Shen Engineers, Inc. Structural/Seismic Consultants
2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
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Los Angeles, CA 90012
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Aug. 3, 2015
Rev. April 4, 2016

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 823 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on July 29th, 2015 with the architect Jon DeGray. The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.

2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

3. The existing porch roof is assumed to be framed with 2x4 at 24" o.c. The roof soffit will need to be removed to confirm the existing framing member size and spacing. If the framing is as anticipated, the framing will need to be reinforced with additional members or replaced. There is no way to confirm that the existing decorative supporting columns are structurally capable of carrying the load because we have no information on their capacity. We would recommend removing and replacing with 4x4 posts. Additionally, the concrete entry porch is supported by an unreinforced masonry block wall that appears not to have any footings. This area will need to be rebuilt to meet the requirements of code, see item #7.

4. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. The 12'-0" floor joists are 22% capacity of the code. The 8'-0" floor joists are 57% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.

5. All the existing headers need to be upgraded. We will review each one of them when design is available.

6. The existing exterior walls are 2x4 @ 24" on center with 1x6 planks installed horizontally. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

7. The existing building doesn't have any footings. The existing foundation walls were built with wood piles and sand stone. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

8. The back portion of the building appears to be a barn that has been attached to the main house. The walls of this structure have moved 5" to 7" horizontally. Existing framing is 2x4 at 24"o.c. The framing does not meet code and needs to be modified. Due to the racking of the building the existing material is in stress and its structural integrity compromised. We would not recommend using this material as its capacity is unknown, we recommend replacing it. This portion of existing building shall be removed and re-built.

9. The site retaining walls are moving 5" to 12" horizontally on the top of the walls. It's very dangerous. They need to be removed and re-built with correct, code compliant walls and footings.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

ADDENDUM TO 2.16.16 HPP

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060

HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: PL-15-02909

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

■ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Jeremy Sheppe

ADDRESS: 823 Norfolk Avenue
Park City, Utah 84060

TAX ID: SA-139 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

PHONE #: (435) 649 - 7263 FAX #: ( ) -

EMAIL: degrayarch@qwestoffice.net

RECEIVED
APR 04 2016
PARK CITY
PLANNING DEPT

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.

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.

Element/Feature: Concrete Retaining Walls

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:

Per the engineers evaluation the walls will be re built.

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.

Element/Feature: Wood Framed Structure

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:

The entire framed structure of the home will be lifted and placed on new poured concrete foundation. The existing main level floor framing is to be sistered with new engineered wood floor framing.
Exploratory demolition and evaluation is to be done at all exterior wood framed walls and roof. Existing wall framing is to be sistered with new 2x framing to create insulation cavities equivalent to 2x6 framed wall.
Per the engineers evaluation, the attached barn structure will re-constructed on its new foundation. What ever existing material that can be saved will be reused.

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.

Element/Feature: Roof Framing

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:

The existing home and porch roof framing will be modified by sistering additional members to the existing members or will be re framed with all new. This determination will be made once interior demolition is complete and further evaluation by the structural engineer and building official has occurred. Per the engineers evaluation, the attached barn structure will re-constructed on its new foundation. What ever existing material that can be saved will be reused. Per the elevations presented in the HDDR package the final roof appearance will match the appearance of the historic roofs.
The lower home will have an architectural grade composition shingle roof and the reconstructed barn roof will be metal with profile to match existing.

2 layers of ice and water shield underlayment are to be used at roofs with lower pitch than 4:12. These occur at the front entry porch and above the proposed stairway

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.

Element/Feature: Brick Chimneys

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:

The brick chimney located at the ridge of the north to south running cross gable of the historic home, visible from the street, will be maintained. The original chimney will be disassembled and rebuilt in the original location using the original brick. See detail A/A3.1 of the HDDR application set for the chimney reconstruction detail. Bricks will be numbered and prior removal so they can be laid up per the original. Mortar will be used that is compatible with the existing bricks.

The brick chimney is located at the rear addition of the home is to be removed.

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.

Element/Feature: East Facade

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:

The exterior appearance of the front (east) facade will remain largely unchanged. The wall framing at many of the exterior walls is minimal. Exploratory demolition will be required to asses existing conditions and any existing framing will be sistered with new 2x framing to create the cavities for insulation equivalent to a framed 2x6 wall.
A historic bay was removed from the front of the home. This bay will be reconstructed to match size, scale, window layout and ornamental trim of historic bay using photos as reference.
The new lower level garage will be accessed from Norfolk Avenue via a new concrete driveway.

Element/Feature: South Facade

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:

The exterior appearance of the left (south) facade will remain largely unchanged. The wall framing at many of the exterior walls is minimal. Exploratory demolition will be required to asses existing conditions and any existing framing will be sistered with new 2x framing to create the cavities for insulation equivalent to a framed 2x6 wall.

The windows at the existing enclosed front porch are not historic, appear to be part of the 1940's remodel, will be reconfigured to accommodate a new fireplace.
The enclosed side entry porch, 1940's addition, will be re-constructed with 2x6 exterior walls and a new window configuration that is more historically correct in appearance.

Element/Feature: West Facade

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:

The walls on this elevation of the lower home will need to be rebuilt to allow for the proposed shed dormer construction. The shed dormer will allow sufficient head room in this area so that the space will function as part of the kitchen. All historic material that can be saved will be reused.
Siding material will be reused. If additional siding is required it will match size and profile of existing material.

Element/Feature: North Facade

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:

The exterior appearance of the right (north) facade will remain for the largely unchanged. The wall framing at many of the exterior walls is minimal. Exploratory demolition will be required to asses existing conditions and any existing framing will be sistered with new 2x framing to create the cavities for insulation equivalent to a framed 2x6 wall.

There are 3 windows at the north facade. These windows will be removed in and siding is to be installed to match existing

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.

Element/Feature: Concrete Foundation

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:

The home currently sits on a tall crawl space with a part of it dug out as a basement used as a mechanical room. The basement area and the front wall of the crawl are made of unreinforced masonry. Est. 1940"s remodel
In the other areas of the crawl there is even less foundation structure, consisting of stacked stone and timbers.
A new concrete, code compliant, foundation will be constructed.

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.

Element/Feature: Entry Porch

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:

The existing concrete deck will be replaced with a waterproof deck with a wood walking surface to look more in keeping with the historic building. The front entry steps from the street will also be added.
The roof of the porch is supported by ornamental iron columns. These columns will be replaced with 4x4 wood columns and existing ornamental iron railing is to be replaced by new wood railing. All in an effort to bring back the historic appearance depicted in the historic photos.

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.

Element/Feature: Doors

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:

Front Door - Current front door is not historic. Based on the historic photo the original, period door, seems to match the existing interior south side door. It is a two panel arched light door. We propose to replace the existing non historic front door with a door similar to that shown in the historic photo.
South side porch door - Appear to date from the time of that addition, est. 1940"s Our proposed plan removes this door and replaces it with correct proportion windows.
The existing doors on the barn will be saved, rebuilt and re installed on the building in there historic locations.

Element/Feature: Barn Door

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:

The existing barn door that faces Crescent Tram will be rebuilt and re installed at that location as a faux panel.

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.

Element/Feature: Windows

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:

No historic windows remain. They have been replaced over time with newer wood windows.
All windows are to be replaced with new historically appropriate windows.
Some windows will be removed (see Window Survey on Physical Conditions Report)

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:

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.

Element/Feature: Systems

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:

All mechanical, utility, service equipment, & electrical systems are to be replaced and made code compliant.

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.

Element/Feature: Added Living Space, Garage, and Mechanical

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:

With the re-construction of the foundation system lower level living space will be added.
This will include the area under the existing home and the re-constructed barn structure.
A lower level barn and mechanical room will also be added.
Living space will be added at the main, upper, and attic levels of the re-constructed barn.

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: _____ Date: 4/4/16

Name of Applicant: Jonathan DeGray

ADDENDUM TO 2.16.16 PHY CON. REPORT

PARK CITY 1884

PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: PL-15-02909

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Scheppe Residence

ADDRESS: 823 Norfolk Avenue
Park City, UT 84060

TAX ID: SA-139 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ■ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Jeremy Sheppe

MAILING ADDRESS: P.O. Box 683217
Park City, Utah 84060

PHONE #: (281) 851 - 9558 FAX #: ( ) -

EMAIL: jerem.shepp@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: (435) 646 - 7263

EMAIL: degrayarch@qwestoffice.net

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.

RECEIVED
APR 04 2016
PARK CITY PLANNING DEPT.

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: _____

Name of Applicant: Jeremy Sheppe

Mailing Address: P.O. Box 683217
Park City, Utah 84060

Phone #: (281) 851 - 9558 Fax #: ( ) -

Email: jeremy.sheppe@gmail.com

Type of Application: _____

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: Jeremy Sheppe

Mailing Address: P.O. Box 683217
Park City, Utah 84060

Street Address/ Legal Description of Subject Property: 823 Norfolk Avenue
SA-139

Signature: _____ Date: _____

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 attaché 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&Rs.

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

PHYSICAL CONDITIONS REPORT

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.

Element/Feature: Topography and Landscaping

This involves: ☐ An original part of the building ■ A later addition

Estimated date of construction: Non-Historic

Describe existing feature:

The site has a moderate west to east slope dropping about 23' from Crescent Tram to Norfolk Avenue.

There are planting beds at the front (east) yard with native shrubs, flowers and grasses.
The south side yard and rear yard are natural grasses and vegetation.
The north side yard is relatively flat and filled with gravel.

There are existing concrete retaining walls at the front and rear property lines and at the northeast corner of the home. There is a stacked rock retaining wall at the south area of the front yard and a rubble retaining wall towards the rear of the north side yard.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

The existing concrete wall at the rear of the property has settled and is leaning downhill. The rubble wall will effect proposed excavation and will need to be re-configured after foundation is in.

Photo Numbers: 6,7,8,9,10,11,12 Illustration Numbers: 1

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.

Element/Feature: Foundation and Framing

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: 1901

Describe existing feature:

There is a poured concrete and concrete block foundation visible at the east and south sides of the exterior. The home is supported in the crawlspace by a series of wood posts and concrete block piers. The exterior walls are framed using various width lumber. Exploratory demo will be required. The main level floor framing is 5 1/2" x 1 3/4" @ 24" on center. The roof framing is 2" x 4" @ 27" on center.

At the barn structure there is no sign of a foundation. The exterior walls are 2" x 4" @ 24" on center. The floor framing 2" x 6" @ 24" on center and the roof framing is 2" x 4" @ 24" on center.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

Existing home is to be raised and new concrete footings and foundation are to be poured. Exterior walls are to be evaluated for structural integrity and new framing is to be sistered with existing in order to achieve equivalent of 2x6 framed cavity for insulation.

The barn structure will need to be re-constructed using all new material.

Photo Numbers: 6,7,14,16,20,21 Illustration Numbers: _____

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.

Element/Feature: Roofs

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: 1901

Describe existing feature:

The most prominent roofs on the lower historic home are a 12:12 pitch gable running east to west and a cross gable running north to south with an east pitch of 12:12 and a west pitch of 6:12. There is a low pitch shed roof above the entry porch wrapping the southeast corner of the home. these roof forms are original to the home. Roofing has been replaced with asphalt shingles.
Multiple additions have been made to the rear of the home since 1900. There are gable and shed roofs of varied slopes. Roof material is asphalt shingles and asphalt rolled roofing.
The roof of the attached barn structure is a 10.5:12 gable running east to west . It is a metal roof.
All roofs are to be re-constructed.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ■ Poor

All deficiencies are to be addressed with re-construction of roofs.

Photo Numbers: 6, 15 Illustration Numbers: 47,48

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.

Element/Feature: Chimneys

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: 1901

Describe existing feature:

There are 2 chimneys on the home.

A brick chimney is located at the ridge of the north to south running cross gable of the historic home. It rises 43" above the ridge and has been closed off with a metal cap. This chimney will be removed and a faux chimney stack will be built in same location on exterior.

A brick chimney is located at the rear addition of the home. It rises about 6 feet above the roof surface and is capped by a tall metal flue cap. This chimney is to be removed.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

Not known.

Photo Numbers: 6,15,19

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.

Element/Feature: Exterior Walls at Lower Home

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: 1901

Describe existing feature:

The exterior walls are framed using various width lumber. Exterior siding is 7" painted wood dropped siding. The corners of building are trimmed out with varying width painted wood.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

Exploratory demo will be required to determine construction of walls and structural integrity. New framing to be sistered with existing to achieve equivalent of 2x6 framed cavities for insulation.

Photo Numbers: 6,7,8,17,18,19,23,24,25,26,27

Illustration Numbers: 2,3,4,5,47,48

Element/Feature: Exterior Walls at Barn

This involves: ☐ An original part of the building ☐ A later addition

Estimated date of construction: 1901 - 1907

Describe existing feature:

The exterior walls of the barn structure are 2" x 4" framing with 1" thick wood plank at both sides. Siding is an unfinished wood drop siding. Window trim is 3" wide wood at head and legs and the sills are 1" thick with a 4" wide sash below.

At the west elevation of the barn there is a functioning barn door.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

The barn structure has settled and weathered to the extent that the structure and materials are not salvageable. The barn will be reconstructed using new historically accurate materials.

Photo Numbers: 15,29,30,31 Illustration Numbers: 2,3,4,5,47,48

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

This involves: ☐ An original part of the building ☒ A later addition

Estimated date of construction: Non-Historic

Describe existing feature:

The foundation is visible at the east and south sides of the home. At the east there is a concrete block foundation with a crawl space access door. at the south the foundation is poured concrete.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is no sign of foundation at the barn structure. All foundations will be removed and re-poured. Barn will be re-constructed on new concrete foundation.

Photo Numbers: 6,7,14,14 Illustration Numbers: _____

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.

Element/Feature: Entry Porch and Enclosed Porch

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: 1901

Describe existing feature:

The entry porch is an elevated concrete slab with access stairs rising from the south. The historic porch had framed stairs rising from the east directly in front of the entry door. The original porch wrapped the southwest corner of the home. The south run of this porch was enclosed for added living space.

A porch was added to the south side of the home and later enclosed. There is a 2 riser stairway at the east side of this porch for access.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

The porch roof framing is unknown and will need to be verified. Supporting columns are decorative and not historically accurate. The foundation is unreinforced masonry and needs to be brought up to code.
See engineers report regarding this area.

Photo Numbers: 6,14,16,19

Illustration Numbers: 47,48

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.

Element/Feature: Existing MEP Systems

This involves: ☐ An original part of the building ☒ A later addition

Estimated date of construction: Non-Historic

Describe existing feature:

All existing mechanical, utility, service equipment, & Electrical systems are to be replaced with new code compliant systems.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

N/A To be replaced

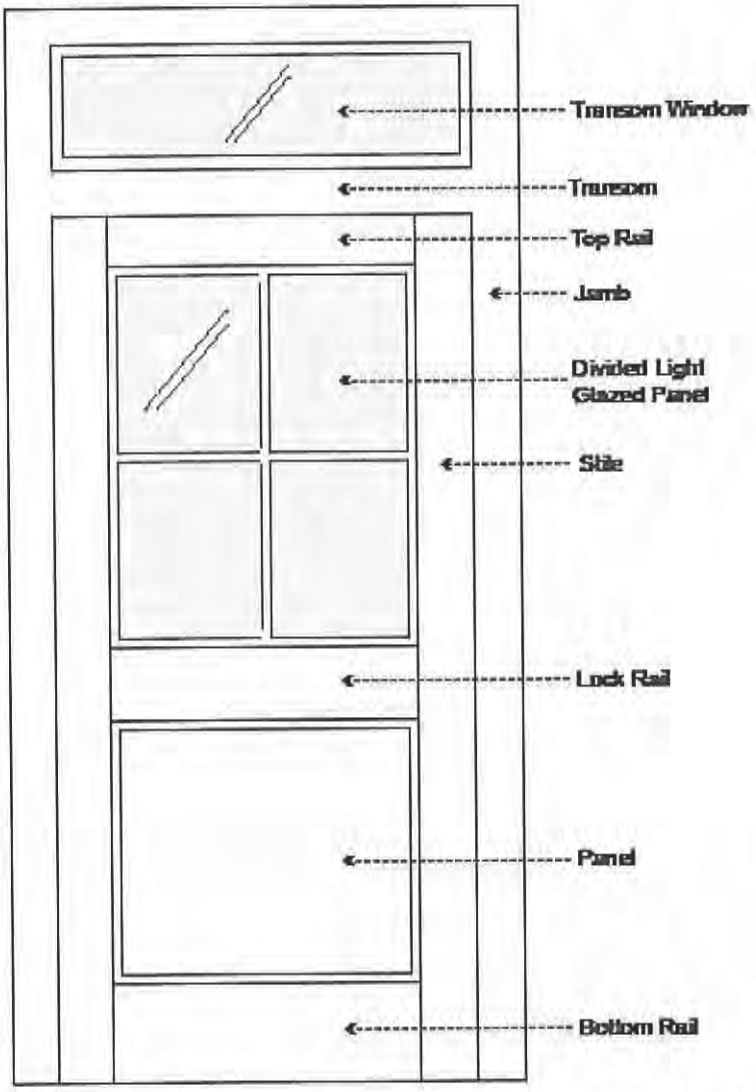
Photo Numbers: _____ Illustration Numbers: _____

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.



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.

Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

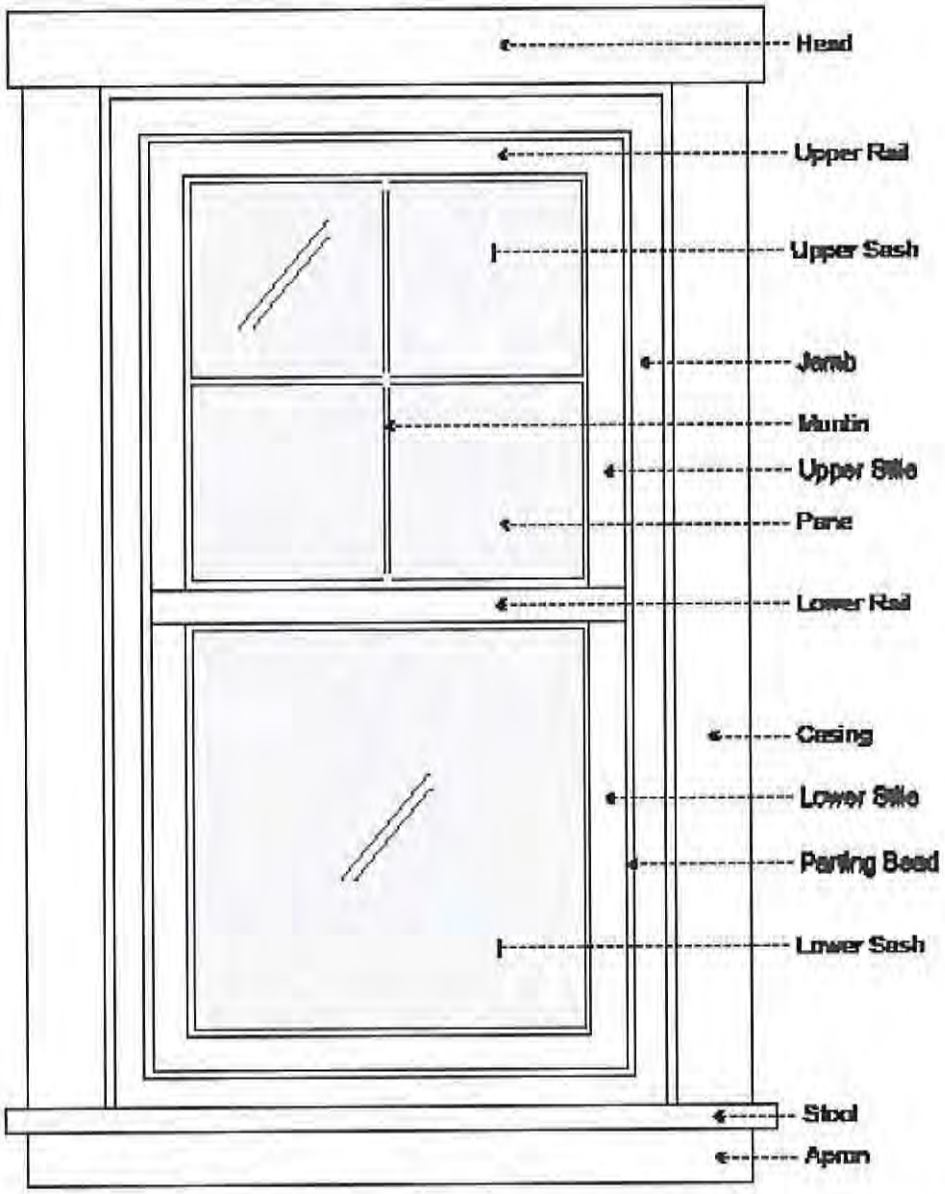
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Good			
201	Fair	To be replaced with new door	6	No
202	Fair	To be removed	17	No
301	Fair	To be rebuilt as faux door	30	Yes
302	Fair	To be removed	29	Yes
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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.



