Excellent  
☐ Good  
☐ Fair  
☐ Poor

Photo Numbers: ________________________________  
Illustration Numbers: ________________________________
1. Front Elevation- existing
ILLUSTRATIONS

2. Elevation- existing
3. Elevations- existing
4. Bay window - adaptation

Current bay w/ Windows replaced by non-historic doors

1982 Photo showing West facade & historic bay window
HISTORIC PRESERVATION PLAN
For Use with the Historic District/Site Design Review Application

For Official Use Only

<table>
<thead>
<tr>
<th>PLANNER:</th>
<th>APPLICATION #:</th>
</tr>
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<tbody>
<tr>
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<table>
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<tr>
<th>DATE RECEIVED:</th>
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</table>

<table>
<thead>
<tr>
<th>PLANNING DIRECTOR</th>
</tr>
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<table>
<thead>
<tr>
<th>CHIEF BUILDING OFFICIAL</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>APPROVAL DATE/INITIALS:</th>
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<table>
<thead>
<tr>
<th>APPROVAL DATE/INITIALS:</th>
</tr>
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<tbody>
<tr>
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</tbody>
</table>

### PROJECT INFORMATION

- **☐ LANDMARK**
- **☑ SIGNIFICANT**
- **DISTRICT:** Safchik Residence Addition/Remodel

<table>
<thead>
<tr>
<th>NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safchik Residence Addition/Remodel</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDRESS:</th>
</tr>
</thead>
</table>
| 316 Woodside Ave
| Park City |

<table>
<thead>
<tr>
<th>TAX ID:</th>
</tr>
</thead>
<tbody>
<tr>
<td>THBLT-A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUBDIVISION:</th>
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</table>

<table>
<thead>
<tr>
<th>SURVEY:</th>
</tr>
</thead>
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<table>
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<tr>
<th>LOT #:</th>
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</table>

<table>
<thead>
<tr>
<th>BLOCK #:</th>
</tr>
</thead>
</table>

### APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Safchik</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHONE #:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(305) 606 0820</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FAX #:</th>
</tr>
</thead>
<tbody>
<tr>
<td>( )</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EMAIL:</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:safchik@me.com">safchik@me.com</a></td>
</tr>
</tbody>
</table>
The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City’s historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.

2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.

3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

   According to the Design Guidelines for Historic Districts and Historic Sites the four treatments for historic sites include:

   • **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.

   • **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.

   • **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property’s history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.

   • **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.

5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service’s Preservation Briefs in order to specify...
recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: http://www.nps.gov/tps/how-to-preserve/briefs.htm.
**Site Design**

*Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Side yard facing 3rd St. &amp; Woodside Ave.</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☑ Restoration</td>
</tr>
<tr>
<td></td>
<td>☐ Preservation</td>
</tr>
<tr>
<td></td>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td></td>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The decks, rail & balusters that wrap the historic house create a false context that separates it from its site & connection to the larger neighborhood. Much of this deck will be removed and grade brought up to a median level approximating an earlier building-ground relationship prior to the lifting of the home in 2000.

The heavy wood rail/baluster as well creates a detail that is out of historic context, and is planned to be replaced only where necessary, with a more transparent, historically sensitive painted 'wrought iron' look.

**Structure**

*Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Roof &amp; floor framing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>☑ Restoration</td>
</tr>
<tr>
<td></td>
<td>☐ Preservation</td>
</tr>
<tr>
<td></td>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td></td>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The floor & roof structure are not planned to be changed, roof framing will be reinforced as required from underneath.

