



# Historic Preservation in Park City

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# Historic Preservation in Park City

01

PAST

02

PRESENT

03

FUTURE

# History of Park City

- ◆ Park City has always been closely bound to the development of new industries in Utah—first mining and then recreation
- ◆ These activities have left their mark in the buildings and neighborhoods of Park City





# Settlement & Mining Industry Boom

- ◆ The early search for precious metals in Utah was promoted by members of the U. S. Army
- ◆ 1868- the prospectors had expanded their search into the area that was to become Park City
- ◆ 1879- Ontario Mine operation was flourishing, mining operations continued to grow, and new claims were made in the area during the 1880's
- ◆ 1884- Park City was granted a charter and becomes a city

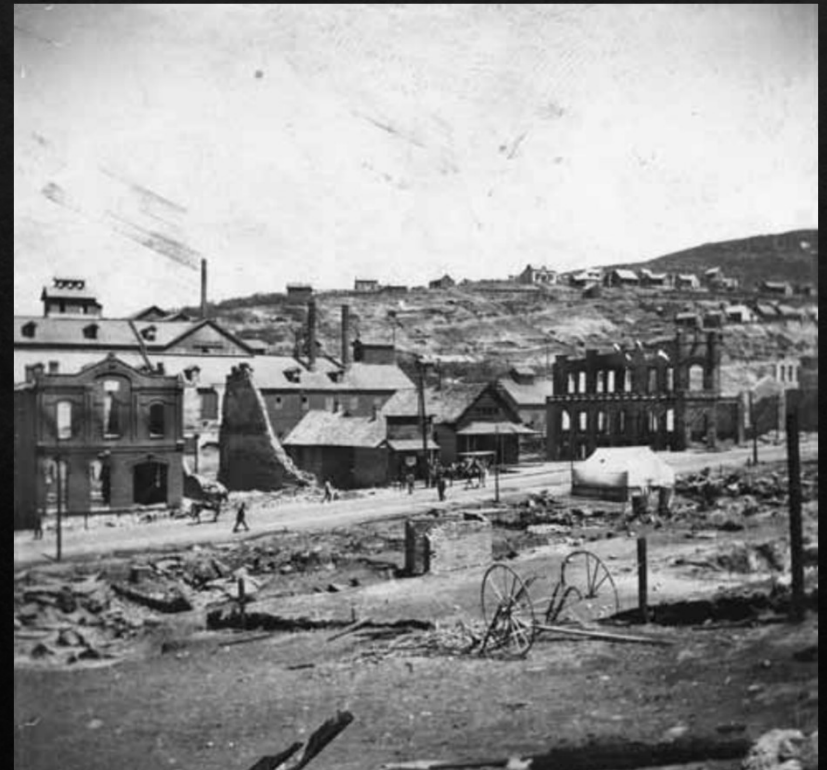


Ontario Silver Mine



# Mature Mining Industry

- ◆ 1893- the financial panic slowed growth in Park City
- ◆ 1898- a devastating fire destroyed more than 200 commercial and residential buildings
- ◆ 1910's- the U.S. adopted the gold standard that caused the value of silver to decline to an all-time low
- ◆ 1920- demand for silver increased and abandoned mines in Park City reopened and new claims
- ◆ Active mining continued until the Great Depression



Main Street after the 1898 fire. The two-story façade on the left is the former City Hall, now home to the Park City Museum.