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.

Window Survey Form

Total number of window openings on the exterior of the structure: 16

Number of historic windows on the structure: 4

Number of existing replacement/non-historic windows 12

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 16

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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.

Window #	Existing Condition	Describe any deficiencies	Photo #	Historic
A	Fair	N/A - To Be Replaced	2,6	No
B	Fair	N/A - To Be Replaced	2,6	No
C	Fair	N/A - To Be Replaced	2,6	No
D	Fair	N/A - To Be Reconfigured	3,24	No
E	Fair	N/A - To Be Reconfigured	2,25	No
F	Fair	N/A - To Be Reconfigured	3,25	No
G	Fair	N/A - To Be Reconfigured	4,26	No
H	Fair	N/A - To Be Removed	3,26	No
J	Fair	N/A - To Be Removed	4,27	No
K	Fair	N/A - To Be Removed	5,8	No
L	Fair	N/A - To Be Removed	5,8	No
M	Fair	N/A - To Be Removed	5,8,28	No
N	Poor	N/A - To Be Replaced	3,15	Yes
P	Poor	N/A - To Be Replaced	4,30	Yes
Q	Poor	N/A - To Be Replaced	4,30	Yes
R	Poor	N/A - To Be Replaced	2,31	Yes

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.)

Element/Feature: Interior Photographs

This involves: ■ An original part of the building
■ A later addition

Estimated date of construction: N/A

Describe existing feature:

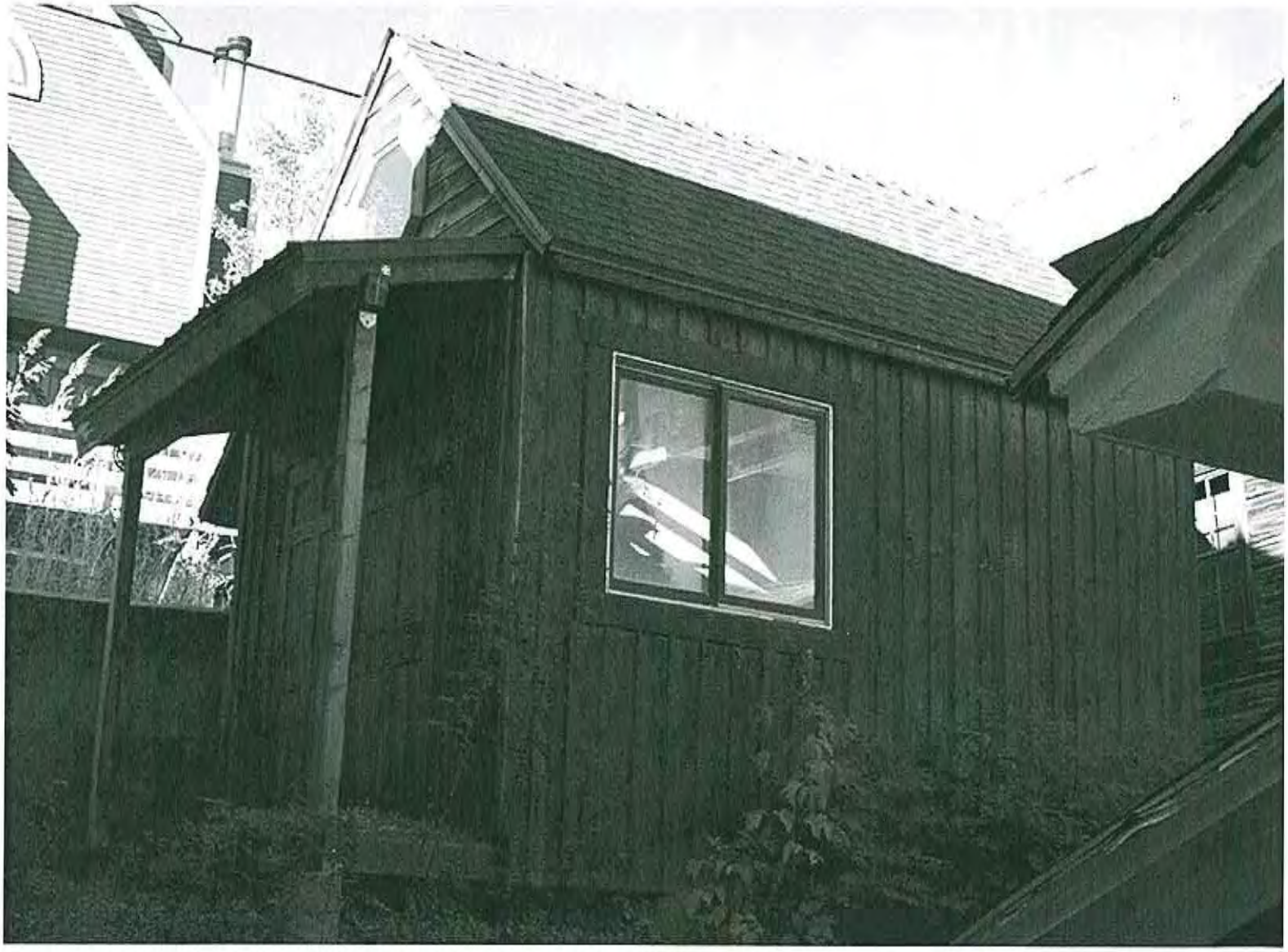
Interior walls of lower home are painted lathe and plaster and/or drywall. Ceiling heights vary from room to room. Flooring is hardwood throughout except for tiled bathroom. Window, door and base trim is painted wood and size and profile varies. Remaining historic trim is limited to Living Room and Bedroom 1

Interior walls of barn structure are wood framing and plank. Flooring is OSB at upper level and wood plank at attic level. There is no window, door, and base trim.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

All exterior surfaces are to be gutted and re-finished per proposed design drawings

Photo Numbers: 33 -46 Illustration Numbers: _____



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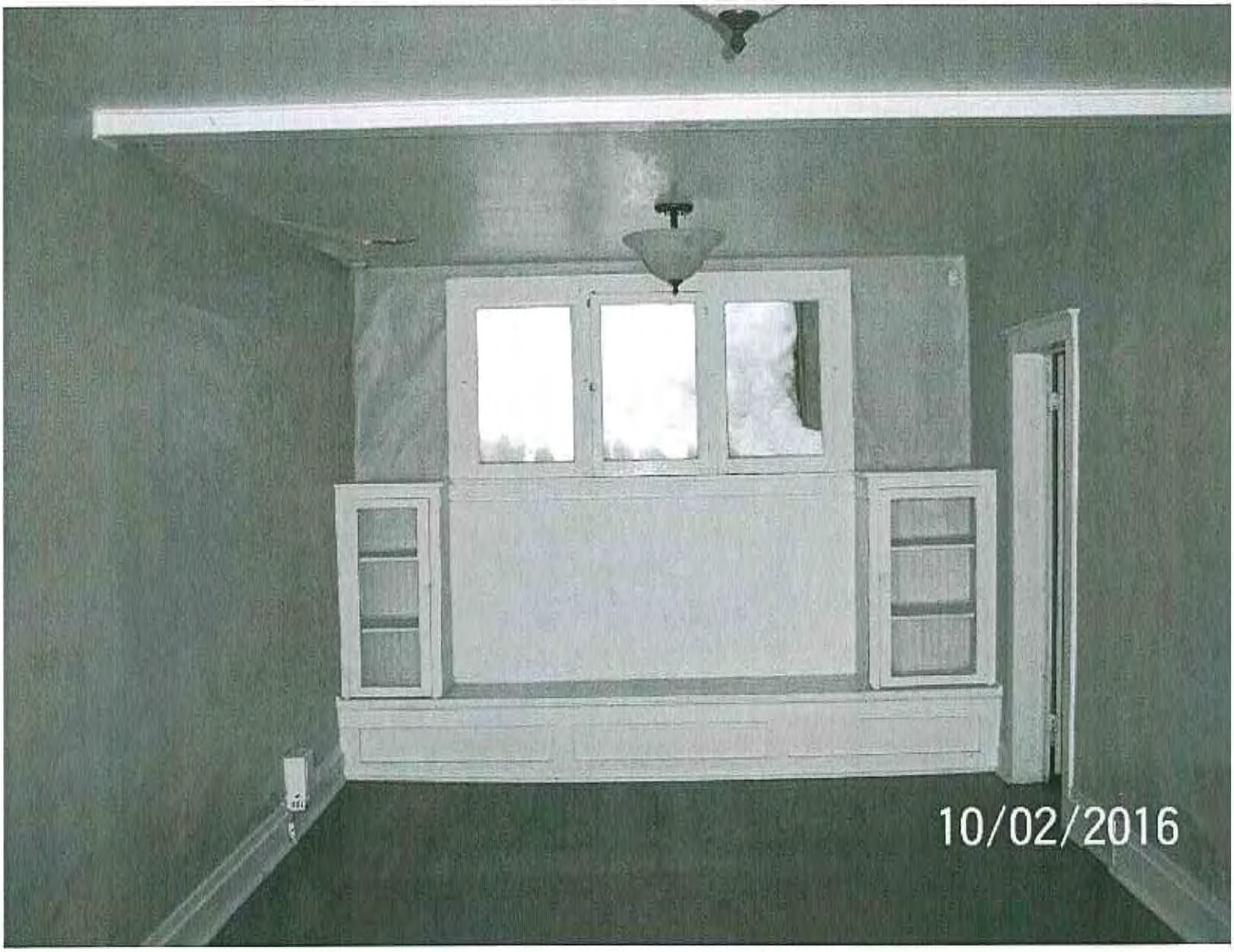

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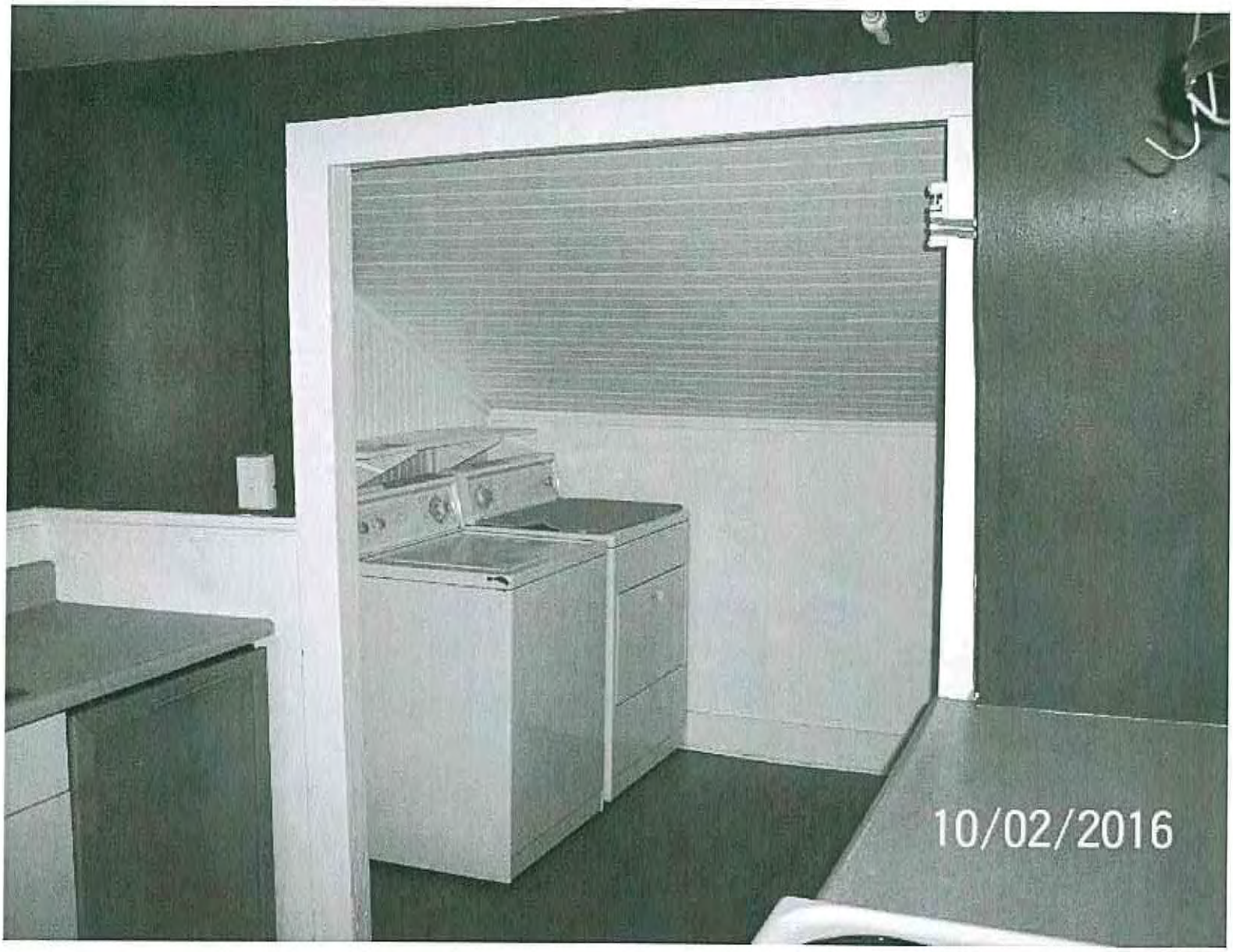

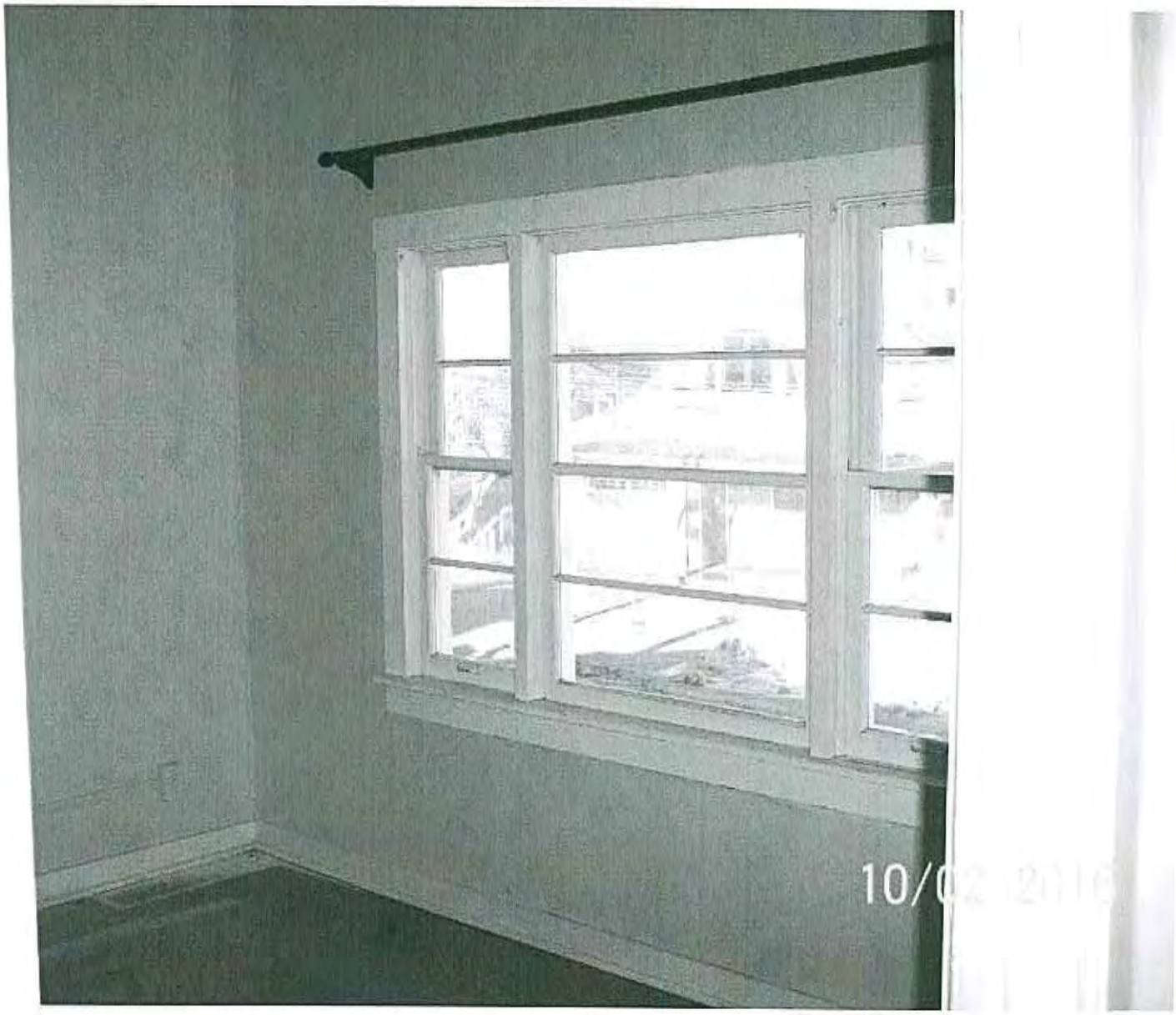

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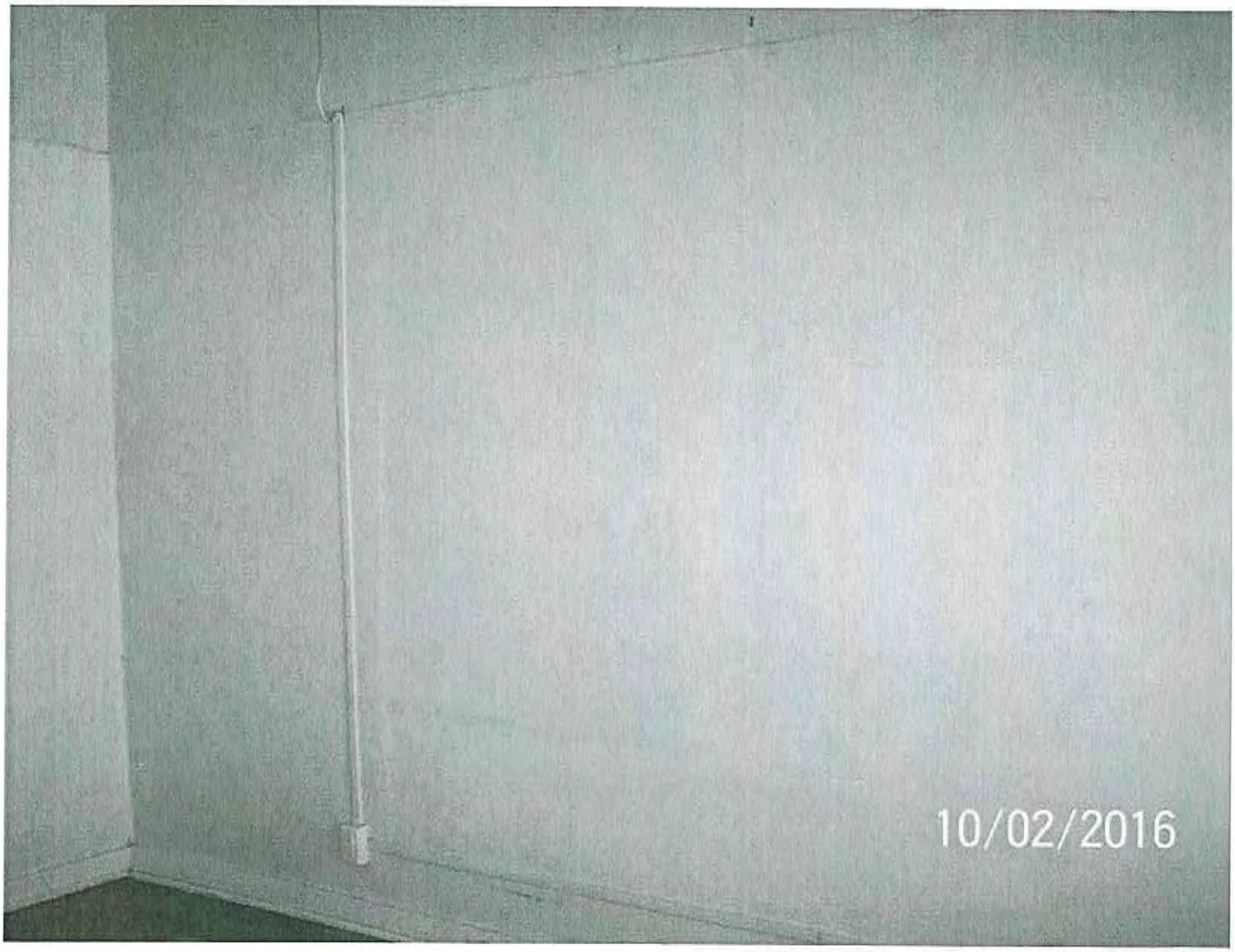