New framing for the addition will be typical wood shear wall construction to meet current codes.
Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

<table>
<thead>
<tr>
<th>Element/Feature: Metal roofing</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☑ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing non-historic metal roof will be replaced with standing-seam metal roofing, which will also be used on the addition.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

<table>
<thead>
<tr>
<th>Element/Feature: Chimney - N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☐ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The old brick chimney was removed in 2000.
### Exterior Walls

*Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td><strong>X</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- Paint and repair of existing historic wood siding/trim. Replacement & addition of new painted wood siding/trim.
- Fish-scale shingles will be removed & siding repaired or replaced.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th></th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: __________________________

This involves:  ☐ Preservation  ☐ Restoration
☐ Reconstruction  ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

___________________________________________________________

Element/Feature: __________________________

This involves:  ☐ Preservation  ☐ Restoration
☐ Reconstruction  ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

___________________________________________________________
**Foundation**

*Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.*

<table>
<thead>
<tr>
<th>Element/Feature: Foundation/retaining wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☑ Preservation  ☐ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction ☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- Existing retaining wall (West elevation) will be added to, to increase height

**Porches**

*Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.*

<table>
<thead>
<tr>
<th>Element/Feature: Porch deck, posts &amp; ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☑ Restoration  ☐ Preservation</td>
</tr>
<tr>
<td>☐ Reconstruction ☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- The porch deck will be rebuilt in an historically accurate way, with painted sloping deck boards & painted facia.
- Porch posts & brackets will be stripped, filled & repaired, then re-painted. The oversize (2x6) post base trims will be reduced to 1x material or eliminated.
- Beadboard ceiling will be painted.
**Doors**

*Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.*

<table>
<thead>
<tr>
<th>Element/Feature: Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☐ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

No historic doors exist.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☐ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

<table>
<thead>
<tr>
<th>Element/Feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>☐ Preservation</td>
</tr>
<tr>
<td>☐ Restoration</td>
</tr>
<tr>
<td>☐ Reconstruction</td>
</tr>
<tr>
<td>☐ Rehabilitation</td>
</tr>
</tbody>
</table>

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
**Windows**

*Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.*

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Windows</th>
</tr>
</thead>
</table>

This involves:  
- [ ] Preservation  
- [x] Restoration  
- [ ] Reconstruction  
- [ ] Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

No historic windows exist. New painted or clad wood windows will have historically correct frame & sash.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.
Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

<table>
<thead>
<tr>
<th>Element/Feature: Heating</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>□ Preservation</td>
</tr>
<tr>
<td>□ Restoration</td>
</tr>
<tr>
<td>□ Reconstruction</td>
</tr>
<tr>
<td>□ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Radiant heat will be used throughout, & will need a new boiler & zone system

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

<table>
<thead>
<tr>
<th>Element/Feature: Addition</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
</tr>
<tr>
<td>□ Preservation</td>
</tr>
<tr>
<td>□ Restoration</td>
</tr>
<tr>
<td>□ Reconstruction</td>
</tr>
<tr>
<td>□ Rehabilitation</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Addition utilizes the existing bay window for connection to the historic home. This historic element has been altered significantly, with the addition of non-historic window & doors. Only the west-facade & the roof will be impacted. Non-historic French doors will be removed & oversized non-historic windows on both sides replaced with properly sized & detailed units.
4. PROJECT TEAM
List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE
The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY
I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: Matthew Safchik Date: 11/21/21

Name of Applicant: Matthew Safchik
Supplemental Sheets

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

<table>
<thead>
<tr>
<th>Element/Feature:</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Reconstruction</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>This involves:</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature:  

This involves:  

<table>
<thead>
<tr>
<th>Preservation</th>
<th>Restoration</th>
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<th>Rehabilitation</th>
</tr>
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<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:
March 8, 2023

Matthew Safchik
PO Box 2251
Park City, UT 84060
305-606-0820

NOTICE OF PLANNING COMMISSION ACTION

**Description**
- **Address:** 316 Woodside Avenue
- **Zoning District:** Historic District – 1 (HR-1)
- **Application:** Steep Slope Conditional Use Permit (SSCUP) & Conditional Use Permit (CUP)
- **Project Number:** PL-21-05086 & PL-22-05483
- **Action:** APPROVED WITH CONDITIONS (See Below)

**Date of Final Action:** March 8, 2023

**Project Summary:** The Applicant Proposes to Construct an addition with a single car parking garage to a Significant Site over a Steep Slope. The proposed addition will encroach into the required Front Setback by approximately four and a half feet (4’ 6”).

