



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

PUBLIC COMMUNICATIONS – *Items not on regular meeting schedule.*

STAFF/BOARD COMMUNICATION & DISCLOSURES

REGULAR SESSION – *Possible public hearing and action as outlined below.*

PL-09-00778 505 Woodside Avenue – Appeal of Design Review

30 min

Quasi-judicial hearing

ADJOURN

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.
Historic Preservation Board - February 3, 2010

Historic Preservation Board Staff Report



Subject: 505 Woodside Avenue
Author: Brooks T. Robinson,
Principal Planner
Project #: PL-09-00778
Date: February 3, 2010
Type of Item: Quasi-Judicial Appeal

Summary Recommendations

Staff recommends the Historic Preservation Board hold a quasi-judicial hearing on an appeal of the Planning Staff's determination of compliance with the Historic District Design Guidelines for the proposed addition at 505 Woodside Avenue. The Planning Staff determined that the proposed addition complies with the Historic District Design Guidelines.

Topic

Applicant:	Jerry Fiat
Appellant:	Lawrence Meadows
Location:	505 Woodside Avenue
Zoning:	HR-1
Adjacent Land Uses:	Residential
Reason for Review:	Appeal to Historic Preservation Board

Background

On March 5, 2009, the City received a completed application for a Historic District Design Review for the property located at 505 Woodside Avenue. The home at 505 Woodside is listed as a Significant Historic Site on the Park City Historic Sites Inventory as adopted in January of 2009. The proposed addition to the historic home (Exhibit A) was reviewed by staff during the Historic District Design Review meeting on two occasions. During the second design review meeting, staff found that the proposed design complied with the Historic District Design Guidelines (HDDG). The application is vested under the previous HDDG (adopted in 1983) prior to the adoption of new design guidelines in June of 2009.

The existing house has been significantly altered by additions and changes to materials from the original house. However, the original "cross-wing" form from the Mining Era is evident and is a character defining element to the house. Contemporary additions to the rear (west) and south side (a sunroom) are proposed to be removed. In addition, the applicant has provided a scaled exhibit (attached) of the late 1930's-early 40's tax photo showing an extension of the front (east) wall has occurred subsequent to the photo. The proposed additions include a basement/garage under the existing historic house (without raising the level of the house) and new living space to the rear (west) on three floors. The

rear addition encroaches on the roof of the historic house at the south side of the rear quarter.

A new driveway will be introduced to access the garage on the bottom floor of the north side of the home. The existing non-historic, non-conforming retaining wall along the front property line will be removed and rebuilt to comply with the 4 feet maximum height. An 11 feet wide opening in the wall will access the driveway along the north side of the home. New retaining walls are necessary to retain the grade around the driveway. The new retaining walls do not exceed four feet in the front yard and six feet in the side yard as allowed within the LMC. Any portion of the existing wall which remains will continue to be valid non-complying. It is the intent of the applicant to not modify the wall along the north-east corner to protect the existing vegetation.

The property was noticed on August 12, 2009 for preliminary project approval for compliance with HDDG. At the time that the application was noticed, Land Management Code (LMC) section 15-10-11 (B) required that prior to taking action on any historic district design review application, the Planning staff shall provide notice pursuant to section 15-1-20 of the code. LMC15-1-20 required that staff post the property for a 10 day period once staff's preliminary determination of compliance has been reached. This was done on August 12, 2009. It also required that a courtesy mailing be sent out establishing a 10 day period in which staff's decision may be appealed. This was done on August 12, 2009. Appeals to the project had to be received within 10 days of final determination on August 25, 2009. The appeal was received on September 4, 2009. All noticing requirements were adhered to and the appeal was received within the appeal time.

Appeal

On September 4, 2009, the City received a written appeal (Exhibit B) pursuant to Chapter 15-1-18 of the Land Management Code. Appeals made within ten days of the Planning Staffs determination of compliance with the Historic District Guidelines are heard by the Historic Preservation Board (HPB). Included in the appeal were many references to the Land Management Code. Land Management Code items are reviewed by the Planning Commission and are not included in the current review. Staff legally noticed an appeal with the Planning Commission on the LMC elements and prepared a report for the Commission's review. On the day of the hearing (January 13), the appellant formally and in writing withdraw his appeal of LMC compliance.

Standard of review

The scope of review by the HPB shall be the same as the scope of review by the staff.

Analysis

This section contains the Staff Analysis of the appeal. The appeal is written in *ITALIC* followed by staff's analysis.

1. Your findings and conclusions are unsupported by substantial evidence.

Staff analysis: All findings and conclusions were based on the application under review and compliance with the Historic District Design Guidelines as adopted in 1983. The applicants submitted the Sanborn tax maps, historic photographs, an existing conditions survey, and scaled plans upon which staff utilized to make a determination of compliance.

2. Your findings and conclusions are arbitrary, capricious, and illegal.

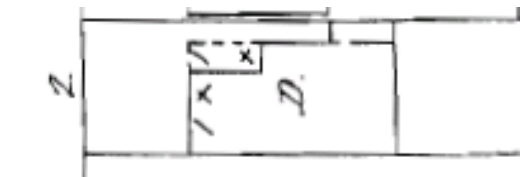
Staff analysis: All findings and conclusions were based on the application under review and compliance with the Historic District Design Guidelines as adopted in 1983. The findings and conclusion are based on Sanborn tax maps, historic photographs, an existing conditions survey, and scaled plans.

3. Specifically, but not limited to the following:

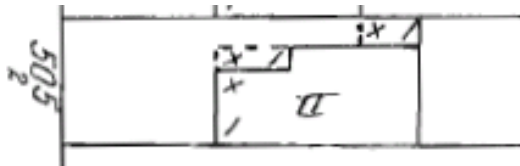
a. The subject "site" is deemed a "significant site" within the Park City Historic Sites Inventory. Consequently, the property must have a determination of Historical Insignificance prior to any demolition. Staff has made a determination of insignificance on part of the home, and that determination is not supported by fact, law, or the record. LMC 15-2.2.4. The demolition requires a certificate of appropriateness for demolition.

Staff analysis: The existing home at 505 Woodside Avenue is listed as "significant" within the Park City Historic Sites Inventory (HSI). The home has been modified significantly since the original construction in 1904 during the mature mining era (1894-1930). In the 1930's, an expansion to the north of the front of the house (adjacent to the front porch) occurred as is evident by the 1940's tax photo. Subsequent Summit County tax records from 1949 show that this part of the house was even further added on to. Staff found that the essential historical form of the house is not compromised by the removal of these later additions. The attached Historic Sites Inventory form further describes the changes to the house, the front porch and the rear additions.

The existing home has been modified significantly since the original construction in 1904. The applicant researched the history of the property with the Sanborn maps and the 1940's tax photo. Between 1900 and 1940 the front façade of the home was altered and the porch was relocated. The following are the footprints of the home from the Sanborn Maps followed by a 1940's tax photo. The applicant based the current preservation plan on the 1940's tax photo.



1900



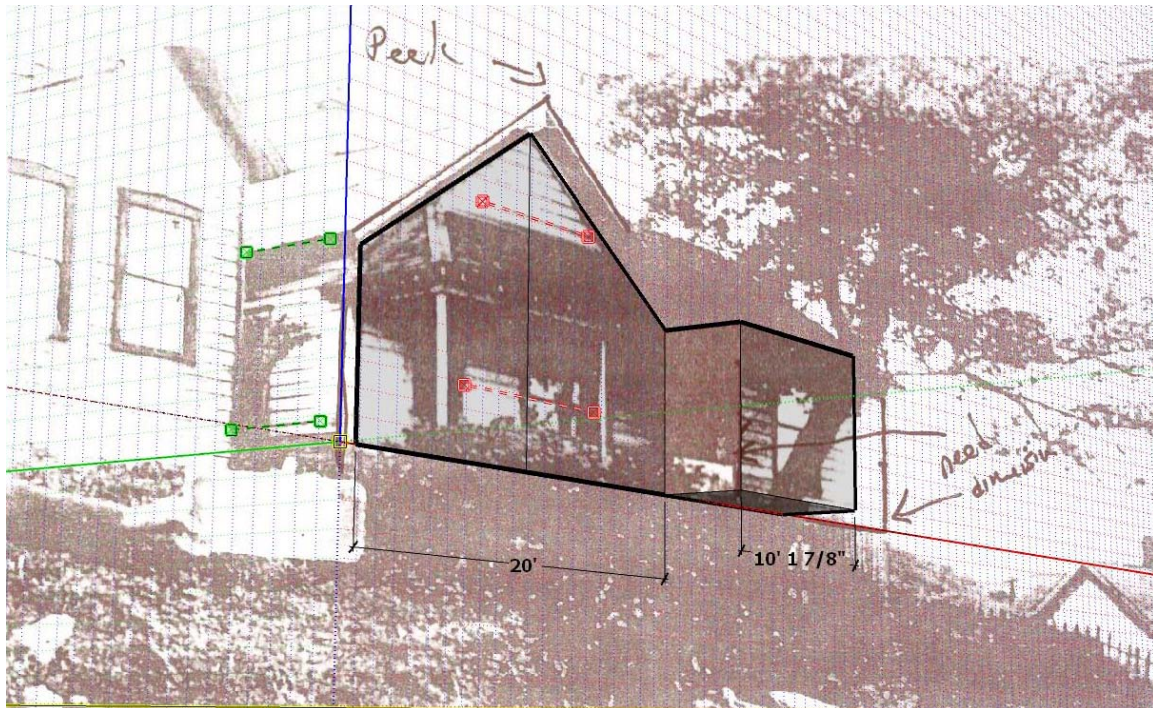
1909



Tax photo: approx. 1940's

The applicant based the current design on the re-creation of the 1940's photo and the tax records. A certificate of appropriateness for demolition is not required because the home is being preserved back to the 1940's design removing non-contributory additions. The removal of non-contributory additions may be approved at a staff level during the historic district design review process. The architect estimated the width of the north side of the front façade to be 10' 6" wide.