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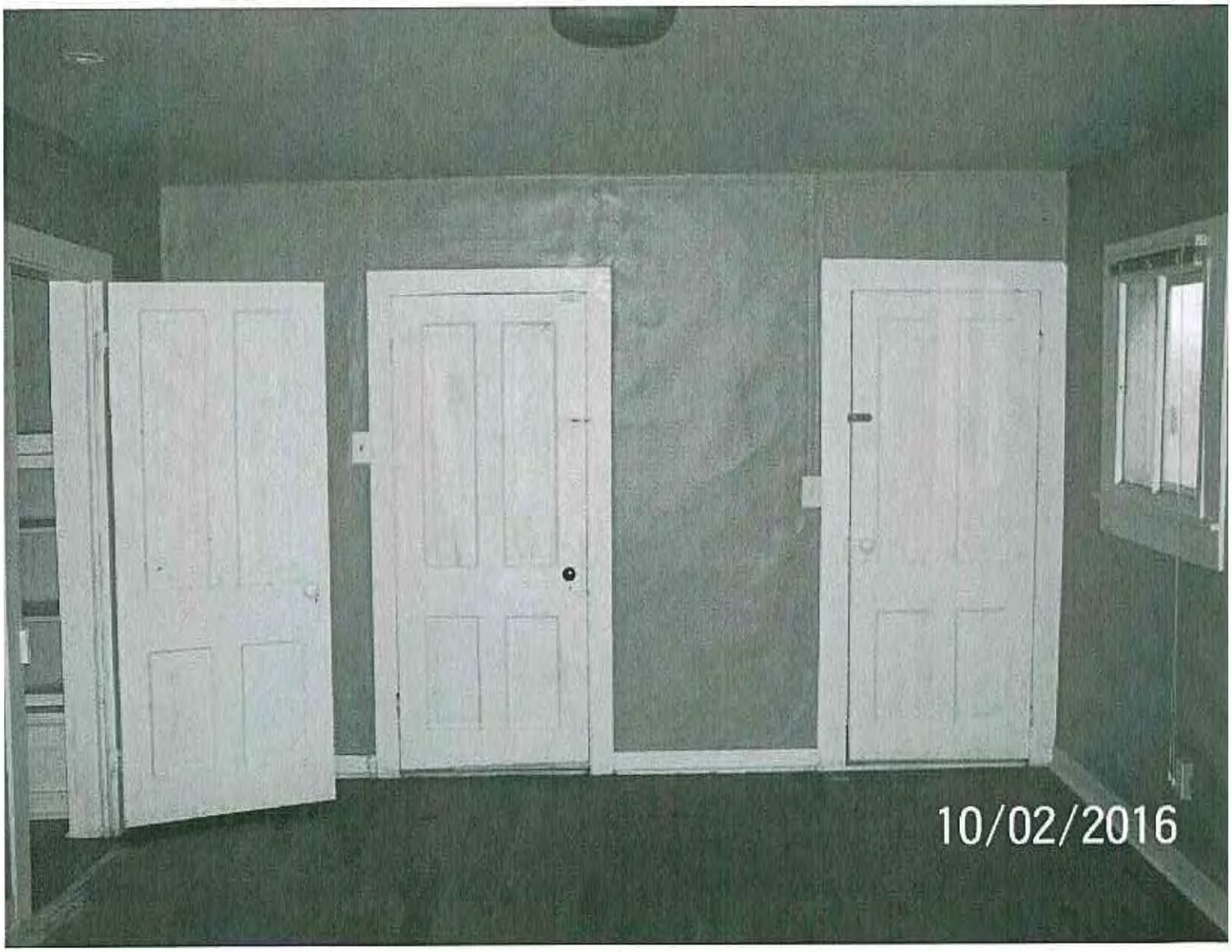

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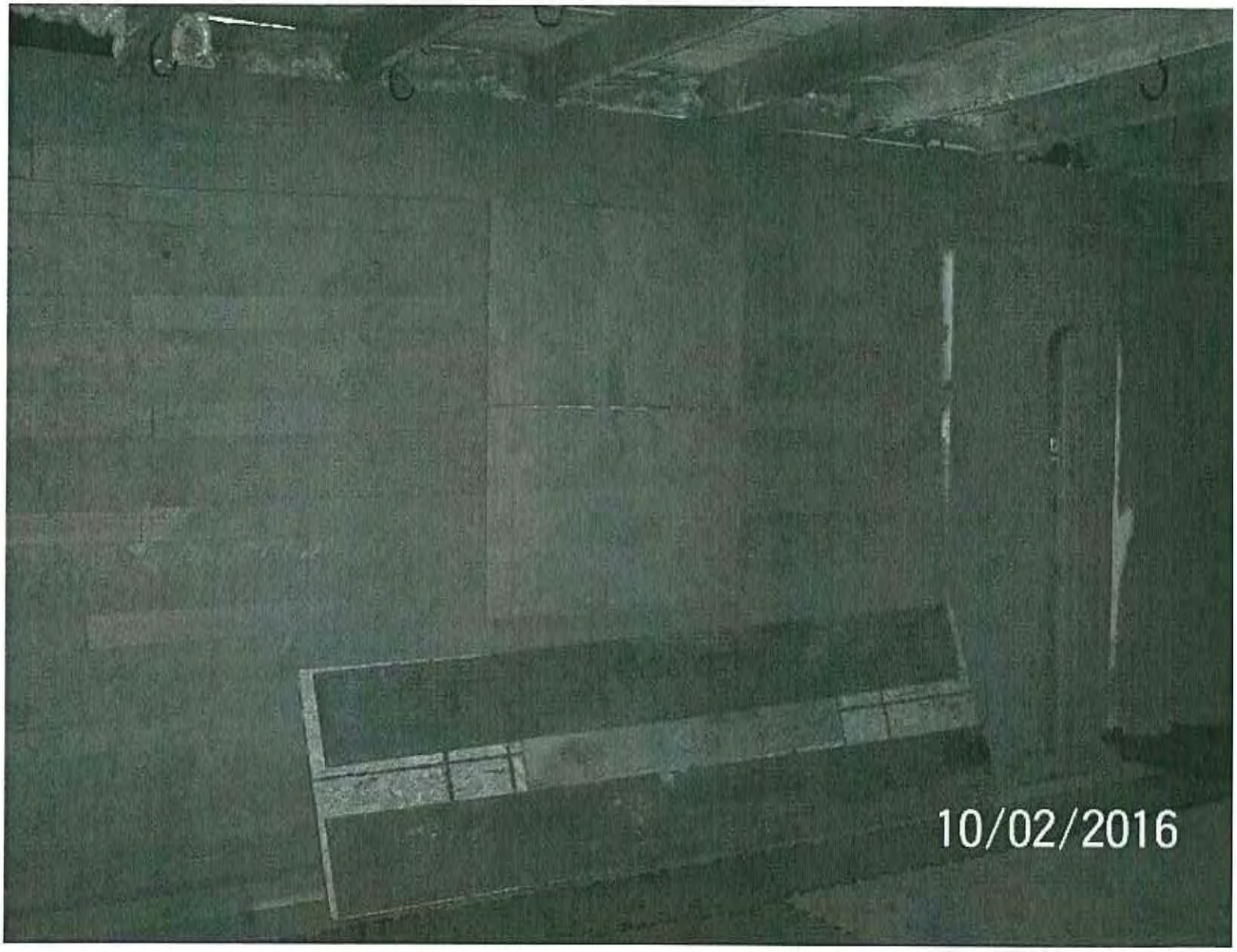

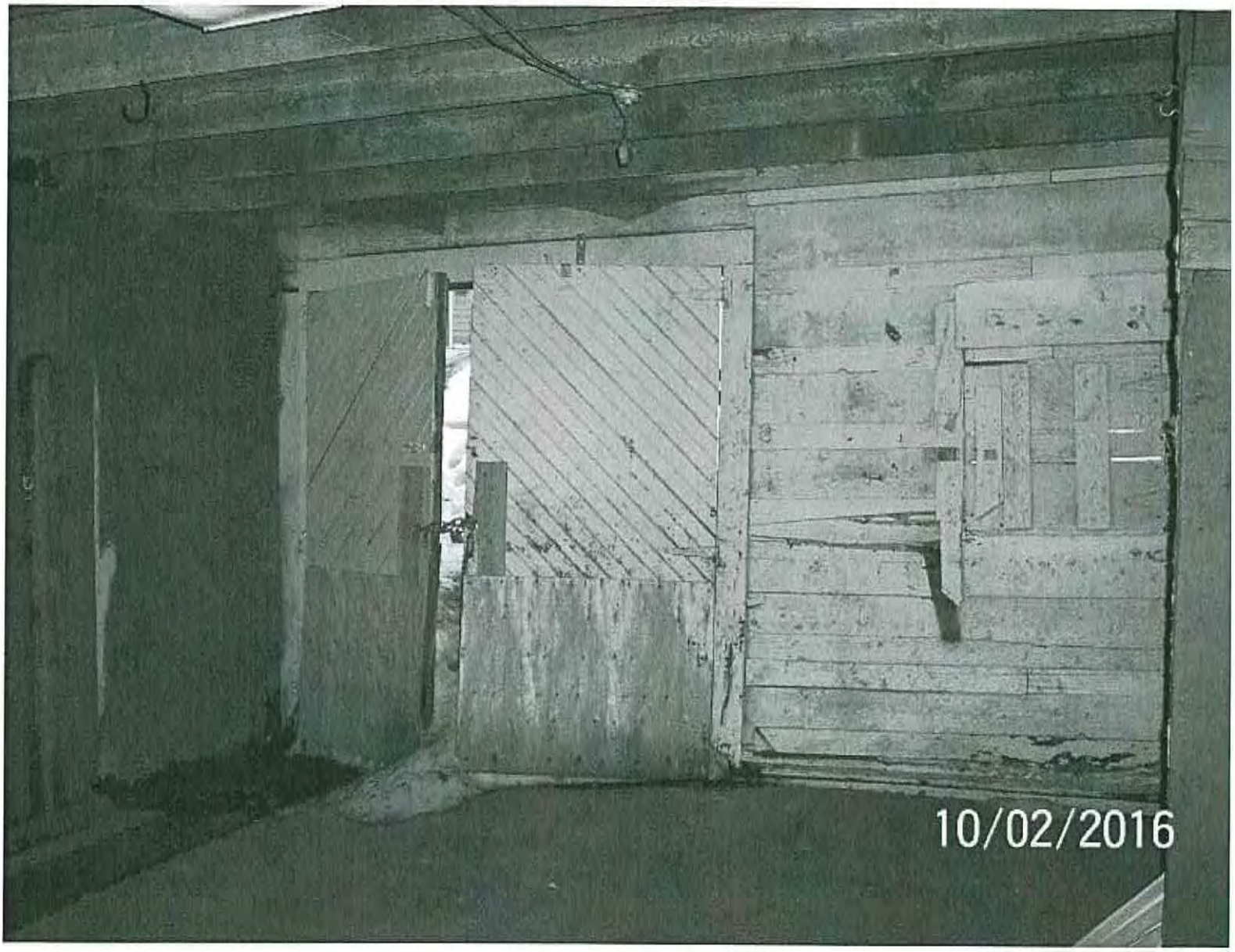

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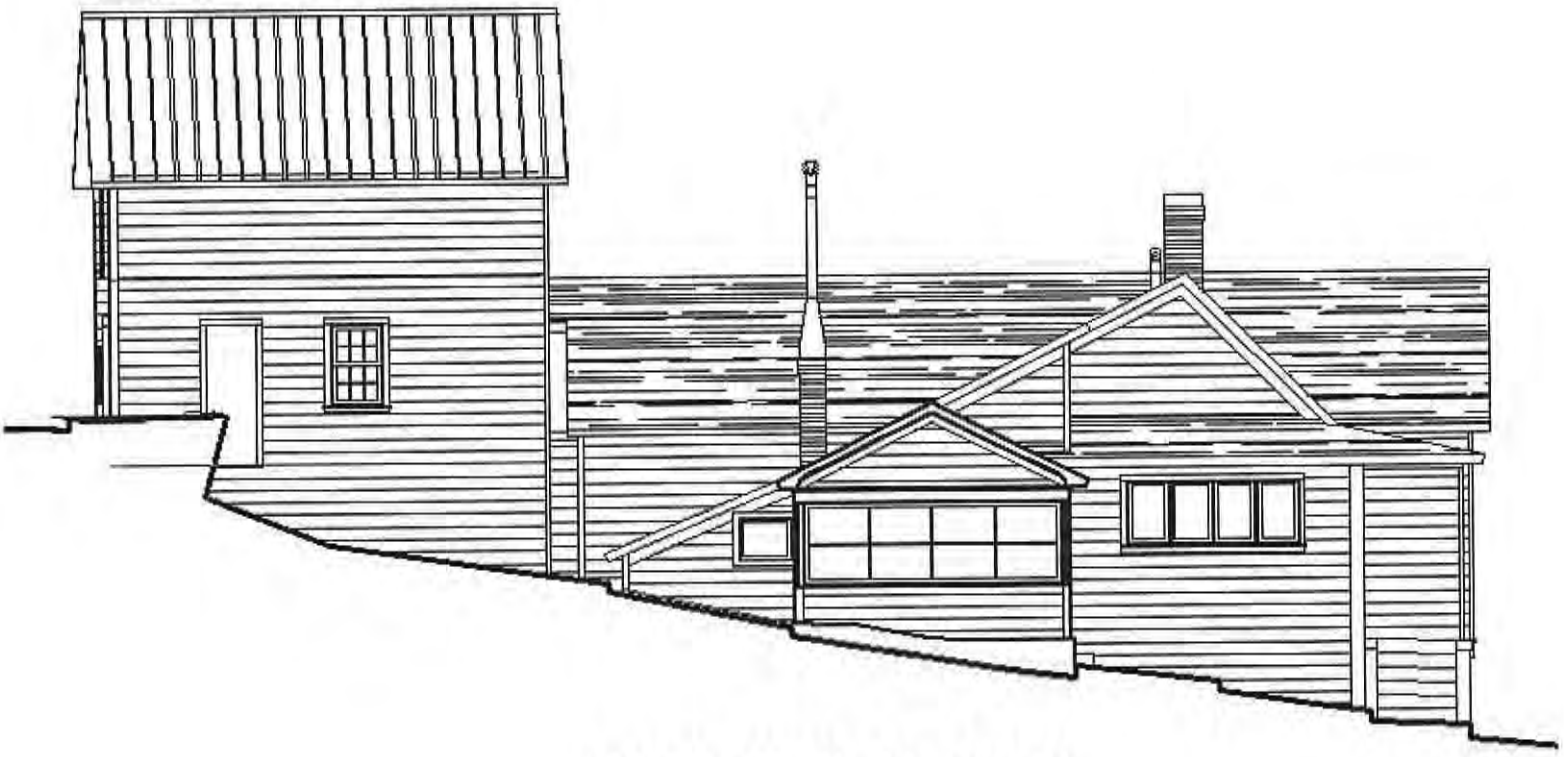
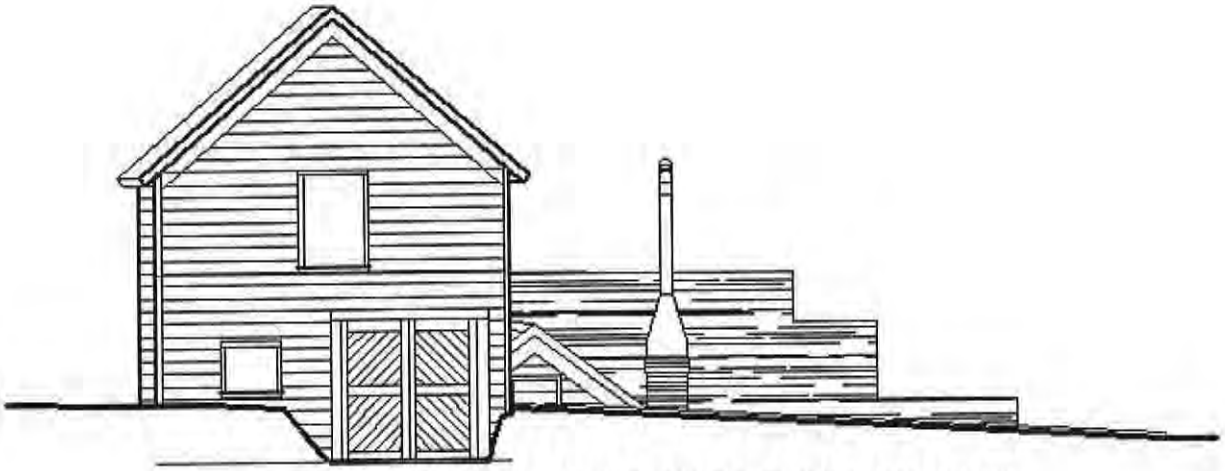
FRONT (EAST) ELEVATION

2.

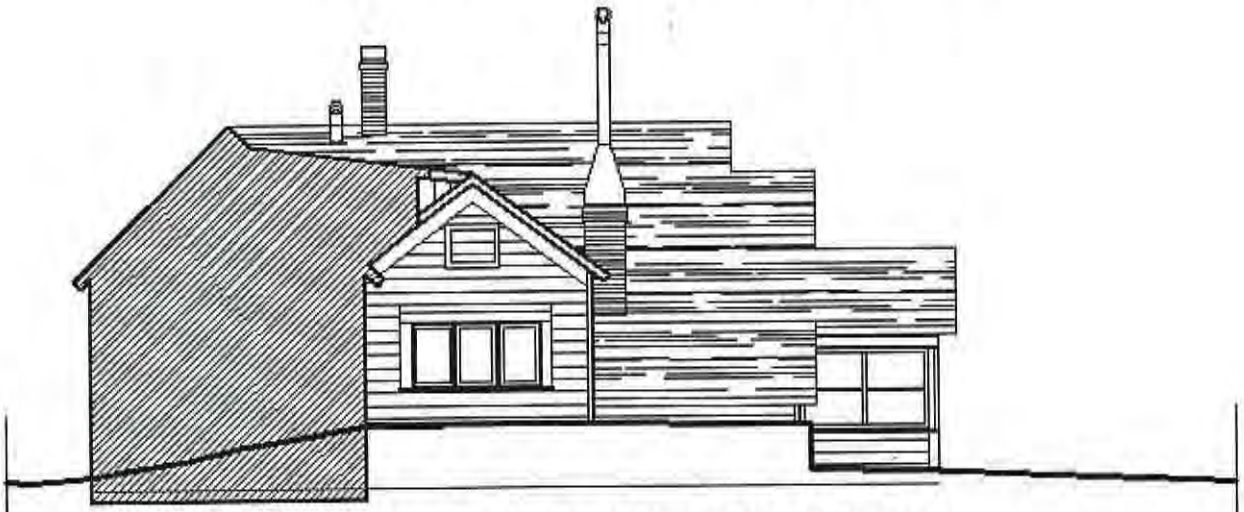


LEFT (SOUTH) ELEVATION

B.