**Action Taken**
On March 8, 2023, the Planning Commission held a public hearing and approved the proposal for the construction of an addition over a Steep Slope to a Significant Historic home at 316 Woodside Avenue and within the Required Front Yard Setback, according to the following findings of fact, conclusions of law, and conditions of approval.

**Findings of Fact**
1. The Site is located at 316 Woodside Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct an addition to a Significant Structure over a Steep Slope and within the required Front Setback.
4. Staff reviewed 316 Woodside Avenue's SSCUP application for compliance with the 16 Conditional Use criteria for Steep Slopes in LMC §15-2.2-6(B).
5. Staff reviewed 316 Woodside Avenue’s CUP application for an exception to encroach into the required Front Setback.

6. The application was reviewed per LMC § 15-13-2 Design Guidelines for Historic Residential Sites and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.

7. Staff mailed courtesy notice to property owners within 300 feet on February 8, 2023.

8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-4 and 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences 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 plans approved February 22, 2023, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The Applicant shall receive approval of a Historic District Design Review Permit prior to Building Permit issuance.

3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, these Steep Slope Conditional Use Permit and Conditional Use Permit approvals 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.

4. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.

5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.

7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City
for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

8. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.

9. Metal materials shall not be reflective.

10. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City’s outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.

11. Historic exterior features (all inclusive but namely, the pop-out roof, sidelight windows and siding) shall be preserved.

12. Distinctive materials, components, finishes and examples of craftsmanship should be retained and preserved.

13. Deteriorated or damaged historic features and elements should be repaired rather than replaced.

14. The site shall be recognized as a physical record of its time, place, and use.

15. Chemical or physical treatments should be undertaken using recognized preservation methods.

16. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

17. Landscaping shall be water-efficient with drought tolerant plants and water-wise landscaping is encouraged.

18. The Applicant will be required to acquire and record an encroachment agreement, subject to the City Engineer’s approval for the proposed driveway and the use of the driveway as a second tandem off-street parking space.

19. The driveway shall remain 12’ in width maximum, the front door access shall not read as part of the driveway and shall be treated either with different material or color to differentiate the walkway from the driveway.

20. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
21. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.

22. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.

23. The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.

24. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

25. All retaining walls shall be approximately four feet (4') in height and be consistent in size to those seen in Park City historically.

26. If nail shoring is required for the Steep Slope stabilization, the Applicant will be required to submit a geotechnical report to the Engineering Department as part of the Building Permit application.

27. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post development conditions for a 100-year 24-hour event.

28. Outdoor lighting must be reviewed and approved by the Planning Department prior to installation and must comply with the City's Dark Sky requirements. Outdoor lighting must be fully shielded, down-directed, and 3,000 degrees Kelvin or less.

29. The property owner shall not create a lockout unit or accessory apartment. If the Applicant would like to establish either of those uses they will need to obtain additional permits.

30. The Final Grade shall be no more than four feet (4') in height difference from Existing Grade.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner and applicant to ensure compliance with these regulations.

This letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department office and online.
If you have questions regarding your application or the action taken, please don’t hesitate to contact Caitlyn Tubbs at 435-615-5053 or caitlyn.tubbs@parkcity.org. She will continue working with you through the Building Permit and Certificate of Occupancy process.

Sincerely,

Laura Suesser
Planning Commission, Chair
Cc: Caitlyn Tubbs, AICP
    Senior Historic Preservation Planner
NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description
Address: 316 Woodside Avenue
Zoning District: Historic Residential - 1
Application: Material Deconstruction
Project Number: PL-21-05087
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: July 5, 2023

Project Summary: The Applicant seeks approval for Material Deconstruction of a portion of the side façade and interior roof framing of a Significant Historic Structure to facilitate the construction of an addition.

Action Taken
On July 5, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact
1. The Site is located at 316 Woodside Avenue, also known as Lot A of the Thibault Plat Amendment.
2. 316 Woodside Avenue is a Significant Historic Structure on Park City’s Historic Sites Inventory.
3. The home was originally constructed c. 1889 and is an L-cottage type house.
4. In 1984, 316 Woodside Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
5. On March 4, 2015, the Historic Preservation Board reviewed a Determination of Significance application (PL-14-02555) and found 316 Woodside Avenue complied with the requirements for a Significant Historic Site.