Due to the appeal, the applicant hired a design consultant to measure the width of façade based on the 1940's photo and existing dimensions. The consultant utilized sketch-up software to reproduce the photo of the historic building and identify the exact dimensions. The width of the area in question was found to be 10' 1 7/8" wide. The following is the sketch-up exhibit produced by the applicant.



The Summit County tax records show that the addition extending the North façade was built by 1949. The historic photograph without the addition was taken in approximately 1940. The Park City Historic Sites Inventory places the building in the Mature Mining Era between 1894 and 1930, prior to the extension of the North façade. Staff supported the removal of the addition due to the historic photo and knowledge that the addition did not exist during the significant era.

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

Due to the addition being greater than fifty years old, the HPB could direct staff to have the applicant submit an application for a determination of historic significance of the addition. The LMC is silent as to whether or not this is required. The following criteria are evaluated within a determination of historic significance. The addition is historically significant if it meets a preponderance of the criteria listed below:

At the time of application and vesting (March 5, 2009), LMC Section 15-11-12(A) Standards of Review stated, "In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the building, structure or site demonstrates a quality of significance in local, regional, state or national history, architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

- (1) The building, structure or site is associated with events or lives of persons significant to our past; and/or
- (2) The building, structure or site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or
- (3) the architectural or historical value or significance of the building, structure, or site contributes to the historic value of the property and surrounding area; and/or
- (4) The building structure or site is at least fifty years old, or has achieved significance within the past fifty years if the property is of exceptional importance to the community; and/or
- (5) The relation of historic or architectural features found on the building, structure, or site to other such features within the surrounding area; and/or
- (6) Any other factor, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site."

The HPB could direct staff to have the applicant submit an application for a determination of historic significance for the addition on the North façade. Staff would then return with a full analysis of the 6 criteria listed above.

b. Staff finds there is no fence on the subject property, when, in fact, there exists a fence constructed by the applicant, himself.

Staff analysis: This is correct. Staff stated that there was not a fence on the property, when there is in fact a fence along the side property line, although it is

unknown as to which property owner installed the fence. In any case, the fence complies with Guideline 46.

c. Notice of the Planning Department's actions was not properly noticed. Notwithstanding the City's first-hand involvement in longstanding land disputes between the Applicant and the Appellant, the City completely disregarded the Appellant's right to timely notice of this application. Appellant timely objected to the lack of notice and Appellant's objection was disregarded by the City. LMC-15-1-12(C) states the applicant "must" submit a proper matrix for notice to neighbors. It is not discretionary.

Staff Analysis: Staff scheduled an appeal hearing before the Planning Commission for this LMC issue. The appellant withdrew his appeal on the date of the hearing (January 13, 2009). Under the Land Management Code 15-10-11(B), in place at the time of the receipt of the completed application, the property must be posted once Staff made a determination of preliminary compliance of the HDDG. Additionally, at the time of the preliminary compliance, courtesy notice must be mailed to owners within 100 feet of the property. The property was posted on August 12, 2009 for 10 days stating there was preliminary project approval for compliance with HDDG. On that same day courtesy noticing was mailed to owners within 100 feet of the property. A final determination of compliance was made by staff on August 25, 2009. Appeals of staff's determination had to be made within 10 days of that determination. The appeal was received on September 4, 2009. All noticing requirements were adhered to and the appeal was received within the appeal time

d. The property requires a steep slope CUP analysis and approval. LMC 15.2.2.6.

Staff analysis: Staff scheduled an appeal hearing before the Planning Commission for this LMC issue. The appellant withdrew his appeal on the date of the hearing (January 13, 2009).

e. The proposed demolition, new driveway construction, and site will require over height retaining walls within setbacks LMC 15-4-2.

Staff analysis: Staff scheduled an appeal hearing before the Planning Commission for this LMC issue. The appellant withdrew his appeal on the date of the hearing (January 13, 2009).

On September 14, 2009 the Appellant submitted an additional 7 pages the appeal. These comments were not submitted within the appeal time. The following reflects the September 14, 2009 submittal.

On the first page of their appeal, appellants bring up Guidelines 45, 46, 49, 51. Issues concerning the wall height in the setback and whether a steep slope CUP

should be required are related to the LMC which are under the purview of the Planning Commission. As to the Guidelines:

- Guideline 45: Stone walls along street. The applicant is proposing to rebuild an existing non-conforming wall which is not historic. The wall will be rebuilt with stacked stone to reconstruct the historic style of the wall. The new wall will have a 11 foot gap for driveway penetration. The wall will be four feet in height to comply with the LMC.
- Guideline 46: Use fences to define yard edges. A wood board fence does exist along the common property line to the north and therefore meets Guideline 46.. This fence is not being altered,
- Guideline 49: Additions to original houses not altering the front façade. As previously discussed, the original house has been significantly altered since the Historic era. Removal of some of the newer additions to the house does not alter the essential historical form and the character defining elements of the house. The new addition is located approximately 31 feet behind the front façade.
- Guideline 51: Preserve the original shape of the roof. Staff finds that the original shape of the roof with the 1930's era changes as reflected in the 1940's tax photo will be maintained. Additions subsequent to the Historic era may be removed without a Certificate for Appropriateness of Demolition (CAD).

The Appellant then lists a number of other concerns not related to the Historic District Design Review. All items relating to the Land Management Code requirements are under the purview of the Planning Commission. Staff scheduled an appeal hearing before the Planning Commission for this LMC issue. The appellant withdrew his appeal on the date of the hearing (January 13, 2009).

Notice

The Historic Design Review for the property was noticed and posted for thirteen days prior to Final Determination, after which an appeal must be received within ten days. The appeal was timely received. The notice for this appeal hearing was posted on the site and Legal Notice was placed in the Park Record.

Recommendation

Staff recommends that the Historic Preservation Board uphold the staff's approval of the Historic District Design Review and deny the appeal of the Historic District Design Guidelines approval at 505 Woodside Avenue based on the following:

Findings of Fact:

1. The single family residence located at 505 Woodside Avenue is located in the Historic Residential (HR-1) zone.
2. The original building is listed as a significant site on the Park City Historic Site Inventory.

3. The historic home is located on Lot 1 of the 505 Woodside Avenue Subdivision. Lot 1 is approximately 4375 square feet.
4. The applicant is proposing to restore and preserve the original exterior walls of the historic home.
5. The historic home will remain in the original location and elevation.
6. The maximum height of a structure in the HR-1 zone is 27' above existing grade. The proposed addition meets the code maximum height allowance of 27 feet.
7. A preservation plan has been submitted by the applicant. The preservation plan is not approved under this application and requires building department review. The applicant may be required to submit additional details to the preservation plan during the plan review for issuance of a building permit.
8. The findings discussed in the Background and Analysis Sections of this report are incorporated herein.

Conclusions of Law:

1. The proposed addition complies with the Park City Historic District Design Guidelines as conditioned.

Order:

1. The Planning Staff did not err in the approval of the Historic District Design Review of the proposed addition for 505 Woodside Avenue.
2. Appellant's request for a reversal of the Planning Staff's decision to approve the HDDR application is denied.
3. The Conditions of Approval from the August 26, 2009, Design Review will apply.

Exhibits

- A. Appeal
- B. Plans
- C. Site Form
- D. Design Review Compliance form
- E. Exhibits provided by appellant

September 4, 2009

Park City Planning Department
Post Office Box 1480
Park City, Utah 84060

RE: Appeal of Planning Department Staff; 505 Woodside Avenue

Appellant: Woodside Properties, LLC (owner, 515 Woodside Ave)

Please accept this letter as a formal appeal of the Staff Historic Design Review on the subject property, undated. Appellant reserves the right to amend or supplement this appeal.