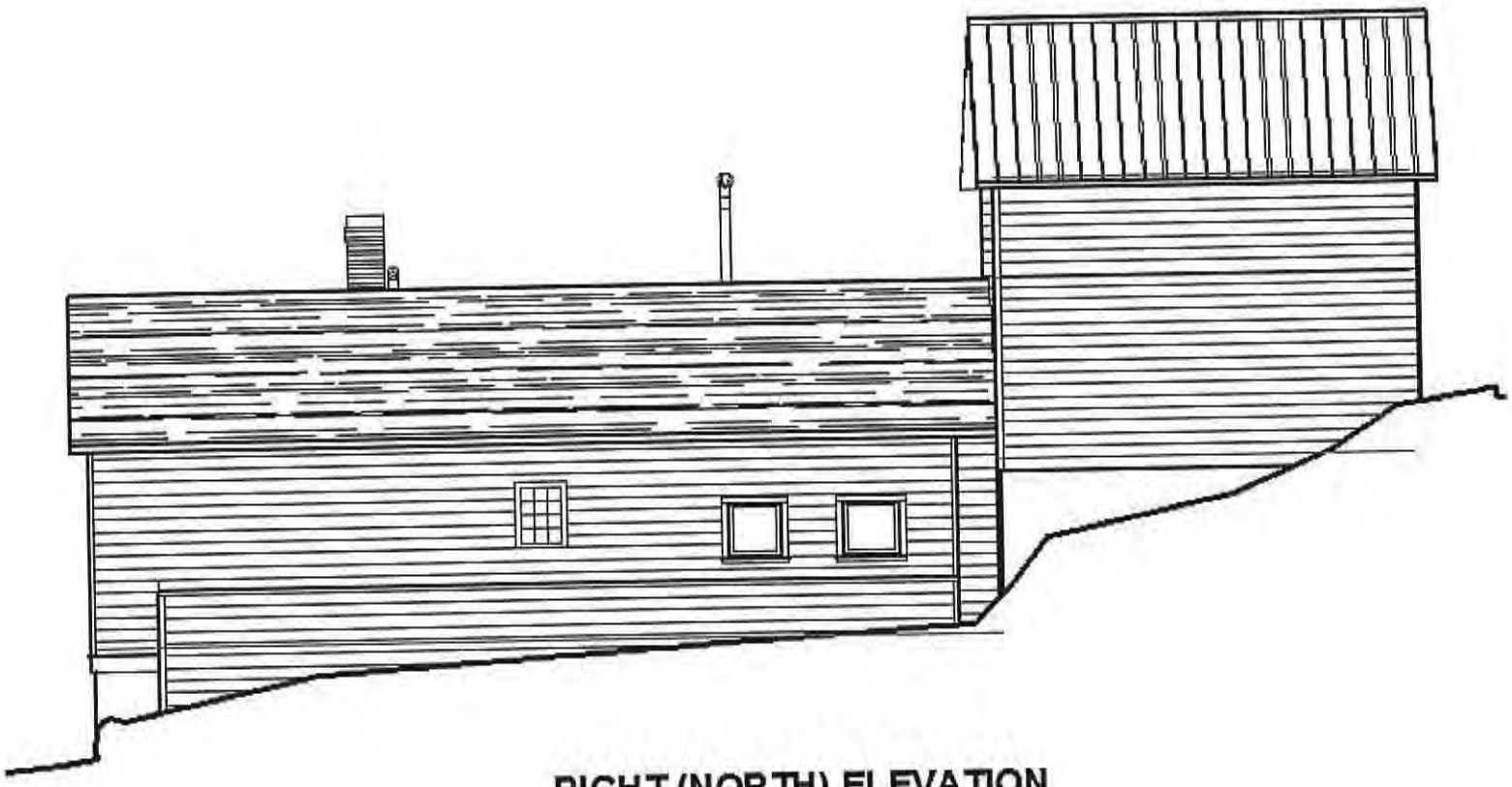


UPPER REAR (WEST) ELEVATION



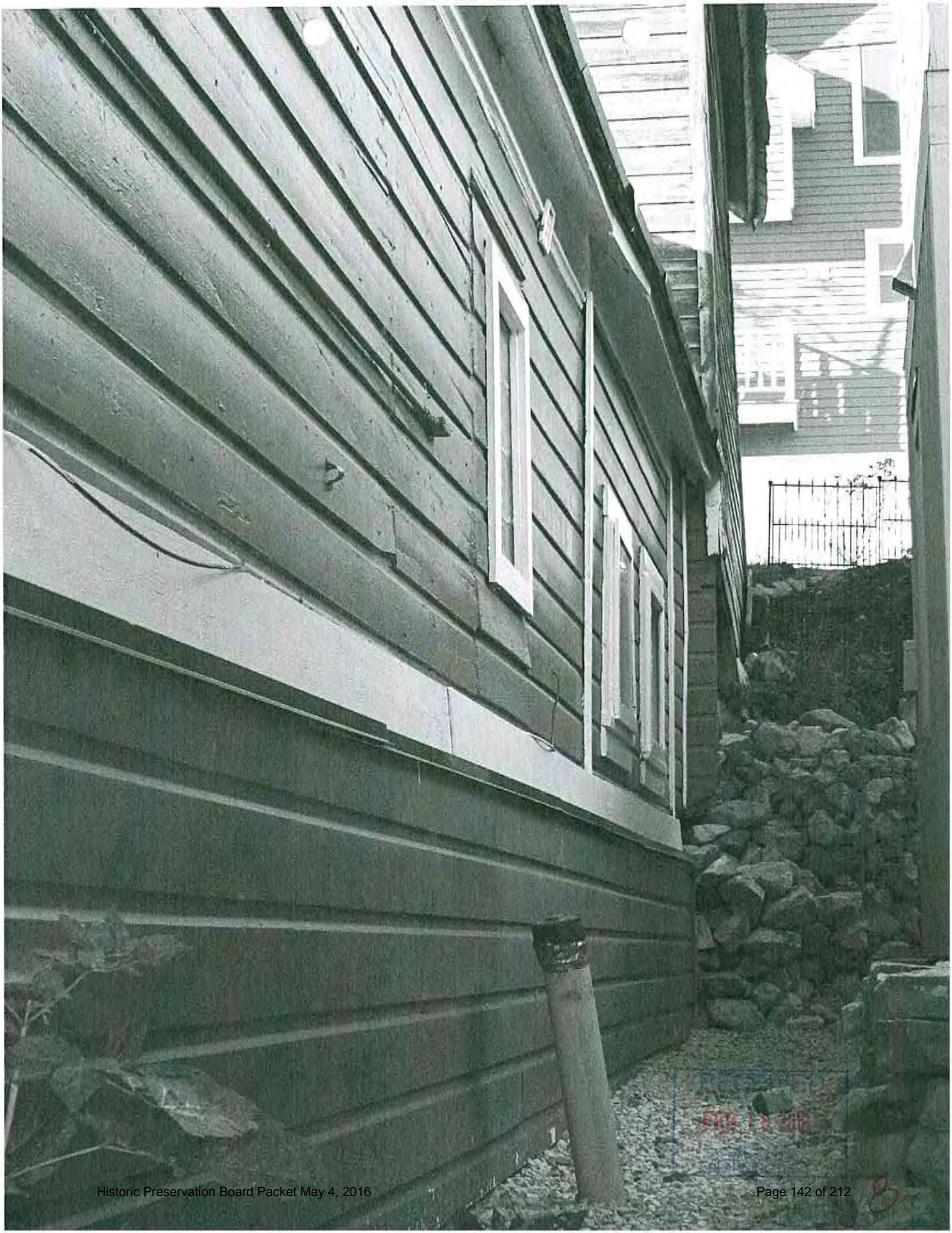
LOWER REAR (WEST) ELEVATION

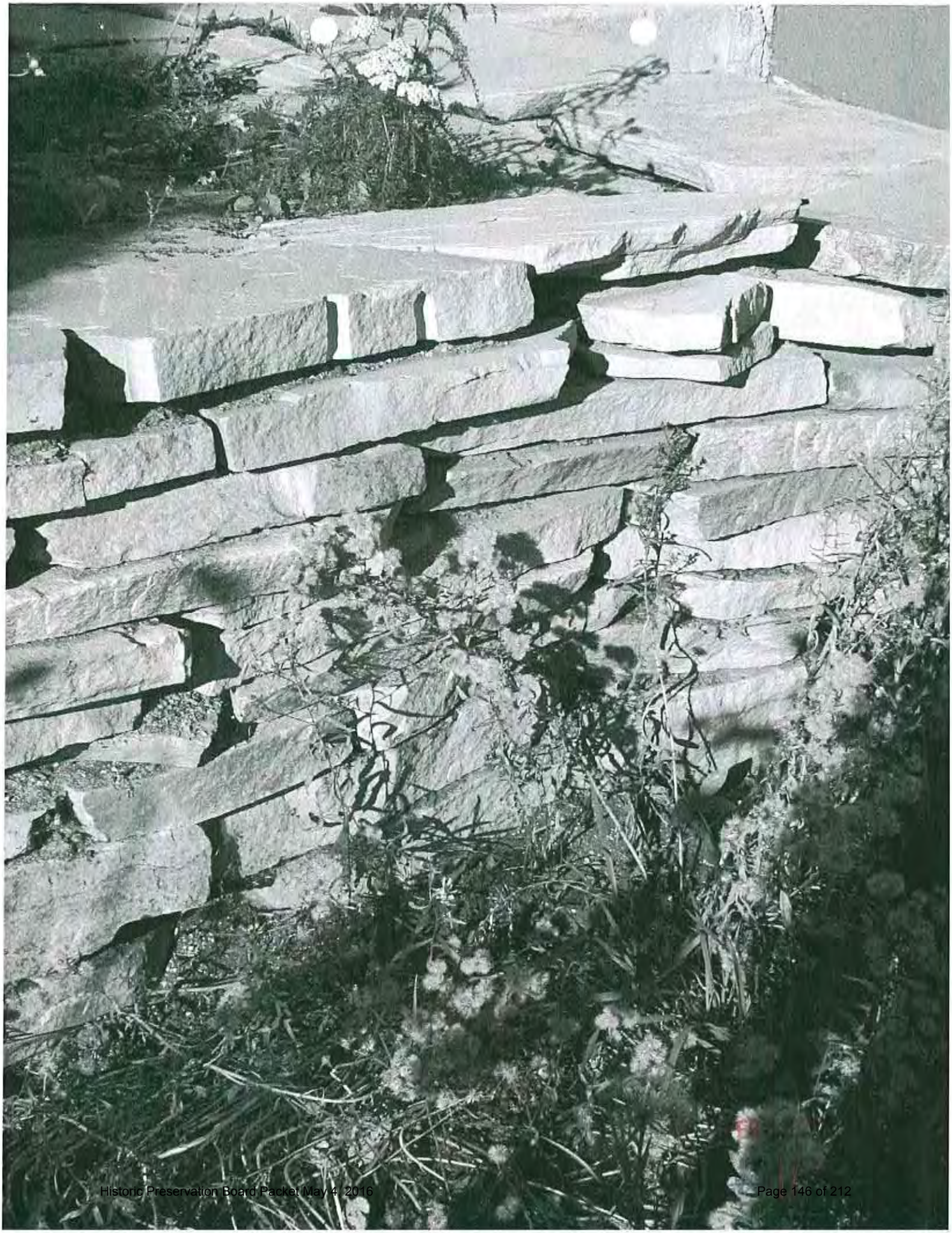
4.

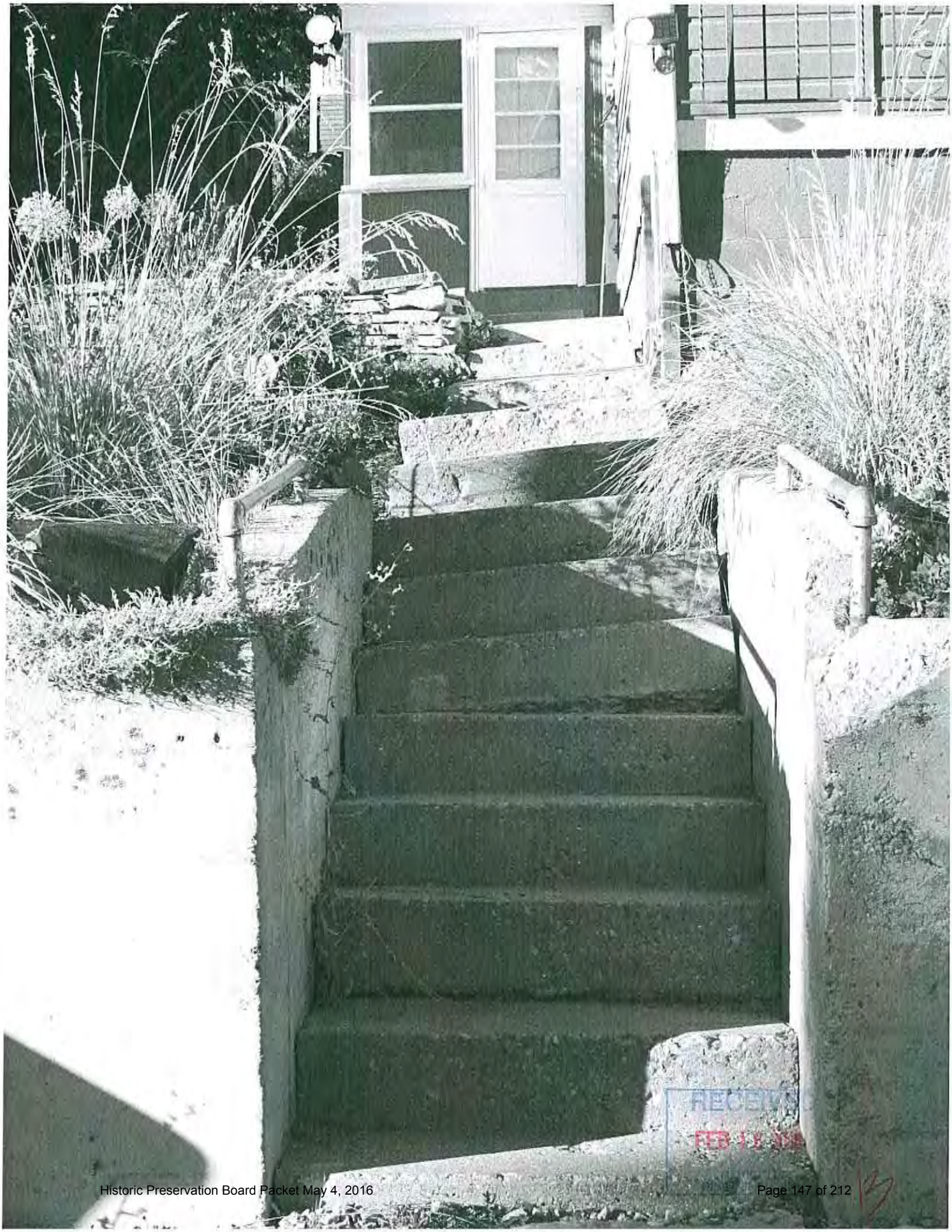


RIGHT (NORTH) ELEVATION

5.







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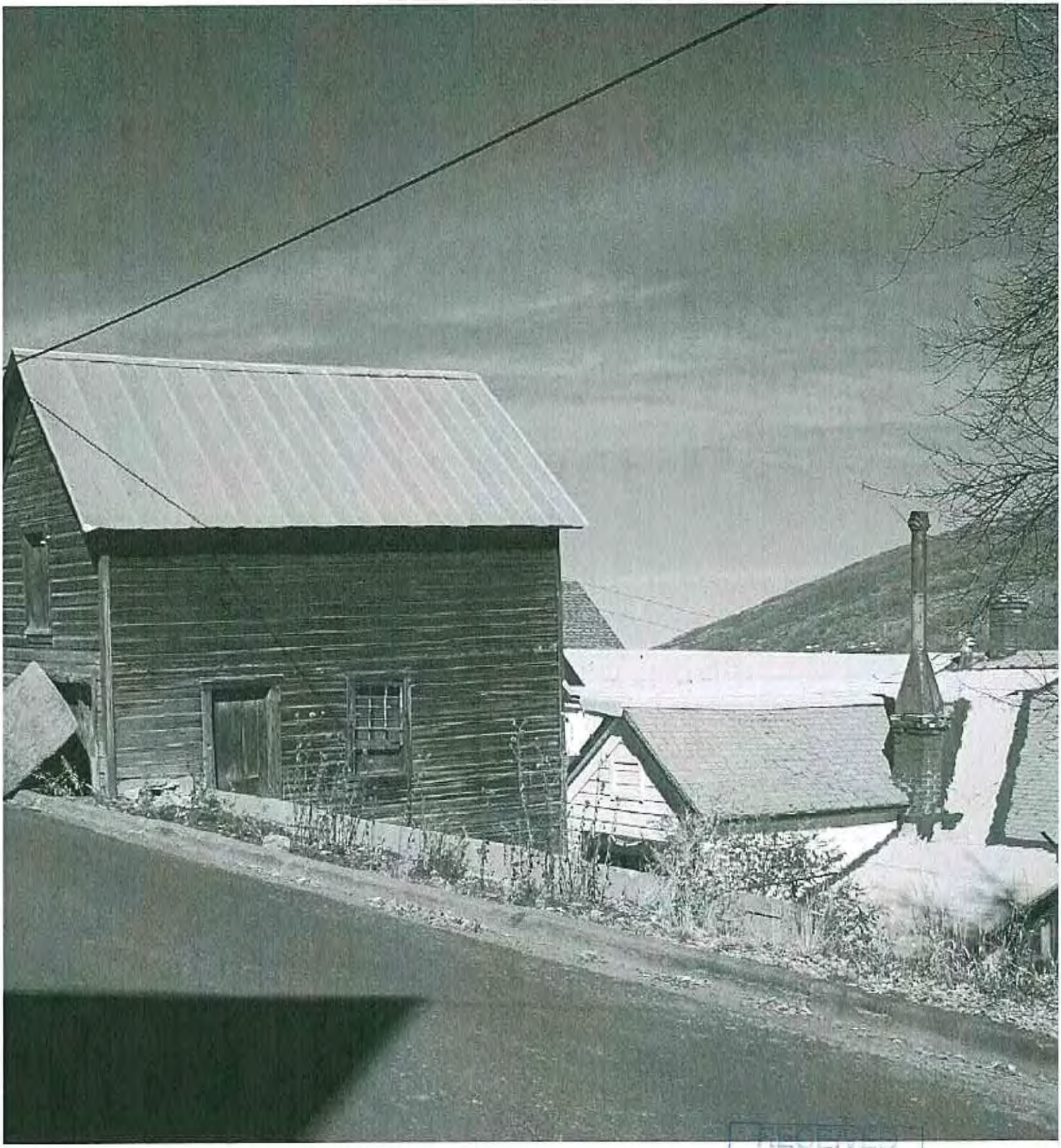

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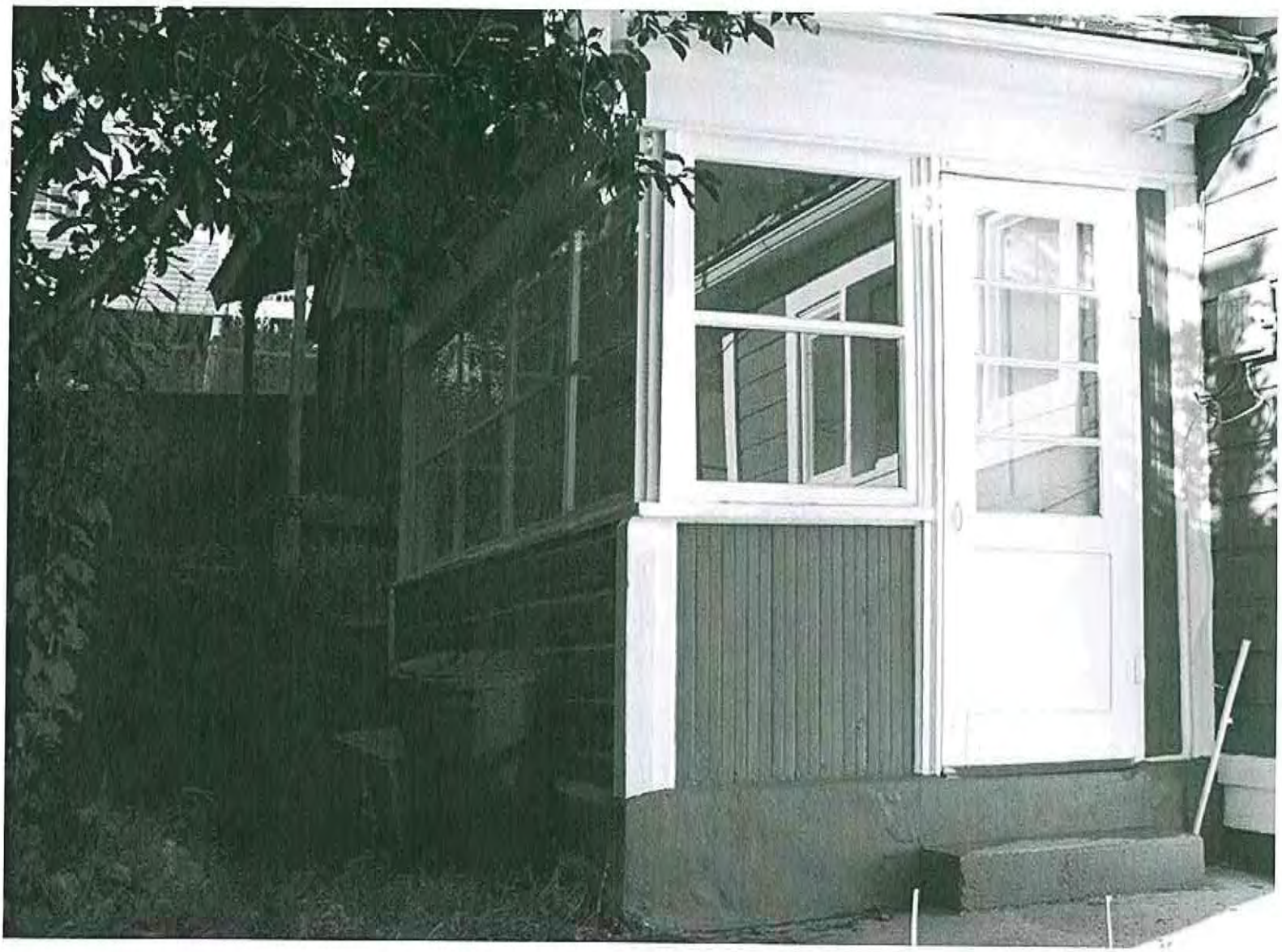
16.