6. On September 14, 2021, a Historic District Design Review Pre-Application (PL-21-04992) was submitted regarding a proposed addition to the rear of the Historic Site.

7. On November 29, 2021, a Steep Slope Conditional Use Permit (SSCUP) application (PL-21-05086) and Historic District Design Review (HDDR) application (PL-21-05087) were submitted.

8. On May 4, 2022, the Historic Preservation Board determined the small “bump out” on the rear of the Structure was historically significant to the Site (PL-22-05238).

9. On December 16, 2022, a Conditional Use Permit application (PL-22-05483) was submitted to allow the encroachment of the proposed addition into the front setback along Woodside Avenue.

10. On March 8, 2023, the Planning Commission reviewed the SSCUP (PL-21-05086) and CUP (PL-22-05483), conducted a public hearing, and approved the Steep Slope Conditional Use Permit and Conditional Use Permit.

Material Deconstruction

11. The Applicant proposes the Material Deconstruction of approximately 64 square feet of the side and rear façade to facilitate the construction of an addition and attached garage.

12. The Applicant proposes Material Deconstruction of interior roof framing supporting approximately 600 square feet of roofing materials. The form, pitch, shape, and height of the roof will not be altered.

13. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades.

14. The construction of the proposed addition will not diminish the Historic Integrity of the Structure as defined in LMC §15-13-2(A) and as demonstrated in the analysis included in the July 5th Staff Report.

15. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.

16. The Findings for “Complies” from the Analysis of Proposal sections of the Staff Report dated July 5, 2023 are incorporated herein by reference.
Conclusions of Law
1. The proposed addition is located on the secondary façade of the Historic Structure and adjacent to the Woodside Avenue public right-of-way. (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval
4. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
5. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
6. The Applicant must obtain Historic District Design Review approval prior to the submittal of a building permit.
7. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
8. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
9. The Site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
10. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director, or their respective designee(s), prior to the submittal of a building permit.
11. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan and the relevant documents shall be recorded with Summit County prior to the submittal of a building permit.
12. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
13. The Applicant shall abide by an approved Historic Preservation Plan ensuring all historic materials not approved for material Deconstruction are protected during
all stages of construction. Additionally, the Applicant shall protect neighboring and adjacent Historic Structures during all stages of construction. Any damage or loss of historic materials outside the scope of this Material Deconstruction approval (on the subject property or neighboring historic structures) shall be reported to the Planning Department immediately.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

__________________________
Randy Scott, Chair
Historic Preservation Board

CC:  Caitlyn Tubbs, Sr. Historic Preservation Planner
Planning Department
Staff Report

Subject: 9100 Marsac Avenue – Montage Deer Valley
Application: PL-23-05731
Author: Lillian Zollinger, Planner II
Date: August 3, 2023
Type of Item: Administrative Conditional Use Permit

Recommendation
(I) Review the proposed plan for an Outdoor Event and Temporary Improvement (trailer) from August 30 to September 5, 2023, (II) conduct a public hearing, and (III) considering approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action letter (Exhibit A).

Description
Applicant: AETHER Apparel LLC; Ryan Clark
Location: 9100 Marsac Avenue
Zoning District: Residential Development, Sensitive Land Overlay
Adjacent Land Uses: Residential, Open Space, Hotel
Reason for Review: The Planning Director reviews Administrative Conditional Use Permits

ACUP Administrative Conditional Use Permit
LMC Land Management Code
RD Residential Development
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
The Applicant proposes to install a Temporary Improvement (Airstream trailer) from August 30 to September 5, 2023, in the Montage Deer Valley Parking lot. The Outdoor Event is limited to guests of the Montage Hotel (see Condition of Approval 11), and will operate from 11 am to 7 pm, with one staff on site at all times. The trailer is 34 feet long, nine feet wide, and nine feet tall. The Applicant received an Administrative Conditional Use Permit (ACUP) in 2022 for the same event, in a similar location.