We object on the following basis:

1. Your Findings and Conclusions are unsupported by substantial evidence.
2. Your Findings and Conclusions are arbitrary, capricious and illegal
3. Specifically, but not limited to the following
 - a. The subject "site" is deemed a "Significant Site" within the Park City Historic Sites Inventory. Consequently, the property must have a Determination of Historical Insignificance prior to any demolition. Staff has made a determination of insignificance on part of the home, and that determination is not supported by fact, law or the record. LMC-15.2.2.4. The demolition requires a Certificate of Appropriateness for Demolition.
 - b. Staff finds there is no fence on the subject property, when, in fact, there exists a fence constructed by the Applicant, himself.
 - c. Notice of the Planning Department's actions was not properly noticed. Notwithstanding the City's first-hand involvement in longstanding land disputes between the Applicant and the Appellant, the City completely disregarded the Appellant's right to timely notice of this application. Appellant timely objected to the lack of notice and Appellant's objection was disregarded by the City. LMC-15-12(C) states the applicant "must" submit a proper matrix for notice to neighbors. It is not discretionary.
 - d. The property requires a steep slope CUP analysis and approval. LMC-15.2.2.6.
 - e. The proposed demolition, new driveway construction, and site will require over height retaining walls within setbacks. LMC-15-4-2.

Thank you,
Woodside Properties, LLC

BY: Lawrence Meadows
ITS: Manager



Planning Department
Thomas Edington
445 Marsac Ave.
Park City, UT, 84060-1480

PETITION FOR APPEAL TO PLANNING STAFF APPROVAL OF HISTORIC DISTRICT DESIGN REVIEW
FOR 505 WOODSIDE AVE..

1. This appeal is timely pursuant to code 15-11-11 (E) and **15-2.2-8.(E) ARCHITECTURAL REVIEW** of the Park City Code.
2. This appeal is authorized pursuant to 15-11-11 (E) 1,2 Review by the Historic Preservation Board
15-12-15.(8) REVIEW BY PLANNING COMMISSION, 15-1 -18(A) APPEALS AND RECONSIDERATION PROCESS and 15-12-15. REVIEW BY PLANNING COMMISSION (For Steep Slope CUP)
3. The applicable code sections are as follows;

15-2.2-6. DEVELOPMENT ON STEEP SLOPES. states in pertinent part

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE.** An allowed residential Structure and/or Access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1,000 sq. ft.) including the garage.

(B) **CONDITIONAL USE.** A Conditional Use permit is required for any Structure in excess of one thousand square feet (1,000 sq. ft.) if said Structure and/or Access is located upon any existing Slope of thirty percent (30%) or greater.

The authority of the City and its employees is circumscribed by **1- 1-12. APPLICATION OF CODE BY CITY OFFICERS OR EMPLOYEES.** which limits the power of the agent in pertinent part.

Whenever in this Code or in any code adopted herein it is provided that anything must be done to the approval or permission of or subject to the direction of any administrative officer or employee of the City, this shall be construed to give such officer or employee only the discretion of determining whether the rules and standards established by this Code or by any code adopted herein have been complied with; and no such provision shall be construed as giving any administrative officer or employee discretionary powers as to what such regulations or standards shall be, or power to require conditions not prescribed by this Code or by any code adopted herein, or to enforce the provisions therein in an arbitrary or discriminatory manner.

Code sections must be interpreted according to the plain meaning of the words as enacted not only to give notice that the average citizen can understand by the content of the regulations and conform thereto, but also so that the code will be evenly and fairly applied consistently from case to case to avoid discrimination for or against citizens contrary to the plain meaning and to preclude violations of equal protection and application of the code by engrafting standards into the regulatory language that are not expressed in the code sections..



15-4-2 FENCES AND RETAINING WALLS.

Guideline 45 : Maintain the line of stone retaining walls along the street

Complies Preserve walls by repairing existing stone and mortar

Comments:	There is an existing rock retaining wall on street front. The existing retaining wall is not historic. The wall is a concrete wall faced with stone. It will be replaced with a new wall of dry-stack construction at the same height of 5 to 6 feet. There will be a new 11 foot wide opening in the wall for the driveway. The width of the lot is approximately 50 feet. A rock wall will also retain the driveway.
------------------	--

The staff report assumes the understanding that the retaining walls are already planned to be in violation of the code and the project was deemed to be NOT a steep slope.

Guideline 46: Use fences to define yard edges

Comments:	There is no existing or proposed fence
------------------	--

- The staff report shows that they do not have an full understanding of the project when there is a Wooden Fence existing on site.

Guideline 49: Locate additions to original houses so they do not alter the front façade

Complies Additions should not obscure the size and shape of the original house

Comments:	The addition will not obscure the size and shape of the original house. The addition is underneath the existing home and on the rear of the home. It will be visible from the street, but preserves the historic front façade. The garage is entered through the side of the home, preserving the front façade.
------------------	---

- INCORRECT: The addition to the original house removes a portion of the Front Façade that has existed for over 50 years to make foot-print available and enable the addition.
- INCORRECT: The addition does alter the front façade.

Guideline 51: Preserve the original shape of the roof

Complies Typical shapes are gabled shed and hip.

Complies Dormers with a vertical emphasis

Not applicable Relocating windows should not alter the historic character of the house.

Not applicable

Skylights should be flat. Bubble-shaped skylights are not appropriate.

Comments:	The original shape of the roof will be maintained on the historic home. No skylights are being added.
------------------	---

- **INCORRECT:** The applicant makes an assumption that a large portion of the front façade is not Historic and the Staff did not review the project for either a Determination of Historical Insignificance or a Certificate of Appropriateness of Demolition (CAD)

Staff Report

CONCLUSIONS OF LAW

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
 2. The proposed work complies with the Land Management Code requirements pursuant to the HR-1 zoning district.
- **INCORRECT:** The work does not comply with the Park City Historic District Design Guidelines
 - **INCORRECT:** The work does not comply with the LMC

all Historic District/Site design review Applications involving an Allowed or Conditional Use associated with a Building Permit to build, locate, construct, remodel, alter, or modify any Building, accessory Building, Structure, or other visible element, including but not limited to, signs, lighting fixtures, and Fences, located within the Park City Historic Districts or Historic Sites.

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply to the extent allowed by law.

(A) PRE-APPLICATION CONFERENCE.

(1) The Owner and/or Owner's representative shall be required to attend a pre-Application conference with representatives of the Planning and Building Departments for the purpose of determining the general scope of the proposed Development, identifying potential impacts of the Development that may require mitigation, providing information on City-sponsored incentives that may be available to the Applicant, and outlining the Application requirements.

(2) Each Application shall comply with all of the Design

Guidelines for Historic Districts and Historic Sites unless the Planning Department determines, because of the scope of the proposed Development, that certain guidelines are not acceptable. If the Planning Department determines certain guidelines do not apply to an Application, the Planning Department staff shall communicate, via electronic or written means, the information to the Applicant. It is the responsibility of the Applicant to understand the requirements of the Application.

(B) COMPLETE APPLICATION.

The Owner and/or Applicant for any Property shall be required to submit a Historic District/Site design review Application for proposed work requiring a Building Permit in order to complete the work.

(C) NOTICE. Upon receipt of a Complete Application, but prior to taking action on any Historic District/Site design review Application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21 of this Code.

(D) DECISION. Following the fourteen (14) day public notice period noted in Section 15-1-21 of this Code. The Planning Department staff shall make, within forty-five (45) days, written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision and shall provide the Owner and/or Applicant with a copy. Staff shall also provide notice pursuant to Section 15-1-21.

(1) Historic District/Site design review Applications shall be approved by the Planning Department staff upon determination of compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites. If the Planning Department staff determines an Application does not comply with the Design Guidelines, the Application shall be denied.

(2) With the exception of any Application involving the Reconstruction of a Building, Accessory Building, and/or Structure on a Landmark Site, an Application associated with a Landmark Site shall be denied if the Planning Department finds that the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

(3) An Application associated with a Significant Site shall be denied if the Planning Department finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

(E) **APPEALS.** The Owner, Applicant, or any Person with standing as defined in Section 15-1-18(D) of this Code may appeal any Planning Department decision made on a Historic District/Site design review Application to the Historic Preservation Board.

All appeal requests shall be submitted to the Planning Department within ten (10) days of the decision. Appeals must be written and shall contain the name, address, and telephone number of the petitioner, his or her relationship to the project, and a comprehensive statement of the reasons for the appeal, including specific provisions of the Code and Design Guidelines that are alleged to be violated by the action taken. All appeals shall be heard by the reviewing body within forty-five (45) days of the date that the appellant files an appeal unless all parties, including the City, stipulate otherwise.

Notice of all pending appeals shall be made by staff, pursuant to Section 15-1-21 of this Code. The appellant shall provide required stamped and addressed notice envelopes within fourteen (14) days of the appeal. The notice and posting shall include the location and description of the proposed Development project. The scope of review by the Historic Preservation Board shall be the same as the scope of review at the Planning Department level.

(1) The Historic Preservation Board shall either approve, approve with conditions, or disapprove the proposal based on written findings, conclusions of law, and conditions of approval, if any, supporting the decision, and shall provide the Owner and/or Applicant with a copy.