# Mining Decline & Emergence of Recreation Industry

- ◆ The Great Depression caused many businesses to close and residents to leave
- ◆ 1930s, Civilian Conservation Corp camps were established in Utah to rehabilitate public lands into areas for skiing and sledding
- ◆ United Park City Mines Co. obtained \$2 million from the federal government to construct a 4-car gondola for the ski area
- ◆ Beginning in 1963, Park City experienced a rebirth as the recreation and tourism 'Mecca'



Treasure Mountain, c. 1965



# Architectural Character of Historic Park City

- ◆ Mining town structures were built quickly in response to a single-purpose economy, Park City retains many historic buildings
- ◆ The narrow canyon made building homes along the steeply sloped side-walls a challenge
- ◆ The homes, built first on the uphill side of the streets, are small, one-story, two-room cottages
  - ◆ Building lots are small and houses tended to be crowded together with very little open space around them
  - ◆ Dominated by dense neighborhoods made up of small cottages

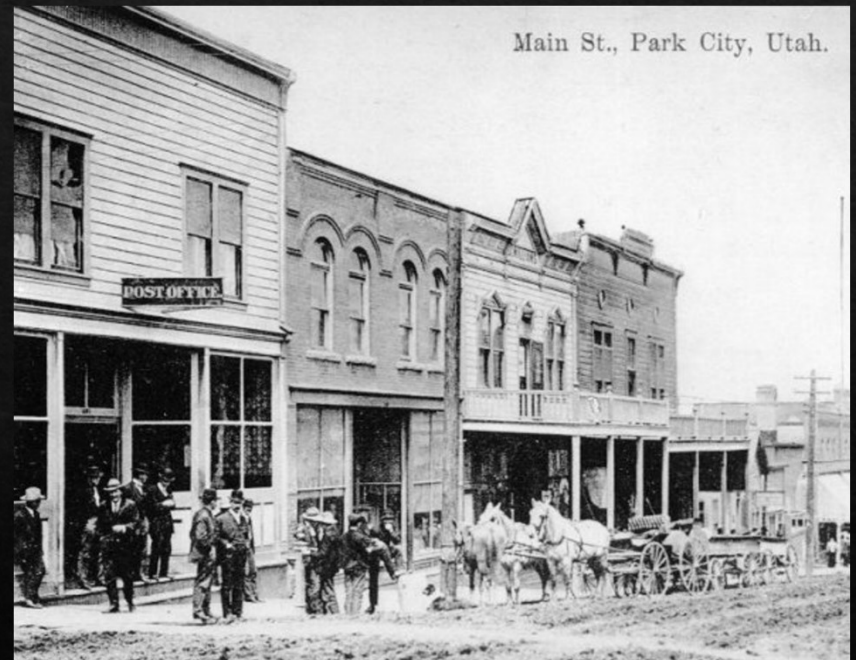


Hipped Roof Miners Cottage,  
401 Park Avenue



# Architectural Character of Historic Park City

- ◆ The 1898 fire burned most of the original Main Street Commercial District
- ◆ The present Historic Commercial District dates from mid-1898, the prevalent architectural styles reflect the Victorian period
- ◆ Most commercial buildings reflect the frame one-story shed-style roof and false fronts, as well as the two-story frame that functioned as business space on the first floor and offices, social halls, or residences, on the upper levels



Hipped Roof Miners Cottage,  
401 Park Avenue



# Architectural Character of Historic Park City

## ◆ Industrial Mining Structures

- ◆ Many mining structures remain today
- ◆ Can be found all around Park City Ski Resort and around Old Town
- ◆ Most are not in stable condition, but in recent years have been stabilized with public and private efforts



Silver King Mine c. 1902

# Historic Designations

- ◆ National Register of Historic Places
  - ◆ Main Street Historic District
    - ◆ 1878
    - ◆ 2016
  - ◆ Residences of Mining Boom Era - Thematic Nomination
    - ◆ 1984
- ◆ 1984 Historic Sites Inventory
  - ◆ Landmark, Significant, Contributory
  - ◆ 400+ Sites- Landmark and Significant
- ◆ Certified Local Government
  - ◆ We are recognized by the state (SHPO) as a Certified Local Government (CLG)
  - ◆ We apply for a grant from SHPO every other year
  - ◆ 2020 grant -> HSI Update



Carrot - Stick - Leadership

# Carrot

- ◆ Development Incentives
  - ◆ Adaptive Reuse
  - ◆ Allow commercial use in residential zones
  - ◆ Waived off-street parking requirement in the Historic District
  - ◆ Allow setback exceptions for historic properties
  - ◆ Permit Fee Wavier eligibility



Washington School House Inn, 541 Park Avenue



# Acquisition and Re-sale

- ◆ Direct acquisition and re-sale
  - ◆ The City adds a preservation easement to the property, allowing the City to further protect the Historic Site
  - ◆ The property is then re-sold through a public RFP



High West Distillery, 703 Park Avenue



# Historic District Grant Program

- ◇ Distribute \$120,000 for preservation of historic sites that are designated on Park City's Historic Sites Inventory
  - ◇ Funds come from two RDA's and the City's General Fund
- ◇ Grant recipients are required to enter a 5-year re-capture



1941



1983



2013



# Stick/ Regulation

- ◆ Historic Preservation Regulation
  - ◆ Prohibit Demolition of Landmark and Significant Historic Sites
  - ◆ The City established the Historic Preservation Board which is composed of 8 members of the public at large
  - ◆ The HPB regulates the following:
    - ◆ Material Deconstruction
    - ◆ Disassembly and Reassembly
    - ◆ Reconstruction



The HPB determining the significance of 819 Park Ave.

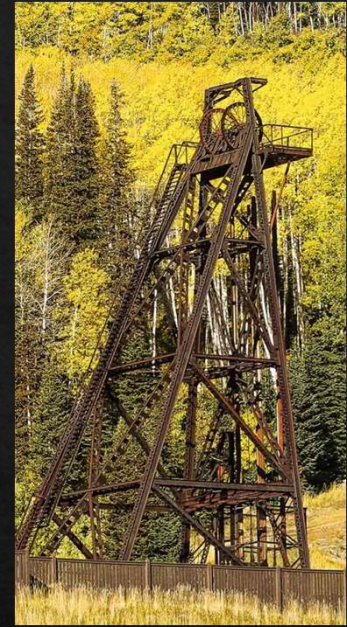
# Historic District Design Guidelines & Review

- ◆ The Design Guidelines provide guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City
- ◆ The goal of the Design Guidelines is to meet the needs of various interests in the community while allowing for reasonable changes to individual buildings
- ◆ Allows compatibility for new construction as well as proper preservation methods for Historic Sites
- ◆ Each Applicant in the Historic District undergoes a Historic District Design Review prior to applying for a building permit



# Leadership- Public and Private Partnerships

- ◆ The Spiro Tunnel was restored by the City. The tunnel provides 45% of our drinking water
- ◆ The ribbon-cutting ceremony was held on October 5, 2021
- ◆ The Daly-West Headframe collapsed in 2015 (pictured bottom right)
- ◆ It will be rehabilitated and raised in June 2022 with City and private funds





# Park City Miner's Hospital

- ◆ In the late 1970s developers were planning to demolish the Miner's Hospital, built in 1904,
- ◆ Citizens of Park City rallied together to save the hospital
- ◆ It was moved in 1979 and took two days to move the building to its present location at City Park on Park Avenue
- ◆ It was renovated in 1981 and opened as the PC Library in 1982



Miner's Hospital being moved to City Park in 1979



# Adaptive Reuse

Park City Library



City Hall



- ◇ Compatible restoration and re-use of old school buildings
- ◇ The City withstood pressure to sell for redevelopment

What's Next?



# Land Rights in Utah

- ◆ 2021 State Bill
  - ◆ Limits municipal design review
  - ◆ We were able to preserve the existing Historic Districts, for now.
- ◆ How do we secure historic preservation in the future?
- ◆ What can we point in place to safeguard all the work we have put into historic preservation to this point?





# Incremental Evaluation of Ski Era Architecture

- ◆ Historic Sites Inventory
  - ◆ Contributory- Emergence of Ski and Recreation Era
    - ◆ Pivotal point in Park City's History
- ◆ Have any cities here done this?



475 Woodside Avenue, "Pregnant" A-Frame, c. 1966