1 LMC § 15-1-11(D)
Analysis


Pursuant to LMC § 15-2.13-2, Outdoor Events and Temporary Improvements are Administrative Conditional Uses in the RD Zoning District.

The RD Zoning District has a Front Setback of 20 feet, Rear Setback of 15 feet, and Side Setback of 12 feet. The proposal complies with all Setbacks, as the area of the event will be at least 75' from any property line on all sides.

LMC § 15-2.13-4 sets the maximum building height for Structures at 28 feet. The Temporary Improvement (trailer) is nine feet high and compliant.

(II) The Outdoor Event and installation of a Temporary Improvement (Airstream trailer) complies with the Sensitive Land Overlay (SLO) Requirements outlined in LMC Chapter 15-2.21.

The proposed location for the Outdoor Event/Temporary Improvement is on an existing paved parking lot, and there is no proposed additional construction that would impact the Sensitive Land Overlay. This includes no impact on: Steep Slopes, Ridge Line Areas, wetlands, Stream Corridors, Wildland interface, and wildlife habitats. Therefore, the proposed Outdoor Event/Temporary Improvement complies with the SLO Zone.

(III) The proposal complies with Goods and Uses To Be Within Enclosed Building
Requirements outlined in LMC § 15-4-21.

The Outdoor Event falls under the definition of an Outdoor Use per LMC § 15-15-1: “[a]ny land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure, not including outdoor recreation activities and those Uses customarily associated with indoor Uses, such as parking, drive-up windows, ATM’s, gas pumps, playgrounds, and such. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage and display of bicycles, kayaks, and canoes; and outdoor events and music.”

Pursuant to LMC § 15-4-21(B)(2), Outdoor Events must comply with the following:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notification to adjacent Property Owners</td>
<td>Complies: Staff mailed public notice to adjacent property owners on July 20, 2023, pursuant to LMC § 15-1-21.</td>
</tr>
<tr>
<td>No violation of the City Noise Ordinance, Title 6</td>
<td>Complies: Condition of Approval 4 requires compliance with the Noise Ordinance.</td>
</tr>
<tr>
<td>Impact on adjacent Residential Uses</td>
<td>Complies: The Outdoor Event/Temporary Improvement is for Montage hotel guests only and will have minimal impact on adjacent Uses.</td>
</tr>
<tr>
<td>Proposed plans for music, lighting, Structures, electrical, signs, etc.</td>
<td>Complies: There is no proposed music or outdoor lighting (see Condition of Approval 5). See Exhibit B for proposed plans.</td>
</tr>
<tr>
<td>Parking demand and impacts on neighboring Properties</td>
<td>Complies: The Outdoor Event/Temporary Improvement will be for guests of the Montage Hotel only, and parking is accounted for at the Hotel.</td>
</tr>
<tr>
<td>Duration and hours of operation</td>
<td>Complies: This Outdoor Event/Temporary Improvement is temporary and will be open from 11 am to 7 pm from August 30 to September 5, 2023 (see Condition of Approval 4).</td>
</tr>
<tr>
<td>Impacts on emergency Access and circulation</td>
<td>Complies: The Outdoor Event/Temporary Improvement will temporarily change the circulation system inside the parking lot but will be contained to a specific area for a temporary amount of time. The area of change will not impede emergency access (see Condition of Approval 9 and 10).</td>
</tr>
</tbody>
</table>

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
The Planning Director shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Director may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