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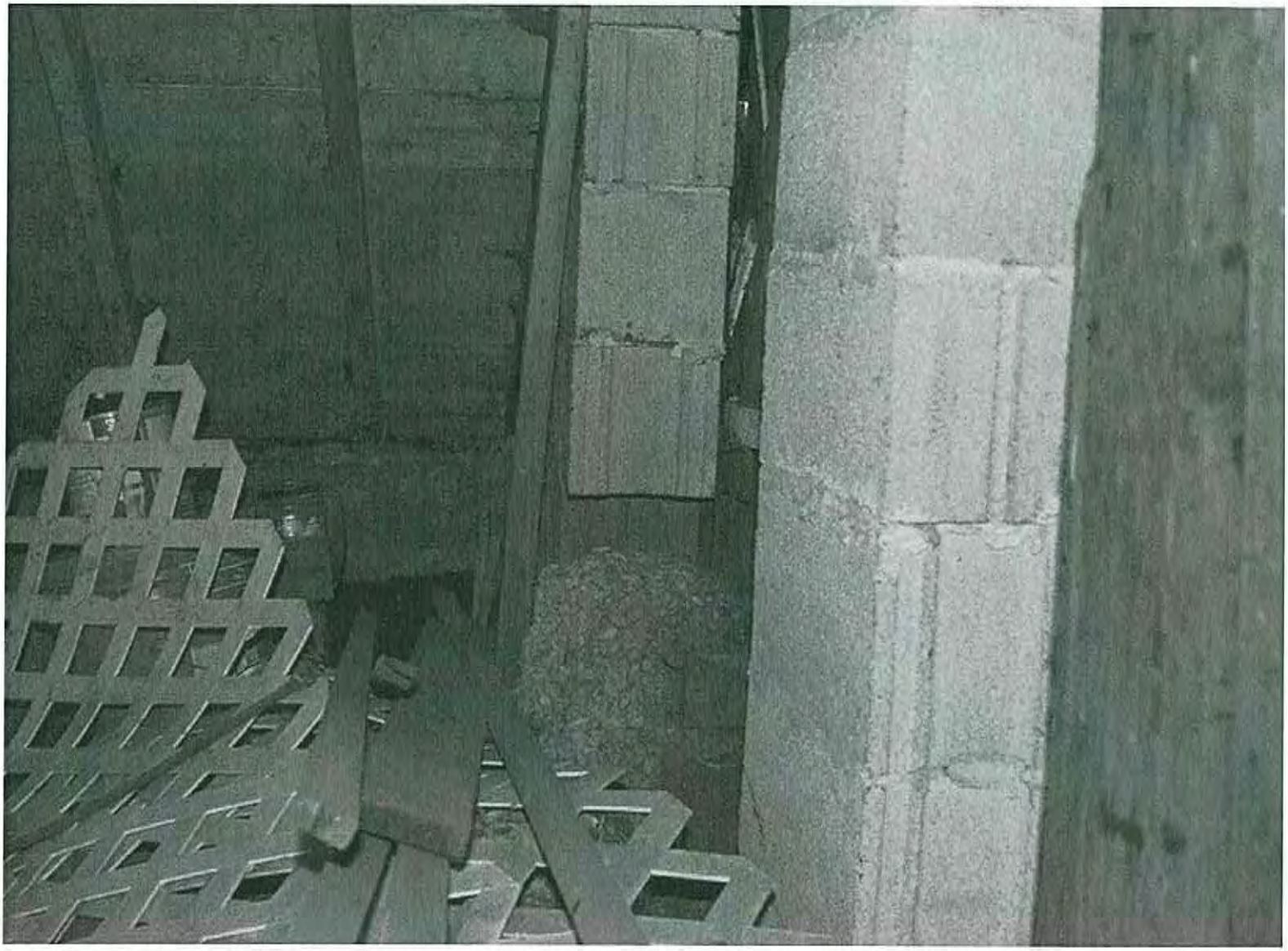

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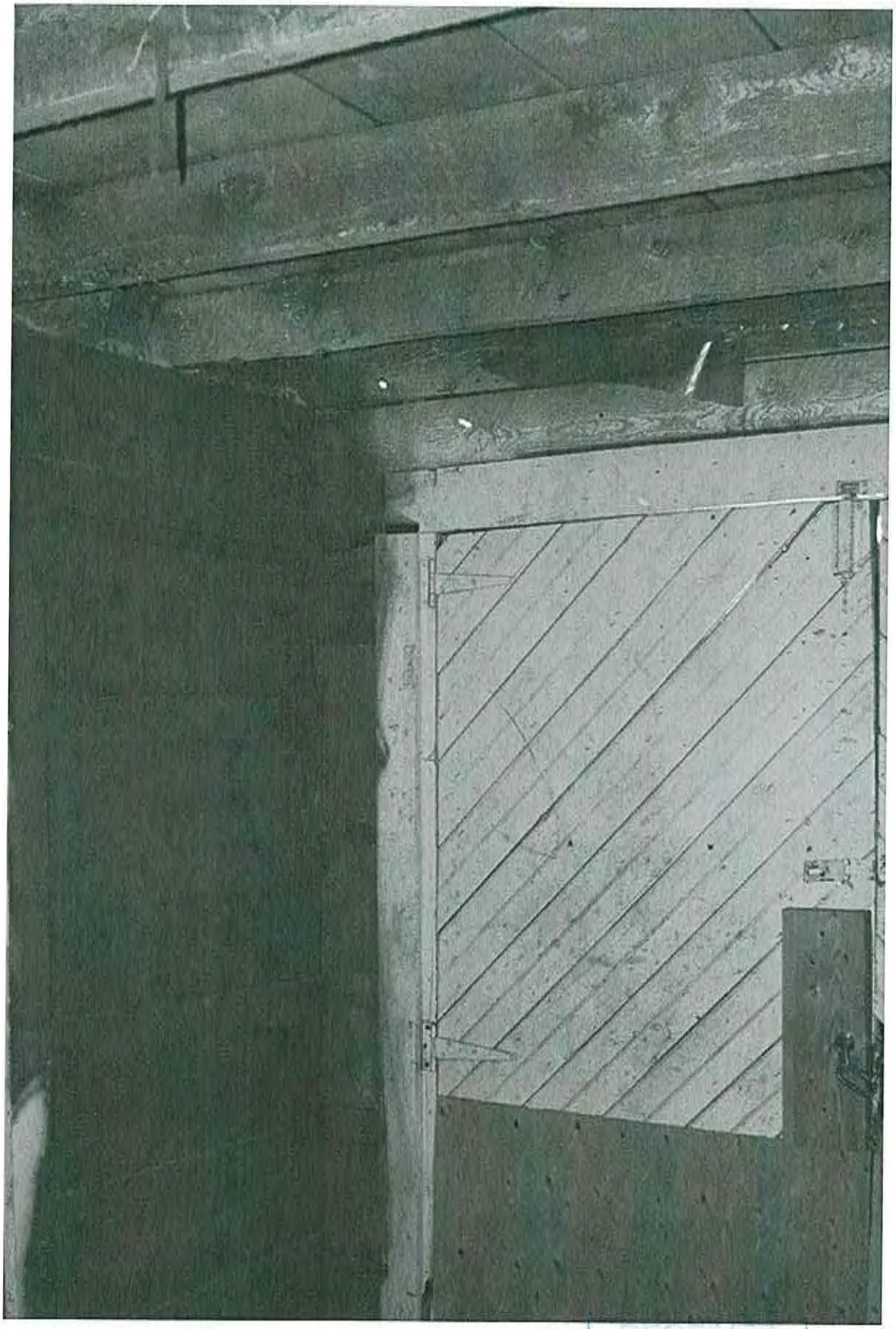

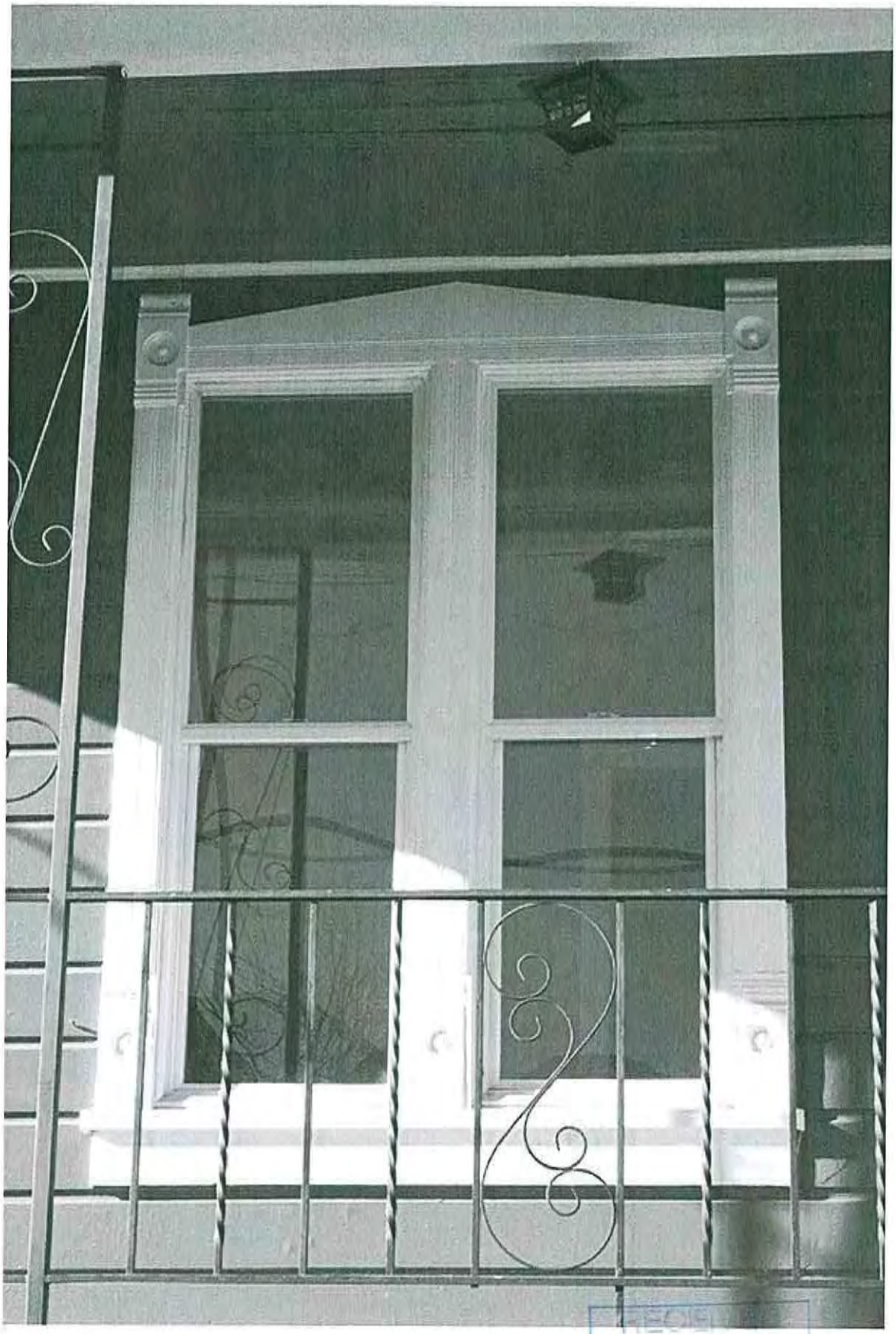

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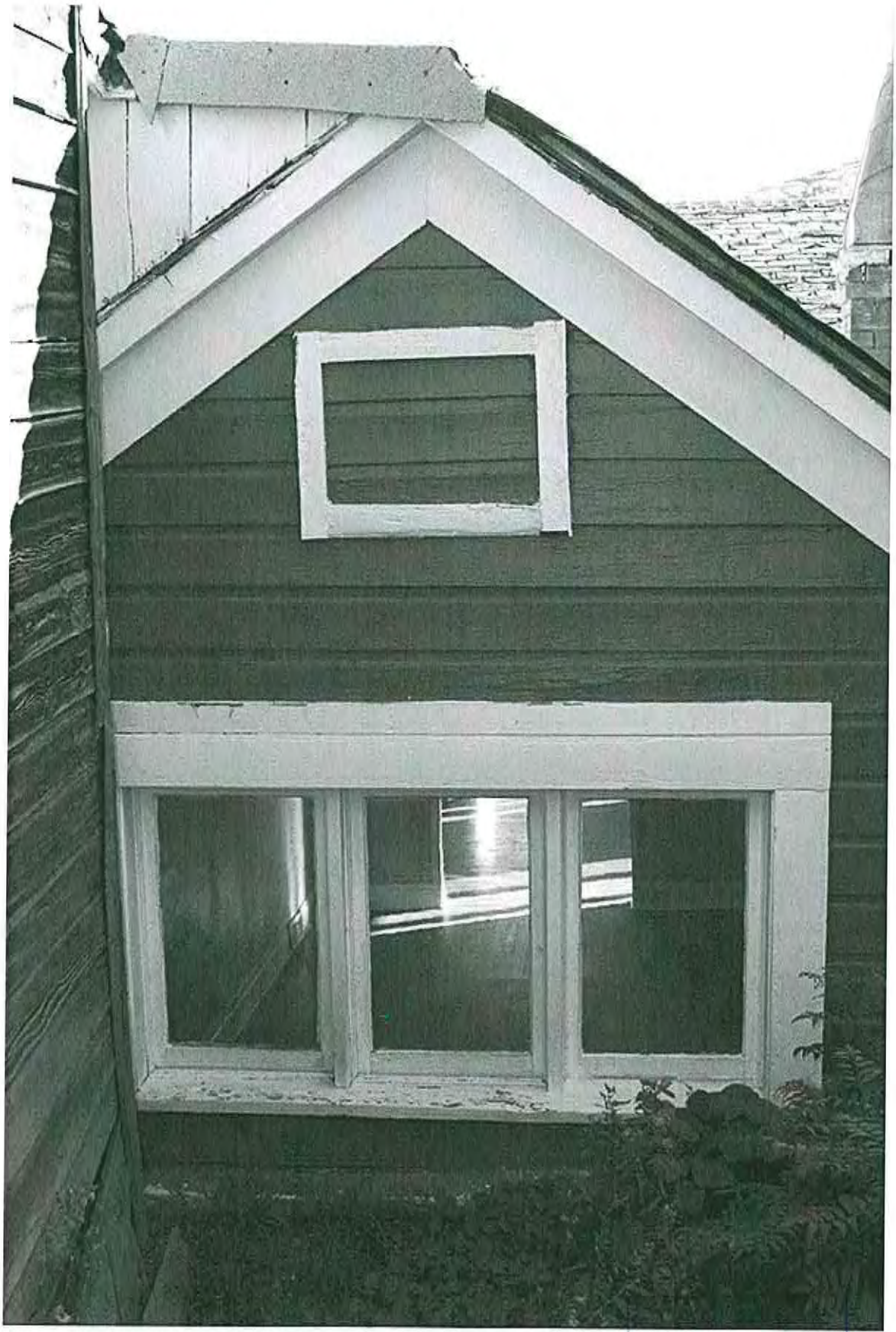

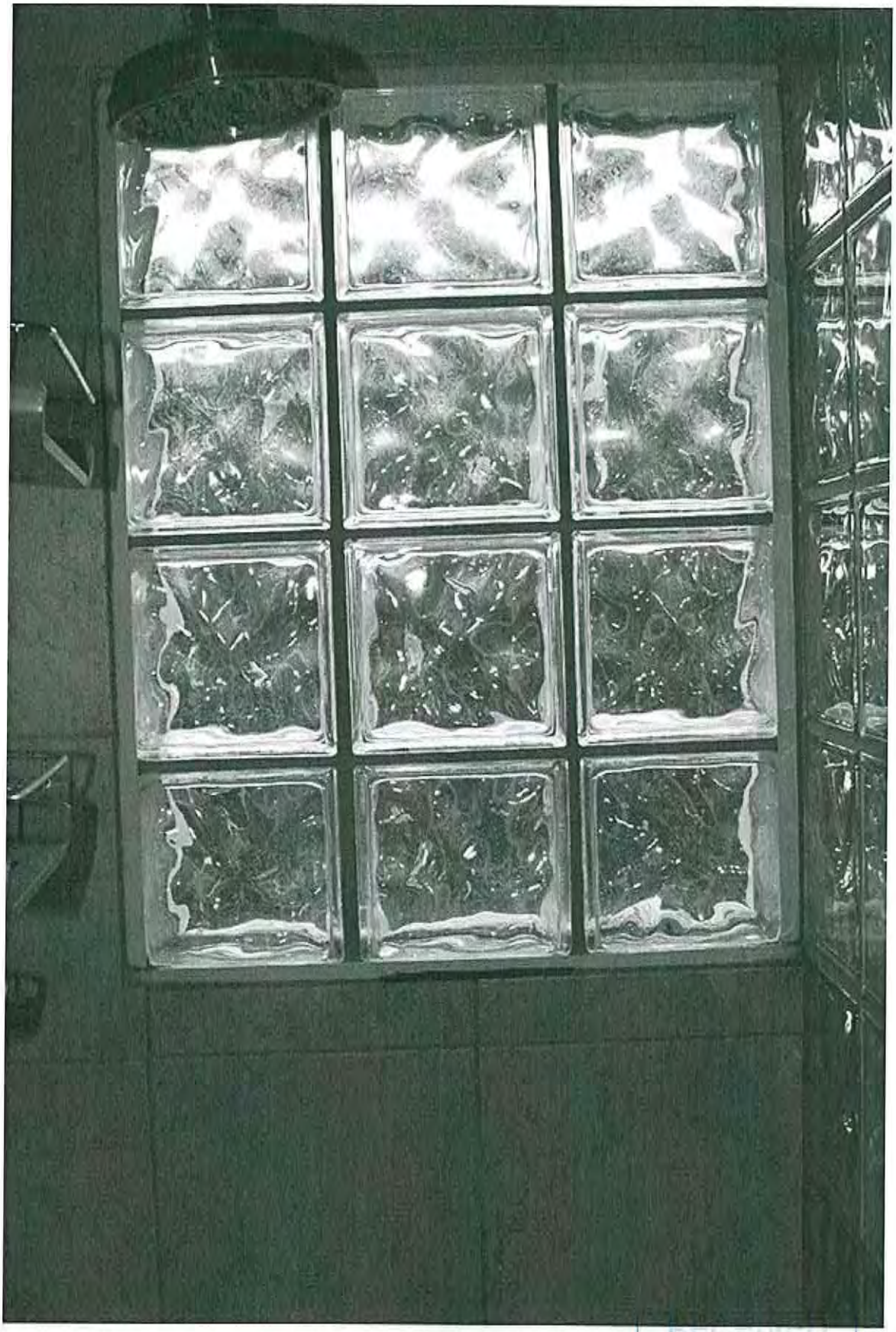

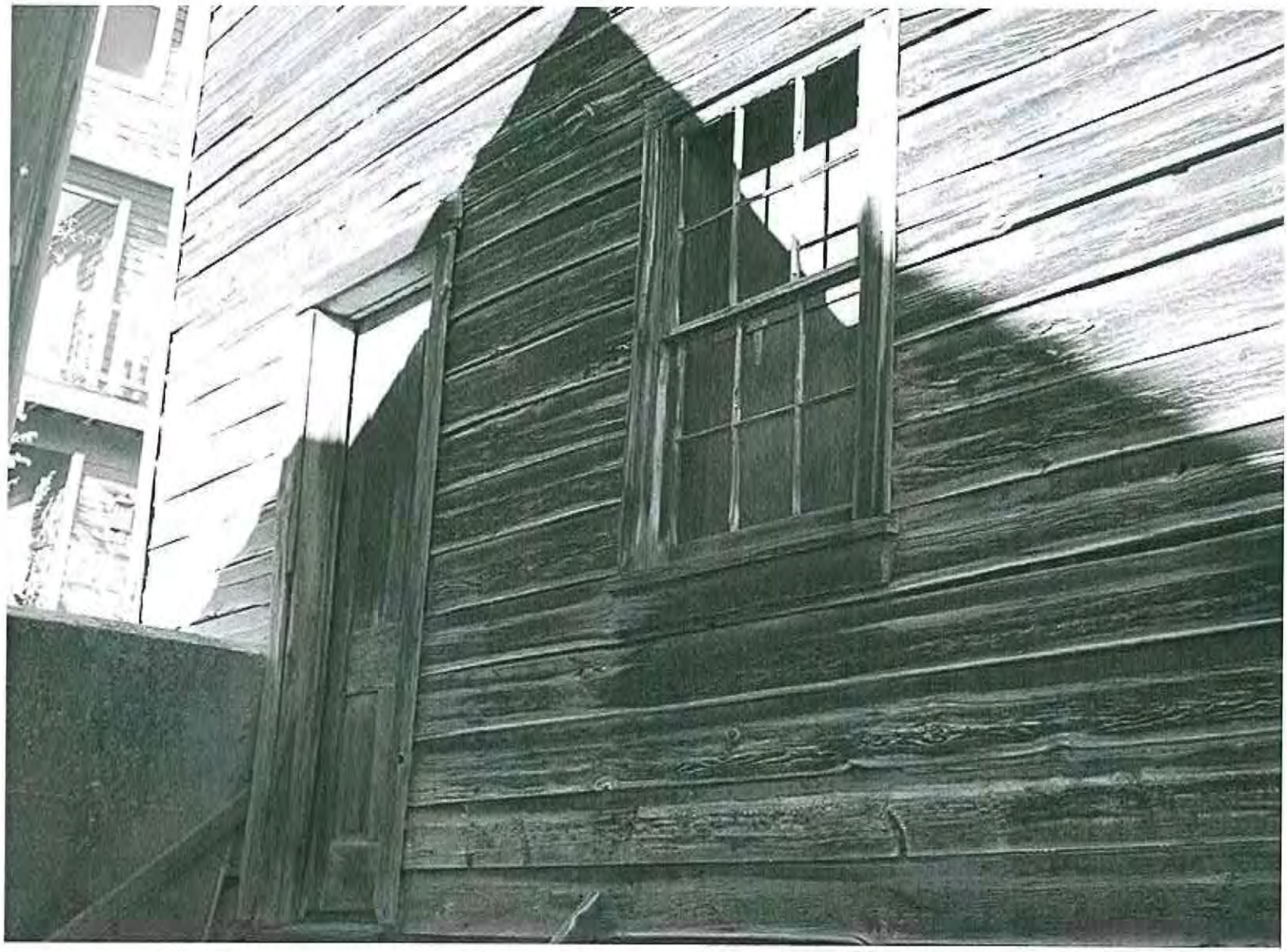

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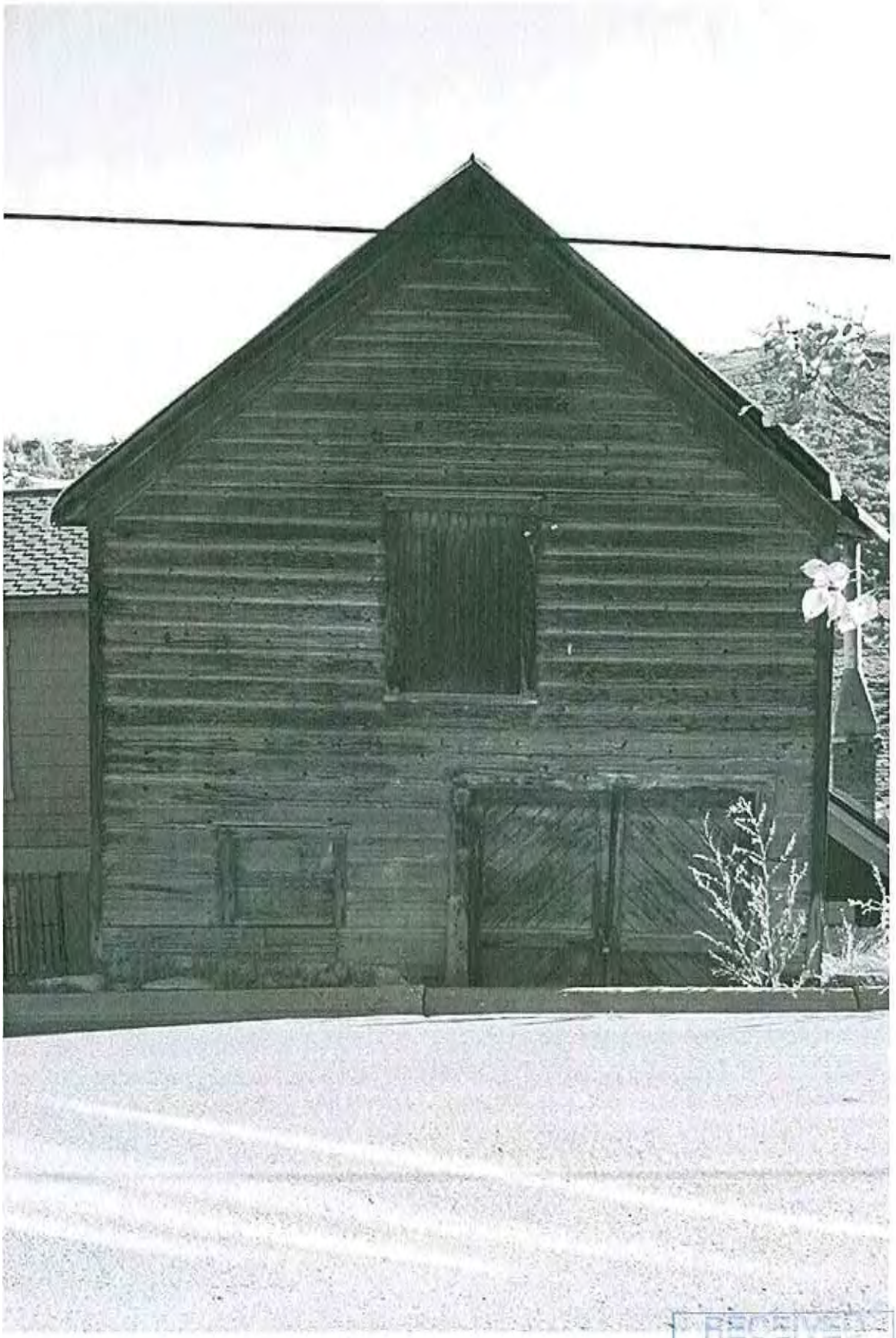

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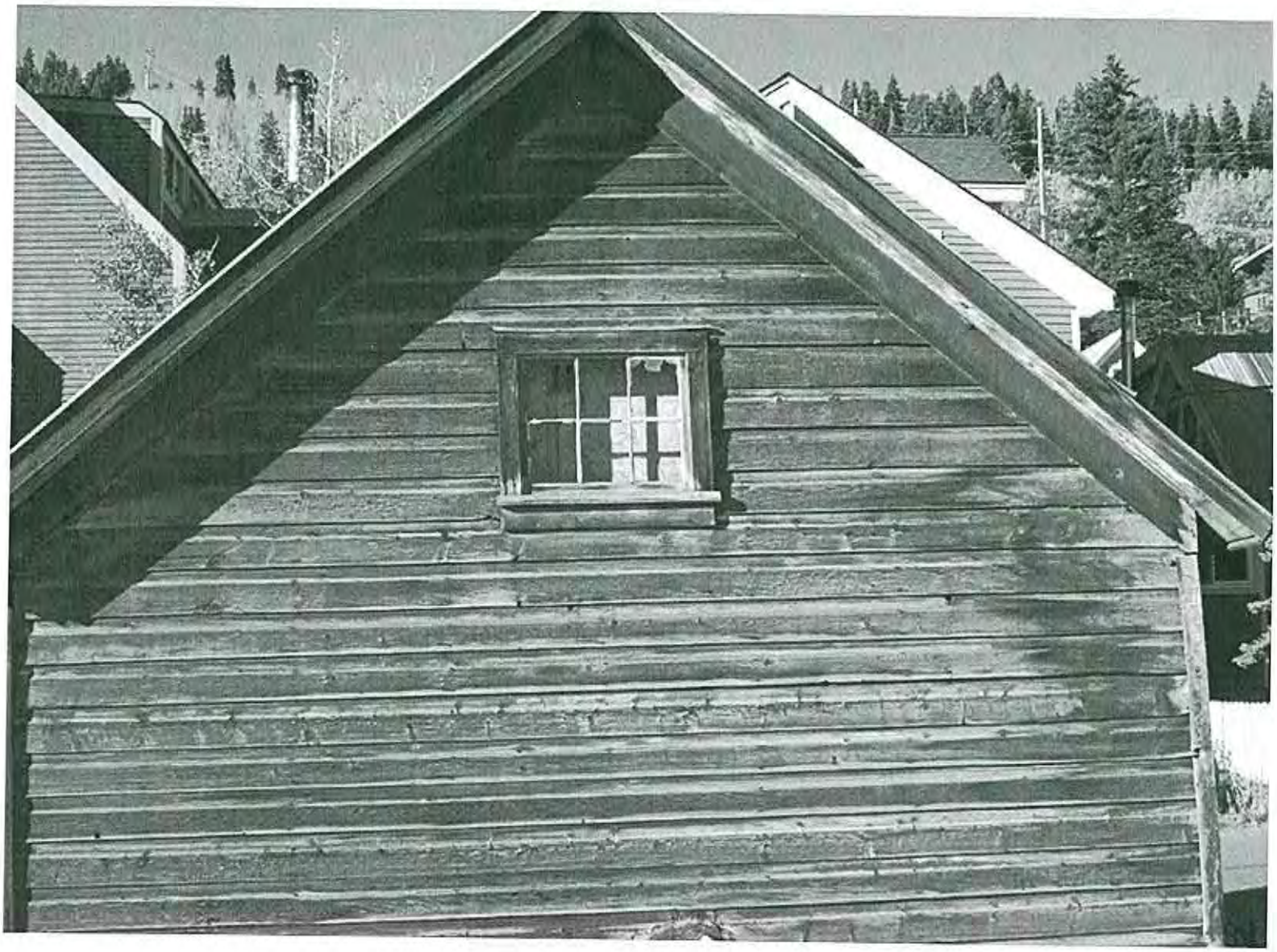


MEMO

Building Department

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Tel 435.615.5100
www.parkcity.org

To: **Anya Grahn, Historic Preservation Planner**
From: **Michelle Downard, Deputy Chief Building Official**
Subject: **Barn located at 823 Norfolk Ave**
Date: **April 15, 2016**

On April 14, 2016, staff visited the site located at 823 Norfolk in order to perform a visual assessment of the barn located on the rear (West) side of the property and evaluate the general condition of the structure and identify the potential for preservation. The inspection was limited to noninvasive visual observations. Selective demolition to expose additional framing and structural members may be helpful but are not anticipated to alter the determination made herein. The site is on the historic inventory and was given a landmark designation. The barn located on the rear (West) side of the site was built in approximately 1907 and was later attached to the single family home. No building codes were in place at the time of original construction.

The barn is a 1 story wood framed structure with 2 x 4 wall framing at 24" o.c. with attic space above. The structure is has a visible lean to the South West. The barn is showing signs of displacement of approximately 6" and deformation. The most significant cause of this appears to be the structure's inability to retain the slope on the West, uphill side and settling.

- Cement Retaining Wall on the West, uphill side is 5 ft tall and demonstrating signs of failure with a significant 12" horizontal lean.
- Drainage and topography of the site directs drainage towards structure which is contributed to the deterioration of the foundation framing and exterior doors.
- Foundation was not easily visible. What can be observed consists of small rocks and sand which shows signs of settling and is therefore not consistently supporting the barn framing.
- Exterior Siding is pulling away from the framing, warped, splintered and rotted at the base of the barn. It is possible that some siding may be salvageable from other areas of the exterior walls.
- Wall Framing is 2 x 4 at 24" o.c. with deterioration at the bottom of structural columns. Some columns have rotted to the extent that they are no longer in contact with the ground or foundation.
- Floor Framing is 2 x 6 at 24" on center with noticeable deflection when walked on.
- Insulation is visible in some areas but is inconsistent and appears to be missing in the majority of the wall framing cavities.
- Windows are boarded up and all glazing is missing.

Historic Preservation Board
Staff Report

Subject: Design Guideline Revisions
Author: Anya Grahn, Planner
Hannah Turpen, Planner
Date: May 4, 2016
Type of Item: Legislative
Project Number: GI-13-00222

Summary Recommendations

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. The Planning Department requests the Historic Preservation Board open a public hearing, review possible amendments to the *June 19, 2009 Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*, and forward a positive recommendation regarding the staff's proposed changes as referenced in Exhibit C to City Council.

Staff requests that the Historic Preservation Board (HPB) read and familiarize themselves with the existing Design Guidelines to prepare for this work session. The Design Guidelines are available online.

Background

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

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

During the January 6, 2015, meeting, the HPB reviewed amendments to the following Design Guideline Sections:

- Universal Design Guidelines
- Site Design
    - Building Setbacks & Orientation
    - Topography & Grading
    - Landscaping & Vegetation
    - Retaining Walls
    - Fencing
    - Paths, Steps, Handrails & Railings (Not Associated with Porches)
    - Gazebos, Pergolas, and Other Shade Structures
    - Parking Areas & Driveways

The HPB continued the discussion to the February 3rd meeting and directed staff to bring back revisions to the Design Guidelines based on the HPB's feedback. On February 3rd, the discussion was continued to March 2nd. On March 2nd, the HPB forwarded a positive recommendation to City Council for the revisions to the Universal Design Guidelines and Site Design were approved.

Staff had originally recommended that the HPB spend the year reviewing and amending the Design Guidelines before meeting with City Council to pass a resolution to adopt these changes at the end of 2016. The HPB expressed concern that this timeframe was too onerous and asked staff to break the Design Guidelines into sections that could be reviewed with City Council prior to December 2016. Staff has considered the HPB's input and finds the following will aid in approving our efficiency and expedite the reviewwith Council:

- Because of how the existing Design Guidelines are crafted, staff recommends that the HPB review the revised guidelines for Design Guidelines for Historic Residential Structures and Design Guidelines for Historic Commercial Structures as these two (2) proposed sections will replace our Design Guidelines for Historic Sites chapter; we will then review these amendments with City Council in Summer 2016. Similarly, staff will bring forward the Design Guidelines for Infill Residential Construction and Design Guidelines for Infill Commercial Construction for HPB review before reviewing these sections with City Council in Winter 2016-2017.

- Staff will strive to publish the staff report for Design Guideline amendments one week prior to publishing the entire HPB packet. This will provide board members additional time to review the amendments, find grammatical mistakes, and ask staff questions.

- During the January meeting, staff presented nine (9) subsections of the Design Guidelines to the HPB. Going forward, staff will be presenting a greater number of subsections for the HPB's review in order to expedite the process further. An updated calendar for reviewing these revisions is provided as Exhibit C.

- The HPB also recommended that staff include photographs and descriptions outlining our reasoning for revising specific Design Guidelines.

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

Analysis

As a reminder,, staff made several significant edits to the Design Guidelines reviewed by the HPB following the feedback the HPB provided in January:

- Staff removed all the existing and proposed numbering to reduce confusion. The guidelines will be renumbered as part of the final document.
- The use of the phrase "historic building and structure" is repetitive. The Design Guidelines define a structure as "anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes "Building." As the definition of structure already includes building, staff has simplified the Guidelines to only refer to a "structure" and not a "building and structure."
- In the previously proposed changes, staff had incorporated the term "historic property." As the existing Guidelines use the term "historic site," staff has chosen to continue to use this term for consistency.
- Finally, staff has worked to correct grammatical errors, simplify wording, and make the proposed changes consistent.

PRIMARY STRUCTURES

ROOFS

Staff finds that the existing Design Guidelines related to Roofs are incomplete. There are specific details, such as dormers, snow guard devices, etc., that are simply not addressed in the current Design Guidelines. Below are examples of the issues that have resulted from the lack of detail in the Roofs section of the Design Guidelines.

161 Daly Avenue: *Roof pitch has been altered.*

176 Main Street: *Incompatible dormers located on secondary façade, and cupola added to the roof ridge of the façade.*

Staff proposes the following changes to the Design Guidelines for Roofs:

~~B.1.1~~ Maintain and preserve the ~~original~~ historic roof form, line, pitch, and overhang, as well as any functional and decorative elements.

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

~~B.1.3 Avoid removing or obstructing historic building elements and materials when installing gutters and downspouts.~~[1]

~~B.1.4~~ Roof colors should be neutral-colored and earth-tone. ~~muted and materials should not be reflective.~~; roof finish shall be matte and non-reflective.

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

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

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

[1] This guideline was relocated to the new Gutter & Downspout section.

EXTERIOR WALLS

Staff has added the following language to the existing Design Guidelines for Exterior Walls to add clarity and prevent incompatible changes to exterior walls.

***827 Woodside Avenue**: Changes to historic building materials, window-door configurations, and incompatible dormer.*

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

~~B.2.2.~~ Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged ~~facade~~ historic exterior materials using recognized preservation methods appropriate to the specific material.

~~B.2.3 If~~ When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly ~~should~~ shall be used.

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

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

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

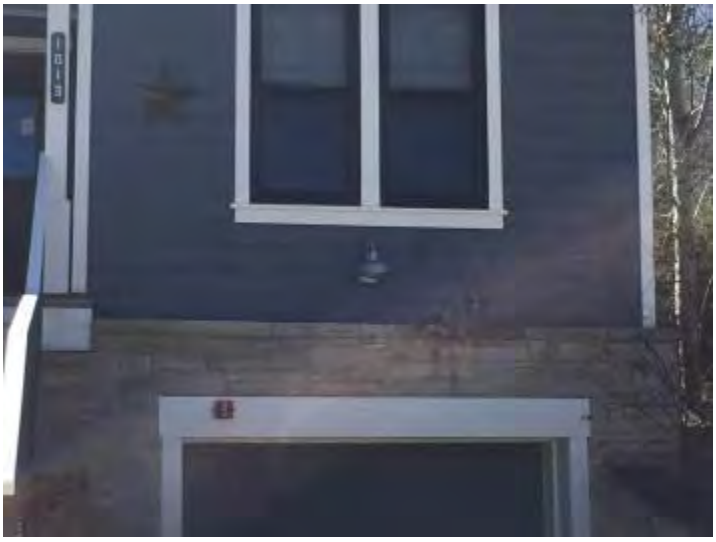
Vinyl and aluminum siding are not appropriate in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or accelerate structural damage and is not appropriate. Removal of synthetic siding (aluminum, asbestos,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

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

FOUNDATION

Staff has found that the existing Design Guidelines are lacking detail related to Foundations. Missing details include, but are not limited to the amount of foundation exposed, incompatible materials, etc. Below are examples of issues that staff finds have arisen as a result of the lack of detail related to Foundations.

905 Woodside Avenue. *Too much of the foundation is exposed. Historically, this house had a stacked stone foundation.*



1013 Woodside Avenue. *New foundations should not be proud of the historic wall plane.*

Staff proposes the following changes to the Design Guidelines for Foundations:

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

~~B.3.1~~ A new foundation ~~should~~ shall not raise or lower ~~the~~ a historic structure generally more than two (2) feet from its original floor elevation. ~~See D.4 for exceptions.~~

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

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

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

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

DOORS

Staff has added the following language to the existing Design Guidelines for Doors to add clarity.

309 Daly Avenue: *Window and door configuration has been dramatically changed, altering the historic integrity of the structure.*

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

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

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

~~B.4.2 New doors should~~ replacement doors shall be allowed only ~~if~~ when ~~the historic door cannot be repaired~~ it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors ~~should~~ shall exactly match the historic door in size, material, profile, and style.

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

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

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

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

WINDOWS

Staff has added the following language to the existing Design Guidelines for Windows to add clarity.

~~B.5.1~~ Maintain and preserve historic window openings, windows, ~~and~~ window surrounds, and decorative window features.

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

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

Maintain the historic ratio of window openings to solid wall.

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

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

Replacing an operable window with a fixed window is inappropriate.

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

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

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

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

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

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

GUTTERS & DOWNSPOUTS

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

~~B.1.3~~ Avoid removing or obstructing a historic ~~building~~ structure's elements and materials when installing gutters and downspouts.[2]

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

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

CHIMNEYS & STOVEPIPES

The existing Design Guidelines do not have a section dedicated to Chimneys and Stovepipes. Staff recommends that a section is added to address such. Below are examples of issues that staff finds have arisen as a result of the lack of detail related to Chimneys & Stovepipes.

[2] This was relocated from B.1 Roofs.

***835 Woodside Avenue**.*
Incompatible non-historic faux brick has been applied to this historic brick chimney. The dimensions of the chimney are larger than what is seen traditionally, causing the mass and proportion of the new chimney to overwhelm the historic house.

Staff proposes the following additions to the Design Guidelines for Chimneys & Stovepipes:

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

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

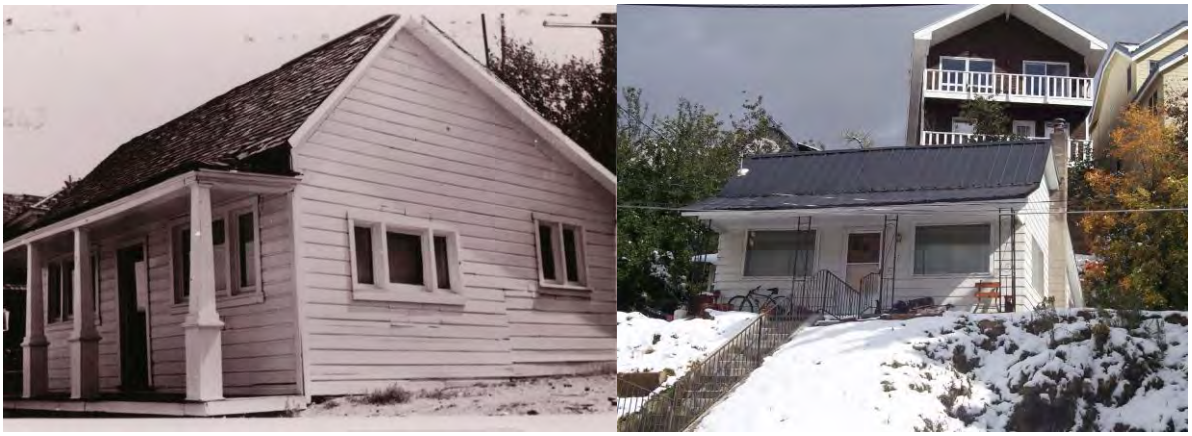
Repairs to chimneys shall be made so as to retain historic materials and design. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Ornamental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

Chimneys shall not be covered with non-historic materials.

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

PORCHES

The existing Design Guidelines do not have a section dedicated to Porches. Staff recommends that a section is added to address such. Staff proposes the following additions to the Design Guidelines for Porches:



***37 Hillside Street**: Modifications to historic porch, exterior materials, window-door configuration, construction of new chimney.*

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

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

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

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

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

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

ARCHITECTURAL FEATURES

The existing Design Guidelines do not have a section dedicated to Architectural Features. Staff recommends that a section is added to address such. Staff proposes the following additions to the Design Guidelines for Architectural Features:

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

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

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

MECHANICAL SYSTEMS, UTILITY SYSTEMS, & SERVICE EQUIPMENT

Staff has added the following language to the existing Design Guidelines for Mechanical Systems, Utility Systems, & Service equipment to add clarity:

~~B.6.1~~ Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, ~~should~~ shall be located on the rear façade or another inconspicuous location ~~(except as noted in B.1.2). or~~ If located on a secondary façade, it shall be screened from view by ~~or~~ incorporating it into the appearance as an element of the design or landscaping.

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

~~MSNC8.~~ Roof-mounted mechanical and/or utility equipment ~~should~~ shall be screened and minimally visualized from the primary public right-of-way.[3]

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

[3] Relocated from Main Street National Register Historic District Guidelines for New Construction.

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

PAINT & COLOR

Staff has added the following language to the existing Design Guidelines for Paint & Color to add clarity.

Paint color is not regulated by the Design Guidelines.

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

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

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

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

ADDITIONS TO PRIMARY STRUCTURES

PROTECTION FOR HISTORIC STRUCTURES & SITES

Staff has found that the existing Design Guidelines are lacking detail related to Additions to Primary Structures. Missing details include, but are not limited to transition element clarifications, compatible additions, etc. Below are examples of issues that staff finds have arisen as a result of the lack of detail related to Additions to Primary Structures.

951 Woodside Avenue. *Addition is not visually separated from historic structure when viewed from the Public Right-of-Way. Also, the addition of a window well on the Front Façade is inappropriate.*

139 Woodside Avenue. *Addition is not visually separated from historic structure when viewed from the Public Right-of-Way. Also, the addition of a window well on the Front Façade is inappropriate.*

347 Woodside Avenue. *Addition is not visually separated from historic structure when viewed from the Public Right-of-Way. Also, the addition of a window well on the Front Façade is inappropriate.*

1027 Woodside Avenue. *In-line addition, no transition element.*

Staff proposes the following additions to the Design Guidelines for Additions to Primary Structures:

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

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

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

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

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

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

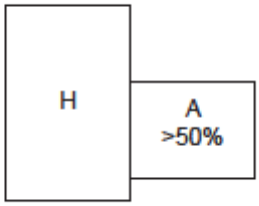
~~D.1.5 Retain~~ Maintain and preserve additions to structures that have achieved ~~historic significance in their own right~~ are significant to the era/period of restoration.

~~D.2.5~~ In-line additions shall be avoided.[4]

TRANSITIONAL ELEMENTS

~~D.2.5~~ In-line additions to historic structures ~~should be avoided~~ generally are not appropriate.[5]

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



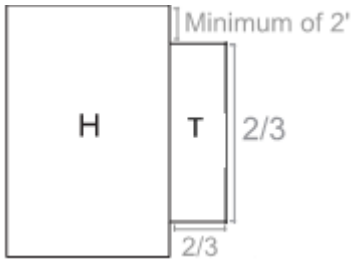
Historic Structure:	H
Addition:	A

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

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

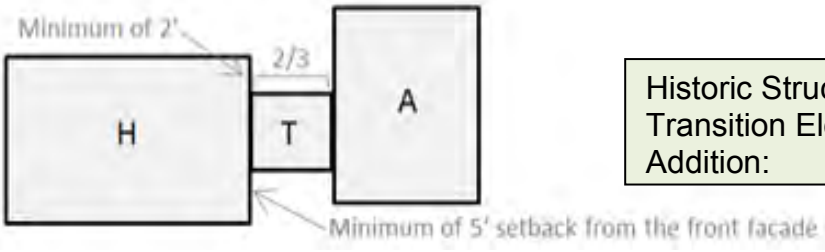
[4] Relocated to Transitional Elements

[5] This was relocated from D.2 General Compatibility.



Historic Structure:	H
Transition Element:	T

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

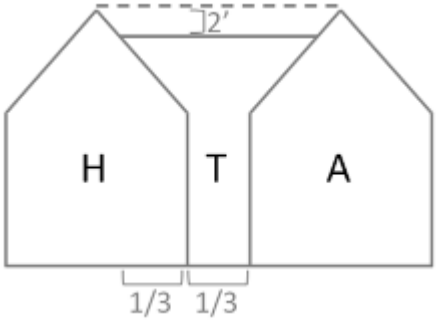


Historic Structure:	H
Transition Element:	T
Addition:	A

Front Facade

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

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



Historic Structure:	H
Transitional Element:	T
Addition:	A

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

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

Historic Structure:	H
Non-Historic Addition:	NH

GENERAL COMPATIBILITY

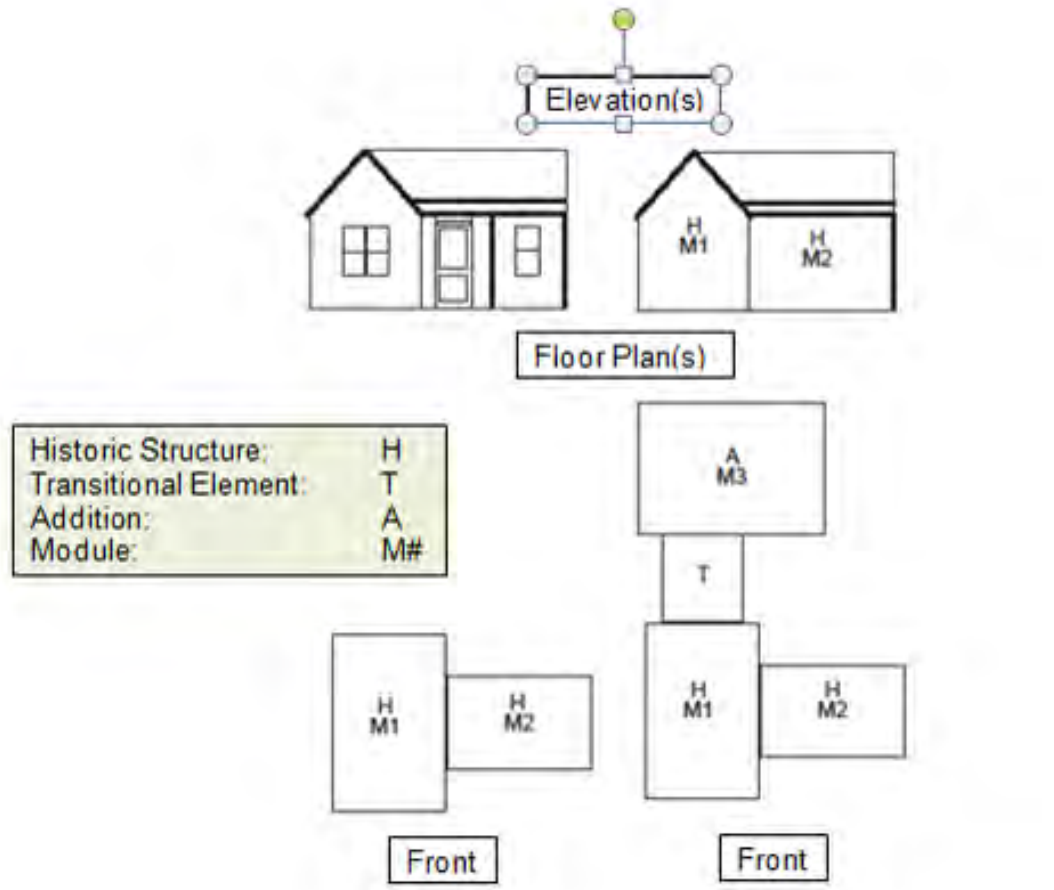
~~D.2.1~~ Additions ~~should~~ shall complement the visual and physical qualities of the historic ~~building~~ structure. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic structure.

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

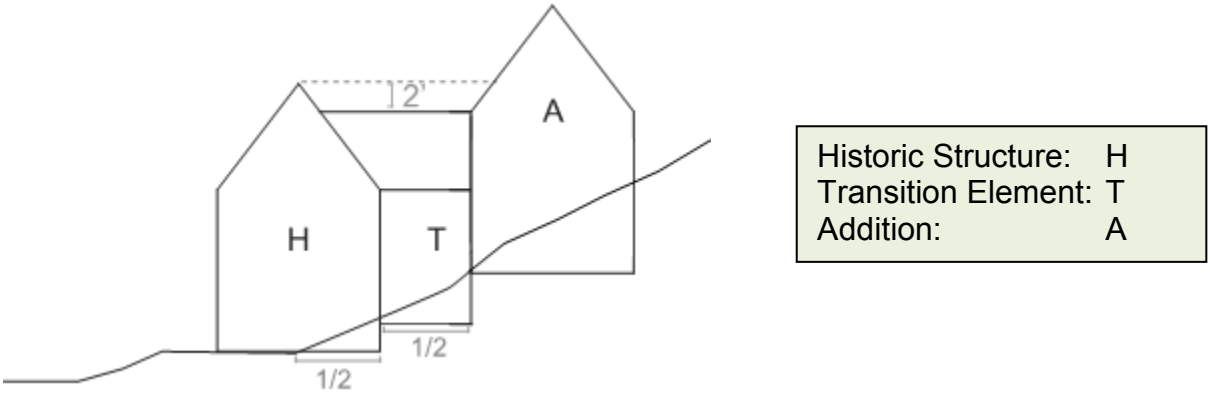
Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or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

Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size[6] 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.

[6] Size refers the combined effect of footprint, height, mass, and scale.



~~D.2.4~~ Large additions ~~should~~ shall be visually separated from historic ~~buildings~~ structures when viewed from the primary public right-of-way. Where the height of a new addition, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.



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

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

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

SCENARIO 1: BASEMENT ADDITION WITHOUT A GARAGE

~~D.3.1 The~~ A basement addition ~~should~~ shall not raise the historic structure generally more than two feet (2') from its original floor elevation above grade prior to construction.

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

~~D.3.2 In plan, the~~ The exterior wall planes of an inline basement addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.

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

~~D.3.4~~ After construction of the basement, the site ~~should~~ shall be re-graded to approximate the grading prior to construction of the addition.

SCENARIO 2: BASEMENT ADDITION WITH A GARAGE

~~D.4.1~~ A new foundation or basement ~~The~~ addition ~~should~~ shall not raise ~~the~~ a historic structure more than two feet (2') from its original grade. Historic ~~buildings~~ structures on downhill lots may be raised to accommodate a basement garage addition provided 1) access to the garage is from ~~the~~ a side or rear yard, 2) the ground floor of the historic structure is not raised above finished road grade adjacent to the primary facade, and 3) the integrity and ~~significance~~ character of the historic structure will not be destroyed by

~~the action~~ raising the historic structure more than two feet (2') above its original height above grade.

~~D.4.2 In plan, the~~ A basement garage addition ~~should~~ shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades. In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the structure. In these cases, a stepped design with an associated site grading and landscaping plan may be considered.

~~D.4.3~~ The vertical wall area of ~~the~~ a basement garage addition that is visible from the primary public right-of-way ~~should~~ shall be visually minimized. It is preferential for the garage opening to be set back from the wall plane of the historic structure in order to diminish the presence of the garage.

~~D.4.4~~ Window or egress wells, if needed, ~~should~~ shall not be located on the primary façade. Window or egress wells ~~may~~ shall be located behind the midpoint of the secondary façades, on the rear elevation, or in a location that is not visible from the primary public right-of-way.

~~D.4.5~~ After construction of ~~the~~ a basement garage addition, ~~the~~ a historic site ~~should~~ shall be re-graded to approximate the grading prior to construction of the addition.

~~D.4.6~~ A single vehicle garage door~~s~~ not greater than nine feet (9') wide and nine feet (9') high ~~should~~ shall be used to access a basement garage addition.

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public primary right-of-way.[7]

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

SCENARIO 3: ATTACHED GARAGES

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public primary right-of-way.[8]

~~D.4.6~~ A single vehicle garage door~~s~~ not greater than nine feet (9') wide and nine feet (9') high ~~should~~ shall be used to access a garage addition.

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

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[7] Relocated from Design Guidelines for New Construction, D.2 Garages.
[8] Relocated from Design Guidelines for New Construction, D.2 Garages.

DECKS

The existing Design Guidelines do not have a section dedicated to Decks. Staff recommends that a section is added because currently, there are no guidelines for such. Staff proposes the following additions to the Design Guidelines for Decks:

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

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

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

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

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

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

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

BALCONIES AND ROOF DECKS

The existing Design Guidelines do not have a section dedicated to Balconies and Roof Decks. Staff recommends that a section is added because currently, there are no guidelines for such. Staff proposes the following additions to the Design Guidelines for Balconies and Roof Decks:

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

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

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

See Porches for preserving and maintaining historic balconies.

HISTORIC ACCESSORY STRUCTURES

The existing Design Guidelines do not differentiate between Historic and Non-Historic Accessory Structures. Staff recommends that a section is added specifically for Historic Accessory Structures to add clarity. Staff proposes the following additions to the Design Guidelines for Historic Accessory Structures:

~~H.1~~ Historic accessory ~~buildings~~ structures that contribute to the significance of the property ~~should~~ shall be ~~retained~~ maintained and preserved.

~~H.4~~ Guidelines for the treatment of Primary Structures ~~(Section B) should~~ shall be applied to all historic accessory ~~buildings and~~ structures that contribute to the significance of the property.

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

NEW ACCESSORY STRUCTURES

The existing Design Guidelines do not differentiate between Historic and Non-Historic Accessory Structures. Staff recommends that a section is added specifically for New Accessory Structures to add clarity. Staff proposes the following additions to the Design Guidelines for New Accessory Structures:

~~H.2~~ New accessory ~~buildings~~ structures on flat or downhill sites with ~~an existing~~ historic ~~building~~ structure ~~should~~ shall generally be located ~~at~~ to the rear of the ~~lot~~ site, unless dictated by the neighborhood to be located in the front yard.

~~H.3~~ New accessory structures on ~~properties~~ a site with a~~n existing~~ historic ~~building~~ structure may be located at the street front if 1) ~~the~~ a pattern of front yard historic accessory structures ~~along the street~~ has been established along the street ~~by existing historic accessory buildings~~, and 2) the proposed placement does not ~~cause~~ create any danger or hazard to traffic by obstructing the view of the street.

~~C.3.1~~ New detached garages built on sites with ~~existing~~ historic structures should have a~~n~~ maximum interior dimension ~~that does not exceed~~ of twelve (12) feet in width.[9]

~~D.2.3~~ Single-width tandem garages are ~~encouraged~~ recommended. Side-by-side parking configurations are strongly discouraged; if used, they ~~should~~ shall be visually minimized when viewed from the public right-of-way.[10]

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

~~C.3.2~~ Garage doors ~~should~~ shall not exceed ~~the dimension of~~ nine feet (9') ~~wide~~ in width by nine feet (9') ~~high in height~~.[11]

~~C.3.3~~ Roof form, exterior materials, and architectural detailing of a detached ~~garage~~ accessory structure ~~should~~ shall complement the primary structure.

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

Recommendation

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

Exhibits

Exhibit A – Amendments to the Design Guidelines

[9] Relocated from C.3 Detached Garages.

[10] Relocated from Design Guidelines for New Construction, D.2 Garages.

[11] Relocated from C.3 Detached Garages.

PRIMARY STRUCTURES

ROOFS

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

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

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

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

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

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

EXTERIOR WALLS

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

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

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

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

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

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

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

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

FOUNDATION

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

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

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

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

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

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

DOORS

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

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

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

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

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

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

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

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

WINDOWS

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

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

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

Maintain the historic ratio of window openings to solid wall.

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

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

Replacing an operable window with a fixed window is inappropriate.

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

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

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

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

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

Storm windows shall be installed on the interior of the window; if interior installation is not feasible, the materials, style, and dimensions of exterior wood storm windows shall match or complement the historic

window dimensions in order to minimize their visual impact. Exterior storm window frames shall be set within the window opening and attach to the exterior sash stop.

GUTTERS & DOWNSPOUTS

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

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

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

CHIMNEYS & STOVEPIPES

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

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

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

Chimneys shall not be covered with non-historic materials.

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

PORCHES

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

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

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

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

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

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

ARCHITECTURAL FEATURES

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

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

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

MECHANICAL SYSTEMS, UTILITY SYSTEMS, & SERVICE EQUIPMENT

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

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

Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from the primary public right-of-way.

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

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

PAINT & COLOR

Paint color is not regulated by the Design Guidelines.

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

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

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

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

Additions to PRIMARY STRUCTURES

PROTECTION FOR HISTORIC STRUCTURES & SITES

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

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

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

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

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

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

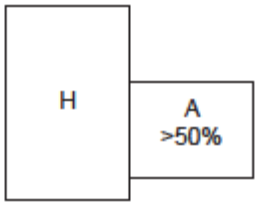
Maintain and preserve additions to structures that have achieved are significant to the era/period of restoration.

In-line additions shall be avoided.

TRANSITIONAL ELEMENTS

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

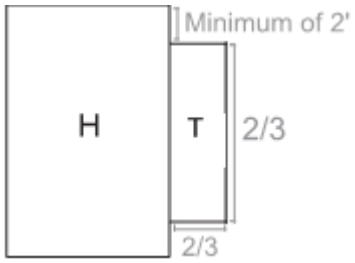
A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that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



Historic Structure:	H
Addition:	A

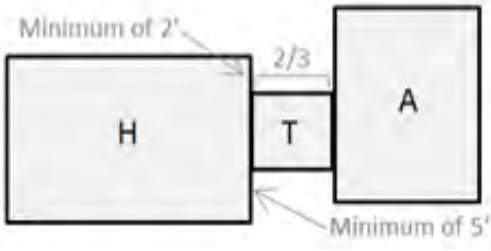
When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.

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



Historic Structure:	H
Transition Element:	T

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

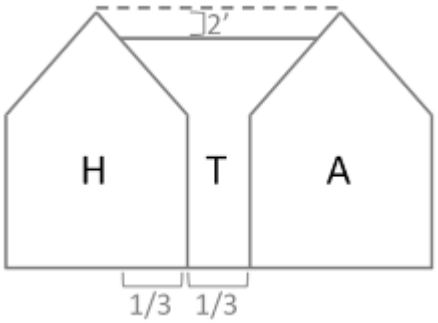


Historic Structure:	H
Transition Element:	T

Front Facade

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

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



Historic Structure:	H
Transitional Element:	T
Addition:	A

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

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

Historic Structure:	H
Non-Historic Addition:	NH

GENERAL COMPATIBILITY

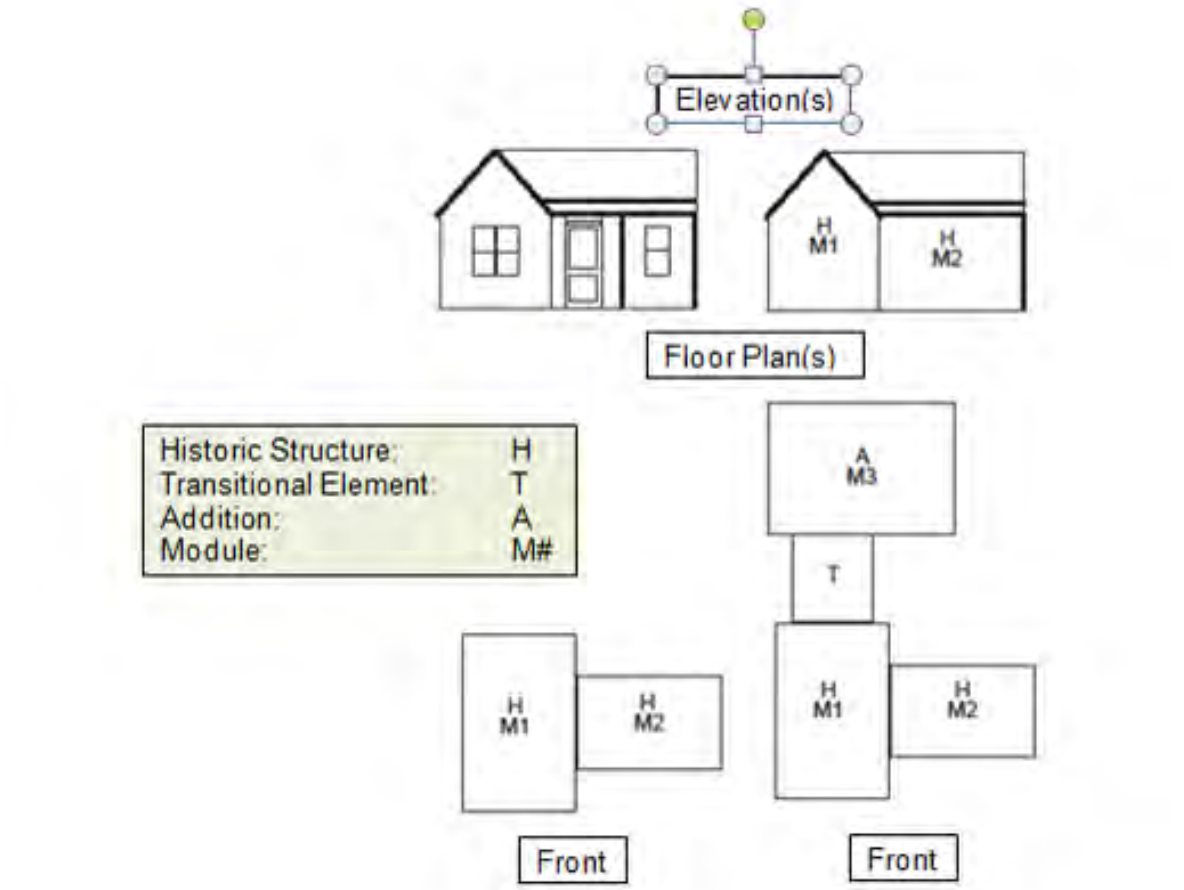
Additions shall complement the visual and physical qualities of the historic structure. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic structure.

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

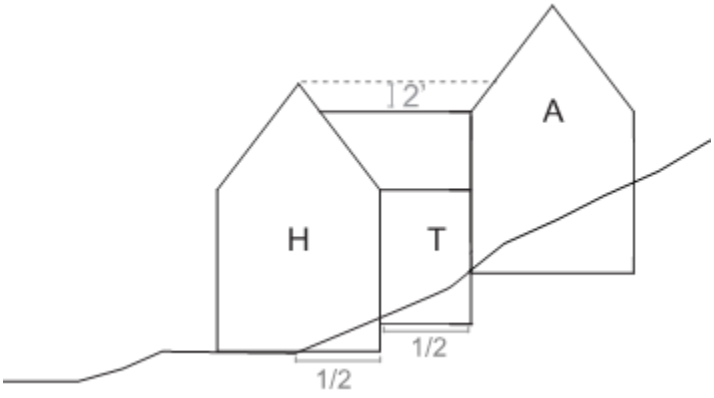
Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or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

Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size[1] of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.

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



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



Historic Structure:	H
Transition Element:	T
Addition:	A

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

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

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

SCENARIO 1: BASEMENT ADDITION WITHOUT A GARAGE

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

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

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

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

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

SCENARIO 2: BASEMENT ADDITION WITH A GARAGE

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

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

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

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

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

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

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

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

SCENARIO 3: ATTACHED GARAGES

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

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

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

DECKS

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

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

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

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

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

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

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

BALCONIES AND ROOF DECKS

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

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

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

See Porches for preserving and maintaining historic balconies.

Historic Accessory Structures

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

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

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

New Accessory Structures

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

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

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

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

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

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

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

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

Historic Preservation Board
Staff Report

Subject:	**Key Historic Preservation Terms**
Author:	**Ashley Scarff, Planning Technician**
	Anya Grahn, Historic Preservation Planner
Department:	**Planning Department**
Date:	**May 4, 2016**
Type of Item:	**Work Session**

Topic/Description:
Historic Preservation Board (HPB) reviewed staff's proposed Design Guideline revisions, has requested clarification and discussion regarding certain preservation terms such as:

- Compatible
- Subordinate
- Complementary

Background:
During the review of the Design Guideline revisions in January and February, there was some confusion regarding the definitions of compatibility, subordinate, and complementary. The HPB directed staff to return to the HPB with a work session regarding these topics.

Analysis:
How do we determine compatibility?
Park City's General Plan provides the following definition of compatibility:

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

The Land Management Code (LMC) defines Visual Compatibility as:

> Characteristics of different architectural designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. In addition to the elements affecting Compatibility which include, but are not limited to, Height, scale, mass, and bulk of Building, other factors that dictate compatibility include proportion of building's front façade, proportion of openings within the facility, rhythm of solids to voids in front facades, rhythm of

entrance or porch projections, relationship of materials and textures, roof shapes, and scale of building.

Staff has benchmarked several communities for their definition of **compatibility** and found:

APA's Planners Dictionary:	Savannah	Denver
Design which utilizes accepted site planning (e.g. building placement, orientation, and siting) and the elements of architectural composition within the context of the surrounding area. Similar adjacent land uses or square footage shall not necessarily constitute architectural compatibility.	The positive relationship of alterations to existing buildings and designs for new construction to their environs; compatibility is measured by consistent application of accepted guidelines and standards defining the individual visual character of a specific area.	The ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. Some elements affecting design compatibility include location, height, scale, mass and bulk of structures; building materials; architectural details; circulation and access; landscaping; and parking impacts. Compatibility refers to the sensitivity of development proposals in maintaining the character and context of historic properties and districts.

Most cities outline general standards that help achieve compatible design. In historic preservation, the approach is generally to develop a design that is stylistically different from the historic building, but retains enough similar characteristics to remain compatible with the context. This can be achieved by using a vocabulary of building elements similar to those of the historic structure, but are not identical to those seen on the historic building. This differentiates new from old, while allowing the new style to be compatible to the historic building as an addition or as a neighbor in the district.

In surveying four communities, staff found that the characteristics for achieving **compatibility** are largely the same as Park City's:

Breckenridge	Aspen	Savannah	Denver
• Size and scale • Form • Mass/Volume: height, width, length • Setbacks • Materials • Repetition/rhythm of openings-to-solids • Similarly sized windows and doors • Orientation of entrances	• Site Location • Form • Mass • Rhythm of setbacks • Materials • Scale and finish of materials • Fenestration (windows and doors)[1] • Architectural details • Similarly sized windows and doors	• Rhythm of structures on streets – building mass/open space mass • Roof shapes – Historic buildings should determine predominate roof shape, and new construction should provide roof line/shape that is	• Location • Scale • Height • Mass and Bulk of structures • Building materials Architectural details Circulation and access • Landscaping • Parking impacts

[1] Fenestration is the design, proportioning, and disposition of windows and other exterior openings of a building.

• Façade proportions • Alignment of roof lines and porch eaves	• Alignment of lines and porch eaves	compatible with historic roof line of the block • Height • Scale of building – Mass of building and individual components, columns, stairs, balconies, and additions • Rhythm of solids to voids in front facades • Similarly sized windows/doors • Proportion of structure's front façade – building width/height • Rhythm of entrance and/or porch projection • Relationship of material, texture, and color • Walls of continuity – Walls/fences • Directional expression of front elevation – Whether vertical, horizontal, or non-directional, should be visually compatible with contributing structures within the block	

Does the HPB find that any of these additional indicators of **compatibility** need to be added to Park City's compatibility definitions?

How do we determine subordinate?

Park City's General Plan defines subordinate as:

> Per historic preservation practices, subordinate design refers to additions or new construction that is visually contiguous to a historic structure, yet reinforces the visual dominance of the historic structure. While a smaller addition is visually preferable to achieve subordinate design, various design strategies (e.g. underground SF, placement on lot, choice of materials) can achieve this goal despite the fact that the addition may contain greater SF than the historic structure.

Webster's Dictionary defines it as less important than someone or something else; placed in or occupying a lower position

In surveying four communities, staff found that the characteristics for achieving a standard of **subordinate** are largely the same as Park City's:

Breckenridge	Aspen	Savannah	Denver
• Secondary structures should be subordinate in height to primary structure • Building Length of new structures should not be greater than historic structures	• Mass and scale • New additions must be subordinate, deferential, modest, and secondary in comparison to architectural character of primary building • Historic resource must be visually dominant	• Additions should be subordinate to the principal building and not obscure or remove significant character-defining features	• Height of addition • Degree of setback-original primary façade should be visually prominent • Simplicity of design—simple in architectural character and detailing • Historic structure should remain the prominent feature

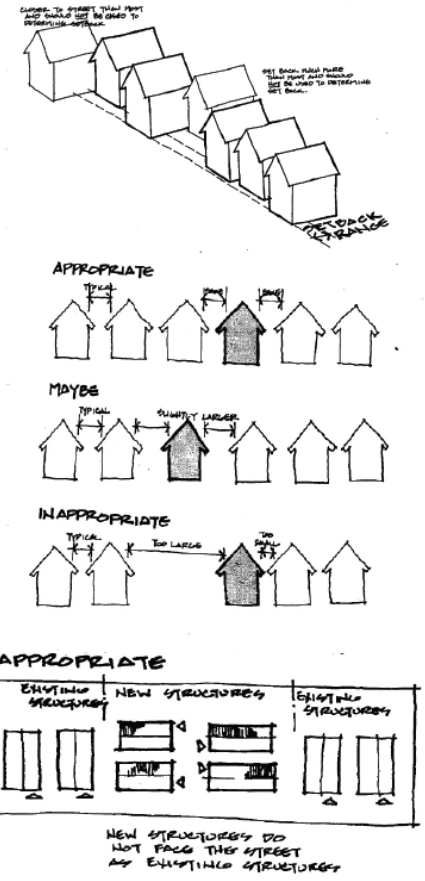
There is currently not a definition of subordinate in the Design Guidelines.

Does the HPB find that any of these additional indicators of **subordinate** need to be added to Park City's subordinate definition and be included in the Design Guidelines?

How do we determine complementary?

Though our Design Guidelines use the word complement, we do not define it. Merriam-Webster Dictionary defines complementary as completing something else or making it better; serving as a complement; going/working together well. Of the cities surveyed, none provide a clear definition of what it means to be complementary. Rather, complementary design is consistent with compatible design in that it can be achieved through:

- Mass and scale
- Rhythm and patterning of spacing of buildings
- Rhythm of entrances and/or porch projections
- Roofs consistent with roof shapes and orientation of neighboring buildings
- Height of floor elevations
- Directional expression/orientation
- Relationships of solids to voids/fenestration patterns



Does the HPB find that any of these additional indicators of **complementary** need to be added to Park City's subordinate definition and be included in the Design Guidelines?

Topics for discussion:
Staff recommends that the HPB read this report and provide specific feedback regarding these definitions.

Department Review:
This report has been reviewed by the Planning and Legal Departments.

Exhibits:
Exhibit A — Denver: Designing in Context
Exhibit B — Denver: Location & Design of a Residential Addition

Designing in Context

Denver's historic districts are not frozen in time. They continue to evolve while maintaining their essential historic character. A new building in a historic district should be compatible with the surrounding historic context, but also express its true age. A key objective is to retain the overall character of the district while accommodating creative, yet compatible, new buildings. It is important to understand how new construction will affect the ability to perceive the historic district's sense of time and place. Ideally, a new building will contribute to an understanding of the district, or at least incorporate a neutral design that has little impact.

OVERALL COMPATIBILITY CONSIDERATIONS

To achieve compatibility, a new building should:

- *Relate to the character-defining features of the historic district (see Appendix A for summaries), including setback and open space patterns, mass and form, entries and porches, materials and other features.*
- *Relate to features in the surrounding historic context and on adjacent properties, including, setbacks, foundation, porch and window heights, the proportions of windows and architectural features, as well as roof forms.*
- *Express its true age, rather than directly imitating a historic style, or using faux historic treatments, to avoid confusing historic interpretation of the district.*

A new building may use a variety of designs to achieve compatibility. These may include simplified interpretations of historic styles, or creative contemporary designs that incorporate compatible features. See "Architectural Style for a New Building" on page 75 for more information.

BALANCING DESIGN VARIABLES WITH THE SURROUNDING HISTORIC CONTEXT

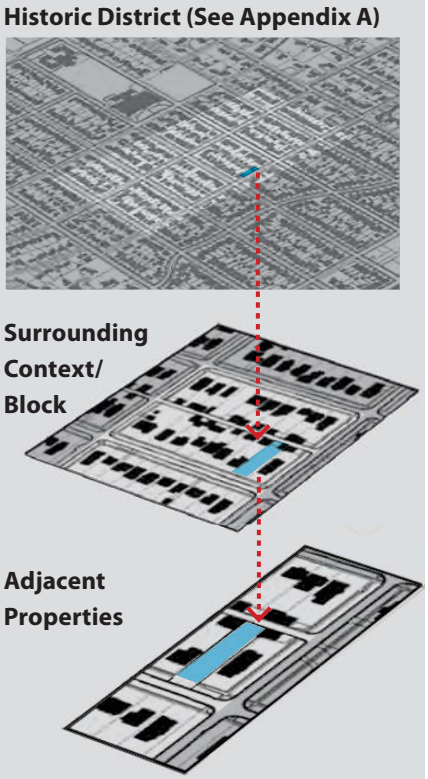
The design guidelines promote use of similar forms, materials and details to those used historically. However, this does not mean that total uniformity with the historic context is the objective. Rather, compatibility is achieved when a new building has a sufficient number of design variables which are similar in execution (but not necessarily identical) to typical design variables in the surrounding historic context. For example:

- ⊗ *A new building with a form, height, roof, windows, materials and details that are identical to buildings in the surrounding historic context may be difficult to differentiate from its historic neighbors, and thus confuse the history of the district.*
- ⊗ *A new building with a form, height, roof and windows, or placement on the lot/setbacks, that are different from buildings in the surrounding historic context will contrast too much and impede interpretation of the historic context.*
- ✓ *A new building with a similar form, height and roof, but that incorporates new (but similarly-proportioned and located) window designs and contemporary materials is more likely to achieve a successful balance between relating to design variables in the surrounding historic context and expressing its true age with simplified or contemporary features.*

There are many other combinations of these variables that may be used to accommodate new, creative designs while also achieving compatibility with the historic context.

LEVELS OF CONTEXT

Compatibility with context typically focuses on the character-defining features of the historic district, contributing structures in the surrounding historic context (usually other structures on the same block, including both sides of the street), and contributing structures on adjacent properties, as illustrated below.



Adjacent properties generally include the immediate surroundings: Properties adjacent to, facing, or overlooking a specific site, where the adjacent buildings are contributing and typify established historic patterns in the historic district. On a corner lot, the properties across the side street and diagonally across the intersection should also be included.

Figure 24: Designing in Context

Location & Design of a Residential Addition

A number of scenarios for rear and rooftop additions to a historic structure are illustrated below and on the following page. The illustrations demonstrate one condition on an interior (non-corner) lot. The location and design of the additions illustrated on this page are compatible with the historic structure and surrounding context.

1. SUBORDINATE REAR ADDITION

This modestly-scaled rear addition is minimally visible from the public right-of-way to achieve a high level of compatibility with the historic structure and context.

2. SUBORDINATE REAR ADDITION WITH CONNECTING ELEMENT

This rear-addition is clearly differentiated from the original structure with a connecting element that also breaks the wall plane between the original structure and the addition to achieve a high level of compatibility with the historic structure and context.

3. REAR DORMER ADDITION

This new shed dormer provides a compatible small-scale addition because it is located on the rear slope of the existing roof line and is minimally visible from the public right-of-way. See "Dormer Location" on page 35 for more information.

4. SIDE DORMER ADDITION

This new shed dormer provides a compatible small-scale addition because it is subordinate to the roof form and is located substantially to the rear of the front façade.

Note that dormer shapes on street visible sides should match roof forms and dormer shapes seen historically whenever possible, but shed dormers can be appropriate if unobtrusive as illustrated.

Figure 23: Location & Design of a Residential Addition

Location & Design of a Residential Addition (continued)

The location and design of the first two additions illustrated on this page (scenarios 5 & 6) may be acceptable in some contexts or situations, while the remaining additions (scenarios 7-9) illustrate incompatible approaches.

5. TWO-STORY REAR ADDITION WITH CONNECTING ELEMENT

This rear-addition is taller than the original structure but is still clearly differentiated with a connecting element to achieve an acceptable level of compatibility with the historic structure and context in most cases.

6. GABLE-FRONT ROOFTOP ADDITION WITH SETBACKS

This rooftop addition is set back from the front and side façades. The illustrated design may not be appropriate in all cases and would require sensitivity to ensure that the integrity of the historic house is retained.

7. INCOMPATIBLE TWO-STORY REAR ADDITION

This two-story rear addition is not compatible with the historic structure and context because it overpowers the original structure. It is also wider than the original structure, which makes it more visible from the public right-of-way.

8. INCOMPATIBLE ROOFTOP ADDITION WITH SETBACKS

This rooftop addition is set back from the front and side. However, it is not compatible with the historic context because it overpowers the original structure, extends onto the front-facing roof plane, and destroys a significant proportion of the historic roof.

9. INCOMPATIBLE ROOFTOP ADDITION

This rooftop addition is not compatible with the historic structure and context because it overpowers the original structure's mass and scale and adversely affects its integrity. The minimal setback from the front façade makes it highly visible from the public right-of-way.

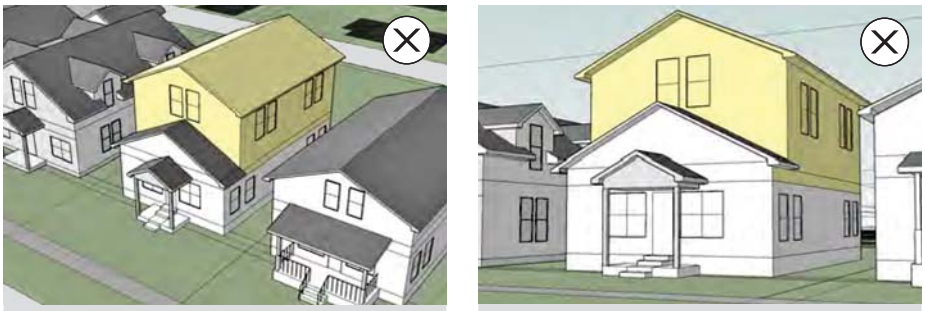


Figure 23: Location & Design of a Residential Addition (continued)