(2) Any Historic Preservation Board decision may be appealed to the Board of Adjustment pursuant to Section 15-10-7 of this Code.

Further reasons for the appeal are as follows;

- The proposed project does not comply with the LMC. Thus the Applicants plans pose a burden and a decrease in property value for the neighboring landowner.
- The project application is incomplete as there are no dimensions showing the setbacks and the context of the driveway or the grading elevations.
- There are NO 2 foot interval contours shown or represented between the 7110 and 7120 contours out at the street. This is the most critical location on the entire site.
- There is no roof elevations represented anywhere let alone on the Site plan according to the submittal requirements / application sheet.
- The existing grade elevation line is inaccurately represented on the North Elevation
- The staff decision is in conflict with the Land Management Code, thus no approval can be granted.
- The decision is based upon an incorrect assumption that the project is being built upon a Lot with less than 30% grade. It can be proven by survey that the back yard portion of the lot under the proposed structure is over 30%
- The decision has been based upon the staff attempting to distinguish or differentiate “portions” of the building project rather than the Code required written word.
- The decision has been based upon an “interpretation” of and what constitutes an “Existing slope” versus an arbitrary view of a modified slope.
- The decision has violated the Constitutional right of the Neighbor by over extended the authority of the Application of the Code by a City Officer and/or Employee Code and seeks to enforce discretionary powers that are in an arbitrary and discriminatory in manner.
- The decision would incorrectly circumvent the required review process before the Planning Commission.
- The allowance or support of this incorrect interpretation would set the dangerous precedent that the Planning Director and Staff are empowered to enforce their “interpretation” of the Code upon future projects or applicants in an arbitrary and capricious manner rather than factual Mathematical Data.
- Failure to overturn this ruling would be illegal and would usurp the Planning Commission’s duties and required review.
- The extensive driveway excavation will yield 5’-6 to 7’-0” retaining walls in the front yard setback.
- The driveway courtyard will yield over 6 ft. to 11 ft. in height within the side yard setback.
- The project
- the driveway turnaround does not function
- the proposal will create a huge gap in the historic context both in the driveway cut in the Historic wall as well as the street facade.
- Walls 7 ft.- 11 ft. high will result in the 5 foot side yard setback making it nearly impossible for Fire access to the rear of the property.
- Walls from 5’-6” to 7’-0” will be within the City R.O.W. and the minimum 10 ft. front Yard setback.
- The project was improperly noticed because the immediate property to the North was left entirely off the mailing list and no one was contacted or made aware that any plans were submitted or available for viewing.
- The project makes no allowance for Snow Storage and cannot rely upon mechanical systems as they can be turned off or fail, as well as proposed contracts for snow removal
- Snow cannot reasonably be removed from site as is typically and equally required in similar Planning reviews.
- The Pine Tree in the existing City R.O.W. shall be maintained
- A minimum 7ft. diameter root ball to ensure survival or certified arborist report.

15-2.2-6. DEVELOPMENT ON STEEP SLOPES.

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Historic District Design Guidelines.

(A) **ALLOWED USE.** An allowed residential Structure and/or Access to said Structure located upon an existing Slope of thirty percent (30%) or greater must not exceed a total square footage of one thousand square feet (1,000 sq. ft.) including the garage.

(B) **CONDITIONAL USE.** A Conditional Use permit is required for any Structure in excess of one thousand square feet (1,000 sq. ft.) if said Structure and/or Access is located upon any existing Slope of thirty percent (30%) or greater.

For the purpose of measuring Slope, the

measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and driveway.

The Planning Department shall review all Conditional Use permit Applications and forward a recommendation to the Planning Commission. The Planning Commission may review Conditional Use permit Applications as Consent Calendar items. Conditional Use permit Applications shall be subject to the following criteria:

(1) **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

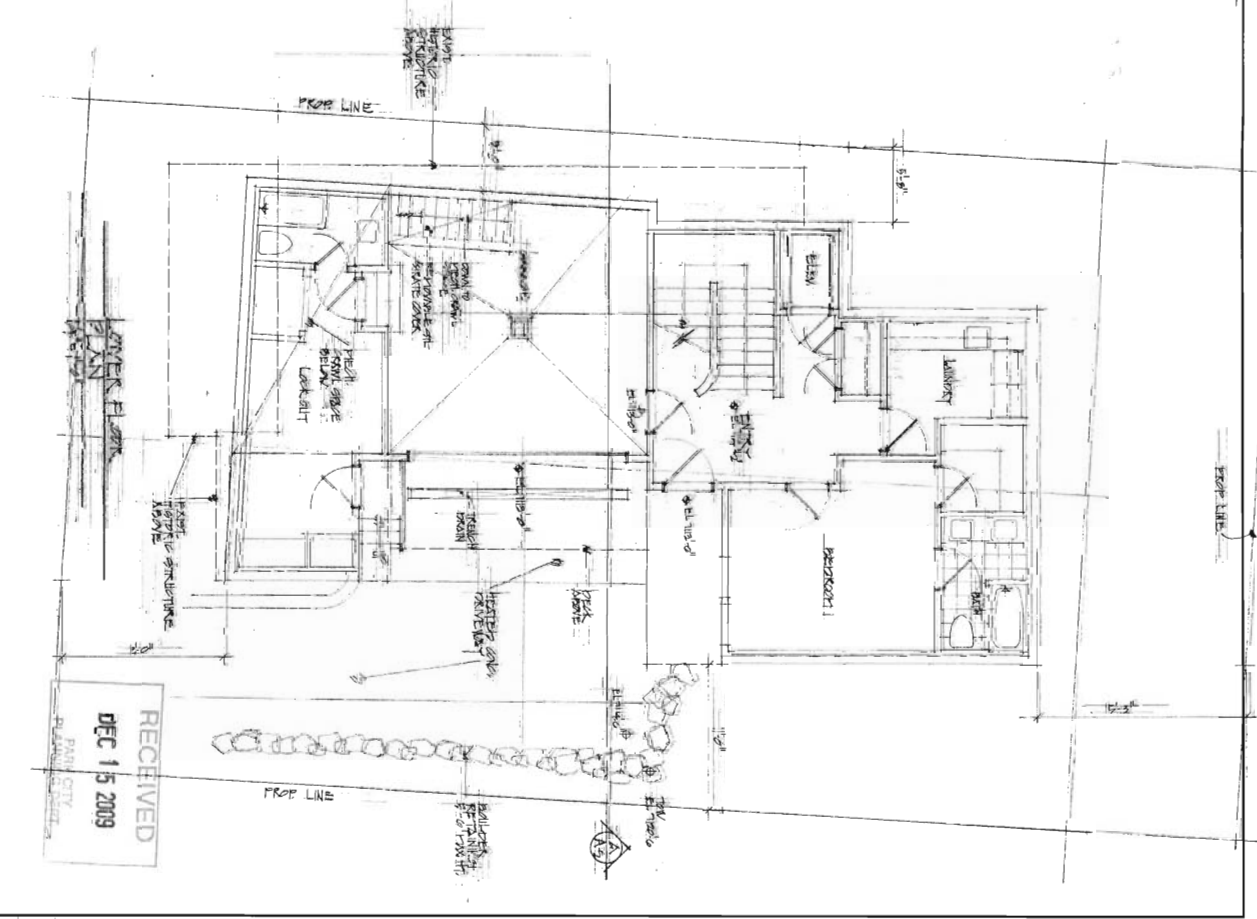
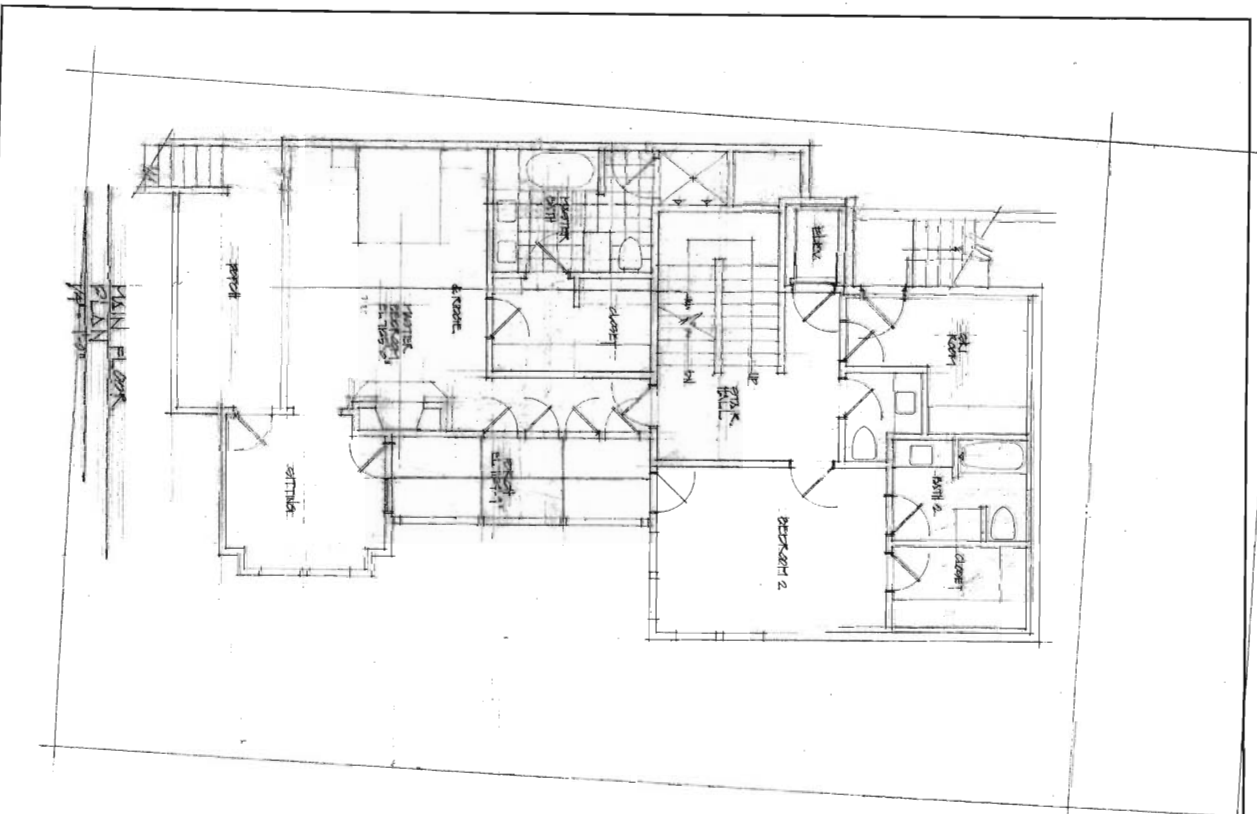
(2) **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:

(a) To determine potential impacts of the proposed Access, and Building mass and design; and

(b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

(3) **ACCESS.** Access points and

The theory of the appellant's request for relief is that the determination of the staff's findings for approval be found to be arbitrary, capricious, and incorrect according to the plain language and general objectives of the Code. The Staff has made an incorrect analysis of the Topographic mapping. A portion of the project and addition is upon slopes greater than thirty percent (30%), according to the certified topological mapping and survey, pursuant to 15-2.2-6.(A) & (B) DEVELOPMENT ON STEEP SLOPES and as such, this decision interferes with the neighbor's constitutional right to equal protection under the Law and the reasonable expectation that the City Staff will uphold the application of the Code in a fair and balanced manner. The erroneous determination unduly violates the mandated equal protection of all property owners by discriminating against one differently than another. The applicant request the relief that the project be re-designed without the large driveway cut and in direct compliance with the Historic District Design Guidelines and the LMC, and be further reviewed through the traditional Planning Commission CUP Design Review process for submissions and approval.

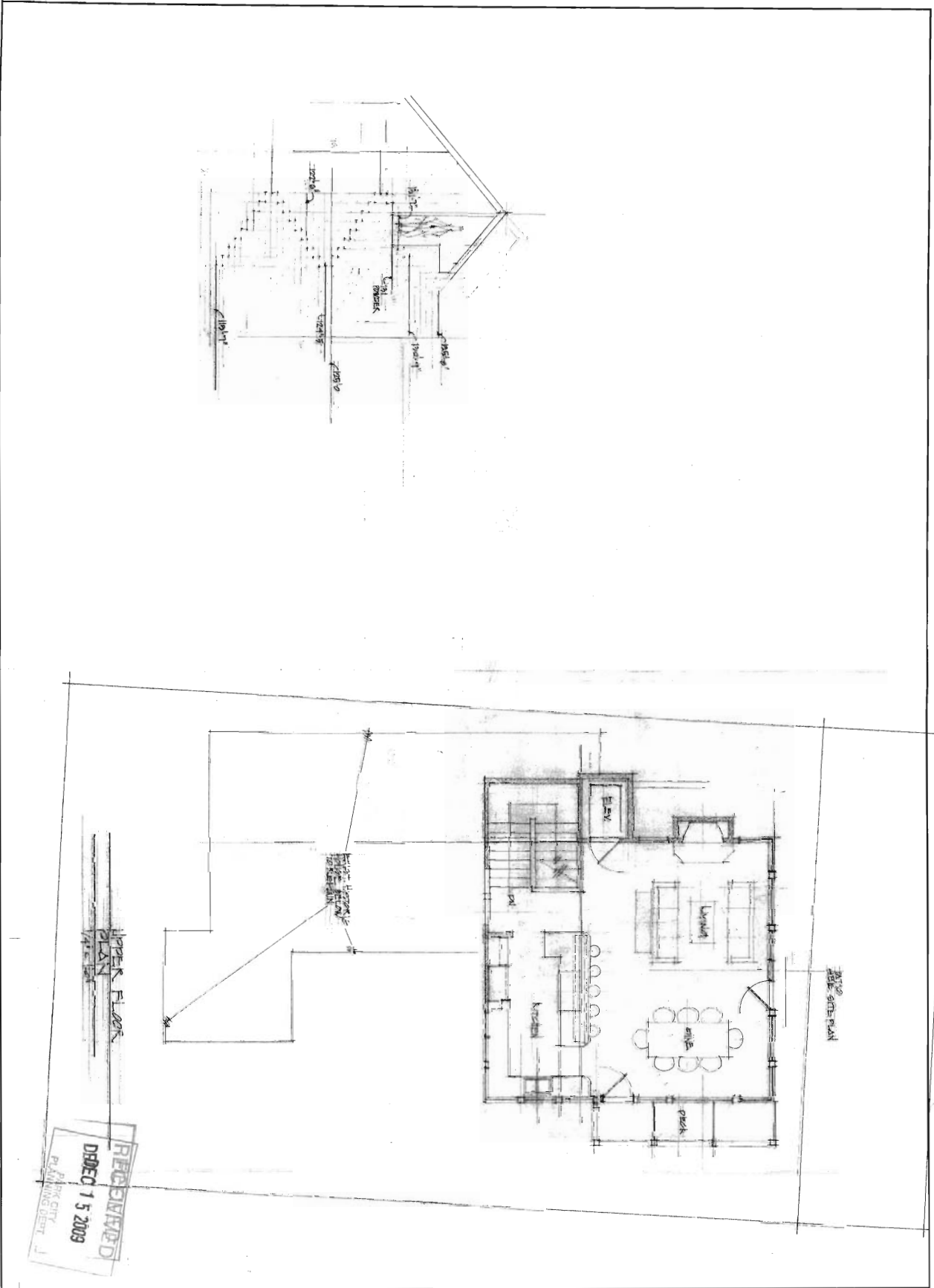


RECEIVED
DEC 15 2009
DANIEL CITY
PLANNING DEPT.

DATE	2009-12-15
DRAWN	AW
CHECKED	AW
SCALE	AS SHOWN
BY	AW

DAVID G. WHITE, ARCHITECT
 P O BOX 1234 0703 STATES DRIVE
 PINE CITY, TN 38460
 (423) 485-9798 FAX: (423) 655-0888
 EMAIL: dgwhite@improvision.com

REVISIONS	BY

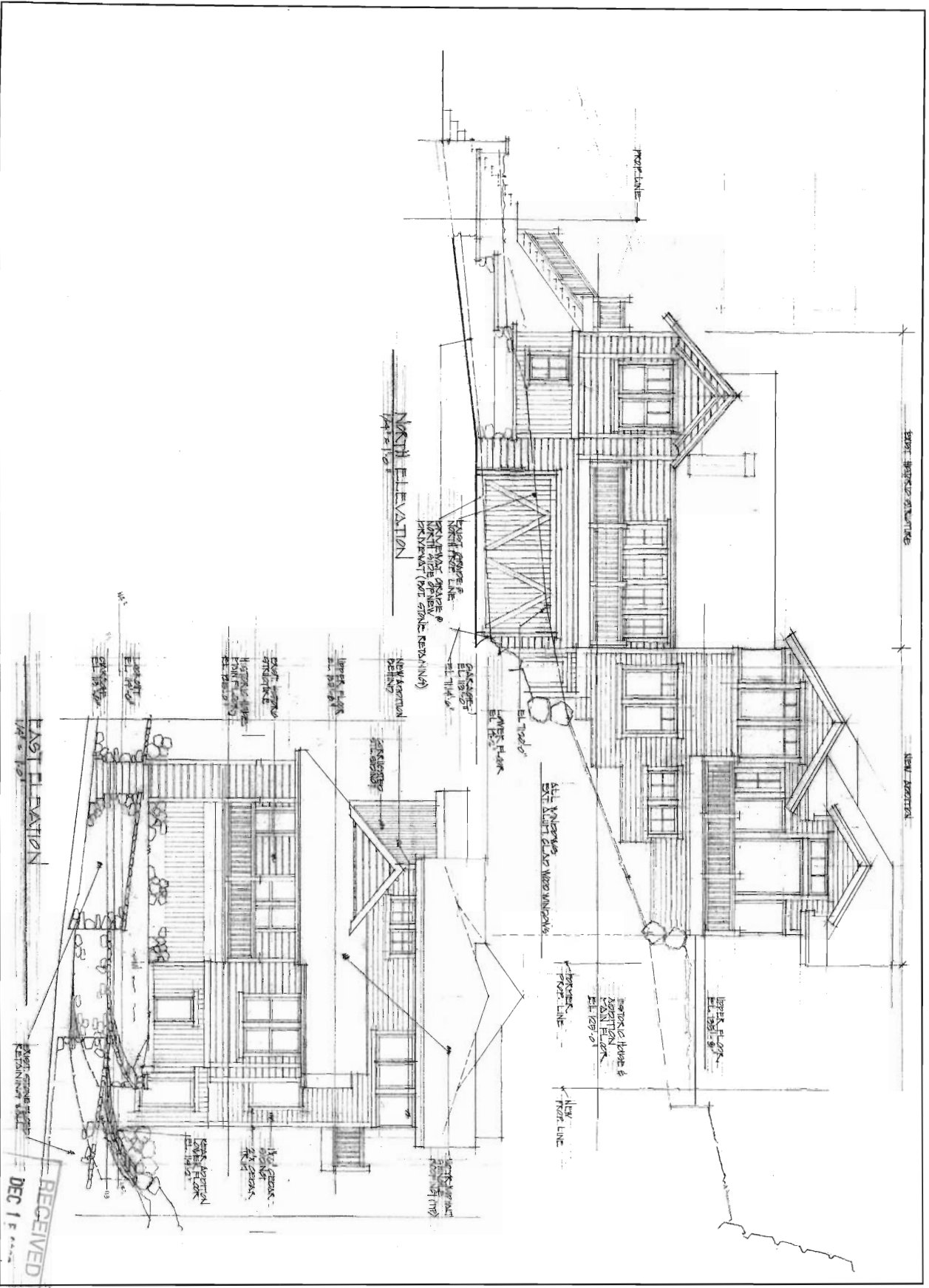


RECEIVED
 DEDEC 15 2009
 PLANNING DEPT.
 ALBANY CITY

Sheet	1 of 1
Date	12/15/09
Scale	AS SHOWN
Drawn	AW
Checked	AW
By	AW
Scale	AS SHOWN
Sheet	1 of 1

DAVID G. WHITE, ARCHITECT
 1200 E. 11th Street
 Albany, NY 12206
 Phone: (518) 863-1111
 Fax: (518) 863-1112
 www.dgwhite.com

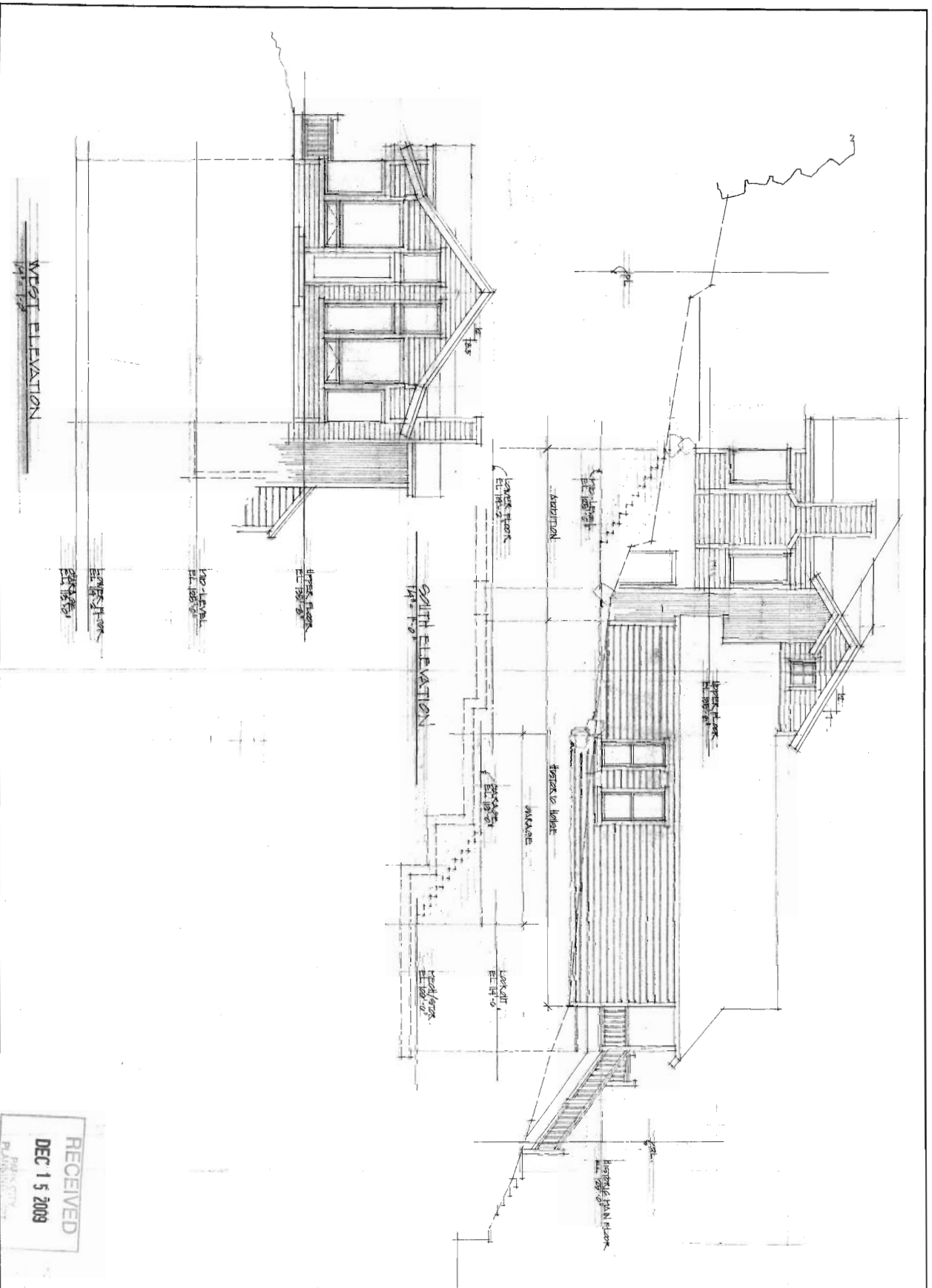
NO.	DATE	DESCRIPTION



DATE	6-11-09
SCALE	
BY	DAVID G. WHITE
CHECKED	
APPROVED	
DATE	
BY	
CHECKED	
APPROVED	
DATE	
BY	
CHECKED	
APPROVED	

DAVID G. WHITE, ARCHITECT
 P.O. BOX 1313 - 2703 ESTATES DRIVE
 PARK CITY, UTAH 84060
 (435) 649-8379
 EMAIL: dgwhite@whitearch.com

NO.	1	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



WEST ELEVATION

SOUTH ELEVATION

RECEIVED
DEC 15 2009
PLANNING

Date	0-17-09
Scale	
Drawn	AW
Checked	
Job No	2009000000
Sheet	AW
Of	Sheet

DAVID G. WHITE, ARCHITECT
 P.O. BOX 1012 - 2103 ESTATED DRIVE
 PARK CITY, UTAH 84060
 435-638-2378
 FAX: (435) 655-8845
 EMAIL: dwhite@bigskysouth.com

REVISIONS	BY

INITIAL REVIEW SUMMARY

PROJECT DESCRIPTION	Single Family Addition - Historic Home
ADDRESS	505 Woodside Ave.
PROJECT PLANNER	Brooks Robinson
ZONING	HR-1
DATE OF APPLICATION	March 5, 2009
APPLICANT'S NAME	David G. White Architect
TELEPHONE #	(435)649-8379
E-MAIN ADDRESS	

PROPOSED USE	Single Family Residential
SECONDARY USE (I.E. LOCKOUT APT)	Lockout
STEEP SLOPE	No
LOT SIZE (MUST BE 1875 SQ FT OR MORE)	4375 sq.ft.
LOT FRONTAGE (MUST BE 25' OR MORE)	Approx. 50'
LOT DEPTH	Approx. 87.5'

	CODE REQUIREMENT	PROPOSED
BUILDING FOOTPRINT	1,710. ft.*	1,707 sq. ft.
FRONT SETBACK	15'	Historic portion valid non-complying.
REAR SETBACK	15'	Historic portion valid non-complying, Home addition=20', complies
SIDE YARD SETBACKS	5' existing on South side, minimum of 10' total	Historic portion valid non-complying, addition 5', <u>complies</u>
ACCESSORY SETBACK	N/A	N/A
BUILDING HEIGHT (ELEVATION)	27'	26.5'
BUILDING HEIGHT (TOPO)	27'	26.5'
PARKING	Exempt from parking due to historic structure. 1 space required for lockout unit	3 spaces propose. 1 interior, 2 exterior

PLANS REVIEWED BY (INCLUDE DATE):8/12/2008 | Brooks Robinson

COMMENTS: THIS IS AN EXISTING HISTORIC HOME LOCATED AT 505 WOODSIDE AVE. A PLAT AMENDMENT WAS APPROVED BY CITY COUNCIL ON APRIL 22, 2009. THE NEW ADDITION INCLUDES A GARAGE UNDER THE EXISTING HISTORIC STRUCTURE, A LOCK-OUT UNIT, AND ADDITIONAL LIVING SPACE OFF THE REAR OF THE HOME. THE APPLICATION INCLUDES THE REMOVAL OF NON HISTORIC ADDITIONS.

Staff reviewed the aforementioned project for compliance with the Historic District Design Guidelines, and approved the project according to the Findings of Fact, Conclusions of Law and Conditions of Approval herein:

HISTORIC DISTRICT GUIDELINES ANALYSIS

Guideline 45 : Maintain the line of stone retaining walls along the street

Complies Preserve walls by repairing existing stone and mortar

Comments:	There is an existing rock retaining wall on street front. The existing retaining wall is not historic. The wall is a concrete wall faced with stone. It will be replaced with a new wall of dry-stack construction at the same height of 5 to 6 feet. There will be a new 11 foot wide opening in the wall for the driveway. The width of the lot is approximately 50 feet. A rock wall will also retain the driveway.
------------------	--

Guideline 46: Use fences to define yard edges

Not applicable Avoid using solid wood

Not applicable Chain link is not appropriate

Not applicable Wood is preferred

Comments:	There is no existing or proposed fence
------------------	--

Guideline 47: Preserve existing exterior stairs

Complies wood is a preferred material

Complies concrete stairs do not complement Park City's historic character.

Comments:	The front steps to the front porch will be maintained in the exact location as existing.
------------------	--

Guideline 48: Maintain the visual unity of building clusters on individual sites

Not applicable

Comments:	No additional structures exist on this site.
------------------	--

Guideline 49: Locate additions to original houses so they do not alter the front façade

Complies Additions should not obscure the size and shape of the original house

Comments:	The addition will not obscure the size and shape of the original house. The addition is underneath the existing home and on the rear of the home. It will be visible from the street, but preserves the historic front façade. The garage is entered through the side of the home, preserving the front façade.
------------------	---

Guideline 50: Maintain front porches as an important façade element

Complies Do not remove original porch unless reconstruction is necessary. Do not enclose porches.

Comments:	The front porch is maintained.
------------------	--------------------------------

Guideline 51: Preserve the original shape of the roof

Complies Typical shapes are gabled shed and hip.

Complies Dormers with a vertical emphasis

Not applicable Relocating windows should not alter the historic character of the house.

Not applicable Skylights should be flat. Bubble-shaped skylights are not appropriate.

Comments:	The original shape of the roof will be maintained on the historic home. No skylights are being added.
------------------	---

Guideline 52: Avoid changing the position of the windows

Complies

Comments:	Windows will be replaced with new wood windows. The windows will match the existing in location, shape, size, and style.
------------------	--

Guideline 53: Maintain original window proportions

Complies Original window openings should not be closed down

Complies Use trim borders to frame the window opening

Complies Do not add additional windows to facades visible from street

Comments:	The original window openings will be maintained on the historic home. The windows will remain double hung single light windows. The new windows on the addition compliment the historic portion of the home. There is an existing door on the basement level of the home which will be replaced by a window.
------------------	--

Guideline 54: Maintain the original position of main entrances

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

Comments:	The front entrance and porch on the home will be maintained.
------------------	--

Guideline 55: Maintain original proportion of doors

Complies Maintain vertical emphasis of entrances

Complies Avoid modernizing by adding sliding doors on the street side

Complies Do not replace tall doors with transoms

Comments:	The door dimensions and location will remain on the historic home. The door will be reused in the renovation.
------------------	---

Guideline 56: Preserve details when repairing stone walls

- Complies Preserve color, texture, and shape of stones.
- Complies Stone walls should not be painted.
- Complies When replacing lost mortar, use a mix that is similar in color and texture to that of the original.

Comments:	The existing wall is not historic. It is a concrete wall faced with stone. This wall will be replaced with a dry stack rock wall. The height and location of the wall will match existing.
------------------	--

Guideline #57: Maintain the original number of window panes

- Complies Retain and repair the original parts
- Complies Do not replace sliding sash with single sheet fixed glass
- Complies Do not use small pane windows
- Complies Do not use new replacements of smaller dimensions
- Complies Aluminum storm windows may be permitted only if the frames match the proportions of the original windows and are anodized or painted so that raw aluminum is not visible.

Comments:	The original style and trim of windows will remain. Window frames will be wood and will be painted. Smaller window pains will be utilized in the addition, but maintain the character of historic Park City. The historic home are single light, double hung windows.
------------------	---

Guideline #58: Sash dimensions

Complies

Comments:	The dimensions on the window sash will remain the same and are documented in the preservation plan.
------------------	---

Guideline #59: Maintain original siding

- Complies Original building materials may not be covered with synthetic sidings.
- Complies If wood siding must be replaced, original lap dimensions should be maintained.
- Not applicable Shingles are only appropriate in gables or on dormers
- Complies Use wood lap siding on new additions

Comments:	Existing wood lap siding will be maintained on the historic portion of the house. New wood lap siding will be applied on the new addition. The elevator shaft on the South side of the building will incorporate corrugated steel. The steel may not be shiny or reflective as stated in the conditions of approval.
------------------	--

Guideline #60: Preserve original porch materials

- Complies Construct new wood members that match or resemble the original.
- Complies Duplicate original spacing of balusters.
- Not applicable avoid using metal “wrought iron” posts and railings
- Not applicable Avoid adding overly decorative elements.

Comments:	The original historic location of the porch on the existing home will be maintained.
------------------	--

Guideline 61: Use roof materials that were typical

- Complies Wood shingles or standing seam metal roofs are appropriate
- Complies Asphalt shingles are discouraged, but will be approved in earth tones only.
- Complies “Rustic shake” shingles and tile roofs are not appropriate.

Comments:	50 yr. asphalt shingle roofing.
------------------	---------------------------------

Guideline 62: Preserve the essential character of the roof lines

Not applicable Avoid skylights that face the street.
Not applicable Skylights should be mounted flush and have flat surfaces.

Comments:	Original roof lines will be maintained. The roof line will not be changed on the original portion of the house.
------------------	---

Guideline #63: Locate solar panels so they are not visible from the street

Not applicable

Guideline #64: When replacing doors, use designs similar to those that were found in Park City.

Complies Paneled doors were typical

Comments:	A existing half-glass, wood door will be utilized on the front door of the historic home.
------------------	---

Guideline #65: Preserve original architectural detailing

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

Comments:	The simple architectural details of the front façade will be preserved.
------------------	---

Guideline #66: Replace decoration where it is known to have once existed

Not applicable

Comments:	No prior decoration is known to have existed on the historic home.
------------------	--

Guideline #67: Simplified modifications may be appropriate where historic elements have already been lost

Not applicable

Comments:	All existing historic elements are incorporated into the new design. No elements are known to have been lost.
------------------	---

SUMMARY OF STAFF ACTION

Staff has reviewed this project for compliance with the Historic District Design Guidelines, and approved the proposed design at 505 Woodside Avenue pursuant to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

FINDINGS OF FACT

The findings discussed in the Background and Analysis Sections of this report are incorporated herein.

1. The single family residence located at 505 Woodside Avenue is located in the Historic Residential (HR-1) zone.
2. The original building is listed as a significant site on the Park City Historic Site Inventory.
3. The historic home is located on Lot 1 of the 505 Woodside Avenue Subdivision. Lot 1 is approximately 4375 square feet.
4. The total side yard requirement for the lot is 10 feet combined with at least 5' on each side. The addition to 505 Woodside Avenue is in compliance with the code setbacks. The southerly wall is setback 5' from the property line and the northerly wall is setback 7'.
5. The location of the historic home does not meet front yard setback requirements, yet the building is a valid complying building under LMC Section 15-2.2-4.
6. The applicant is proposing to restore and preserve the original exterior walls of the historic home.
7. The historic home will remain in the original location and elevation.

8. The maximum height of a structure in the HR-1 zone is 27' above existing grade. The proposed home meets the code maximum height allowance of 27 feet.
9. No off-street parking spaces are required for historic homes in the HR-1 zone. One off-street parking space is required for the lockout unit. The application includes three off-street parking spaces. One interior and two exterior.
10. A preservation plan has been submitted by the applicant. The preservation plan is not approved under this application and requires building department review. The applicant may be required to submit additional details to the preservation plan during the plan review for issuance of a building permit.

CONCLUSIONS OF LAW

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
2. The proposed work complies with the Land Management Code requirements pursuant to the HR-1 zoning district.

CONDITIONS OF APPROVAL

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on June 17, 2009, as redlined. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Failure to do so, or any request for changes during construction,

may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.

4. All building ornamentation and trim on the historic home shall be wood.
5. All exterior lighting and their location shall be reviewed and approved by the Planning Department for compliance with the Land Management Code prior to issuance of building permits. Excessive exterior lighting fixtures on the front facade of the dwelling and porches shall not be permitted.
6. A landscape plan for the area immediately adjacent to the house shall be submitted prior to issuance of a full permit. Areas of significant vegetation shall be protected by limits of disturbance fencing prior to commencing construction. Silt fencing shall be provided along stream corridors and otherwise as needed to protect streams and ponds.
7. The exterior metal siding may not be shiny or reflective. A sample of proposed material must be approved by a Planner prior to installation.
8. The preservation plan must be approved prior to issuance of a building permit.
9. The color tones of the asphalt shingle roofing must be approved by the Planning Department prior to installation.
10. All retaining walls must comply with the Land Management Code and be approved by the Planning, Building, and Engineering Department at the time of building permit review.
11. Consistent with LMC Section 15-2.2-4(A), the applicant must receive a conditional use permit for the area of new addition beneath the historic home that does not comply with the setback standards of the HR-1.
12. All standard conditions of approval shall apply.

EXHIBITS

Exhibit A – Standard Conditions

Exhibit A:

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of project approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit, must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings, shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

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

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

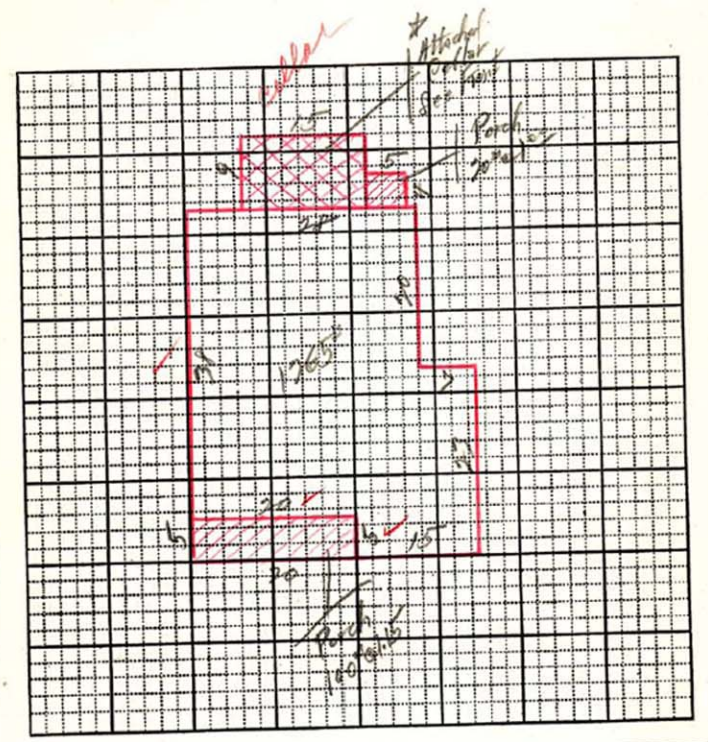
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

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

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

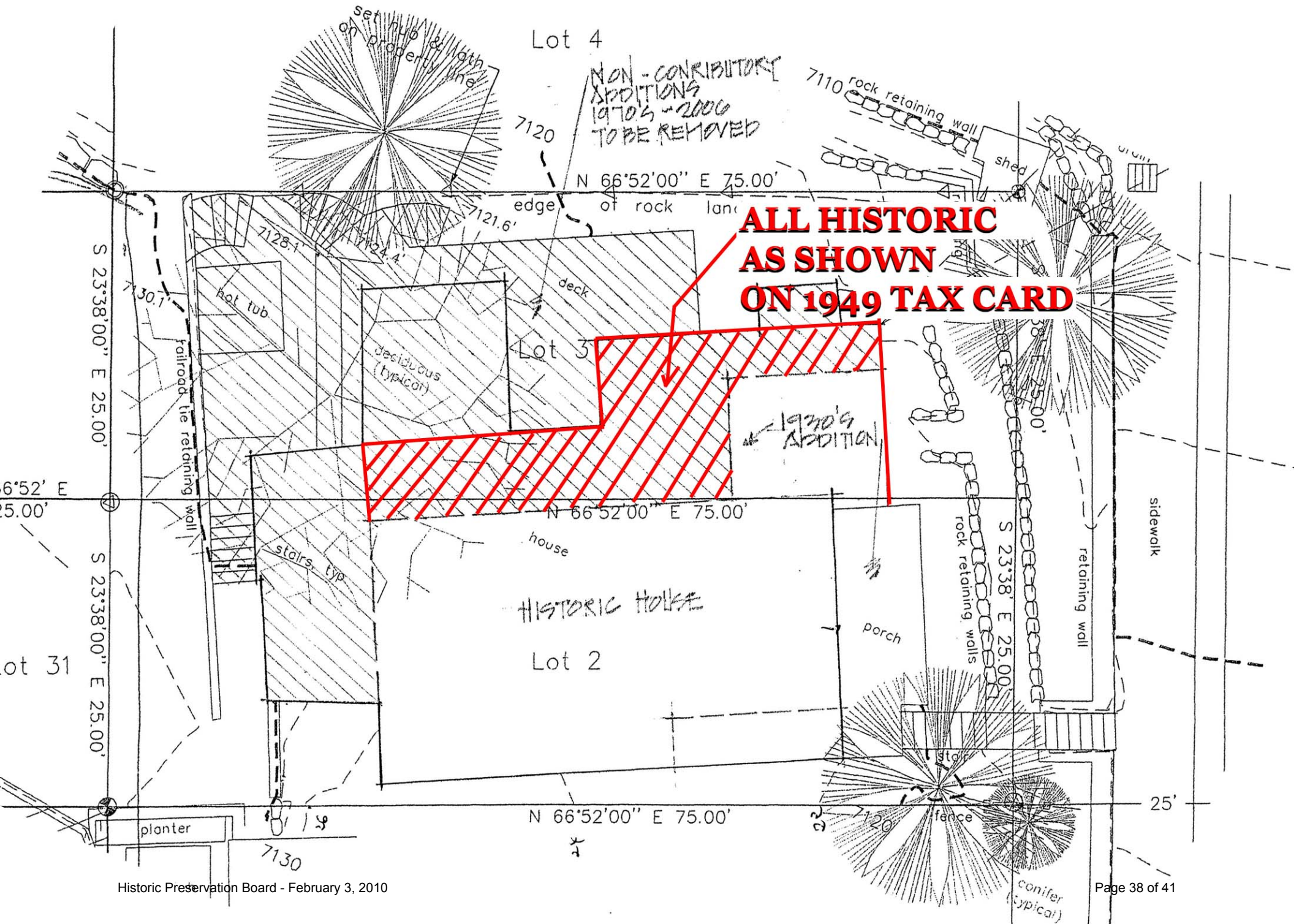
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

November 5, 1999.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				

HISTORIC NORTH GABLE END
23 FT. AS EXISTING ON BOTH THE CURRENT SURVEY
AND 1949 TAX SURVEY (SEE INVENTORY REPORT)
NOTE ALL ORIGINAL SIDING INCLUDING THIN EAVE
SAME AS OR BETTER THAN OTHER PARTS BEING PRESERVED



**ALL HISTORIC
AS SHOWN
ON 1949 TAX CARD**

NON-CONTRIBUTORY
ADDITIONS
1970's-2000
TO BE REMOVED

1930's
ADDITION

HISTORIC HOUSE

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1265</u>	<u>\$ -</u>	<u>\$ 3230</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 7 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>136' x 113'</u> Conc. <u>None</u> ✓		<u>139</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Tin</u>		<u>38</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>100' @ 1.15</u>	<u>115</u>	
Rear <u>20' @ 1.2</u>	<u>20</u>	
* <u>Cellar</u> Basmt' <u>1/4 1/2 3/4</u> full-floor <u>248</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>1</u> Unfin. _____	<u>248</u>	
Plumbing—{ Clns. <u>1</u> Tub. <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Fins. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <u>✓</u> Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile—{ Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined</u> <u>7 @ 15.00</u>		<u>105</u>

Total Additions and Deductions 418 447 3230
 Net Additions or Deductions -418 \$ -29

Age 45 Yrs. by { Est. Owner _____
Neighbors _____
Records _____ } REPRODUCTION VALUE \$ 3201
 Depr. 1-2-3-4-5-6 58/42 % \$
 Reproduction Val. Minus Depr. \$ 1344
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ % \$
 Cars 1 Walls Shit Out Bldgs. _____ % \$
 Roof T.P. Size 8 x 15 Age 18 _____ % \$
 Floor Plank Cost 102/46 Depreciated Value Garage \$ 47
 Remarks _____ Total Building Value \$ 1391