<table>
<thead>
<tr>
<th>CUP Review Criteria</th>
<th>Analysis of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size and Location of the Site</td>
<td><strong>Complies:</strong> The Outdoor Event/Temporary Improvement is proposed on an existing Site and there are no permanent proposed changes to the Site.</td>
</tr>
<tr>
<td>Traffic</td>
<td><strong>Complies:</strong> The proposed Outdoor Event/Temporary Improvement will be contained to a specific patio area, for 7 days. The area of change will not greatly impact traffic outside of the parking lot.</td>
</tr>
<tr>
<td>Utility Capacity</td>
<td><strong>Complies:</strong> The DRC found no issues with the proposal (see Condition of Approval 8).</td>
</tr>
<tr>
<td>Emergency Vehicle Access</td>
<td><strong>Complies:</strong> The Development Review Committee determined the proposed Outdoor Event/Temporary Improvement location will not impede emergency vehicle access (see Condition of Approval 9 and 10).</td>
</tr>
<tr>
<td>Parking</td>
<td><strong>Conditions of Approval</strong></td>
</tr>
<tr>
<td></td>
<td>Temporary Improvements require one parking space per employee2302 plus two guest spaces (LMC § 15-3-6).</td>
</tr>
<tr>
<td></td>
<td>Montage Deer Valley currently has 593 parking spaces. The Outdoor Event patrons are limited to guests at the Montage. Condition of Approval 10 prohibits the Outdoor Event from impeding any parking space. Condition of Approval 11 limits the Outdoor Event to Montage hotel guests only.</td>
</tr>
<tr>
<td>Internal Vehicular and Pedestrian Circulation System</td>
<td><strong>Complies:</strong> The outdoor activity will temporarily change the internal vehicular and pedestrian circulation system inside the parking lot but will be contained to a specific patio area for 7 days. The area of change will not greatly impact circulation of the parking lot.</td>
</tr>
<tr>
<td>Fencing, Screening, and Landscaping</td>
<td><strong>Complies:</strong> The Outdoor Event/Temporary Improvement will be screened by existing buildings.</td>
</tr>
<tr>
<td>Building Mass, Bulk, and Orientation</td>
<td><strong>Complies:</strong> The Outdoor Event/Temporary Improvement has a temporary impact on the side of the Lot.</td>
</tr>
<tr>
<td>Useable Open Space</td>
<td>Complies: The Outdoor Event/Temporary Improvement will take place on an existing built patio space.</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Signs and Lighting</td>
<td>Complies: There is no proposed outdoor lighting or signs (see Condition of Approval 5).</td>
</tr>
<tr>
<td>Physical Design and Compatibility with Surrounding Structures</td>
<td>Complies: The Temporary Improvement will be used for 7 days for the Outdoor Event and shall be removed by September 8, 2023.</td>
</tr>
<tr>
<td>Noise, Vibration, Odors, Stream, or Other Mechanical Factors</td>
<td>Complies: Outdoor speakers are prohibited (see Condition of Approval 4 and 5).</td>
</tr>
<tr>
<td>Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas</td>
<td>Complies: See Exhibit B for plans.</td>
</tr>
<tr>
<td>Expected Ownership and Management</td>
<td>Complies: The ownership is private, and the event is approved by the owner.</td>
</tr>
<tr>
<td>Within and Adjoining the Site, Environmentally Sensitive Lands, Physically Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site</td>
<td>Complies: The Development Review Committee reviewed the proposal on July 18, 2023, and found no issues with the proposal (see Condition of Approval 8).</td>
</tr>
<tr>
<td>Reviewed for Consistency with the Goals and Objectives of the Park City General Plan</td>
<td>Complies: The proposed Use of the Site is consistent with the Goals of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.</td>
</tr>
</tbody>
</table>

(V) The Development Review Committee reviewed the proposal on July 18, 2023, and did not identify any issues.2

**Notice**
Staff published notice on the City’s website, the Utah Public Notice website, adjacent property owners, and posted notice to the property on July 20, 2023.

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2 The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
Public Input
Staff did not receive any public input at the time this report was published.

Alternatives
- The Planning Director may approve the ACUP;
- The Planning Director may deny the ACUP and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits
Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
August 3, 2023

AETHER Apparel LLC
6200 Melrose Avenue
Los Angeles, CA 90038

CC: Ryan Clark
(209) 564-8572; ryan@aetherapparel.com

NOTICE OF ASSISTANT PLANNING DIRECTOR

Description
Address: 9100 Marsac Avenue
District: Residential Development, Sensitive Lands Overlay
Application: Administrative Conditional Use Permit
Project Number: PL-23-05731
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: August 3, 2023
Project Summary: The Applicant proposes to host an outdoor event from August 30 to September 5, 2023.

Action Taken
On August 3, 2023, the Planning Director conducted a public hearing and approved an Administrative Conditional Use Permit for an Outdoor Event and Temporary Improvement in the Residential Development Zone and Sensitive Land Overlay Zone, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact
1. The Site is located at 9100 Marsac Avenue.
2. The Site is located in the Residential Development (RD) and Sensitive Land Overlay (SLO) Zoning Districts.
3. The Applicant proposes to install an outdoor Airstream trailer retail pop up store.
4. The proposed outdoor event is defined as an Outdoor Use.
5. This is not a Food Truck Location.
6. The proposed trailer is approximately 34 feet by nine feet (306 square feet), and approximately nine feet tall.
7. The proposed trailer complies with RD Zoning District setbacks and height.

8. The proposed trailer will be located on existing pavement, and not impact Sensitive Land Overlay regulations.

9. Staff posted notice to the City website, City Hall, the property, and adjacent property owners on July 20, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC Chapter 15-2.13, Residential Development (RD) District, Chapter 15.2-21, Sensitive Land Overlay (SLO) District, and Section 15-4-21(B)(2).

2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.

3. The effects of any differences 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 plans review August 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

4. The proposed Outdoor Event/Temporary Improvement shall operation from 11am to 7 pm and shall comply with the City Noise Ordinance, Chapter 6-3.

5. No signs, speakers, or outdoor lighting are proposed or approved with this application.

6. This permit is only valid for the Outdoor Event/ Temporary Improvement airstream pop-up trailer in the proposed location. The trailer may be installed on August 28, 2023, and must be removed by September 8, 2023, at 5pm.

7. The station must be inspected by the Fire Department before installation.
8. The proposed station shall not significantly impact the control of delivery and service vehicles, loading and unloading zones, and trash and recycling pickup areas.

9. The proposed outdoor event’s location shall not impede emergency vehicle access. There must be at least 20’ clear space of asphalt for emergency vehicle access.

10. The Outdoor Event may not impede parking space, pedestrian, or vehicle entrance, exit, and access.

11. The Outdoor Event may only serve guests of the Montage Deer Valley Hotel.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Assistant Planning Director

CC: Lillian Zollinger, Project Planner
Airstream Location: Highlighted in red on both site plans below; located on the entrance area of the Montage Deer Valley

AETHER Apparel Pop Up @ Montage Deer Valley 8/30/32-9/05/23
AETHER Apparel Pop Up @ Montage Deer Valley

Event Details:
A retail pop up store within a 2009 Airstream trailer that will be located on the grounds of Montage Hotel (9100 Marsac Ave, Park City, UT 84060) from 08/30/2023 through 09/05/2023, with operating hours of 11am through 7pm. AETHER Apparel will have one full time staff member on site at all times. Trash cans, as well as clean up (before, during and after the event) will be provided by AETHER Apparel and the Montage Hotel to ensure a clean environment.

AETHER Apparel is a Los Angeles, CA based outdoor minded clothing brand designed with an urban aesthetic; selling casual wear and founded in 2009. The Airstream is a 2009 Pan America Airstream trailer converted to accommodate all guests and provide a unique shopping experience. The Aether Apparel Airstream has visited Montage Park City the last two summers (2021 and 2022).

Description of Store and Location:
The AETHER 2009 Pan America Airstream trailer will be parked within the Montage Deer Valley's vast parking lot with ample room for hotel guests to park, check in and utilize the space safely; without danger or concern. The side door will be facing the sidewalk and back drop down door (with a walk up ramp located at back door) will be sectioned off for all shoppers and to protect the shopping customer and parking hotel guests a like. Ample parking is and will be provided for all Hotel guests and shopping customers alike. The tailer will be parked by itself, the transportation vehicle will only be used to drop off and pick up the Airstream.
AETHER Apparel Pop Up @ Montage Deer Valley

Airstream Images: