



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

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

STAFF/BOARD COMMUNICATION & DISCLOSURES

Informational update of Historic Preservation Approvals ~~~~~

REGULAR AGENDA

811 Norfolk Avenue – Appeal of Historic Design Review

PL-10-01131 ~~~~~

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.

STAFF COMMUNICATION

ADDRESS	PLANNING APPLICATION #	STATUS	BUILDING PERMIT #	STATUS	TYPE	DESIGNATION	IMPACT	DESCRIPTION
71 DALY AVE	PL-06-00102	Approved			Historic	Significant	Major	Demolition of non-historic additions and movement of house 25'
71 DALY AVE	PL-08-00560	Approved	BD-08-14057	Expired	Historic	Significant	Major	Addition to existing historic structure
81 DALY AVE	2004?				Historic	Significant	Major	Major panelization; panels located on property; additional research necessary
118 DALY AVE	PL-06-00213	Approved	BD-07-12506	Issued	Historic	Significant	Major	Addition to existing historic structure
146 DALY AVE	PL-09-00650	Approved	BD-09-14538	Final - CO	Non-Historic	N/A	Minor	New landscaping to an existing non-historic
166 DALY AVE	PL-07-00192	Approved	BD-07-13137	Issued	Historic	Landmark	Major	Restoration of existing historic structure
191 DALY AVE	PL-06-00162	Approved	BD-06-12213	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
209/207 DALY AVE	PL-10-01044	Approved			Non-Historic	N/A	Minor	Shed Maintenance
209/207 DALY AVE	PL-10-01007	Approved	BD-10-15510	Issued	Non-Historic	N/A	Minor	Replacement of window in non-historic structure
214 DALY AVE	PL-07-00113	Approved	BD-07-12714	Final - CO	Non-Historic	N/A	Major	Remodel of existing non-historic structure
220 DALY AVE	PL-10-01087	Approved			Non-Historic	N/A	Minor	Rebuild existing exterior staircase and landing to entrances of 220 & 222 Daly Ave
269 DALY AVE	PL-10-01003	Pending full HDDR			Historic	Landmark	Minor	Clean, repair, or replace fences, concrete flatwork and landscaping
313 DALY AVE	PL-07-00234	Approved	BD-09-15118	Issued	Historic		Major	Reconstruction of historic home w/ addition
412 DEER VALLEY LOOP	PL-08-00520	Approved	BD-09-14757	Issued	New Construction	N/A	Major	New Single Family Dwelling
830 EMPIRE AVE	PL-08-00360	Approved	BD-09-15074	Pending	Historic	Landmark		Addition of a basement to an existing historic home
953 EMPIRE AVE	PL-07-00158	Approved	BD-08-13485	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
964 EMPIRE AVE	PL-07-00126	Approved	BD-08-13612	Final - CO	Historic	Significant	Major	Addition to existing historic structure - House moved whole
1003 EMPIRE AVE	PL-10-00966	Approved	BD-10-15506	Issued	Non-Historic	N/A	Minor	Replacement of 2nd story decks at 1003 & 1007 Empire Avenue.
1110 EMPIRE AVE	PL-07-00015	Approved	BD-08-13456	Issued	New Construction	N/A	Major	Demo of non-historic home and construction of a duplex
1159 EMPIRE AVE	PL-10-01055	Approved			Non-Historic	N/A	Minor	Proposed addition of a railing on an existing deck.
1177 EMPIRE AVE	PL-09-00643	Approved	BD-09-14801	Issued	New Construction	N/A	Major	New Single Family Dwelling
1194 EMPIRE AVE	PL-07-00148	Approved	BD-08-13584	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
1195 EMPIRE AVE	PL-08-00538	Approved	BD-10-15191	Pending	New Construction	N/A	Major	New Single Family Dwelling
1196 EMPIRE AVE	PL-07-00147	Approved	BD-08-13586	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
1198 EMPIRE AVE	PL-07-00146	Approved	BD-08-13588	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
136 HEBER AVE	PL-09-00757	Approved			Non-Historic	N/A	Minor	Awning addition to a non historic building
45 HILLSIDE AVE	PL-06-00204	Approved	BD-06-12108	Final - CO	Non-Historic	N/A	Major	Addition to a non-historic structure
3000 N HWY 224	PL-09-00793	Approved			Historic	Landmark	Minor	ADA access at McPolin Farm Driveway
99 KING RD	PL-07-00144	Approved	BD-07-12982	Final - CO	Non-Historic	N/A	Minor	Dormer addition to non-historic structure

ADDRESS	PLANNING APPLICATION #	STATUS	BUILDING PERMIT #	STATUS	TYPE	DESIGNATION	IMPACT	DESCRIPTION
944 LOWELL AVE	PL-07-00153	Approved	BD-08-13448	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
1049 LOWELL AVE	PL-07-00007	Approved	BD-06-12223	Final - CO	Non-Historic	N/A	Major	Addition to a non-historic garage
1104 LOWELL AVE	PL-06-00167	Approved	BD-07-12475	Final - CO	New Construction	N/A	Major	New single Family Dwelling
1118 LOWELL AVE	PL-06-00166	Approved	BD-07-12476	Final - CO	New Construction	N/A	Major	New Single Family Dwelling
1310 LOWELL AVE	PL-10-01011	Approved	BD-10-15777	Issued	Historic	Significant	Minor	Silver King Coalition Mine Site - Boarding House PCA-S-98-PCMR
115 MAIN ST	PL-10-00963	Pending full HDDR			Historic	Significant	Minor	Replacement of Siding & Windows on a historic structure
129 MAIN ST	PL-08-00387	Pending full HDDR					Major	New Single Family Dwelling
148 MAIN ST	PL-07-00096	Approved	BD-07-12625	Final - CO	Historic	Significant	Major	Renovation and addition of a historic structure
176 MAIN ST	PL-10-00893	Pending full HDDR			Historic	Landmark		Discussion of development potential
205 MAIN ST	PL-07-00049	Approved			New Construction	N/A	Major	Construction of a 7 unit condominium project
221 MAIN ST	PL-07-00039	Approved	BD-07-12626	Pending	Historic	Landmark	Major	Addition to an existing historic structure
260 MAIN ST	PL-06-00180	Approved	BD-06-12149	Issued	New Construction	N/A	Major	Construction of new commercial building
333 MAIN ST	PL-09-00637	Approved			Non-Historic	N/A	Major	Revision of approval of PL-07-00051
333 MAIN ST	PL-07-00051	Approved			Non-Historic	N/A	Major	Renovation of Main Street Mall
333 MAIN ST	PL-10-01130	Pending review			Non-Historic	N/A	Major	Renovation of Main Street Mall
350 MAIN ST	PL-07-00047	Approved	BD-06-12211	Final - CO	Historic	Landmark	Minor	Additions of windows to enclose rear deck
352 MAIN ST	PL-10-00948	Pending review					Major	Retail Shell infill space
352 MAIN ST	PL-09-00775	Approved	BD-09-14964	Expired	Non-historic	N/A	Major	Renovation of restaurant
402 MAIN ST	PL-10-00953	Approved			Historic	Landmark	Minor	cut out section of wall to preserve "Bansky" graffiti
412 MAIN ST	PL-10-00944	Pending review			Historic	Significant	Minor	Review of awning
436 MAIN ST	PL-07-00034	Approved	BD-07-12715	Final - CO	Historic	Landmark	Major	Addition onto an existing Historic Commercial Building - includes the demolition of non-historic rear elements
442-444 MAIN ST	PL-10-01091	Pending full HDDR			Historic	Significant	Minor	Proposed a small storage unit behind the building. The unit will be separate from the building.
447 MAIN ST	PL-08-00457	Approved	BD-08-13980	Issued	Historic	Landmark	Minor	Residential deck on shed roof over new addition of an existing Historic Commercial Building
447 MAIN ST	PL-06-00176	Approved	BD-08-13516	Final - CO	Historic	Landmark	Major	Renovation to Historic Commercial Building
508 MAIN ST	PL-10-00934	Pending full HDDR			Historic	Landmark	Major	Proposed rear addition to existig Historic Commercial building
508 MAIN ST	PL-10-01065	Pending review			Historic	Landmark	Minor	3 modifications proposed to the exterior of the building to convert to a restaurant
515 MAIN ST	PL-08-00434	Approved	BD-09-14937	Issued	Historic	Significant	Minor	Renovation of a Historic Commercial Building
528 MAIN ST	PL-06-00216	Approved	BD-07-12965	Final - CO	Historic	Landmark	Major	Rear addition to a Historic Commercial Building

ADDRESS	PLANNING APPLICATION #	STATUS	BUILDING PERMIT #	STATUS	TYPE	DESIGNATION	IMPACT	DESCRIPTION
550 MAIN ST	PL-10-01101	Pending review			Historic	Landmark	Minor	Stucco repair of existing Historic Building
562 MAIN ST	PL-06-00132	Approved	BD-07-12870	Issued	Historic	Landmark	Major	Rear addition to a Historic Commercial Building
573 MAIN ST	PL-07-00019	Approved			Historic	Landmark	Major	Renovation and addition to existing Historic Commercial Building
577 MAIN ST	PL-10-00921	Approved	BD-10-15489	Issued	Non-Historic	N/A	Minor	Addition of second story balcony to a non-historic structure
625 MAIN ST	PL-10-01041	Approved	BD-10-15674	Issued	Non-Historic	N/A	Minor	Replacement of front door and windows of a non-historic structure
692 MAIN ST	PL-10-00916	Pending review			Non-Historic	N/A	Major	Addition to a non-historic commercial building
100 MARSAC AVE	PL-08-00504 to PL-08-00495	Pending review			New Construction	N/A	Major	10 units for Affordable Housing projects
154 MARSAC AVE	PL-08-00435	Pending review			New Construction	N/A	Major	Two new single family dwellings
320 MARSAC AVE	PL-10-00939	Approved	BD-10-15729	Issued	Non-Historic	N/A	Minor	Railing repair and siding maintenance
402 MARSAC AVE	PL-06-00103	Approved	BD-06-11791	Final - CO	Historic	Significant	Major	Addition to an existing historic structure
445 MARSAC AVE	PL-10-01020	Approved	BD-10-15894	Final - CO	Historic	Landmark	Minor	Addition of Solar Panels to roof of Historic Structure
235 MCHENRY AVE	PL-09-00693	Approved	BD-10-15548	Issued	Non-Historic	N/A	Major	New garage addition to non-historic structure
321 MCHENRY	PL-10-01008	Approved	BD-10-15864	Issued	Non-Historic	N/A	Major	New garage addition to non-historic structure
351 MCHENRY	PL-10-01036	Pending review			Non-Historic	N/A	Minor	Deck expansion off rear and deck addition over garage of existing duplex
201 NORFOLK AVE	PL-08-00582	Approved			Non-Historic	N/A	Major	Addition to an existing structure
259 NORFOLK AVE	PL-10-01027	Pending review			New Construction	N/A	Major	New Single Family Dwelling
707 NORFOLK AVE	PL-06-00174	Approved	BD-06-12041	Final - CO	Non-Historic	N/A	Minor	Renovation of windows on existing non-historic structure and 51 sq ft addition
730 NORFOLK AVE	PL-07-00012	Approved	BD-07-12593	Final - CO	Non-Historic	N/A	Major	Addition/Remodel of existing non-historic structure
811 NORFOLK AVE	PL-10-01080	Pending review			Historic	Landmark	Major	Possible movement of Landmark Structure. Within appeal period of Denial by Staff.
812 NORFOLK AVE	PL-10-00992	Approved	N/A		Non-Historic	N/A	Minor	Fence repair at a non-historic site
817 NORFOLK AVE	PL-10-01045	Pending review			Historic	Landmark	Minor	Fence at 817 Norfolk along the north side property line
817 NORFOLK AVE	PL-10-01081	Pending review			New Construction	N/A	Major	New Single Family Dwelling on site of Landmark accessory structure (garage) - possible reconstruction proposal , pending review
915 NORFOLK AVE	PL-10-00930	Approved	BD-10-15414	Issued	Historic	Significant	Minor	Addition of windows to an existing historic building
927 NORFOLK AVE	PL-10-01088	Pending full HDDR	BD-10-15873	Pending	Non-Historic	N/A	Minor	partial conversion of an existing 2-car garage into a mudroom, bedroom and bathroom.
950 NORFOLK AVE	PL-10-00949	Approved			Non-Historic	N/A	Minor	Maintenance of trim on non-historic structure
961 NORFOLK AVE	PL-06-00165	Approved	BD-06-12050	Final - CO	Non-Historic	N/A	Minor	Addition to exterior deck on existing non-historic structure
1021 NORFOLK AVE	PL-06-12259	Approved	BD-08-13382	Final - CO	Historic	Significant		Renovation and addition of historic structure
1030 NORFOLK AVE	PL-07-00092	Approved	BD-07-13238	Issued	New Construction	N/A	Major	New single family dwelling

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1031 NORFOLK AVE	PL-07-00023	Approved	BD-07-12360	Final - CO	New Construction	N/A	Major	New single family dwelling
1035 NORFOLK AVE	PL-06-00133	Approved	BD-06-11925	Issued	New Construction	N/A	Major	New single family dwelling
1039 NORFOLK AVE	PL-06-00134	Approved	BD-06-11926	Final - CO	New Construction	N/A	Major	New single family dwelling
1101 NORFOLK AVE	PL-09-00658	Approved	BD-09-14475	Issued	Historic	Landmark	Major	Remodel of an existing historic structure to add a crawl space
1102 NORFOLK AVE	PL-08-00353	Approved			Historic	Landmark	Major	Rear addition to an existing historic structure
210 ONTARIO AVE	PL-10-01073	Pending full HDDR			Non-Historic	N/A	Minor	propose to build a 500 sq ft deck on rear of property with covered roof.
275 ONTARIO AVE	PL-07-00011	Approved	BD-07-12851	Issued	New Construction	N/A	Major	New single family dwelling
308 ONTARIO AVE	PL-08-00346	Approved	BD-09-14746	Issued	Historic	Significant	Major	Addition to an existing historic structure
317 ONTARIO AVE	PL-10-00905	Pending full HDDR			Historic	Significant	Major	Addition to an existing historic structure
327 ONTARIO AVE	PL-10-01037	Approved			Non-historic	N/A	Minor	Addition of solar panels to roof a structure
421 ONTARIO AVE	PL-07-00143	Approved	BD-07-13012	Issued	Non-historic	N/A	Minor	Addition of mudroom at front door of non-historic structure
428 ONTARIO AVE	PL-07-00055	Approved	BD-08-13595	Final - CO	New Construction	N/A	Minor	New single family dwelling
430 ONTARIO AVE	PL-07-00056	Approved	BD-10-15541	Issued	New Construction	N/A	Minor	New single family dwelling
432 ONTARIO AVE	PL-07-00057	Approved	BD-07-12849	Issued	New Construction	N/A	Minor	New single family dwelling
108 PARK AVE	PL-08-00389	Approved	BD-10-15242	Issued	New Construction	N/A	Minor	New single family dwelling
151 PARK AVE	PL-08-00302	Approved	BD-08-13377	Final - CO	Non-Historic	N/A	Major	Addition and remodel of non-historic structure
160 PARK AVE	PL-10-01075	Approved	N/A		Non-Historic	N/A	Minor	Landscaping issues
160 PARK AVE	PL-08-00388	Approved	BD-07-13324	Final - CO	New Construction	N/A	Major	New single family dwelling
313 PARK AVE	PL-08-00592	Approved	BD-09-14494	Expired	New Construction	N/A	Major	New single family dwelling
411 PARK AVE	PL-07-00170	Approved	BD-08-13487	Issued	New Construction	N/A	Major	New single family dwelling
416 PARK AVE	PL-10-01016	Approved			Historic	Landmark	Minor	Soffit repair and venting work on historic structure
455 PARK AVE	PL-10-00971	Approved	N/A		Historic	Landmark	minor	Repair to fence
505 PARK AVE	PL-10-00935	Pending review			Non-Historic	N/A	Major	Addition to non-historic structure
527 PARK AVE	PL-07-00086	Approved	BD-08-14265	Final - CO	Historic	Significant	Minor	Remode of historic home including addition of bay window
528/526 PARK AVE	PL-09-00745	Approved	N/A		Historic	Landmark	Minor	Modification of front patio of a historic building
543 PARK AVE	PL-10-00993	Pending full HDDR			Historic	Landmark	Minor	Addition of pool on a historic site
553 PARK AVE	PL-07-00033	Approved	BD-10-15905	Pending	Historic	Landmark	Major	Remodel and addition of an existing historic structure
557 PARK AVE	PL-07-00035	Approved	BD-07-13349	Final - CO	Historic	Significant	Major	Remodel and addition of an existing historic structure

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575 PARK AVE	PL-09-00685	Approved	BD-10-15189	Issued	Historic	Landmark	Major	Rear addition to an existing historic structure
584 PARK AVE	PL-09-00646	Approved			New Construction	N/A	Major	New single family dwelling
593 PARK AVE	PL-09-00869	Approved	BD-10-15149	Expired	New Construction	N/A	Major	New single family dwelling
657 PARK AVE	PL-08-00329	Approved	BD-10-15451	Pending	Historic	Significant	Major	Reconstruction and relocation of historic building
703 PARK AVE	PL-06-00230	Approved	BD-08-13519	Final - CO	Historic	Landmark	Major	High West Distillery - Panelization and renovation
929 PARK AVE	PL-09-00842	Approved	N/A		Historic	Significant		Preservation Plan for moth balling
1049 PARK AVE	PL-07-00093	Approved	BD-07-12855	Expired	Historic	Landmark	Major	Addition and remodel of an existing historic structure
1059 PARK AVE	PL-09-00774	Approved			Historic	Significant	Major	Addition to existing historic structure - Significant changes proposed created new application PL-10-01059
1059 PARK AVE	PL-10-01059	Pending review	BD-10-15608	Issued	Historic	Significant	Major	Addition to existing historic structure. Structure moved whole - penalty to owners for removing siding.
1135 PARK AVE	PL-06-00100	Approved	BD-06-11916	Issued	Historic	Significant	Major	Addition/Remodel of existing historic structure
1149 PARK AVE	PL-10-01005	Approved	N/A		Historic	Significant	Minor	Create a parking pad and fence
1160 PARK AVE	PL-06-00231	Approved	BD-07-12459	Final - CO	Historic	Significant	Major	Addition/Remodel of an existing historic structure
1161 PARK AVE	PL-06-00101	Approved	BD-07-12291	Final - CO	New Construction	N/A	Major	New single family dwelling
1280 PARK AVE	PL-08-00267	Approved	BD-09-14488	Pending	New Construction	N/A	Major	New single family dwelling
1328 PARK AVE	PL-10-01006	Approved	N/A		Historic	Landmark	Minor	Fence along front yard
1420 PARK AVE	PL-10-00904	Approved			Historic	Significant	Major	Remove non-historic garage and build new garage and addition to rear and north elevations of existing historic structure
1450 PARK AVE	No HDDR					Significant	Major	City owned housing - no submittal for HDDR at present
1460 PARK AVE	No HDDR					Significant	Major	City owned housing - no submittal for HDDR at present
44 PROSPECT ST	PL-10-01048	Pending full HDDR			Non-Historic	N/A	Minor	Replacement of shingles and siding on a non-historic structure
68 PROSPECT ST	PL-08-00507	Approved			Historic	Landmark	Major	Reconstruction of historic structure with basement and main level addition
147 RIDGE AVE	PL-08-00390	Approved	BD-08-13996	Issued	Historic	Landmark	Major	Addition/Remodel of an existing historic structure - panelization
147 RIDGE AVE	PL-09-00853	Approved			Historic	Landmark	Minor	Reconstruction of the wall on the upper part of Ridge Avenue.
158 RIDGE AVE	PL-08-00316	Approved	BD-09-14905	Pending	New Construction	N/A	Major	New single family dwelling
162 RIDGE AVE	PL-08-00317	Approved	BD-09-14907	Pending	New Construction	N/A	Major	New single family dwelling
166 RIDGE AVE	PL-08-00315	Approved	BD-09-14909	Pending	New Construction	N/A	Major	New single family dwelling
525 ROSSIE HILL DR	PL-10-01051	Approved	PB-10-00348	Issued	Non-Historic	N/A	Minor	Addition of solar collectors on roof
16 SAMPSON AVE	PL-08-00571	Pending review			Historic	Significant	Major	Addition to an existing historic structure

ADDRESS	PLANNING APPLICATION #	STATUS	BUILDING PERMIT #	STATUS	TYPE	DESIGNATION	IMPACT	DESCRIPTION
40 SAMPSON AVE	PL-10-01015	Pending full HDDR	N/A		Historic	Significant	Minor	Proposed parking pad
41 SAMPSON AVE	PL-06-00222	Approved	BD-07-12751	Issued	Historic	Landmark	Major	Addition/Remodel of an existing historic structure
60 SAMPSON AVE	PL-07-00135	Approved	BD-08-13659	Issued	Historic	Significant	Major	Addition/Remodel of an existing historic structure
115 SAMPSON AVE	PL-10-01069	Pending review	N/A		Historic	Significant		Preservation Plan
130 SANDRIDGE AVE	PL-08-00297	Approved	BD-09-14554	Issued	Historic	Significant	Major	Addition/Remodel of an existing historic structure - panelization
156 SANDRIDGE RD	PL-08-00306	Approved	BD-08-14060	Final - CO	Historic	Significant	Major	New single family dwelling on site of Significant accessory structure
601 SUNNYSIDE DR	PL-08-00293	Approved	BD-10-15824	Issued	Historic	Landmark	Major	Reconstruction of historic shed/cabin. Applicant chose to panelize and retain some historic materials on front façade
601 SUNNYSIDE DR	PL-10-01119	Approved			Historic	Landmark	Minor	Addition of skylights to historic structure
1825 THREE KINGS DR	PL-06-00147	Approved	BD-04-09860	Final - CO	Historic	Significant	Major	Restoration/addition/relocation of historic mining buildings. Includes the movement and reconstruction of historic house at 1865 Three Kings Drive
109 WOODSIDE AVE	PL-10-01092	Pending full HDDR			Historic	Landmark	Minor	Applicant is proposing improvements on a free standing garage - reconstruction proposal - pending review
119 WOODSIDE AVE	PL-06-00171	Approved	BD-09-14976	Pending	New Construction	N/A	Major	New single family dwelling
123 WOODSIDE AVE	PL-06-00172	Approved	BD-09-14977	Pending	New Construction	N/A	Major	New single family dwelling
139 WOODSIDE AVE	PL-06-00137	Approved	BD-06-12111	Final - CO	Historic	Significant	Major	Renovation of an existing historic structure
239/241 WOODSIDE AVE	PL-07-00061	Approved			New Construction	N/A	Major	New single family dwelling
245 WOODSIDE AVE	PL-09-00849	Approved	BD-10-15565	Issued	Non-Historic	N/A	Minor	Repair of stairs
265 WOODSIDE AVE	PL-08-00441	Approved			New Construction	N/A	Major	New single family dwelling
311 WOODSIDE AVE	PL-09-00822	Approved	BD-09-15081	Issued	Historic	Significant	Minor	Repair to stairs of an existing historic structure
324 WOODSIDE AVE	PL-06-00127	Approved	BD-06-11725	Final - CO	New Construction	N/A	Major	New single family dwelling
330 WOODSIDE AVE	PL-08-00357	Approved	BD-08-13651	Final - CO	Non-Historic	N/A	Minor	Remodel of 7 windows in non-historic structure
335 WOODSIDE AVE	PL-10-00936	Pending review			Historic	Landmark	Major	Renovation of an existing historic structure - proposed rear addition and new foundation
402 WOODSIDE AVE	PL-10-01052	Approved	BD-10-15665	Issued	Non-Historic	N/A	Minor	Replacement of two exterior doors and material change of front door
426 WOODSIDE AVE	PL-08-00362	Approved	BD-09-14437	Issued	New Construction	N/A	Major	New single family dwelling
429 WOODSIDE AVE	PL-07-00117	Approved	BD-08-14250	Issued	Historic	Significant	Major	Reconstruction of an existing historic structure
505 WOODSIDE AVE	PL-09-00655	Pending review			Historic	Significant	Major	Renovation and addition to an existing historic structure
515 WOODSIDE AVE	PL-10-01047	Approved	N/A		Non-Historic	N/A	Minor	Proposed new fence
555 WOODSIDE AVE	PL-06-00195	Approved	BD-06-11990	Final - CO	Non-Historic	N/A	Major	Addition/Remodel of an existing structure
572 WOODSIDE AVE	PL-07-00134	Approved			Non-Historic	N/A	Major	Remodel of existing non-historic structure

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576 WOODSIDE AVE	PL-07-00133	Approved			Non-Historic	N/A	Major	Remodel of existing non-historic structure
605 WOODSIDE AVE	PL-08-00410	Approved	BD-08-13763	Final - CO	Historic	Significant	Major	Remove non-historic elements on South side and restore the original structure
633 WOODSIDE AVE	PL-10-01097	Pending full HDDR			Historic	Significant	Minor	Restoration of existing garage
637 WOODSIDE AVE	PL-08-00327	Approved			New Construction	N/A	Major	New single family dwelling. Owners changed hands and submitted PL-10-01046.
637 WOODSIDE AVE	PL-10-01046	Approved			New Construction	N/A	Major	New single family dwelling
654 WOODSIDE AVE	PL-08-00574	Approved	BD-09-14541	Issued	New Construction	N/A	Major	New single family dwelling
901 WOODSIDE AVE	PL-09-00795	Pending full HDDR			Historic	Landmark	Minor	Reconstruct rear deck and construct new carport under deck
919 WOODSIDE AVE	PL-09-00734	Approved	N/A		Historic	Significant		Reconstruction of structure noted for demolition by Building Official; review by City Council; Preservation Plan completed
951 WOODSIDE AVE	PL-07-00040	Approved	BD-10-15174	Pending	Historic	Landmark	Major	Addition to an existing historic structure
1013 WOODSIDE AVE	PL-07-00028	Approved	BD-07-12944	Issued	Historic	Significant	Major	Restoration and Addition to an existing historic structure
1027 WOODSIDE AVE	PL-07-00154	Approved	BD-07-12945	Final - CO	Non-Historic	N/A	Major	Addition to rear of existing structure
1323 WOODSIDE	No HDDR				Historic	Significant	Major	Reconstruction of single family dwelling
1031 WOODSIDE AVE	PL-07-00075	Approved	BD-07-12850	Final - CO	Non-Historic	N/A	Major	Addition/Remodel of existing non-historic structure
1045 WOODSIDE AVE	PL-06-00115	Approved	BD-07-12758	Final - CO	Historic	Significant	Major	Rear addition to an existing historic structure
1110 WOODSIDE AVE	PL-08-00418	Approved	BD-10-15865	Pending	Historic	Landmark	Major	Addition to existing historic structure
1144 WOODSIDE AVE	PL-10-01004	Pending full HDDR			New Construction	N/A	Major	New single family dwelling

Applications submitted under previous Historic District Design Guidelines.

REGULAR AGENDA

Historic Preservation Board Staff Report



Subject: 811 Norfolk Avenue
Author: Katie Cattan
Date: January 19, 2011
Type of Item: Quasi-Judicial Appeal
Project Number: PL-10-01131

Summary Recommendations

Staff recommends the Historic Preservation Board hold a quasi-judicial hearing on an appeal of the Planning Staff's determination of non-compliance with the Historic District Design Guidelines for the proposed addition at 811 Norfolk Avenue. The Planning Staff determined that the proposed addition does not comply with the Historic District Design Guidelines.

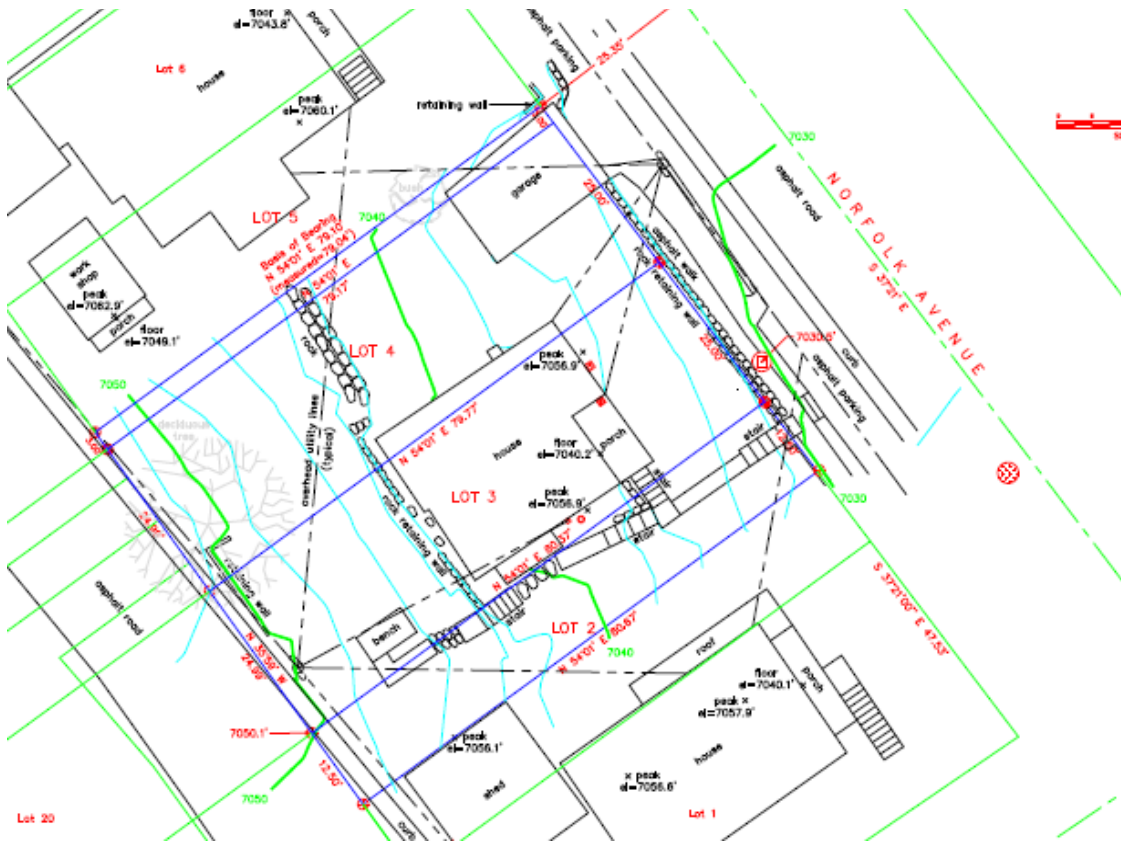
Topic

Applicant: Jeff Love, Owner
Location: 811 Norfolk Avenue
Zoning: HR-1
Adjacent Land Uses: Residential
Reason for Review: Appeals regarding Historic District Design Guidelines are reviewed by the Historic Preservation Board

Background

The home at 811 Norfolk Avenue is a Landmark site listed on the Park City Historic Sites Inventory. Up until June 2, 2010, the Site was owned by Striker? and consisted of the North half of Lot 2, all of Lots 3 and 4 and the South 3 feet of Lot 5. The tax id associated with this property are SA-138 and SA-139-A. The Landmark Structure on the property sits on Lots 2 and 3 and encroaches 3 feet onto Lot 4.

The applicant was interested in buying the property and attended a pre-application meeting on May 19, 2010. The original pre-application paperwork indicated the pre-application meeting would be about the entire site. The applicant also provided the following survey including the entire site:



During the May 19, 2010 meeting, the applicant explained that the circumstances had changed. He explained that lot 4 and the 3 foot portion of lot 5 would be sold separately, and that he was only interested in lot 3 and all of lot 2. He made it clear that the person purchasing the other area (lot 4 and the 3 foot portion of lot 5) would not grant him an easement for the Landmark Structure. It was not made clear to staff that he would be purchasing the entire property and then selling the northern portion off. Staff provided the applicant with feedback based on the understanding that he was purchasing lot 3 and the northern portion of Lot 2 under tax ID SA-138. (Exhibit B: Pre-application letter)

Following the pre-application meeting, a complete application for historic district design review (HDDR) was received on October 28, 2010. The 2009 Guidelines therefore apply to this application.

On October 28, 2010, the property was posted for 14 days per LMC Section 15-1-21. After the 14 day posting period, staff reviewed the application for compliance with the Historic District Design Guidelines. On November 17, 2010, staff provided the applicant with a list of guidelines in which the proposal did not comply with. (Exhibit C) Typically, a review of an addition to a historic home goes through 1 to 3 revisions, prior to staff finding compliance with a design. After receiving the letter and then meeting with staff, the applicant informed staff that no revisions would be made and an action letter of denial was issued on

December 1, 2010. (Exhibit D) Staff denied the HDDR because the proposed project would result in the Landmark Site no longer meeting the criteria set forth for Landmark Sites and the proposed project did not comply with the Historic District Design Guidelines.

Appeal and Standard of Review

On December 10, 2010, the applicant submitted a written appeal (Exhibit E) pursuant to Chapter 15-1-18 of the Land Management Code. Appeals made within ten days of the staff's determination of compliance with the Historic District Guidelines are heard by the Historic Preservation Board (HPB). Appeals of decisions regarding the Design Guidelines for Historic Districts and Historic Sites shall be reviewed by the Historic Preservation Board as described in 15-11-12(E). The HPB shall act in a quasi-judicial manner. Per LMC Section 15-11-12(E), the scope of review by the HPB shall be the same as the scope of review at the Planning Department level. The HPB shall either approve, approve with conditions, or disapprove the proposal based on written findings of fact, conclusions of law, and conditions of approval, if any, supporting the decision, and shall provide the owner and/or applicant with a copy. Any Historic Preservation Board decision may be appealed to the Board of Adjustment pursuant to LMC Section 15-10-7.

Analysis

Existing Conditions and Proposed Improvements: The existing historic building at 811 Norfolk Avenue is a one story cross wing home with a shed roof over the front porch entry. The site is listed as a Landmark site on the Park City Historic Sites inventory. The existing Landmark structure is 668 square feet. The proposed footprint of the new home is 1203.25 square feet with a total living area of 2478 square feet. The area of the addition is 1809.3 square feet. The addition introduced a basement area under the Landmark structure and a three story addition off the rear of the Landmark structure. The three story rear addition extends from the side yard setbacks across the entire width of the lot. The first story/basement is located completely under final grade. The design proposed moving the Landmark Structure 6.5 feet to the south to situate the home within the setbacks of Lot 2 and Lot 3.

Application of the Guidelines to Proposed Design: LMC section 15-11-12 requires that 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 for Landmark Sites or if there is not compliance with the Historic District Guidelines. The application would result in the Landmark Site no longer meeting the criteria set forth for Landmark Sites and the application does not comply with the Historic District Guidelines. LMC Secion 15-11-12 states "whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply to the extent allowed by law."

Preserving Landmark Site Status: The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The site was designated a landmark site as part of the Historic Sites Inventory. (Exhibit F)

Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, feeling and association. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era. The site is completely modified under the current application. The yard to the house in the south is covered with a new set of stairs, the moved home, and the new addition. The backyard is covered completely with the new addition. The only portion of the site that could possibly remain, with mitigation, is the front yard under the current design. No mitigation has been proposed.

Movement of the House: The design proposed moving the Landmark Structure 6.5 feet to the south to situate the home within the setbacks of Lot 2 and Lot 3. The movement of the Landmark Structure was denied because the design and lack of mitigation would diminish the integrity and significance of the historic building (Guideline E.1.1) and the proposal is not applicable to any of the criteria listed in LMC Section 15-11-13(A) as follows:

In approving a Historic District or Historic Site design review application involving relocation and/or reorientation of the Historic Building(s) and/or structure(s) on a Landmark Site or a Significant Site, the Planning department shall find that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the following criteria:

(1) A portion of the Historic Building(s) and/or Structure(s) encroaches on an adjacent Property and an easement cannot be secured; or

Not applicable. The appellant created a situation where the encroachment would exist by selling off a portion of the site without requiring an encroachment permit at the time of the sale. During the May 19, 2010 pre-HDDR meeting, the appellant had explained that Lot 4 and the three foot portion of Lot 5 were being purchased by a separate owner. It came to staff's attention that when the sale was finalized on June 2, 2010, the appellant had purchased the entire property including Lot 4 and the three (3) feet portion of Lot 5. County records show that on June 3rd, the appellant sold Lot 4 and the three (3) feet portion of Lot 5 to Rod Ludlow. The appellant bought the property in its entirety as it has historically existed without an encroachment issue. The appellant created

the encroachment issue by selling Lot 4. An encroachment agreement could have been granted as part of the sale on June 3rd, 2010.

(2) The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

Not applicable. Structure may remain on site and abate demolition.

(3) The Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site; or

Not applicable. There is not a unique condition. There are many historic homes which encroach over property lines in Old Town.

(4) The Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation to a different Site.

Not applicable. There is not a unique condition. There are many historic homes which encroach over property lines in Old Town.

In a letter dated November 11, 2010, staff provided the applicant with the feedback regarding the guidelines (Exhibit C). After receiving the letter, and then meeting with staff, the applicant informed staff that no revisions would be made and an action letter of denial was issued on December 1, 2010 (Exhibit D) with the following findings of fact and conclusions of law:

“Findings of Fact

1. The site is 811 Norfolk Avenue. 811 Norfolk Avenue is listed as a Landmark Site on the Park City Historic Sites Inventory.
2. The application proposes to move the existing Landmark Structure from the original location. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
3. As proposed, the Limits of Disturbance would disturb the entire site. The site is intricate to the integrity of the Landmark Structure. By moving the structure and not preserving the front or side yard, the integrity of the site would be lost.
4. Guideline A.1.3 states “Maintain the original path or steps leading to the main entry, in extant.” The proposed project moved the location of the original path and the steps leading to the main entry. It also introduces a new set of concrete stairs along the side of the home. The stairs create a modern element to the rustic stairs/retaining that have historically existed along the south side yard.
5. Guideline A.5.1 states “Maintain landscape features that contribute to the character of the site.” The small retaining walls within the side yard walkway are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard

does not maintain the historic elements and should not be introduced to the site. The introduction of the addition that extends across the width of the back yard impacts the site. These changes impact the integrity of the Landmark site.

6. Staff requested that the applicant modify the plans to not disturb the existing landscape features. Staff requested that the applicant include a mitigation plan that explains how the yard will be protected during construction.
7. Guideline B.3.2 states "The original placement, orientation, and grade of the historic building should be retained." Within the proposed application, the site is being completely modified and the integrity is lost. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
8. Guideline D.1.2 states "Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way." The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will destroy the entire site. The addition must be visually subordinate to the historic building. The new addition engulfs the Landmark structure with the large rear addition that extends the width of the lot and the area below the historic structure.
9. A Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, workmanship and feeling. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.
10. The application was originally submitted to the Planning Department on October 6, 2010. Staff requested additional information from the applicant in order to deem the application complete. The application was deemed complete by the Planning Department on October 28, 2010.
11. The Planning Staff noticed the application pursuant to LMC Section 15-1-12 and 15-1-21. The fourteen day noticing period was completed on November 11, 2010 at 5pm.
12. The Planning Staff provided the applicant with comments regarding the proposed design on November 22, 2010."

Conclusions of Law

1. Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

Response to Appeal by Applicant:

The points of the appeal have been cut and pasted into the body of this report. Staff's analysis follows each point of the appeal.

- a. **Park City Municipal corporation is estopped from opposing the movement of the House.**

Prior to purchasing the Properties, Love fully disclosed to the Department his intention to do the following:

1. Purchase the Properties.
2. Split ownership of the Properties.
3. Move the House 6 1/2 feet to the south to cure any encroachment upon Lot 4.

These disclosures are evidenced by the contemporaneous notes of the City's contractor and expert, Ms. Dina Blaes, as shown in Exhibit 3, wherein she states in relevant part:

Applicant stated a preference for selling off part of the property -- legal lot to the north. In that case, a move of the house could be considered, but must still meet the requirements for the LMC to not result in loss of designation and requirements of the Design Guidelines. **As promised, I looked at the site (5-19-10 following the meeting) and can say that an application proposing a move of the INTACT house to eliminate the encroachment would meet the guidelines and LMC for consideration, but not a move forward on the lot nor an effort to "straighten" out the house in relation to the side yard lot lines.**

(Blaes' Revised Notes; May 25, 2010; p.1.)

Mr. Love relied upon the Department's pre-HDDR documented support of his proposed design to close on the purchase of the Properties on June 2, 2010. Similarly, the following day he sold Lot 4 and Lot 5 Fragment to Mr. Rod Ludlow.

Only later, on June 17, 2010, after Mr. Love had relied on the Department's representations to his detriment, did the Department reverse its prior position 180 degrees and accuse Mr. Love of deception, notwithstanding the contemporaneous notes of the City's own expert were entirely consistent with Mr. Love's position. Such turnabouts are inequitable and corrode the public's confidence in the sound operation of our local government. They should not be tolerated or condoned.

The Department should be held to account for statements and positions upon which applicants reasonably rely. On these facts, alone, the HPB should reverse the Department's Decision that Mr. Love may not move the House as proposed.

Staff Analysis: The purpose of the pre-application meeting is outlined in LMC 15-11-12(A), "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. The Pre-Application meeting does not require a complete application and therefore the information given is advisory in nature.

Furthermore, the scope of the HPB is the same as review at the Planning Department level. The HPB evaluates the facts "de novo" and makes its own conclusions as to whether the design meets the guidelines.

Finally, the applicant did not state to staff during the May 19th pre-application meeting that it was his intent to split ownership of the property. In staff's letter, dated May 19, 2010, the Planning staff letter stated:

"Encroachment and Movement of Home. Jeff Love, the applicant, explained that Lot 4 was going to be purchased by a separate owner. The structure at 811 Norfolk would then be encroaching onto Lot 4. He asked about the movement of the home.

If the lots are not owned by the same person and an encroachment exists for which the owner of the home at 811 can not secure an easement, then relocation of the existing home may be considered."

The applicant never followed up with staff after receiving this letter to clarify that it was his intent to purchase the entire property and then sell the northern portion. During the pre-application meeting, the applicant never stated that he would be purchasing all the lots and selling off Lot 4 and the three foot portion of Lot 5. Staff was under the assumption that he would only be title owner of the Lot 3 and the northern portion of Lot 2. After receiving an application for a plat amendment and discovering that the applicant had held title of the entire property, staff informed the applicant that the self imposed encroachment does not meet the requirements or the intent of LMC 15-11-13(A)(1). Within LMC section 15-11-13(A)(1) the movement of a home may be considered if a portion of a historic building encroaches onto an adjacent property and an easement cannot be secured.

- b. **Under any fair reading of the Land Management Code, Petitioner is entitled to move the House.**

The current Design Guidelines for Historic Districts and Historic Sites (“DG”) provide for the relocation of buildings under the following conditions:

1. If the integrity and significance of the historic building will not be diminished by such action;

AND,

2. The application meets one of three criteria:

- (i) if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured;

OR,

- (ii) if relocating the building onto a different site is the only alternative to demolition;

OR,

- (iii) if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

(DG E.1.1.)

The first criterion (integrity and significance will not be diminished) is easily satisfied given the application of this standard throughout the City. First, in the case of the structure at 802 Norfolk, the City permitted the complete reorientation of the structure, with no detriment to integrity and significance found -- the structure was still incorporated into the inventory of historic structures. Similarly, the Miners’ Hospital was relocated to an entirely different location and was no found to suffer no detriment to integrity and significance -- the structure remains on the City’s historic inventory and it remains a National Landmark Site.

Considering the second, compound/alternative, requirements for relocation, Love is entitled to move the House for either one of two reasons cited above. First, under the first of three alternatives, no easement of record exists and none can be obtained. Consequently, an encroachment now exists and it should be cured. This is recognized in the Design Guidelines wherein it states as follows:

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered . . .

(DG E.1.1, sidebar.)

It should be noted, Love did not create the existing encroachment. The encroachment has existed since Block 14 of the Snyder's Addition was platted with a lot line running directly through the House. Mr. Love did not construct the House, Mr. Love did not plat the current Lots. Consequently, Mr. Love did not "create" the existing encroachment. It predates his ownership.

Alternatively, Love should be permitted under the third alternate criterion (Department determination of unique conditions) to move the House to cure the building code violation that arises from an encroaching structure. (See Exhibit 6; IRC 302.1.) This is specifically why the Chief Building Official is mentioned in the third subordinate criterion of the Design Guidelines, above. In denying Love the right to move the House, as allowed by the Design Guidelines, the Department is denying Love the opportunity to comply with the International Residential Code ("IRC").

Staff Analysis: The proposed design which includes the movement of the house diminishes the integrity and significance of the historic building. The proposed design does not retain the sites historic integrity in terms of design, setting, and feeling and association as defined by the National Park Service for the National Register of Historic Places. If built it would not maintain its Landmark Status. The Land Management Code defines Historic Integrity and its seven aspects or qualities as follows:

1.124. **HISTORIC INTEGRITY**. The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

(A) **Location**. The place where the Historic Site was constructed or the Historical event took place.

(B) **Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

(C) **Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

(D) **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

(E) **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

(F) **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

(G) **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

Staff has evaluated the design utilizing the nation park service standards and definitions.

Design: The design overwhelms the historic structure. There are three stories on the rear of the building that expand the full width of the lot minus the three foot setbacks. The transition element between the old and the new is adequate. The location of the addition off the rear is appropriate, yet the width takes away the character defining side yard of the site and overwhelms the historic structure.

Setting: The design does not mitigate the impacts to the site. The entire site will be disturbed and the applicant has not submitted specific plans to ensure that the site will be protected. The details on the plan are vague and open to interpretation regarding the front wall and the site. The proposed design would disturb the entire site and therefore diminish the setting. The setting is intricate to the integrity of the Landmark Structure. The setting is currently composed of a sloping hillside with a large side yard to the south that includes lawn, stairs, and retaining, a retaining wall along the front of the property, and stairs leading to the home. The plan proposed moving the historic home 6.5 feet to the south and moving the stairs to the south property line. The new addition off the rear of the home spans the entire width of the lot minus the side yard setbacks. The yard on the south side of the home is completely removed. The original setting of the home is altered dramatically in the proposed design without any specific plans to reintroduce it as it was.

Feeling and association: The south side yard, the front rock wall, and the walkway leading to the home are all character defining elements of the site. These elements have not been preserved within the submitted application. The modification to the site in combination with the size of the addition expanding the full width of the building pad, overwhelms the historic building and jeopardizes the feeling and association of the Landmark Site.

Also, the proposal is not applicable to any of the three criteria listed in LMC Section 15-11-13(A)(1-4) as discussed previously above.

- c. **The Departments misapplies DG E.1.1 in that it uses the rule to destroy the legitimate exception to the rule.**

The Department states in the Decision as follows:

Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

(Decision, Conclusion of Law 1.)

If the Department is permitted to carry out an interpretation of the LMC that any movement of a structure, no matter how small, is cause for loss of Landmark Site status, why is there a specific provision in the Historic Design Guidelines permitting such movement? By taking such a draconian approach and engaging in circular logic, the Department is using the general rule to destroy a specific exception to the rule. The Design Guidelines recognize that you can move a structure and retain historic status. The Department does not. The Department is saying, "You can't move the House because that would violate the Design Guidelines that permit you to move the House."

Moreover, as is mentioned numerous times throughout this Appeal, the City has arbitrarily chosen not to enforce such a reading of the LMC for the benefit of 802 Norfolk and the Miners' Hospital, among other examples.

The Design Guidelines provide a well-reasoned exception to the general rule against movement of historic structures. Mr. Love is entitled to the protection of that exception. The Department should not be permitted to legislate by arbitrary and capricious application of the LMC and Design Guidelines.

Staff Analysis: As stated previously, the proposed design as a whole diminishes the integrity and significance of the historic building. Staff can not evaluate the movement of the house in isolation from the entire proposed design. The proposed design does not retain the sites historic integrity in terms of design, setting, and feeling and association as defined by the National Park Service for the National Register of Historic Places. If built it would not maintain its Landmark Status. Staff is not stating that any movement of a structure is cause for loss of Landmark Status, as stated by the appellant above. Staff is stating that the current design and lack of mitigation is cause for the loss of Landmark Status.

d. Movement of the House Results in a Superior Neighborhood Design

The movement of the house relates directly to the design of a home on the Lot upon which the House encroaches -- Lot 4. If the HPB demands the continued encroachment and code problems associated with that encroachment, the owner of Lot 4 will be required to design around that encroachment. The natural result is either an unnaturally narrow new home on Lot 4 or the loss of a front-to-back viewscape through the side yard between Lot 3 and Lot 4¹. Either one of these design accommodations interrupts the visual rhythm of surrounding house widths and spacing. In other words, movement of the House supports design more consistent with the neighborhood (and historical) norm.

Similarly, movement of the House has no affect whatsoever on the property adjoining Lot 4 and Lot 5 Fragment to the north. The owner of Lot 4 is entitled to normal side yard setbacks to the north, regardless of the setbacks and configuration to the south. Any impact of construction of a new home on the owner to the north can only be exacerbated by not permitting the movement of the House to remove the encroachment.

It is simply good design -- both historic and contemporary -- to permit the movement of the House.

Staff Analysis: The LMC and the Park City Design Review Guidelines do not include an exception that allows the movement of a house due to superior neighborhood design.

c. Petitioner was not included in the Design Review Meeting in Violation of the Design Guidelines.

By its own admission the City conducted a "design review meeting" of the "design review team" on November 17, 2010, at which time the City took substantive action on the Petitioner's application. (See Exhibit 7, Correspondence from Ms. Cattan.) The Design Guidelines specifically define the composition of the Design Review Team:

The Design Review Team (DRT) consists of the Project Planner, Planning Department staff

architect, the Planning Department's historic preservation expert, one member of the Building Department, the applicant and/or the applicant's design professional.

Neither Mr. Love, the applicant and the Petitioner herein, nor his designated design professional were every invited to this Design Review Team meeting. Mr. Love was denied his procedural and substantive rights. Consequently, the City's Decision is void for the procedural irregularities.

Staff Analysis: The appellant is correct. Staff brought the design to the review team for guidance on the design and did not invite the applicant to the meeting.

The Park City design guidelines state in Step 2 (Pre-Application) of the Design Review Process that the applicant/and or the applicant's design professional is a member of the design review team (DRT). Step 6A/B, Design Review, does not require another DRT meeting prior to the evaluation of the design review application. Staff did bring the design to a meeting to receive direction on the design and the movement of the house and did refer to the meeting as a design review team meeting in her letter. Due to the issue mentioned in the appeal, staff offered to void the December 1, 2010 action letter and give the applicant the opportunity to meet with the DRT concerning the application, prior to making a decision on the application. Application declined to attend the DRT and the December 1, 2010 decision continues to stand. (Exhibit G)

f. Findings of Fact 10 and 11 are not supported by the record.

Finding of Fact 10 reads as follows:

Guideline D.1.2 states 'Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.' The proposed addition is not visually subordinate to the historic building. . . The new addition engulfs the Landmark structure.
. . .

(Decision; Finding of Fact 10.)

A simple examination of the proposed design shows a rear addition, distinct in shape from the historic structure, and barely discernable from the front elevation behind the historic structure. The addition is even less visible from the public right-of-way -- the view by which the addition should be evaluated under the LMC. The Department's finding is, at best, a gross exaggeration and, at its worst, a wholesale fabrication to deny the Petitioner his rights. At the very least, it demonstrates that this report was written not as a reasonable assessment of the project, but to justify the Department's arbitrary prejudice on Petitioner's application.

This same invention appears again in Finding of Fact 11, wherein the Department again asserts, "the addition overwhelms the historic structure. . ." It is pure hyperbole and is similarly unsupported by any reasonable examination of the design plans. (See [Exhibit 8](#).)

This proposed addition easily satisfies the standards under which all other projects have been evaluated. The Petitioner merely asks for the same treatment that every other applicant receives.

Staff Analysis: As previously stated, the design overwhelms the historic structure. There are three stories on the rear of the building that expand the full width of the lot minus the three foot setbacks. The transition element between the old and the new is adequate. The location of the addition off the rear is

appropriate, yet the width takes away the character defining side yard of the site and overwhelms the historic structure.

g. **The Decision is arbitrary, capricious or illegal.**

h. **The Decision is not supported by substantial evidence in the record.**

i. **The Decision violates the Fourteenth Amendment (Equal Protection) of the United States Constitution.**

j. **The Decision violates the Fourteenth Amendment (Procedural and Substantive Due Process) of the United States Constitution.**

k. **The Decision violates Article I, Section 7 (Due Process) of the Constitution of the State of Utah.**

l. **The Decision violates Article I, Section 24 (Uniform Operation) of the Constitution of the State of Utah.**

Staff Analysis: Applicant doesn't give any explanation for these statements. Staff's decision was based on the submitted application, the Park City Historic District Design Guidelines and the Land Management Code. Furthermore, the HPB is making its own determination without deference to the Staff decision.

Notice

The noticing requirements of LMC Section 15-1-21 have been met. The property was posted 7 days prior to the date set for the appeal, noticing was sent to all parties who received mailed notice for the original administrative action 7 days prior to the hearing, and the agenda was published once 7 days prior to the hearing.

Public Input

Public input was received by staff during the design review process. This input is included as Exhibit I.

Recommendation

Staff recommends that the Historic Preservation Board disapprove the historic design application for 811 Norfolk based on the following findings of fact and

conclusions of law:

Findings of Fact

1. The site is 811 Norfolk Avenue. 811 Norfolk Avenue is listed as a Landmark Site on the Park City Historic Sites Inventory.
2. A pre-application meeting was held on May 19, 2010 concerning 811 Norfolk which included the North half of Lot 2, all of Lots 3 and 4 and the South 3 feet of Lot 5. The tax id numbers associated with the property are SA-138 and SA-139-A. During the pre-app meeting, the applicant explained that the circumstances had changed and that lot 4 and the 3 foot portion of lot 5 would be sold separately, and he was only interested in lot 3 and all of lot 2.
3. The application was originally submitted to the Planning Department on October 6, 2010. Staff requested additional information from the applicant in order to deem the application complete. The application was deemed complete by the Planning Department on October 28, 2010. The application is for the North half of Lot 2, and all of Lot 3. (Tax ID SA-138)
4. The Planning Staff noticed the historic district design review application pursuant to LMC Section 15-1-12 and 15-1-21. The fourteen day noticing period was completed on November 11, 2010 at 5pm.
5. The Planning Staff provided the applicant with comments regarding the proposed design on November 22, 2010.
6. The Planning Staff issued an action letter denying the historic district design review application on December 1, 2010.
7. The applicant submitted an appeal to the Planning Department on December 10, 2010.
8. The application proposes to move the existing Landmark Structure from the original location. The proposal to relocate the historic building does not meet any of the considerations listed within the Historic District Design Guidelines and Land Management Code for moving a historic house and the associated design will not maintain the Landmark designation.
9. A portion of the Historic Building encroaches on an adjacent Lot and the appellant created a situation where the encroachment would exist by selling off a portion of the site without requiring an encroachment permit at the time of the sale.
10. During the May 19, 2010 pre-HDDR meeting, the appellant had explained that Lot 4 and the three foot portion of Lot 5 were being purchased by a separate owner. It came to staff's attention that when the sale was finalized on June 2, 2010, the appellant had purchased the entire property including Lot 4 and the three (3) feet portion of Lot 5. County records show that on June 3rd, the appellant sold Lot 4 and the three (3) feet portion of Lot 5 to an acquaintance. The appellant bought the property in its entirety as it has historically existed without an encroachment issue. The appellant failed to remedy the encroachment onto Lot 4 when he owned the entire site including Lot 4. An encroachment agreement could have been granted as part of the sale on June 3rd, 2010.

11. The proposed relocation and/or reorientation will not abate demolition of the Historic structure on the Site. The structure may remain on site and abate demolition.
12. The Planning Director and the Chief Building Official did not determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site or to a different Site.
13. As proposed, the Limits of Disturbance would disturb the entire site. The site is intricate to the integrity of the Landmark Structure. By moving the structure and not preserving the front or side yard, the integrity of the site would be lost.
14. Guideline A.1.3 states "Maintain the original path or steps leading to the main entry, in extant." The proposed project moved the location of the original path and the steps leading to the main entry. It also introduces a new set of concrete stairs along the side of the home. The stairs create a modern element to the rustic stairs/retaining that have historically existed along the south side of the home.
15. Guideline A.5.1 states "Maintain landscape features that contribute to the character of the site." The small retaining walls within the side yard walkway are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard does not maintain the historic elements and should not be introduced to the site. The introduction of the addition that extends across the width of the back yard impacts the site. These changes impact the integrity of the Landmark site. The yard to the south of the home is completely modified within the proposed application.
16. Applicant has not modified the plans to not disturb the existing landscape features and nor provided a mitigation plan that explains how the yard will be protected during construction.
17. Guideline B.3.2 states "The original placement, orientation, and grade of the historic building should be retained." Within the proposed application, the site is being completely modified and the integrity is lost.
18. Guideline D.1.2 states "Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way." The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will impact the entire site. The addition must be visually subordinate to the historic building. The new addition overwhelms the Landmark structure with the large rear addition that extends the width of the lot and the area below the historic structure.
19. A Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national

history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, feeling and association. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.

Conclusions of Law

1. Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth for Landmark Structure in LMC section 15-11-10(A)(1).
2. Pursuant to LMC section 15-11-12 the application must be denied because the proposed project does not comply with the Design Guidelines for Historical Districts and Historic Sites.

Order:

1. The Design Review application is denied.
2. The Planning Staff did not err in the decision finding that the application for an addition to and relocating of a Landmark structure at 811 Norfolk Avenue does not comply with the Historic District Design Guidelines and the Land Management Code.
3. Appellant's request for a reversal of the Planning Staff's decision to deny the application is denied.

Exhibits

Exhibit A – HDDR Application

Exhibit B – September 15, 2010 Pre Application Letter from Staff

Exhibit C – November 17, 2010 Letter from staff of non-compliance

Exhibit D – December 1, 2010 Action Letter

Exhibit E – Appeal

Exhibit F – Historic Sites Inventory

Exhibit G – January correspondences regarding HDDR meeting

Exhibit H - New information from applicant

Exhibit I – Public Comment

The Love Residence

811 Norfolk Avenue, Park City, Utah

Historic Renovation and Addition

DESIGN REVIEW APPLICATION SET

CONSULTANTS

ARCHITECTURAL
 JONATHAN DEGRAY
 P.O. BOX 1674
 614 MAIN STREET SUITE 302
 PARK CITY, UTAH 84060
 TEL. (435) 649-7263
 FAX. (435) 649-7263

Jonathan DeGray
 Architect
 P.O. Box 1674 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

HISTORIC RENOVATION & ADDITION
 811 NORFOLK AVENUE, PARK CITY, UTAH
 LOVE RESIDENCE

COVER SHEET

REVISIONS
 DATE: 10.6.10
 PROJECT NUMBER:
 DRAWN BY:
 SHEET NUMBER:
Aa

INDEX TO DRAWINGS

#	SHEET #	TITLE SHEET	SHEET DESCRIPTION
	A4	TITLE SHEET	
	T1	SITE PLAN	
	T2	SWAYEY	
	T3	STREET SCAPE	
	L1	LANDSCAPE PLAN	
	A1	ARCHITECTURAL	
	A2	FLOOR PLANS	
	A3	ELEVATIONS	
	A4	BUILDING SECTION	

NOV 05 2010

PROJECT INFORMATION

AREA CALCULATIONS	EXISTING HOME	ADDITION
FLOOR LVL.	1200.95 g	
MAIN LVL.	412.8 g	585.8 g
UPPER LVL.	71.5	
TOTALS	1689.25 g	1209.75 g
TOTAL LIVING AREA	2899.0	
MAX. FOOTPRINT	170.0	
APPROX. FOOTPRINT	1209.25 g	
CHANGE AREA	289.5 g	

LEGEND

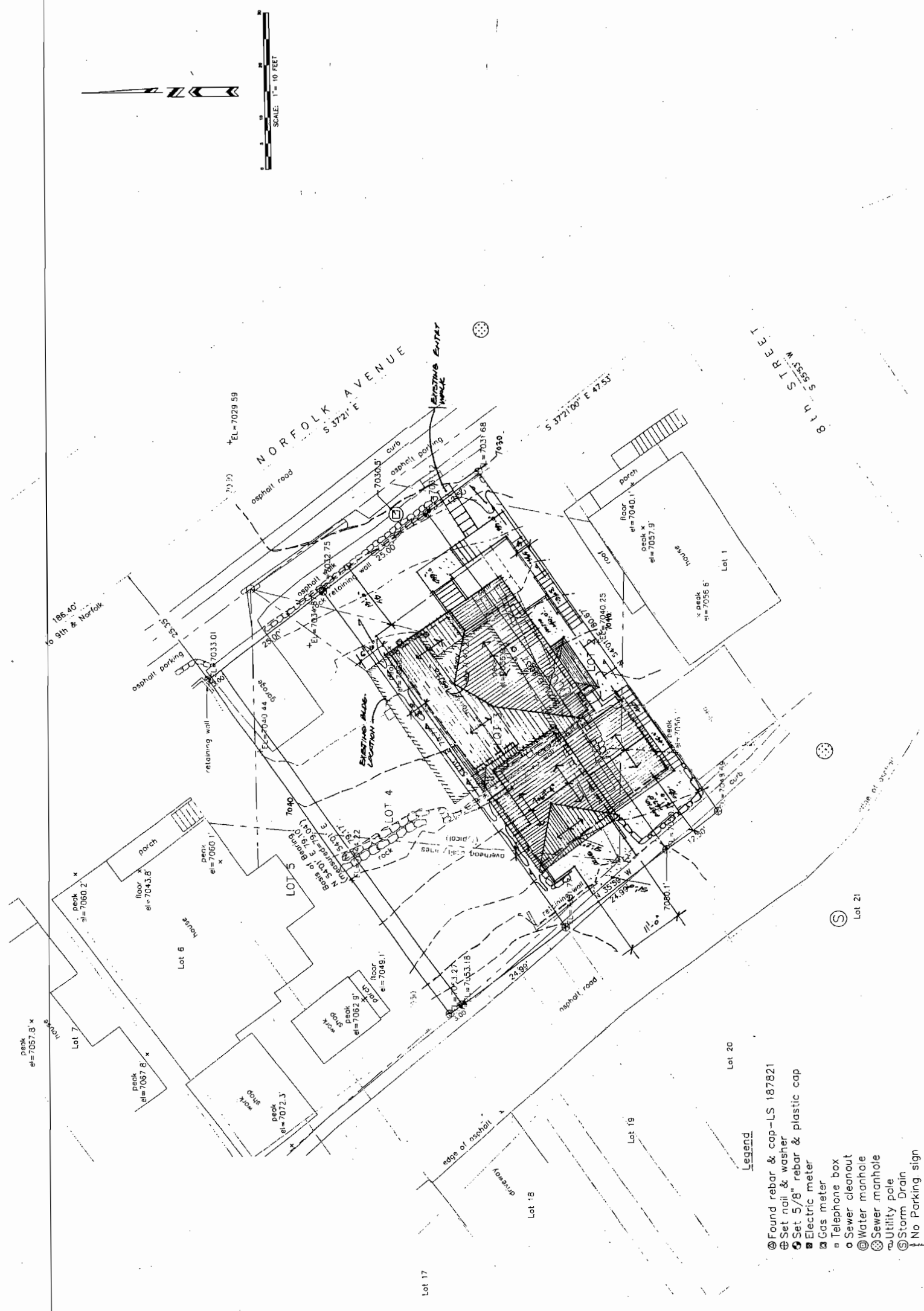
ROOM NUMBER	OFFICE	TO	WALL TYPE
FLOOR, POINT ELEV.	○		
CENTER LINE	⊕		
ROUND, DIA.	⊙		
CHANNEL	⌈		
ANGLE	∠		
DETAIL	⊕		
SECTION CUT, DETAIL	⊕		
BUILDING SECTION	⊕		
KEYED NOTES	⊕		
WINDOW TYPE	⊕		
DOOR NUMBER	⊕		
REVISION	⊕		
INTERIOR WALL ELEV.	⊕		

ABBREVIATIONS

AC	ACROUSTICAL	AC	ACROUSTICAL
ADD.	ADDENDUM	ADJ.	ADJUSTABLE
ALL.	ALLOWANCE	ALUM.	ALUMINUM
APPROX.	APPROXIMATE	B.W.	BUILDING WAYS
B.D.G.	BUILDING	B.L.K.	BRICK
C.I.	CAST IRON	C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING	COM.	COMPOSITE
CONC.	CONCRETE	CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS	CONT.	CONTINUOUS
DIA.	DIAMETER	DRG.	DRAWING
DIM.	DIMENSION	DTL.	DETAIL
E.A.	EXHAUST FAN	E.F.S.	EXHAUST FAN SYSTEM
E.L.E.	ELEVATION	E.L.E.	ELEVATION
ELEC.	ELECTRICAL	E.L.E.	ELEVATION
E.N.	EXISTING	E.N.	EXISTING
E.N.T.	EXTERIOR	E.N.T.	EXTERIOR
F.D.	FLOOR DRAIN	F.D.	FLOOR DRAIN

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX - ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2006 IBC AND OR 2006 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.



NOV 05 2010

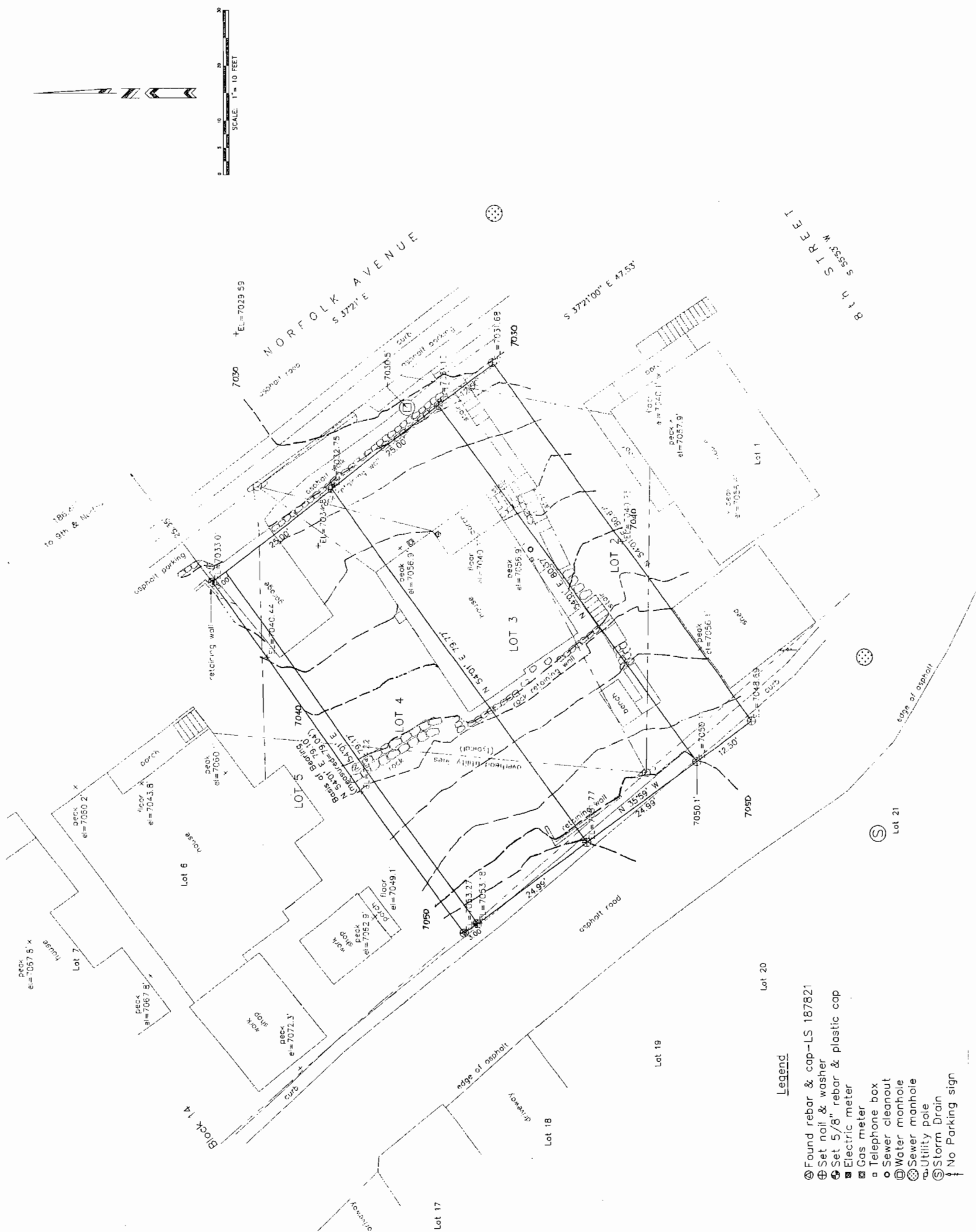
NOTE: ALL NEW UTILITIES TO BE PLACED UNDER EXISTING

SITE PLAN
SCALE: 1" = 10.00'

LEGEND
 --- EXISTING CONTOURS
 --- PROPOSED CONTOURS
 --- SURFACE DRAINAGE

- Legend
- ⊙ Found rebar & cap-LS 187821
 - ⊕ Set nail & washer
 - ⊗ Set 5/8" rebar & plastic cap
 - ⊛ Electric meter
 - ⊠ Gas meter
 - ⊡ Telephone box
 - ⊞ Sewer cleanout
 - ⊕ Water manhole
 - ⊗ Sewer manhole
 - ⊞ Utility pole
 - ⊙ Storm Drain
 - ⊞ No Parking sign

Snyder's Addition to the Park City Survey, Block 14, the North Half of Lot 2, all of Lots 3 & 4 and the South 3 feet of Lot 5



NARRATIVE

1. Survey requested by: Jeff Love.
2. Purpose of survey: locate the deed description, improvements and topographic relief.
3. Basis of survey: found property monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Guggeli, Inc. Recorded as Entry No. 197785 in the office of the Summit County Recorder. Subdivision of Block 14 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: May 5, 2010 and June 2, 2010.
5. Property monuments set or found as shown.
6. Located in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of Snyder's Addition to the Park City Survey for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. See the previous surveys of the North line of the property recorded as Survey File No.'s S-2825 and S-4567 in the office of the Summit County Recorder.
10. Elevations are based on an elevation of 7028.32 feet at the Street Monument at the intersection of 9th & Norfolk, from the Park City Monument Control Map, Sheet 2.

LEGAL DESCRIPTION

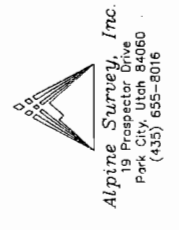
811 Norfolk Avenue (SA-138) The North 1/2 of Lot 2 and all of Lots 3 and 4, Block 14, Snyder's Addition to Park City. Together with, Beginning at the northeast corner of Lot 4, Block 14, Snyder's Addition to Park City and running thence South 54°01' West, 79.17 feet to the northwest corner of said Lot 4; thence North 35°59' West, 3.00 feet; thence North 54°01' East, 79.10 feet; thence South 37°21' East, 3.00 feet to the point of beginning; all Lots containing a total of 5232.6 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.



Sept 7, 2010 Date
J.D. Galley License #359005



NOV 05 2010

PLANT SCHEDULE

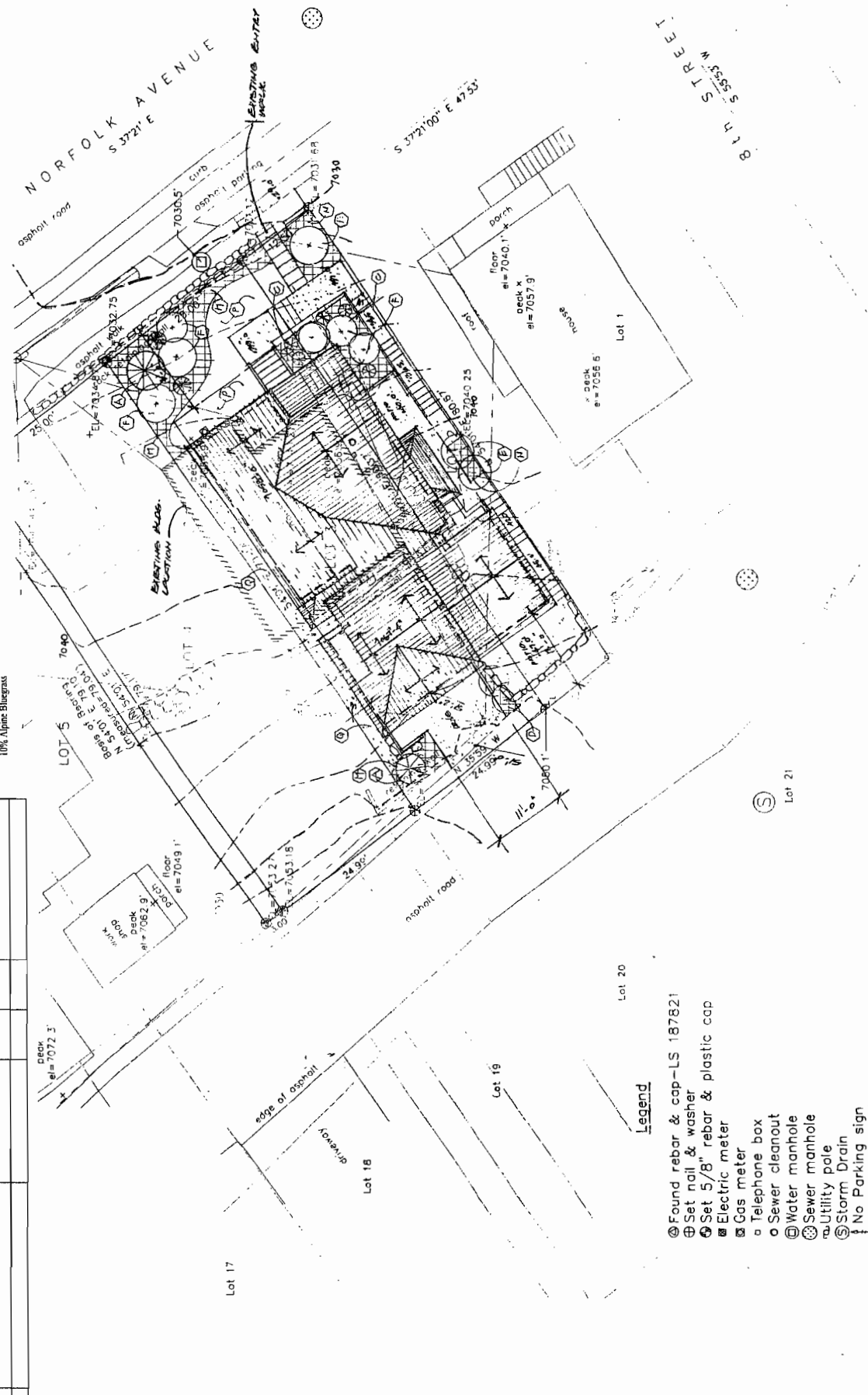
TREES AND SHRUBS		SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
CONIFEROUS TREES						
(A)	ABIES CONCOLOR	WHITE FIR	6'-8"	12'-0" C.		
(B)	PICEA PUNGENS	COLORADO BLUE SPRUCE	6'-8"	12'-0" C.		
(C)	PINUS MUGO MUGOIS	DWARF MUGO PINE	5' GAL.	3'-0" C.		
DECIDUOUS TREES						
(D)	ACER GLABRUM	ROCKY MTN. MAPLE	3" DIA.	3'-0" C.		
(E)	ALNUS TENUIFOLIA	THINLEAF ALDER	3" DIA.	6'-0" C.		
(F)	ASPEN		3" DIA.	6'-0" C.		
SMALL FLOWERING & NATIVE TREES & SHRUBS						
(G)	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	3" DIA.	8'-10" C.		
(H)	QUERCUS GAMBELLI	GAMBEL OAK	3" DIA.	6'-0" C.		
SHRUBS						
(I)	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN	
(J)	CORONIS SERICEA "BAILEY"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN	
(K)	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN	
GROUND COVER						
(M)	PACHYSTIMA CANBYI	DWARF MTN. LOVER	4" POTS	12" O.C.		
(N)	PACHYSTIMA MYRSINIFOLIA	MOUNTAIN LOVER	4" POTS	12" O.C.		

PERENNIAL PLANTING & HYDROSEEDING PALETTE

SYMBOL	KEY #	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
(1)			CAMPANULA ROTUNDIFOLIA	BELLBELLIS	1 GAL.	12"-18" O.C.	
(2)			AQUILEGIA CAERULEA	COLUMBINE	1 GAL.	12"-18" O.C.	
(3)			ERIGERON FLAGILLARIS	TRAILING DAISY	1 GAL.	12"-18" O.C.	
(4)			CENTAUREA DEALBATA ROSEA	BACHELOR BUTTON	1 GAL.	12"-18" O.C.	
(5)			GALLARDA ARISTATA	BLANKET FLOWER	1 GAL.	12"-18" O.C.	
(6)			GALLARDA GRANDIFLORA	BURGUNDY BLANKET FLOWER	1 GAL.	12"-18" O.C.	
(7)			LUNUM LEWISII	DWARF BLANKET FLOWER	1 GAL.	12"-18" O.C.	
(8)			LUNUM FLAVUM COMPACTA	BLUE FLAX	1 GAL.	12"-18" O.C.	
(9)			DROUGHT TOLERANT FESCUE	SHEEP FESCUE	1 LB/1500 SF	HYDROSEED	+3000 SQFT AREA
(10)			NATIVE GRASS SEED MIX (REV. VEG. MD)	YELLOW FLAX	1 LB/1500 SF	HYDROSEED	SEE SEED MIX BELOW

The seed mix below shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10' x 10' area. If coverage does not reach 80% reseed must occur. Apply at a rate of 80 lbs./acre on the following percentages:

- * NATIVE GRASS SEED MIX
 - 20% Crested Wheatgrass
 - 20% Streambank Wheatgrass
 - 20% Poaceae Wheatgrass
 - 20% Mountain Bromegrass
 - 15% Mountain Ryegrass
 - 10% Indigo Ryegrass
 - 10% Alpine Bluegrass
- * In addition, add 10 lbs./acre each of Limnaea lewisii and Penstemon
- * Exempt with native grass seed mixture.



- #### Legend
- ⊕ Found rebar & cap-LS 187821
 - ⊕ Set nail & washer
 - ⊕ Set 5/8" rebar & plastic cap
 - ⊕ Electric meter
 - ⊕ Gas meter
 - ⊕ Telephone box
 - ⊕ Sewer cleanout
 - ⊕ Water manhole
 - ⊕ Sewer manhole
 - ⊕ Utility pole
 - ⊕ Storm Drain
 - ⊕ No Parking sign

LANDSCAPE PLAN

SCALE: 1/4" = 10'-0"

DATE: 11-5-10
 PROJECT NUMBER: 1100500-001000-00
 SHEET NUMBER: 1100500-001000-00-1

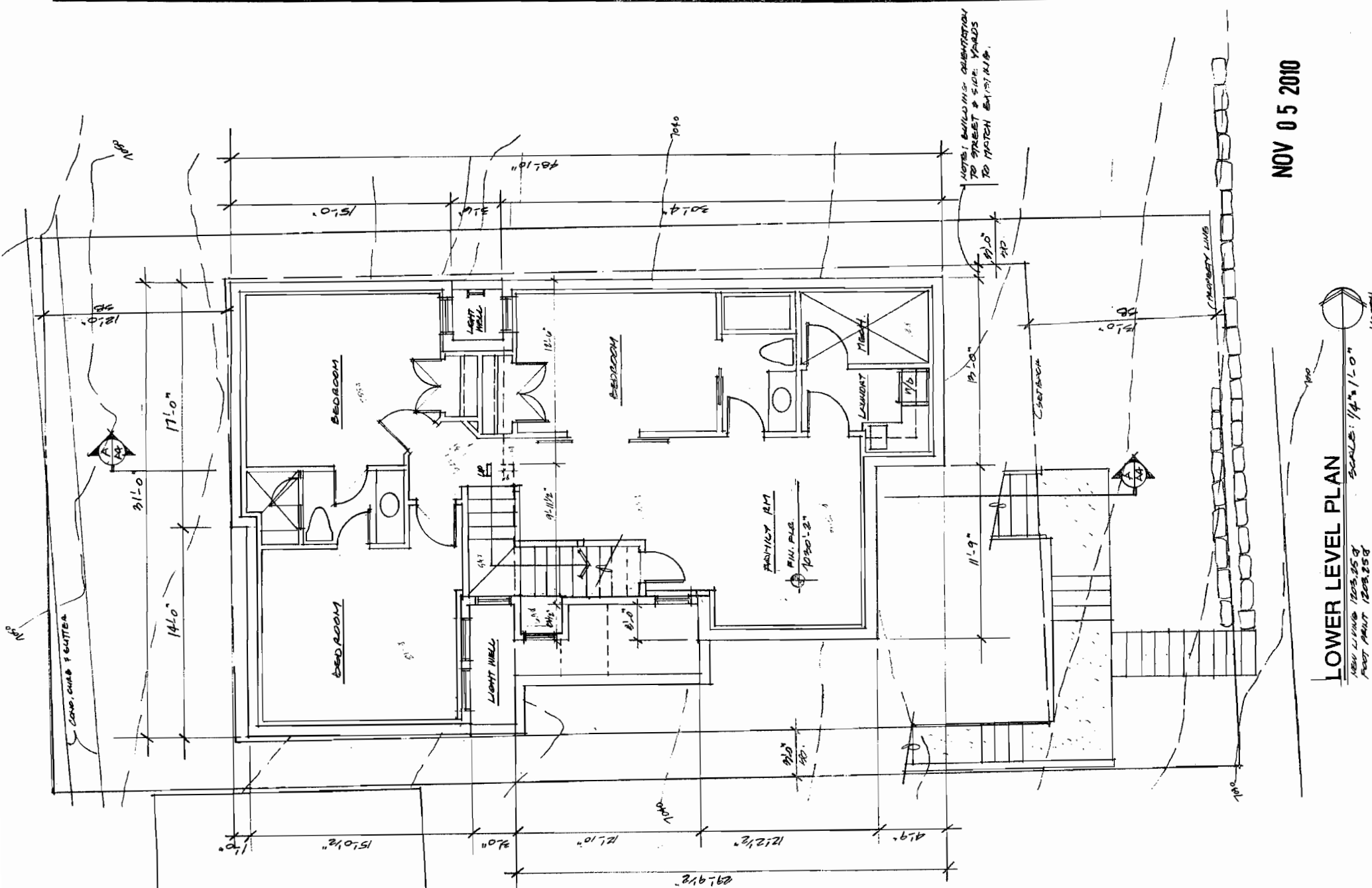
NOV 05 2010

Jonathan DeGray Architect
 P.O. Box 1674 814 Main Street Suite 302 Park City, Utah 84002
 Tel: 435-648-1283, Fax: 435-648-1284, Email: jon@jndgray.com

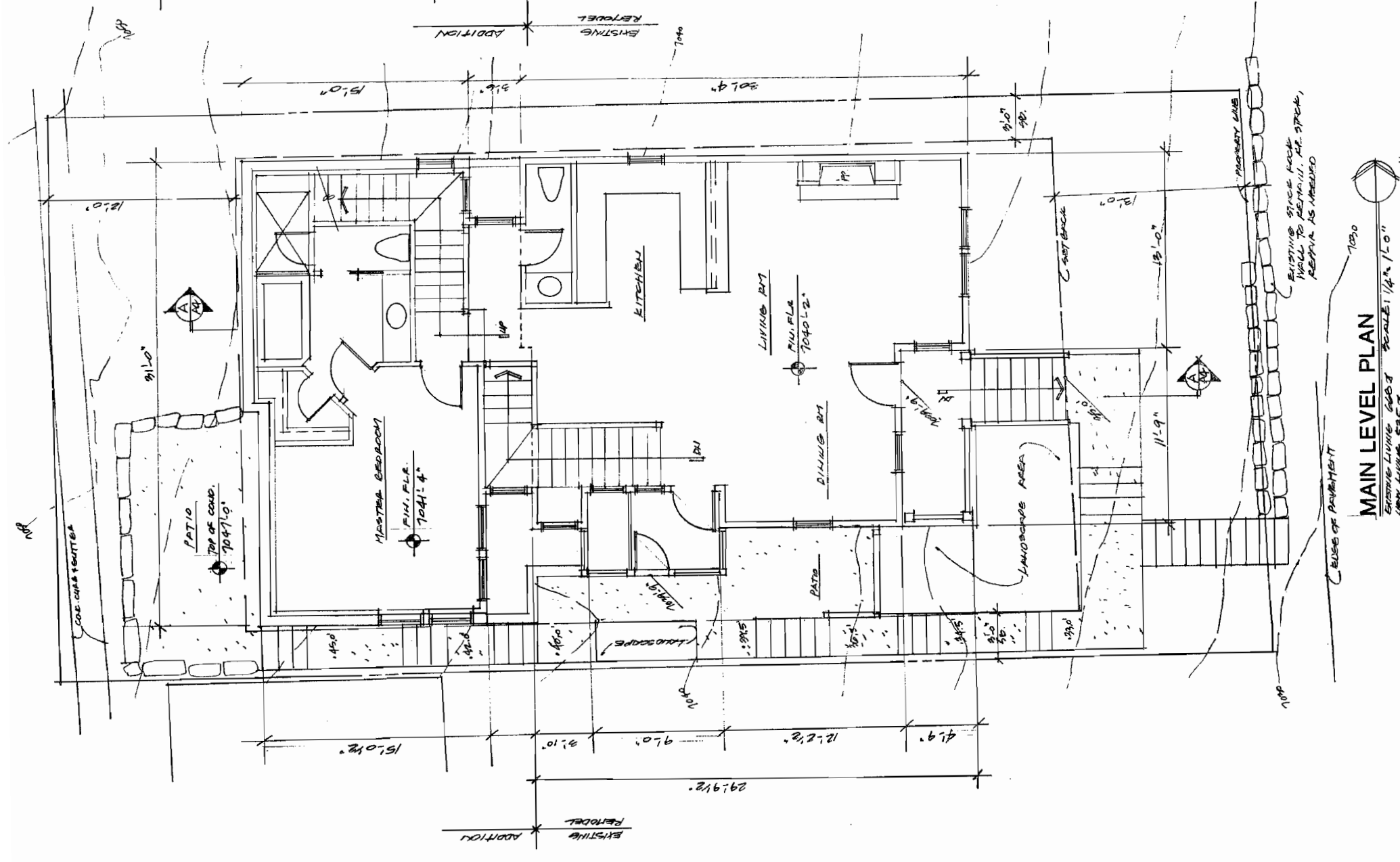
HISTORIC RENOVATION & ADDITION
 LOVE RESIDENCE
 811 NORFOLK AVENUE, PARK CITY, UTAH

LANDSCAPE PLAN

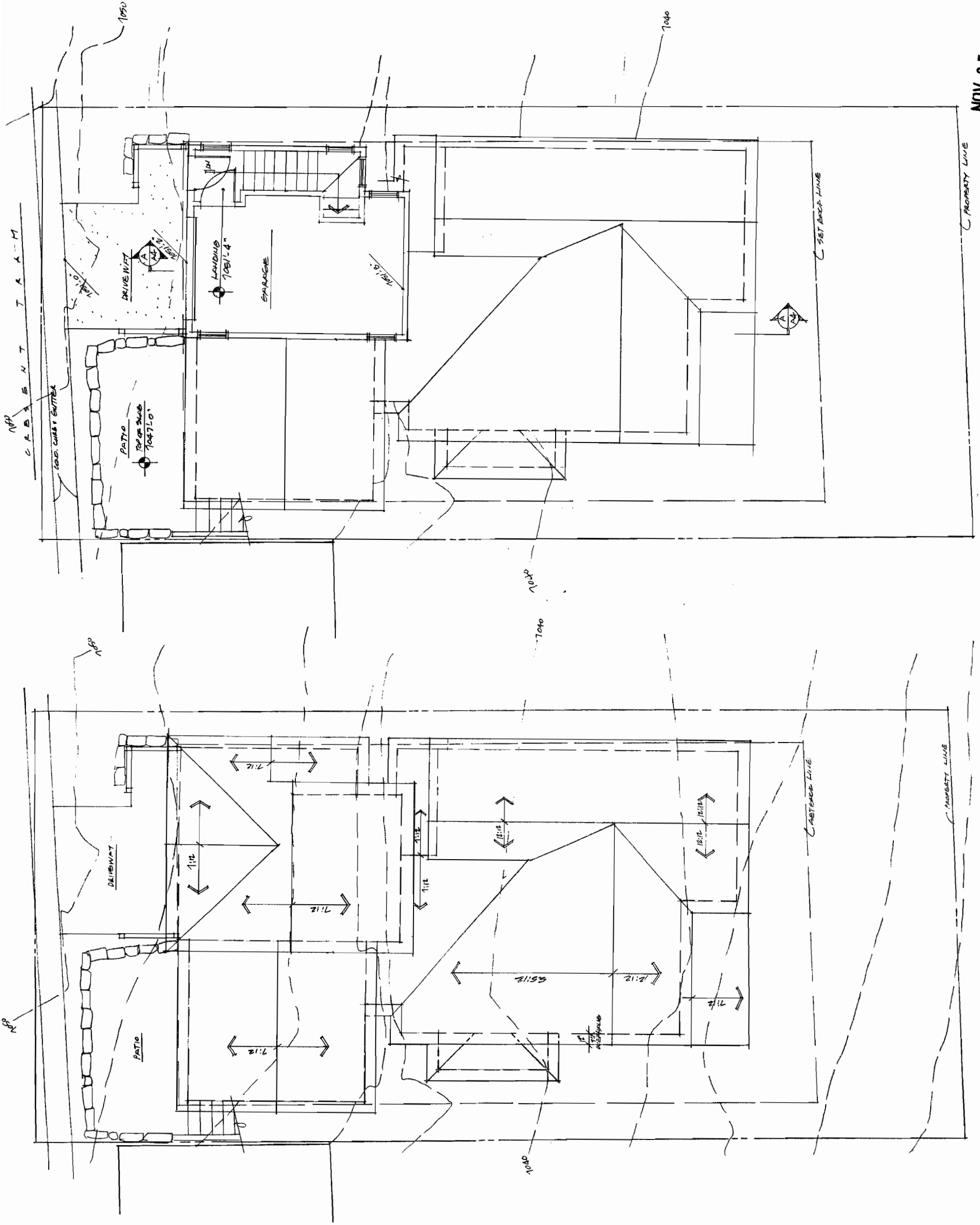
L-1



NOV 05 2010

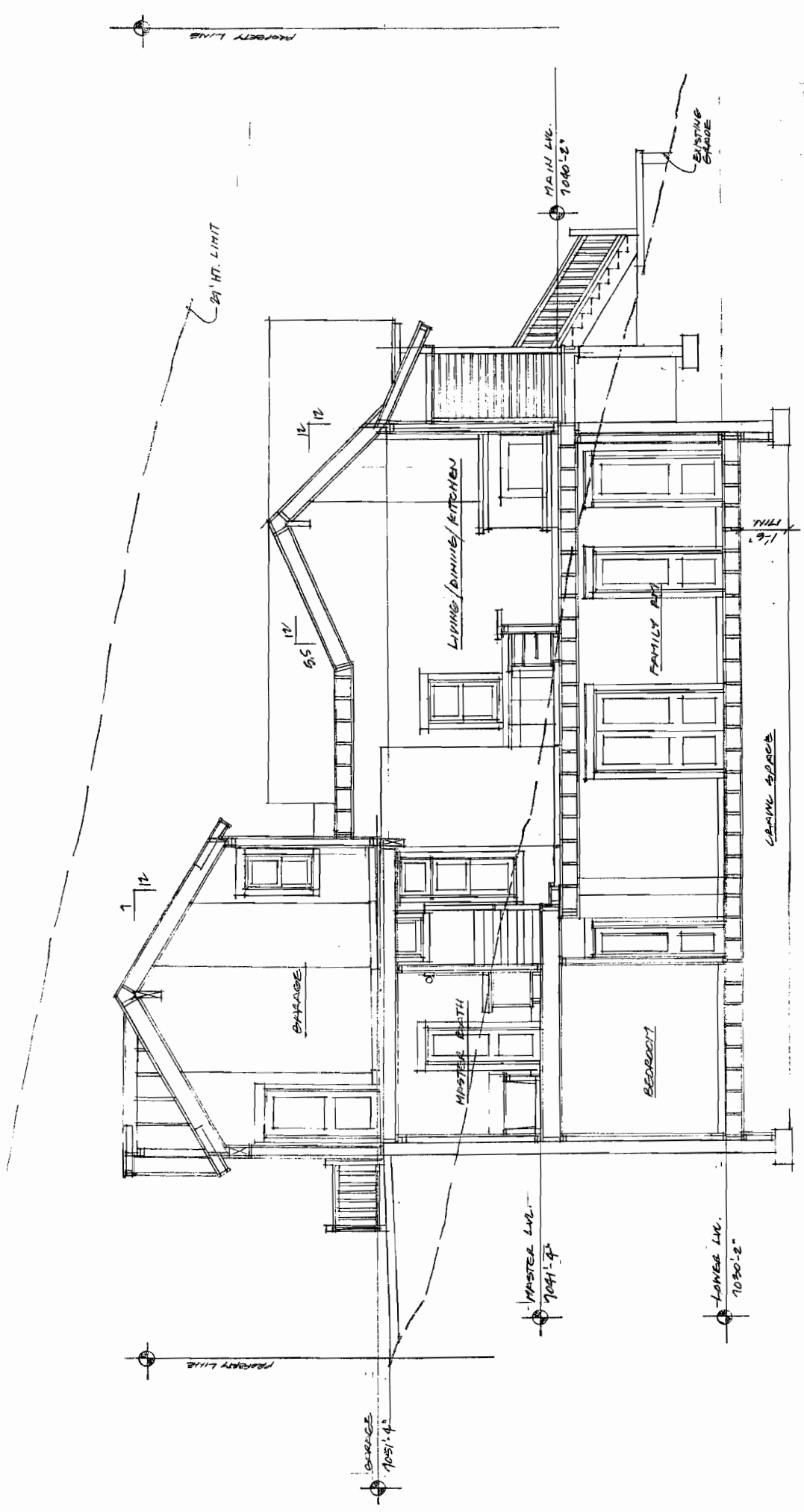


NOV 05 2010



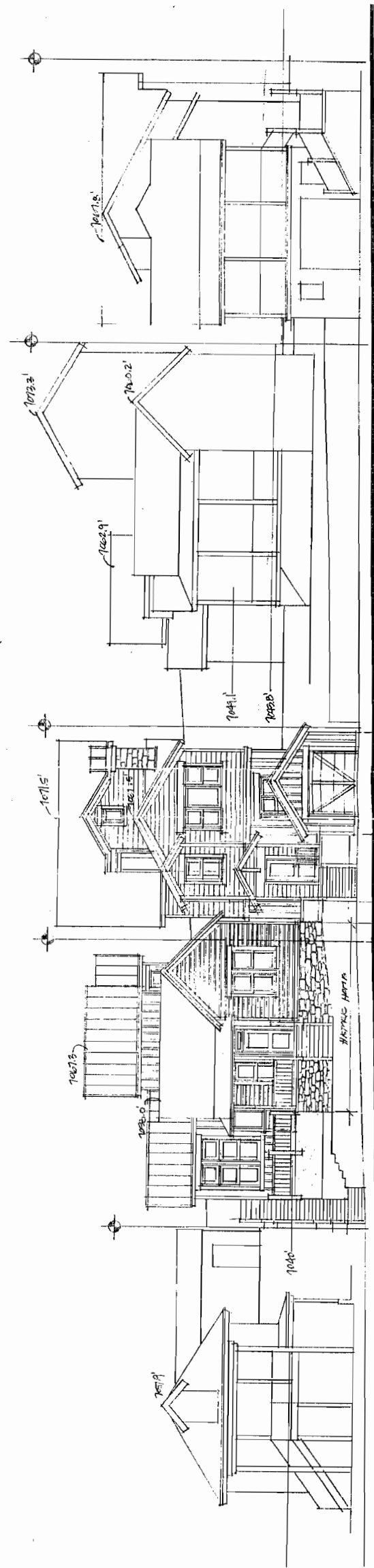
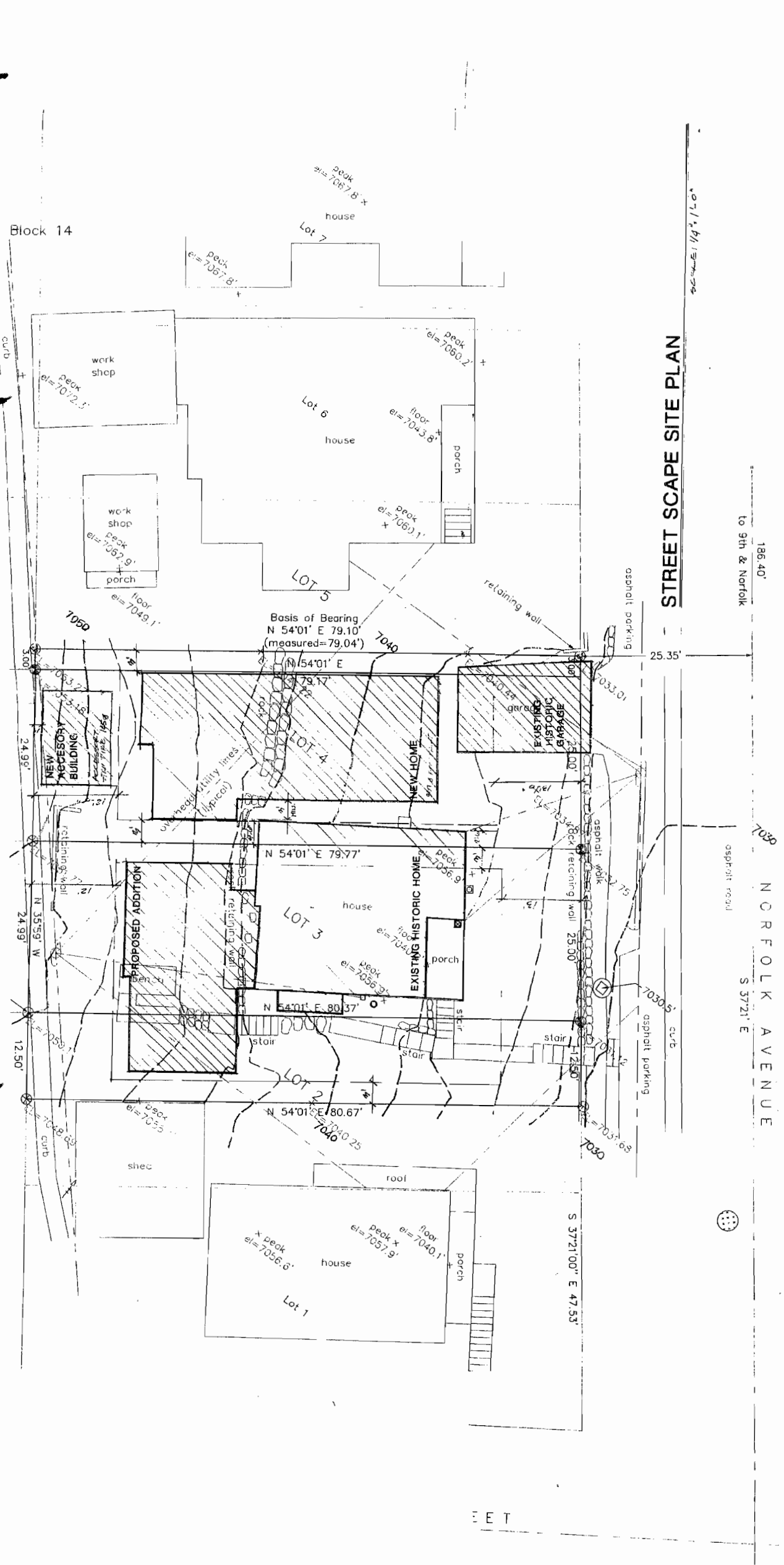
UPPER LEVEL PLAN
LIVING AREA 715 sq
GARAGE AREA 236.5 sq
SCALE: 1/4" = 1'-0"
NORTH

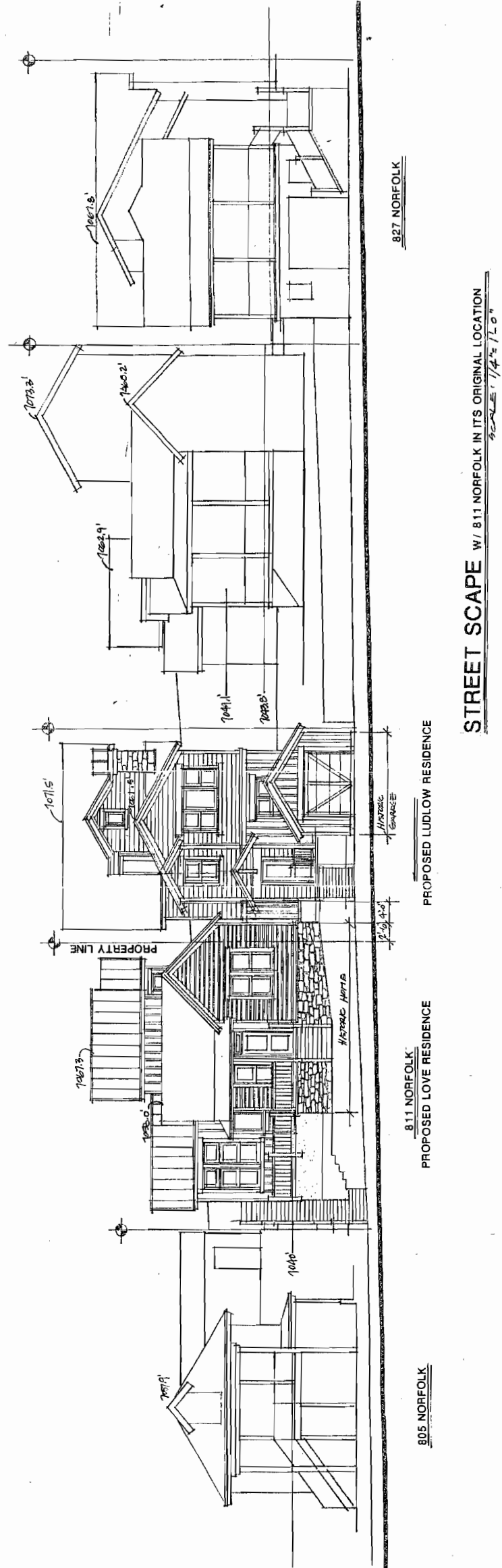
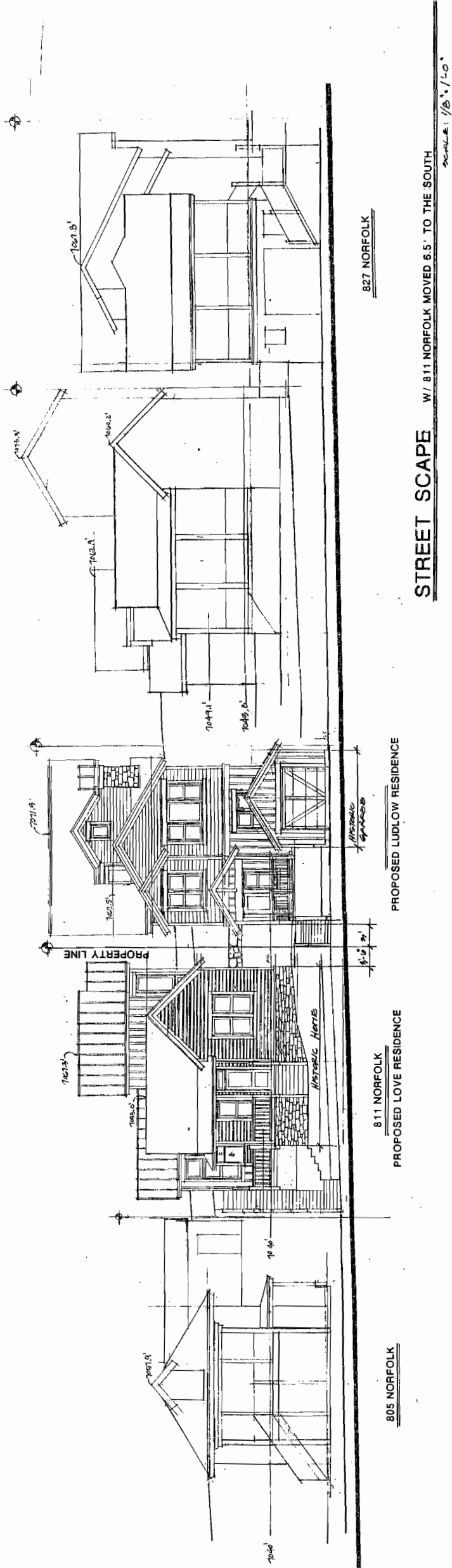
ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH

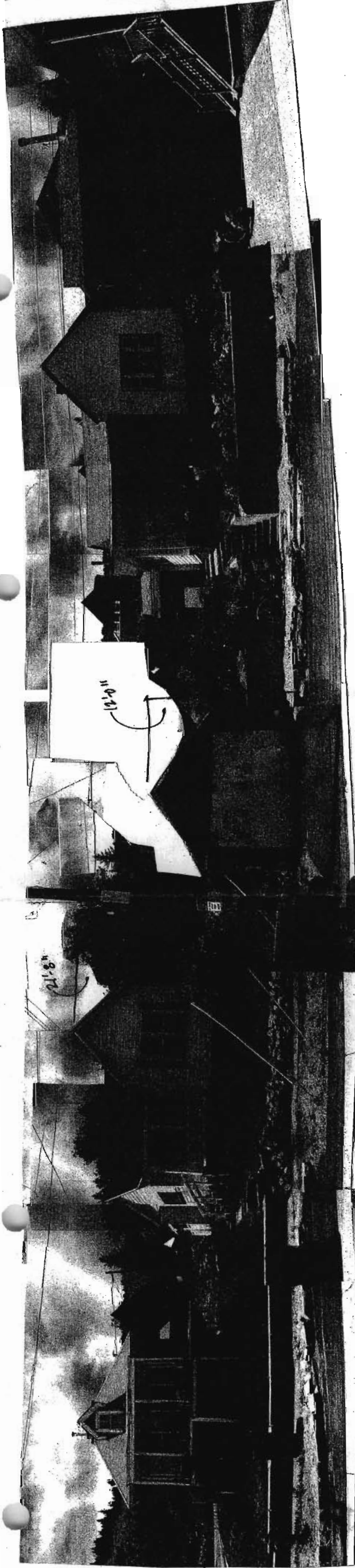


OCT 06 2010

SCALE: 1/4" = 1'-0"
BUILDING SECTION
 A
 A4







↑ 811 NORFOLK AVE.

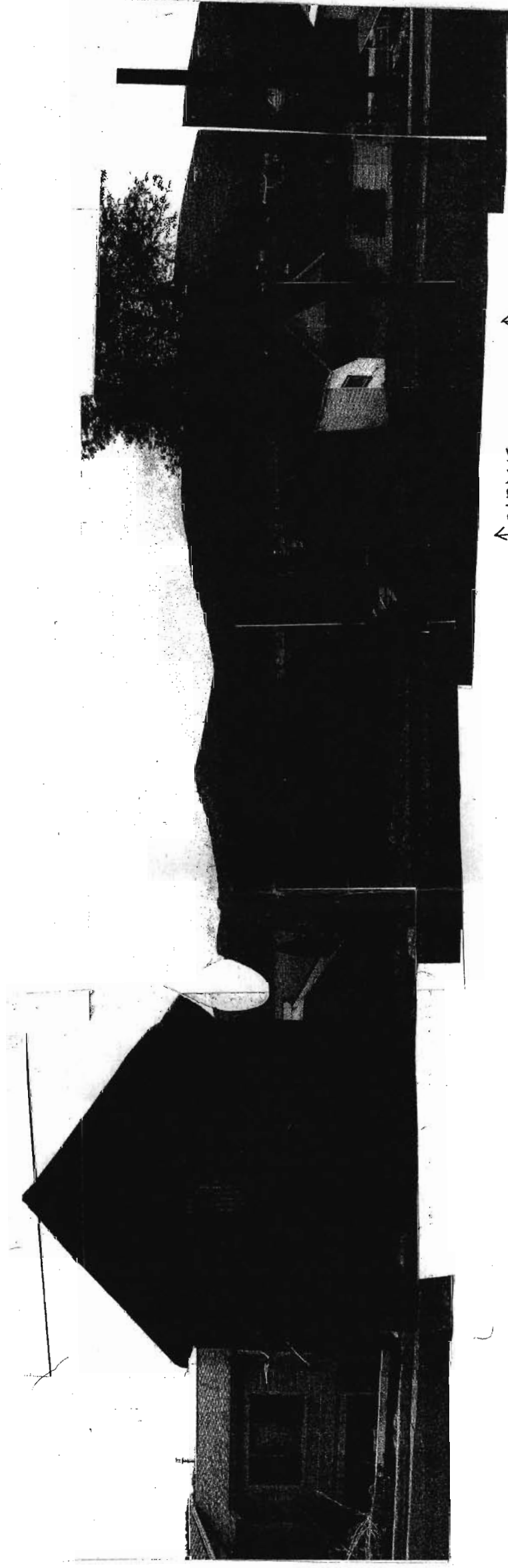
FRONT - EAST STREETSCAPE

NO SCALE - STREETSCAPE TO ILLUSTRATE RELATIVE HEIGHTS OF ADJACENT STRUCTURES

↑ GARAGE



REF. NO. 124487-0301



↑ GARAGE

REAR - WEST STREETSCAPE

NO SCALE - STREETSCAPE TO ILLUSTRATE RELATIVE HEIGHTS OF ADJACENT STRUCTURES

↑ 811 NORFOLK AVE.

JEFF LOVE - 811 NORFOLK AVE
 PARK CITY, UTAH 84000
 435-602-0138



PROJ. NO. 57-124481-0301

FIELD NOTES

AS-BUILT DRAWING OF
DESIGN REVIEW

FOR
CLIFF LOVE
2111 NORFOLK AVE.
PARIS CITY, UTAH
84060

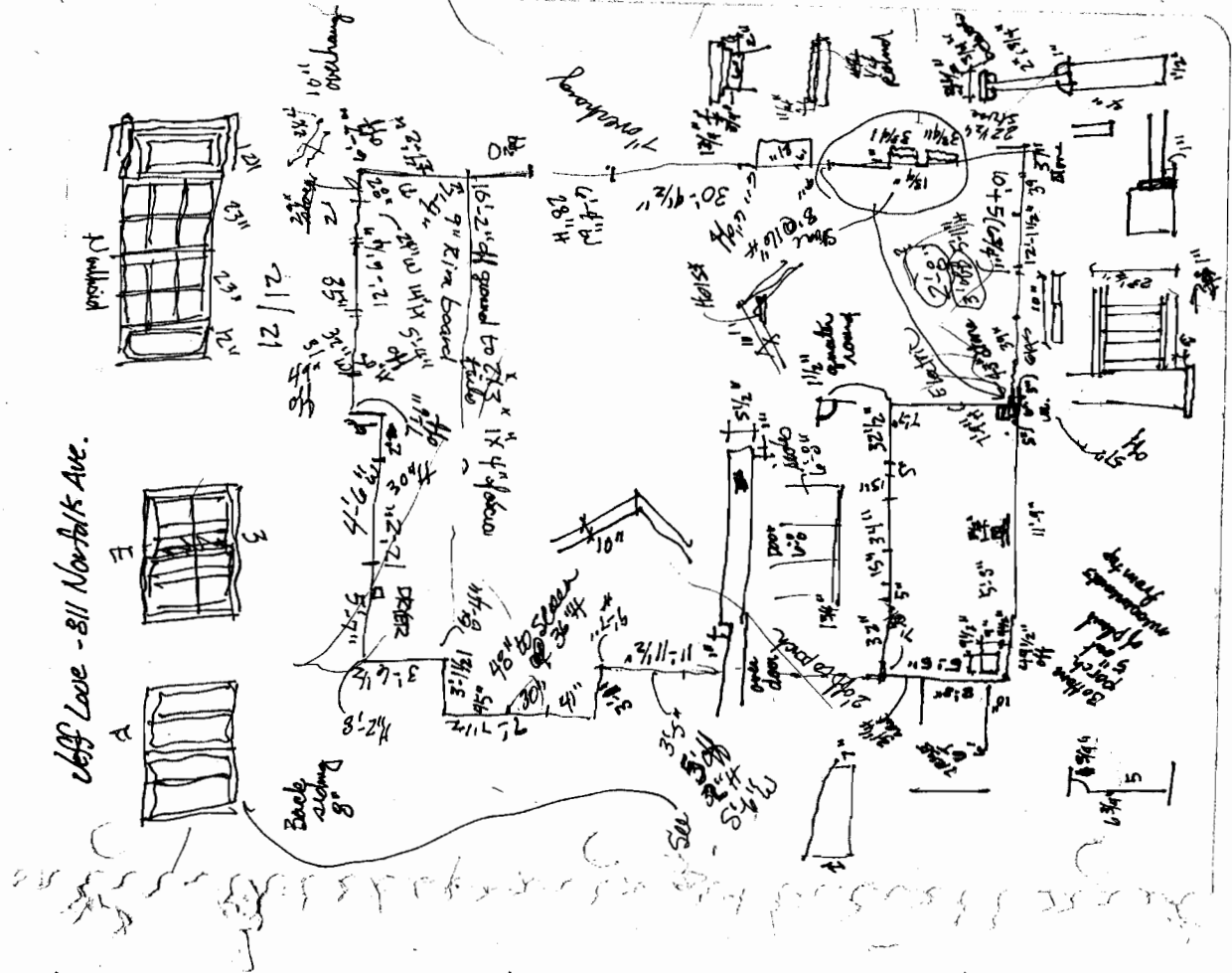
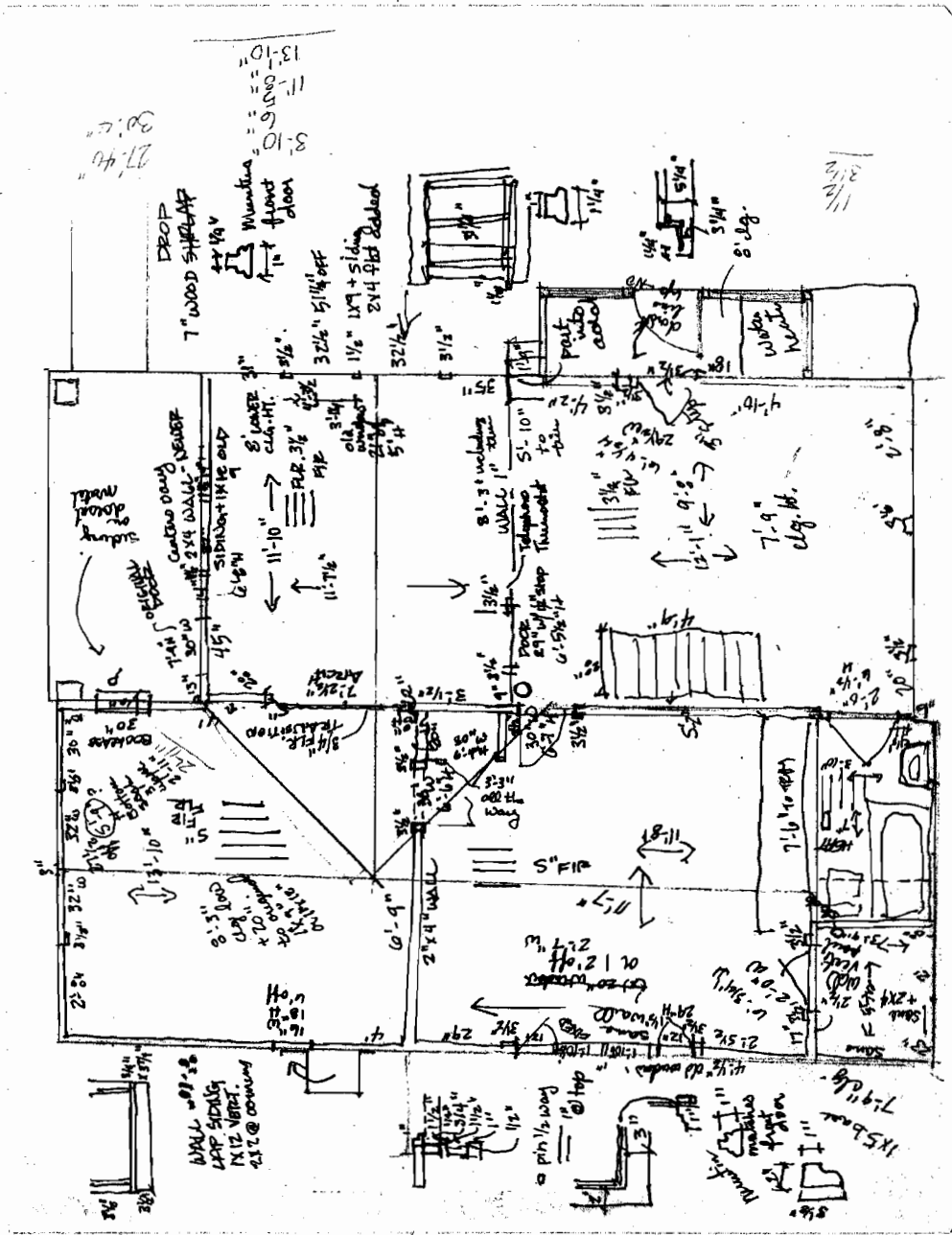
435-602-0138

ARCHITECT

SANDRA S. HATCH
2111 MICHIGAN AVE.
SALT LAKE CITY, UTAH
84105

801-416-3494

6



PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE ° PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060 ° (435) 615-4906 FAX

PARK CITY

PHYSICAL CONDITION REPORT
For use with the *Historic District/Site Design Review Application*

For Office Use Only

PROJECT PLANNER Katie Cattan

APPLICATION # PL-10-01086

DATE RECEIVED _____

PROJECT INFORMATION

HISTORIC SITE? NO YES: LANDMARK SIGNIFICANT DISTRICT: HRM

NAME: Jeff Love Residence

ADDRESS: 811 Norfolk Ave.

Park City, Utah 84060

TAX ID #: SA-138 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

CONTACT INFORMATION

NAME: Jeff Love

PHONE #: 435-602-0138 FAX #: _____

EMAIL: grandloveshack@msn.com

Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

Digital photographs must be included with this report. Low-resolution digital photographs should be inserted into the document to illustrate the written descriptions and high-resolution photographs should be submitted on a disk. Specifications for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions.

Describe the existing feature(s) and condition:

The property slopes approximately twenty feet (20'-0") from the west to the east over an 80'-0" distance. A series of three (3) retaining walls provide relatively flat areas at the front of the house, at the side entry and at the rear of the house. See retaining wall section for complete descriptions.



811 Norfolk Ave. Park City, Utah Site Survey



West to east topography

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates.

Describe existing feature(s) and condition:

There is no significant planting. There is a large tree northwest of the house. The landscape is mostly grass and stone. The lilac bush doesn't appear in the historic tax photograph. The concrete and wood paths appear to have been altered over time. The original front stairs came up the middle of the porch and have consequently been moved. As evident in the historic tax photo there was an opening in the front retaining wall and a path extending to the front steps. This opening and path are no longer evident. The various paths up the south side of the house are in dangerous disrepair having suffered the uplifting effects of snow, freeze-thaw, or water.



1937 Historic Tax Photo

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Tree northwest corner of property



Paths up south side of house

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

The retaining walls are functional (retain soil) rather than being decorative (retaining soil not primary purpose).

The front, east, rubble stone retaining wall appears in the historic photos. It has been modified since the 1937 tax photo which shows a break in the wall for a front entry. The opening was closed and moved to the south-front side of the house. There is no historic evidence when this change occurred. The dry stack stone wall is 30" high at the south side where the paths begin to 12" on the north side of the property near a garage. Most of the wall is still retaining and stable.

The rear, west, rubble stone retaining wall runs 2'-0" away from the rear of the house providing a flat area behind the house and around to the south side entry. This retaining wall extends across the remainder of the site to the north and dies into the ground. This wall is 36" high on the southwest corner and 24" high at the northwest corner. Although the soil remains retained the stones are falling down. There is some #4 rebar added to try to stabilize the stone.

The upper retaining wall only partially extends across the rear property. This retaining wall has higher concrete content than the other retaining walls. This is most likely the foundation of an outbuilding or garage. The Sanborn maps indicate that there was an outbuilding at this location. There is also evidence in the wall that there were joists imbedded in the concrete.



1937 Historic Tax Photo-front east retaining wall

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



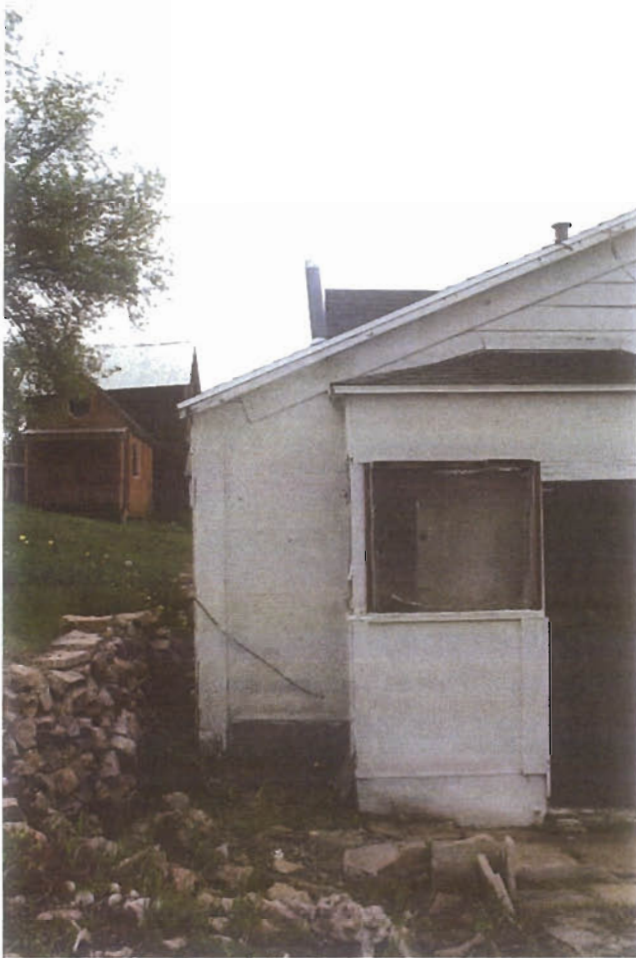
Retaining wall at front-east elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Retaining wall behind house north to south

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

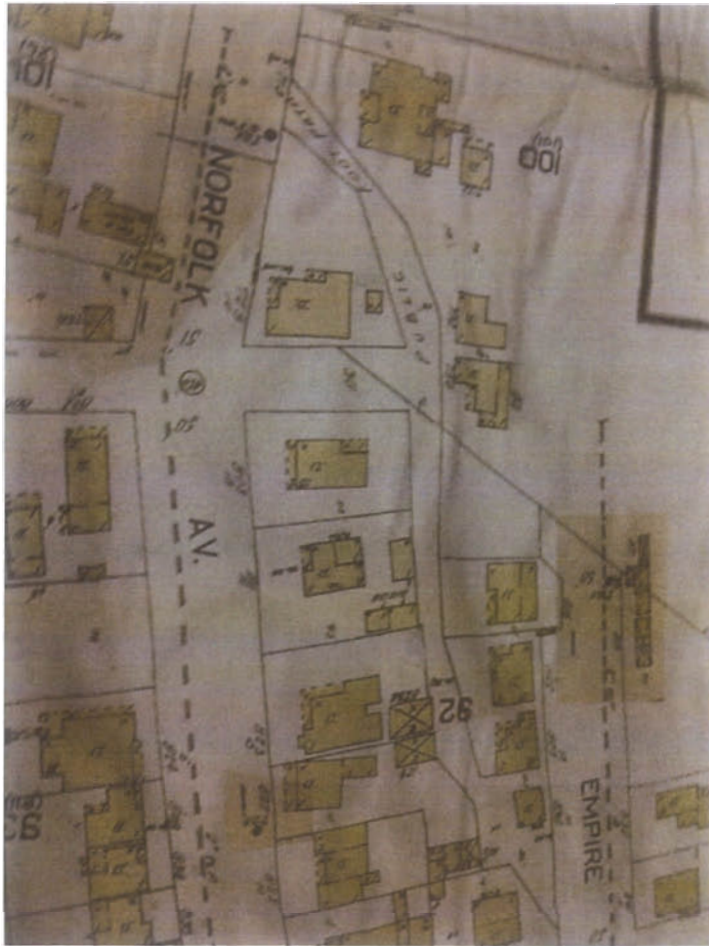


Retaining wall at rear of house south to north



Retaining wall at top west side of property

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Sanborn map showing outbuildings on site- property right of Av.



Foundation wall possible cast in floor joist on left center of photo.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

Descriptions of on grade steps and paths were dealt with in section A-2 Landscaping.

There are two historic photographs of the front staircase. In the 1937 historic photograph, the wooden, front porch stairs are located on the front of the house, midpoint on the porch. In an earlier historic photograph the porch stairs appear to run adjacent to the northeast gable. There is no pictorial evidence in either photograph that there was a handrail on the stairs. The staircase has moved several times. The porch will be described more in a subsequent section but the porch is located at the apex of two 12/12 pitched roofs and has undoubtedly endured water and snow issues. The stairs have endured the results of the weather related issues and has probably never held up very well.

The existing stairs approach from the south side of the porch. These wooden steps were added sometime after the 1968 Tax Assessment. There are 7 risers and 6 treads. The rise and run varies and the painted 2X4 steps are dangerously falling apart. The handrail is also constructed of 2X4's and is precariously attached.



1937 Historic Tax Photo- stairs on front of house

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Earlier (date unknown) historic photo-house right of center



Porch stairs-existing

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Porch stairs-existing

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

No fences on the property.

A.6. OTHER SITE FEATURES (SPECIFY): Outbuilding foundation see Retaining Walls

Describe the existing feature(s) and condition:

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features.

Describe the existing feature(s) and condition:

The roofing system is pretty simple. It is a traditional "T" shaped plan with a 12/12 pitched gable running east to west and an intersecting gable running north to south. This second gable has a 12/12 pitch on the southeast side and then extends with a +or- 7/12 pitch roof to the west. This roof extends over the kitchen. This portion of the roof wraps around at the same pitch to shed over the closet and bath. The roof sags over the kitchen indicating that the roof structure is over spanned and failing. The + or- 7/12 pitch porch roof is the most stable part of that structure although some construction detail at the overhang is missing giving the roof a less than finished quality. There is a small +or-7/12 hip roof over a south facing entry area.

The fascia on the gable roofs overhangs the wall by 7" the 2X4 roof framing extends to create the overhang. A 1X4 trim is placed at the end of the 2X4's. The 2x6 sheathing is used to create the soffit. The overhang in the rear is 10" and is created with extended 2X4's. There is no trim.

The entire roof has recently been redone. All the old roofing has been removed. New OSB sheathing was installed over the original 1X6 skip plank sheathing. There is new dark grey, architectural asphalt shingle. Considering the age of the construction, it can be assumed that there are (2) layers of 15# felt, ice and water shield at the overhangs and valleys, and metal drip edge at the fascia.

Turtle vents have been added on the north-side elevation and west-rear elevation near the ridge. These vents have been located so they are not visible on the front street façade. The furnace vent (west center), the toilet vent (northwest rear in front of the attic access door), and the water heater vent have all been sleeved into the new roofing. There are no other roof penetrations for bathroom or kitchen plumbing.

There is some evidence that there may have been a chimney on the north elevation about 8'-10" from the front of the house. The 1X4 trim at the fascia has been patched. There is no evidence in the attic and no evidence on the roof. The reroofing however would cover evidence of a chimney penetrating the roof. Historic photos all focused on the primary façade and no chimney is visible.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Southwest corner- Sag over kitchen in foreground. Venting



Northwest corner- Roof venting

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Intersection gable roof to shed roof on north elevation



Overhang at northwest rear elevation- Note metal drip edge

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Intersection porch roof and gable roof east elevation



OSB over historic (1911) skip sheathing

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Porch roof intersection with south gable



Change in 1X4 trim at ? chimney

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.2. EXTERIOR WALL - PRIMARY FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

True north as indicated on the site plan is at the northeast corner of the front elevation. For purposes of this discussion and clarity reference north is defined as extending from this northeast corner to the southwest corner at the rear of the house.

The primary façade, the façade facing Norfolk, is referred to as the west wall elevation. This elevation is 24'-9" in length. Right to left description of the façade: The 13'-0" long 12/12 pitch gable structure tops at 21'-8". The foundation is small 3-5" stacked stone. There is 3'-2" of stone foundation on the right and the ground slopes 5" to reveal 3'-7" of stone on the left. The stone on this elevation has been painted red. The walls extend 11'-7" above the foundation. There is 1X4 painted, wood, vertical trim at both ends. The wall is sided with 7"-8" (varies in different locations) painted, wood, drop siding. The siding terminates with 1X10 painted, wood trim. The fascia is a painted 1X4. There is what appears to be a hoist structure at the ridge. There are two 2'-8"W X 6'-0"H painted, wood, double hung, 2 over 2 windows centered below the ridge of the gable and 6'-1" off the ground. The gas meter and the shutters at the windows are elements not original to this part of the façade. The wood shutters appear in the 1937 tax photo however, there is no gas meter. Addition of the gas meter does not show up on tax assessments indicating that the gas line and meter was added at a much later date. Gas was most likely a modern addition when the furnace was added. The electrical service does not have a mast and drops on the upper left corner of the gable.

Adjacent to the gable structure described above is the front porch. There is an extra wide double wall at the intersection of these two elements measuring 9". The porch itself extends east of the gable approximately 3" and is 5'-0" X 11'-9". The porch will be described in detail in a subsequent section. The front door entry is in the wall that forms the west side of the porch is 11'-9" long and 7'-9" high. There are two 1'-2" X 6'-7" sidelights on either side of the 2'-8" X 6'-8" door. The left sidelight is 2'-5 1/2" from the southeast corner and the right sidelight is 4'-1/2" from the northeast corner. The drop siding on the wall is inconsistent with the siding that occurs on the north 5'-0" wall indicating changes in the location of the door. Interior investigations and a historic photograph show the front door located closer to the north corner of the porch. The windows and doors will be further described in the sections dealing with those elements.



East Elevation in early historic photo

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



East Elevation 1937



Existing East: Elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Double wall between gable and porch

B.3. EXTERIOR WALL - SECONDARY FAÇADE 1 - Describe the exterior facade including additions, materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

The north side elevation extends east to west 30'-4". The northeast corner continues the 3-5" stone foundation starting at 1'-10 1/2" high and continuing to height of 6" at a distance 8'-10" from the corner. This stone is very loose and has been covered with painted galvanized sheet metal, as has the entire foundation on this elevation. The wall at the northeast corner is 10'-9" above the foundation. There is a painted, wood, vertical 1X4 at this corner. 7" horizontal, painted wood drop siding extends uninterrupted for approximate 8'-10". At this two things happen on the elevation: 1) At the foundation there is a 1'-9"w X 1'-7"d X 6"h concrete pad. The concrete extends in 9" in one direction and 6" in the other when the concrete pad meets the foundation. 2) 6'-0" above the foundation with the dimensions 16"w X 18"h, the siding has been patched over an opening through the wall. Although there are no historic views of this elevation the above evidence indicates that a stove vented through the wall at this location. The concrete pad may have been part of a chimney structure.

The east/west gable portion of the north elevation slopes 1'-10" in 25'-10 1/2". The drop siding isn't straight and could indicate the replacement of siding that has been damaged. At the northwest corner the gable structure ends and there is a 4'-5 1/2" shed roofed structure 7'-0"h. The drop siding continues and ends in a 1X4 painted, wood, vertical trim.

There is one window group on this elevation 7'-2" from the northwest corner 5'-9" off the ground. There are four parts to this window (described later) (2) 12"X2'-5" casement window flank (2) 2'-0"X2'-5" fixed windows. Centered on this window is evidence that there

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was a single window originally at this location. The siding has been filled in on the outside and the original sill and jamb can be seen on the inside.



North Elevation



Concrete pad/foundation North Elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Evidence of original window

B.4. EXTERIOR WALL - SECONDARY FAÇADE 2 - Describe the exterior facade including additions, materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

The west elevation extends 25'-1 ½" north to south. This entire elevation is located 30"-36" below a retaining wall approximately 2'-0" west of the elevation. There is a relatively flat area between the wall and stone retaining wall. Exterior and interior measurements indicate that the floor line on the north corner is 9" below grade. The wall height at the north corner is 7'-0" and the wall height at the south end of the elevation is 8'-2".

A triangular end of the east-west gable is visible on this elevation. A 2'-0" wX3'-6" h attic access door is in this gable end.

A 3'-1 ½" portion of the back porch entry is also visible on this elevation. It is 3'-6" east of the rest of the west façade. There is screen 48" off the ground and 36" high. There is painted tar paper over the wood siding on bottom portion of this part of this structure.

All the other walls on the west elevations have an 8" wavy profile siding applied to the wood siding. The composition of the siding material is unknown and should be tested for asbestos.

There are three windows on this elevation: 1) Fixed wood window located 2'-6" off the north corner 5'-4" off the ground and 2'-0" wX14" h. This window appears to have been added at a later date than 1911. It is trimmed differently and was not installed with the same craftsmanship. 2) 2'-11" south of the above window is the bathroom casement window located 4'-1" off the ground and 2'-8" wX30" h. 2'-8" south of this window the elevation jogs east 9". Interior change is between the bathroom and the kitchen. 3) The kitchen window is 2'-0" south of the jog. The window is a casement pair located 4'-1" off the ground and is 3'-10" wX30" h. All the windows are wood with wood painted trim.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



West Elevation

B.5. EXTERIOR WALL - REAR FAÇADE - Describe the exterior facade including additions, materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

The south elevation runs east to west 30'-9 1/2". This includes the 9" jog on the west elevation and a 3" overhang on the porch. The wall at the southwest corner is 8'-2", the wall height of the screened back porch is 8'-0" with a 4" concrete slab, the ground slopes to the east beyond the porch, the wall height at the east side of the gable is 13'-0" including a 2'-0" wood foundation knee wall and the wall height at the east end of the porch after a 2' drop is 12'-7" including a 4'-1 1/2" foundation.

The wood siding on the wall from the southwest corner to the screened back porch has been covered with painted tar paper. The screened back porch siding has also been covered with painted tar paper. The screened back porch has two screened section 48" off the ground and 36"h. There is a raised paneled wood door centered between the screens. This door is 30"w and 6'-4 1/2"h.

The painted tar paper continues around the east side of the screened porch and across the gabled wall at a height of 10'-0". The 7" drop siding is visible above this height and extends to the top of the gable. The foundation in this area is covered with painted galvanized sheet metal. There is a double window on this wall 3'-2" from the southwest corner of the porch. The casement windows are 4'-3" off the foundation and 2'-8 1/2" w X 2'-7"h with single muntin dividing each window. The same wooden shutter have been added to these windows. There is evidence on the interior that this window replaced a single original window.

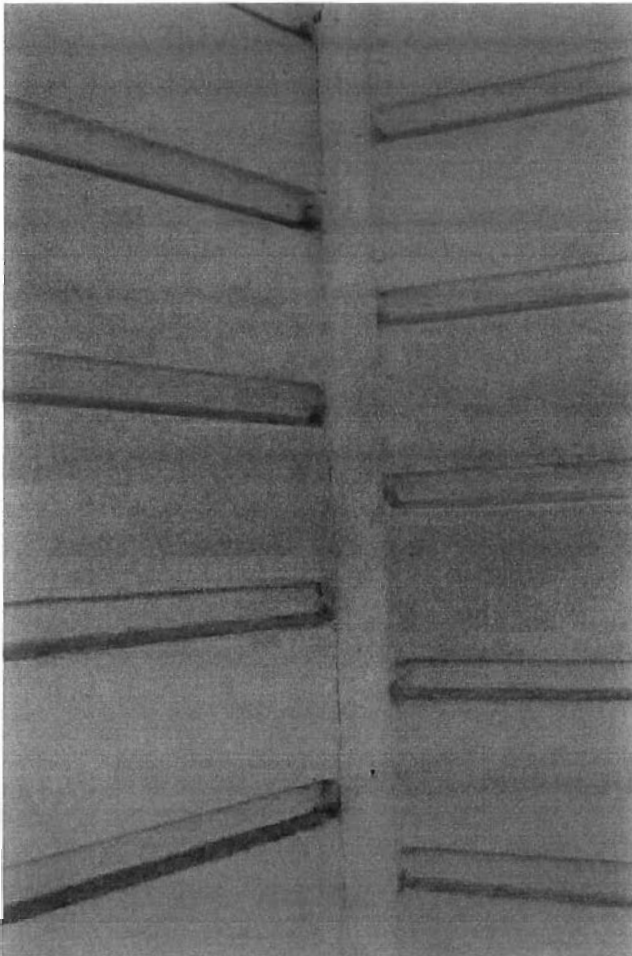
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

The porch stair has been previously discussed and the porch will be described in another section. The south wall of the porch has painted wood 7" drop siding. There is a large vertical 1 1/2" vertical quarter round in the inside corner of this wall. The siding on the east wall and the siding on the south wall do not match up. This could be an indication that there have been modifications made to this area or the original craftsmanship was lacking. All the electrical circuit breaker, panel and meter occur on this south wall.



South Elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Inside Corner South Porch Elevation

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

See structural section for description of foundation.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

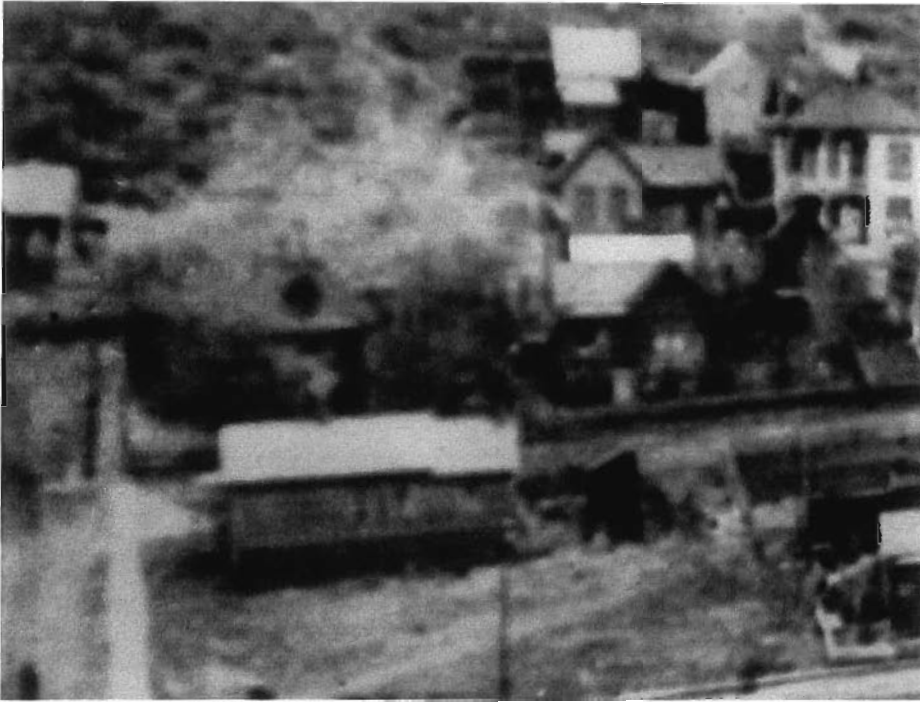
B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:



Porch in 1937-existing porch has been altered from this 1937 photo. In this photo there is a stone foundation which has been removed and replaced with wood and a variety of other material used to attempt to shore up the foundation. The wood stair has been moved from this front location to the south side. The 1937 stair has no railing. The columns in this photo are still on the existing porch as shown. There is no porch railing in the historic photo however, there is a porch railing on the existing porch. It is unknown when this railing was added. The porch roof has also been altered from the historic. The roof now is integrated with the west gable roof. Given the extent of alteration it appears that the porch has been almost completely rebuilt perhaps several times.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



This old photo is assumed to be taken close to 1911. This photo shows stairs in another location than shown in the 1937. In this photo the staircase is located all the way to the right of the porch adjacent to the gable structure. There is no stair rail. There is possibly an additional column to the left of the stair and there does appear to be a porch rail. These alterations substantiate the theory that the porch has been rebuilt several times.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Southeast interior corner of the porch showing 7'-9" tapered, painted wood box column (historic 1911). The column tapers from 9" at the base to 6" at the top. The floor is significantly sloping to the east and the fir floor is covered in a rubberized material. The porch railing is 2" off the porch floor and 23 1/2" high.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



The porch's wood foundation has been sided with left over drop siding and covered with masonite. A painted, wood 4X4 has been added to stabilize the roof. A sheet metal drip edge has been added to edge of the flooring. Water and snow issues appear to be a serious issue for this porch and materials have been added to try to mitigate these weather related issues.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



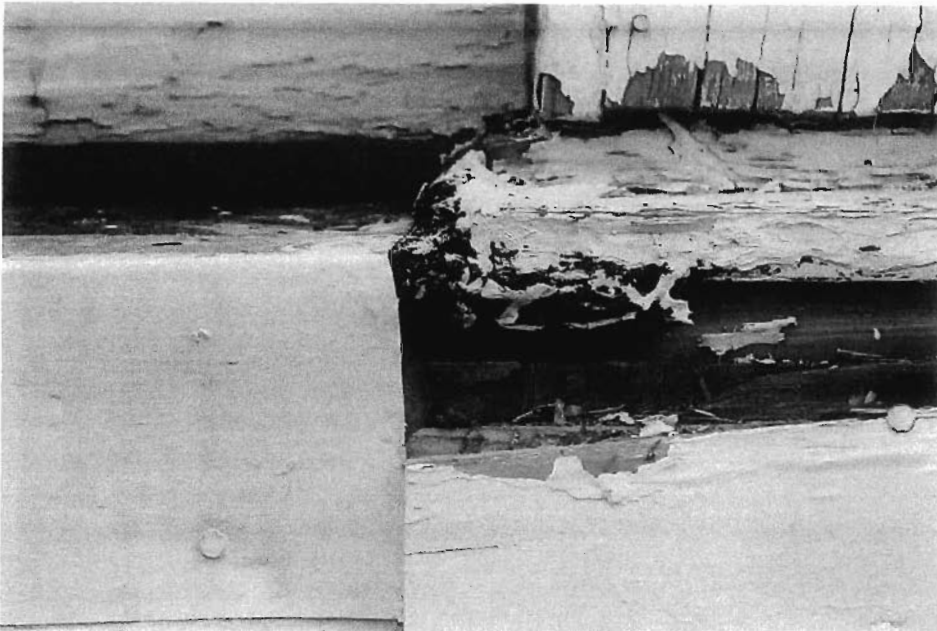
This photograph illustrates the present disrepair of the porch. There is significant sloping up to 5". The OSB in the foreground is covering missing fir flooring. The column is splitting. The siding is rotting.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Photograph shows haphazard construction and repair. Water, snow and ice have even taken a toll on the historic column bases. Sheet metal has been used at the base as a means to protect the porch from weather damage. Covering materials like this can often cause more damage because they do not let the materials underneath dry naturally.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Column base (1911 or similar) wood 1 $\frac{3}{4}$ "X 10 $\frac{1}{4}$ " with $\frac{1}{4}$ " round on top. These pieces are barely holding together. These bases take a lot weather abuse.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



This built-up porch rail is not original to the porch. It may have even come from another house. This porch rail is similar to other historic rails and it is a mistake to over describe a historic rail that was not originally part of this particular house.



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

The roof elements for the porch shown in this photograph are not original. The height of the porch has been lower and the roof structure over simplified. Even though this is a simple house other houses of this vintage would have a box beam, and some simple trim. The ceiling has been patched together probably using salvaged wood.

B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition:

There are no dormers or bays.

B.9. DEVELOPMENT HISTORY - Briefly describe the development history of the site in a chronological order of development including changes to the site, original building, accessory buildings, and structures. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures:

There are only historic photos of the front east façade and as has been described in other sections photographic evidence of historic change is limited to this façade. The two Sanborn maps show the house in basically the same form as it is today. There is evidence on these maps that there were several outbuildings in the rear west of the property. Some physical evidence can give some indication that elements have changed however, without historic photos it is impossible to pinpoint the time of construction. Experience can give comparisons to construction techniques in specific historic periods but bad craftsmanship can sometimes mask these techniques.

The location of the front staircase and the front porch were modified from the original 1911 construction by the time the 1937 tax photo was taken. The staircase and the front were modified again between 1937 and present.

The front stone retaining wall and the path leading to the house was also modified from 1937 to the present.

The front door has been moved and replaced, physical evidence in the wall support this, between 1911 and 1937, supported by photograph.

Windows on the north and south have been changed. The width has been enlarged and the sills have been raised. Physical signs can be found in the walls under the other windows. There is no evidence what kind of windows were replaced however, the

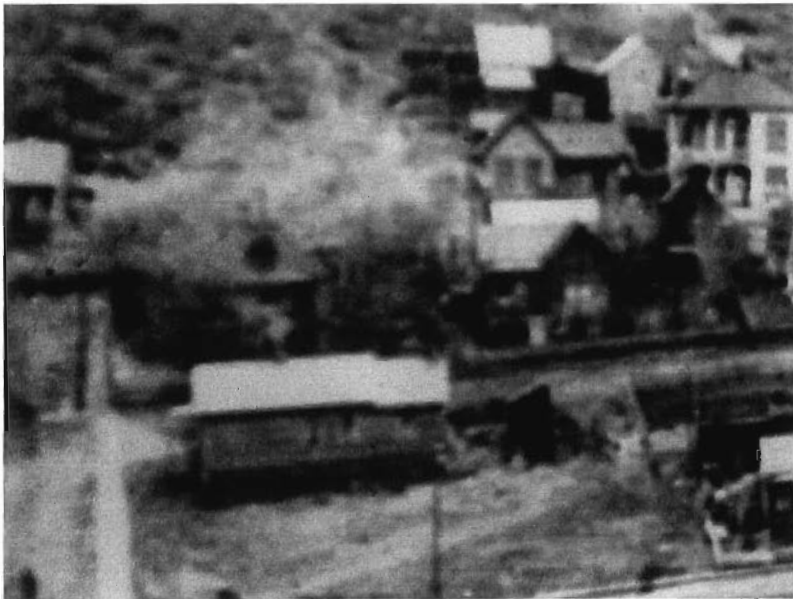
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

dimensions are similar to the front windows that appear in all historic photos. So it is assumed that these windows were 2 over 2 double hung windows.

The construction techniques for the entire house are similar and all parts of the house occur on all the tax assessments. This supports the theory that all the sections of the house are original. An archway replaced a door between the front room and the adjacent room. And a newer window was cut into the closet off the bedroom.

The most major change that affected this house was the addition of the furnace into the crawl space. This furnace replaced several wood burning stoves that heated the house. The crawl space was over excavated in order to make room for the furnace and duct work. The over excavation compromised the structural bearing of the house and made the floor drop and slope in a variety of directions.

The entire roof has recently been replaced. OSB sheathing over the historic skip sheathing indicates that the roof was stripped of all previous roofing materials before the new asphalt shingle roof was installed.



Historic (1911) photograph

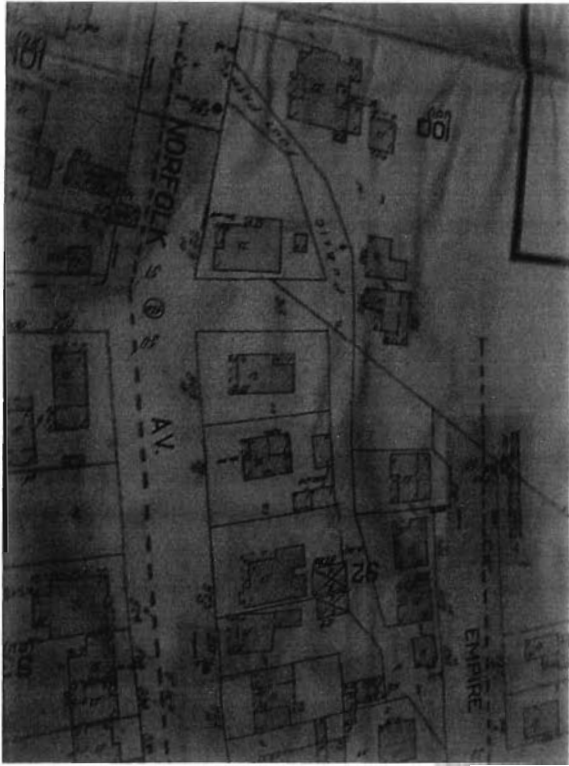


Historic tax photo 1937

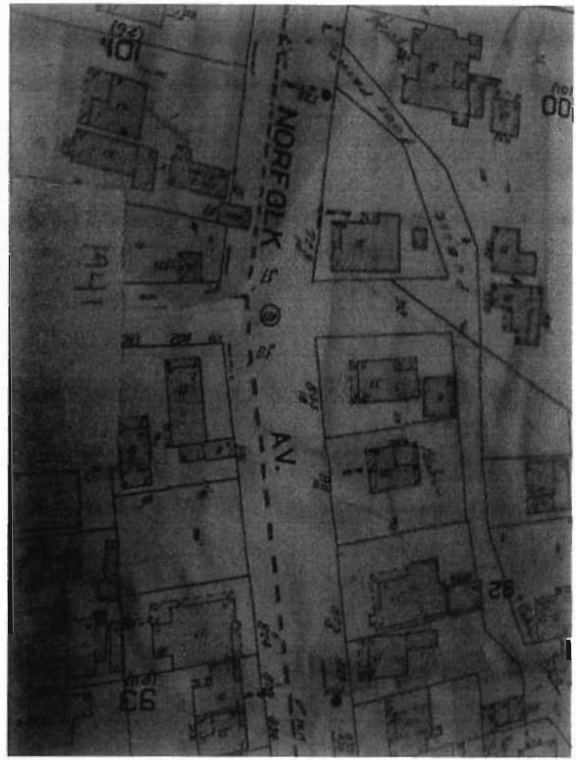


Existing house 2010

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060



Map showing outbuilding- property west of Av



1941 map- no outbuildings



Example of window modification

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Crawl space excavation, precarious shoring and bearing



West window added later than 1911.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



New roof

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The forced air furnace is located in the crawl space. It is relatively new. The visible ductwork looks adequate. There is a lot of ductwork that is not visible and considering the limited space it is questionable whether the velocity of air distribution provides even and adequate heat to all the rooms particularly on the north side of the house.

The water heater is located in the back entry. It is not insulated, seismically anchored, or installed according to the IRC 2009. Supply lines may contain lead. This may be true of all the plumbing. Plumbing is limited and not up to code. There are no unique fixtures.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Furnace-crawl space



Duct work-crawl space

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Water Heater

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060



Bathroom

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Kitchen plumbing



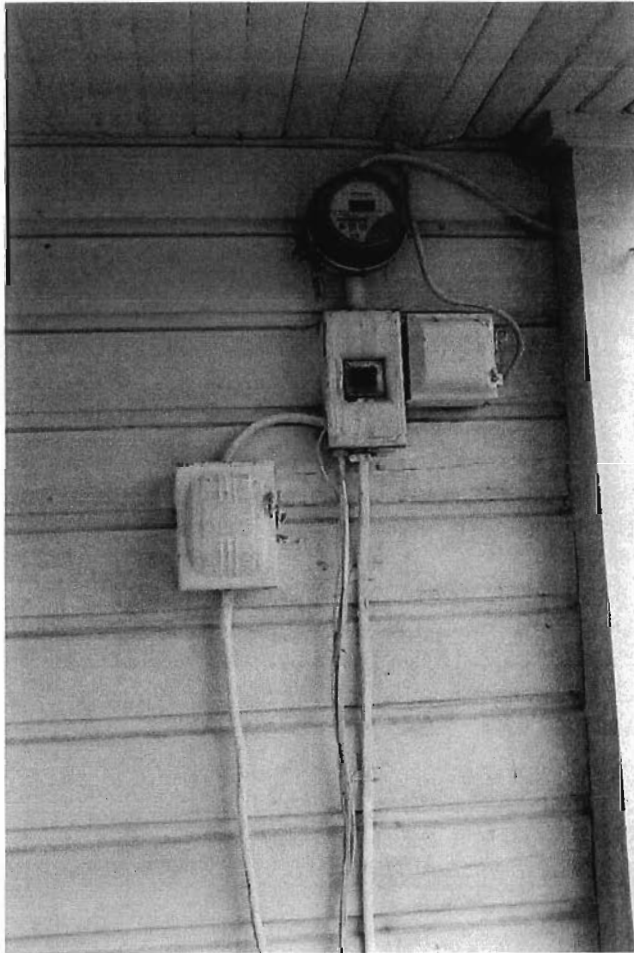
Water main turnoff

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system drops on the south wall of the front porch. There is no code complying mast; the electrical service wire just lies on the roof. The breaker, meter and panel box are all located on the south porch wall. The system has not been upgraded for a long time. The date of installation occurred early but probably over time. The fixtures and outlets in the house are knob and tube and are sparingly distributed throughout the house.



Electrical

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Knob and Tube

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

See attached Structural Report

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Unreinforced, stone foundation



Unreinforced stone foundation- joist bearing

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Wood on earth pony wall foundation-joist bearing



Over excavation for mechanical systems- haphazard shoring of floor joist and sloping floors highlight bearing issues.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Floor joist



Joists bearing on dirt

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



1X12 planks at ceiling



2X4 @ 24" o.c. roof framing and 1X6 collar ties @ 48" o.c.
2x4 ceiling joist @ 48" o.c. + solid 1X12

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



1X12 wall sheathing 2X2 at corners and ceiling

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

House was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP Rule.

The siding on the east rear side of the house should be tested for asbestos. Duct work may also contain asbestos.

The house appears to be dry and free of black mold however there is a lot of wood in contact with the ground so there may be some mold at this point. There may also be some black mold around plumbing.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.14. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

MAIN BUILDING - DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

All the window and doors have aluminum screens or storm windows. This fact will not be mentioned for every window.



Exterior east window pair wood 2'-8"wx6'-0"h 2 over 2 double hung windows with a 1 1/2" space between the two windows. There is no trim at the head and jamb and a simple 1X sill without apron. Shutters added before 1937.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



East window pair from interior. 1X4 at head and jambs. 1X sill with 1X4 apron. 3/4" muntin.



East window sash 2" side rail, 3" bottom and jamb detail
jamb detail



East window 3/4" muntin

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



North bedroom window- 2 side casement windows 12"wx2'-5"h no muntins and 5'-9" off the ground. The 2 center windows 2 over 3 muntin pattern 2'-0"wx2'-5"h. Additional evidence of historic window shown centered measures 2'-7"wx6'-0"h and 2'3" off the interior floor. It is assumed the window resembles the historic, front, east window. 1X4 trim with apron.

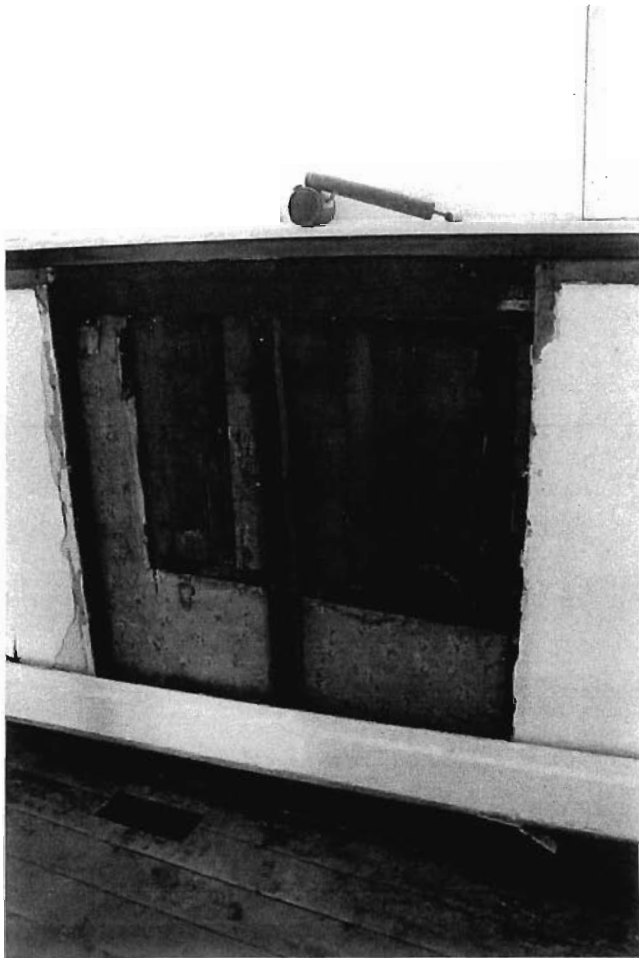


North bedroom casement detail.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



North bedroom exterior Note evidence of old window. Trim 1X4 with apron.



North bedroom evidence of similar window to east-front windows

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



West elevation closet window. Fixed window added later 2'-0" wX14" h. 5'-4" above the ground. 1X4 trim with apron



Interior west closet window 1X4 trim no apron, no muntins

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



West elevation bathroom window casement 3 over 2 muntin pattern 2'-8" w X 2'-6" h and 4'-1" off the ground. 1X4 trim with apron



West bathroom window interior 1X4 trim with apron

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



West elevation kitchen window casement (2) 1" muntin with single divided pattern 3'-10"wX2'-6"h
4'-1" off the ground
1X4 trim with extended 1X sill and apron

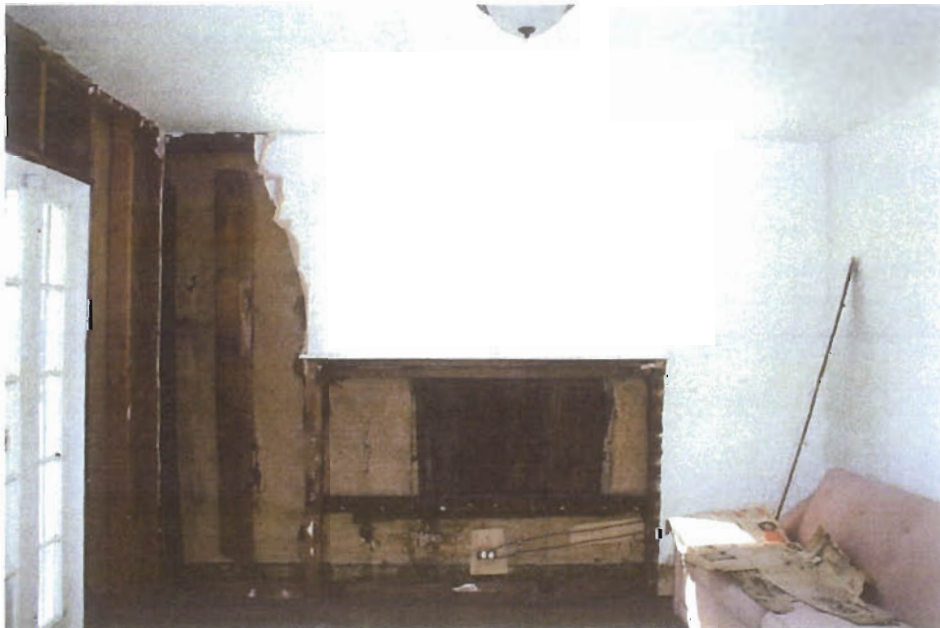


Interior kitchen window 1X4 trim, $\frac{3}{4}$ " sill and 1X4 apron

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



South facing entry window similar to kitchen window 2'-8 1/2" w X 2'-6" h and 4'-3" off the ground. Casement windows are divided in half with 1" muntins. 1X4 trim with apron. This window also replaced another single window.



Interior south elevation window pair- evidence of original window

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:



East front door 2'-8"wx6'-8"h 2 over 5 grid pattern divided with a $\frac{3}{4}$ " muntin and sidelights
1'-2"wx6'-7"h 1 over 5 grid pattern divided with $\frac{3}{4}$ " flat muntin no profile

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



East facing front door and sidelights



Original door opening with location of possible transom

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



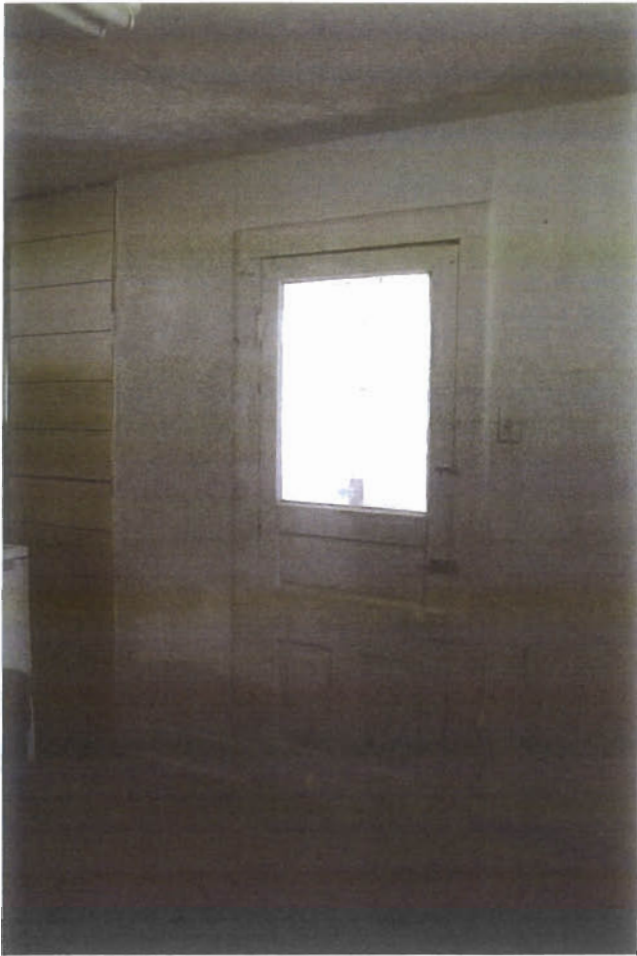
Interior door are all 4 paneled doors with a larger upper panel width and height vary

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Typical door and trim. Arched opening seen beyond.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Kitchen door-12 light wood door with horizontal panel below window and two smaller vertical panels below



Back entry door 30" wX 6'-4 1/2" h stile and rail panels larger on top-simplified from interior door

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.

Describe the existing feature(s) and condition:

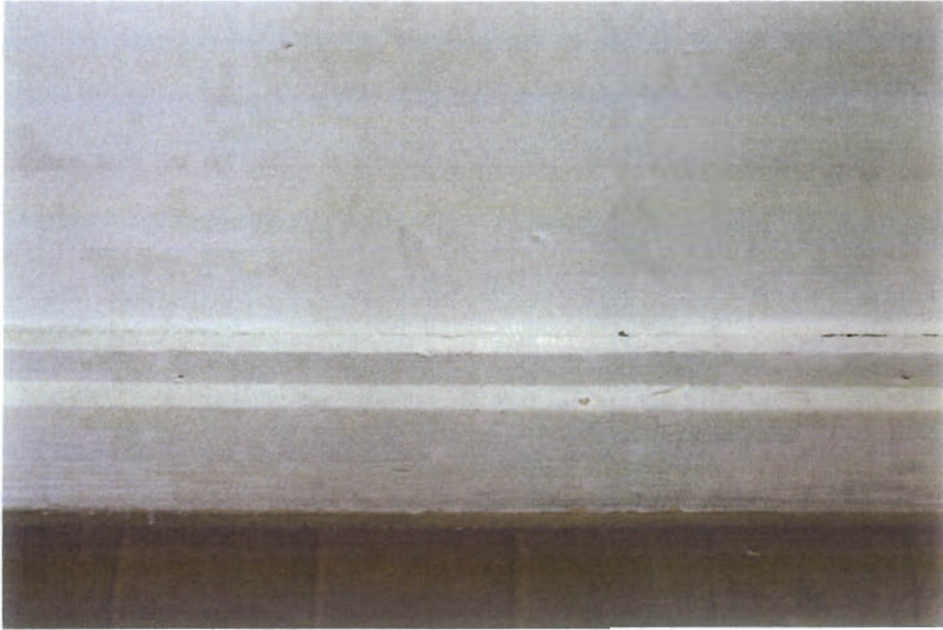


Gable end trim detail. 1X10 gable trim and 1X4 fascia board



Typical overhang trim profile view 1X10 rim 2X4 rafter overhang and 1X4 fascia

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Typical interior base 7" drop siding



Typical 1X4 door trim

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition:

No architectural ornamentation

C.5. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property.

Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): Garage Root Cellar Shed Other (specify):

Describe existing accessory building(s) and conditions

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): Tram Tower Animal Enclosure Other (specify):

Describe existing structure(s) and condition:

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

ACKNOWLEDGEMENT 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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

PHYSICAL CONDITION REPORT - PHOTOS

Low Resolution Photos Inserted into the Body of the Report:

Digital photographs illustrating the descriptions must be included with this report.

Each feature described in this report must include *at least* one corresponding photograph. More than one photograph per description is encouraged.

To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the report.

- Microsoft offers a free download of Image Resizer for Windows XP at www.microsoft.com.
- iPhoto provides the option to resize an image (while maintaining the aspect ratio) when the image is exported from the photo library.
- Other resizing options are available in Adobe Photoshop or in a free download from VSO Software at www.vso-software.fr

High Resolution Photos Submitted on a Disc:

Digital copies of photographs used in the report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit a disc with original images. Materials submitted with the form will not be returned to the applicant.

- The image size should be at least 3,000 x 2,000 pixels at 300 ppi (pixels per inch) or larger (if possible).
- It is recommended that digital images be saved in 8-bit (or larger) format.
- TIFF images are preferred, but JPEG images will be accepted.
- The CD-R should be labeled as follows: **PCR Form "Property Address" "Date"**.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

September 15, 2010

Park City Municipal Corp
445 Marsac Avenue
Park City, Utah 84060

Park City Planning Staff,

In addition to the completed HDDR applications, I would like to attach a personal letter to address the potentially most controversial aspects of my application. The movement of a Historic Landmark house 6.5' left/south to remove an encroachment from an adjacent property and establish the required minimum setbacks.

The first concept that I think is very important to establish in evaluating the HDDR applications, is that Rod Ludlow's property (Lot 4 and the south 3' of Lot 5) is an independent buildable lot. Realizing that two homes can be built, makes it easier to understand that moving 811 Norfolk 6.5' left will yield two homes that are much more compatible for the neighborhood. Adding an additional home on the west side of Norfolk Avenue between 8th and 9th is consistent with the rhythm of the street. There are currently 6 homes on the west side and 8 homes on the east side of Norfolk Ave. Adding one additional home on the west side of Norfolk Ave will still yield one less house than on the east side of Norfolk Ave and to be consistent with the neighborhood and Old Town density.

The HDDG states under "Design Guidelines for Historic Sites in Park City" page 36, paragraph E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar to the left. The first sidebar in allowing a historic structure to move states; if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured. That is the case in this situation, my house encroaches 3.5' on Rod Ludlow's property, and he will not grant an easement. That fact was clearly stated during the May 19th Pre-HDDR meeting. Dina Blaes, Preservation Consultant for PCMC states in her report under Meeting Notes & Post Meeting Comments; "Applicant stated a preference for selling off part of the property -- legal lot to the north. In that case, a move of the house could be considered, but must still meet the requirements of the LMC to not result in loss of designation and requirements of the Design Guidelines."

Dina also states, "As promised, I looked at the site (5-19-10 following the meeting) and can say that an application proposing a move of the INTACT house to eliminate the encroachment would meet the guidelines and LMC for consideration, but not a move forward on the lot nor an effort to "straighten" out the house in relation to the side yard lot lines." Because this application is as I

stated how I would submit an application during the Pre-HDDR and because I am not requesting to move the house forward or "straighten" the house, I strongly feel that I meet the requirements to allow the encroachment to be removed.

Also there are two good examples of historic structures that have been move/reoriented and still were able to be classified as Landmark sites under the Historical Site Inventory. The first example is 802 Norfolk Avenue. This Landmark house was originally oriented facing 8th Street. Approximately 10 years ago it was lifted, turned 90 degrees and rebuilt to face Norfolk Ave. This reorientation also allowed a second home to be built next door. Please see enclosed photos to verify. A second and more prominent structure to move and be classified as Landmark is Park City's Miner's Hospital. This historic structure moved over 1/4 mile from its original location and is still considered a Landmark Site locally and also is on the National Register of Historic Places.

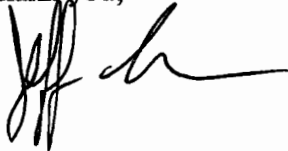
Not allowing the house at 811 Norfolk Ave to move 6.5' left will create the appearance of a second house being squeezed in. This in my opinion will forever negatively alter the rhythm and curb appeal of Norfolk Ave at this sight. Also enclosed are two examples of home in Old Town that have less than 6' (3' setback per house minimum) between them. Both show how awkward the rhythm and curb appeal looks when two houses are this close together from the public right away.

By allowing 811 Norfolk to move left, it will create a more consistent rhythm and spacing between the first four homes at 8th and Norfolk on the west side of the street. Also attached are two plan views of the sight and adjacent homes that John DeGray has provided. Please note the rhythm and spacing with the house moving compared to the house not moving. Also please note that if the historic house does not move, it has little to no impact on Rod's footprint and ability to design a house.

The HDDG on page 2 under Purpose of the Design Guidelines states; "For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure the decisions are not arbitrary or based on personal taste. The HDDG allows for this house to be move under certain conditions.

Your consideration in this matter would be greatly appreciated.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Love', with a long horizontal flourish extending to the right.

Jeff Love

Application: 811 Norfolk Avenue HDDR Pre-application

Permit Number: PL-10-00967

Meeting Date: May 19, 2010

This is a Landmark Structure within the Park City Historic Sites Inventory. "Projects involving Landmark Sites must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site." (Design Guidelines for Historic Districts and Historic Sites, page 28)

All of the Universal Guidelines must be followed. (Page 28 – 29)

Garage. The Garage was not built during the historic mining era and therefore should be removed from the Historic Sites Inventory.

Encroachment and Movement of Home. Jeff Love, the applicant, explained that Lot 4 was going to be purchased by a separate owner. The structure at 811 Norfolk would then be encroaching onto Lot 4. He asked about the movement of the home.

If the lots are not owned by the same person and an encroachment exists for which the owner of the home at 811 Norfolk can not secure an easement, then relocation of the existing home may be considered. Guidelines A.I.1-3 (page 29) and E.I.1-5 (page 36-37) must be followed. Dina Blaes, the preservation consultant, will provide more direction on the movement of the home forward to accommodate a garage entry from the crescent tramway.

Basement. Currently there is a partial foundation for the home and no basement. A new foundation should comply with Guidelines B.3.1 –B.3.3. (Page 31). Basement additions are encouraged if they are visually subordinate to historic building when viewed from the primary public right-of-way (D.I. 2) and if they do not obscure or contribute significantly to the loss of historic materials (D.I.3)

Roger Evans of the building department is out of the office this week. Upon his return I will receive his input from his site visit. The movement of the home will require a structural analysis by a certified engineer. A full existing conditions report is required with as built conditions. Dina Blaes, the preservation Consultant stressed that all existing materials should be preserved. This is consistent with Universal Guideline #9 "New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building" and Guideline E.I.2 "Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted."



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Property: 811 Norfolk Ave
Date: November 17, 2010

Design Review Comments

Projects involving Landmark Sites must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site. Within the current application for 811 Norfolk Avenue, the Landmark Structure would lose the Landmark status as explained below and therefore can not be approved. During the November 17, 2010, design review meeting, the design review team reviewed your application and found that the design did not comply with the following underlined criteria.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

The proposed project moved the location of the original path and steps leading to the main entry. It also introduces a new set of stairs along the side of the homes that do not exist, and therefore should not be introduced to the site.

A.2.1 Maintain historic stone retaining walls in their original locations.

The historic wall opening for the stairs should not change.

A.5.1 Maintain landscape features that contribute to the character of the site. The small retaining walls within the yard are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard is not historic and should not be introduced to the site. The applicant must modify the plans to not disturb the existing landscape features. The applicant must also include a mitigation plan that explains how the yard will be protected during construction.

B.3.2 The original placement, orientation, and grade of the historic building should be retained. The site is being completely modified under the new proposal. Stairs should not be introduced where they did not exist. The yard must be preserved with small retaining walls.

D.1.2 Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will destroy the entire site. The addition must be visually subordinate to the historic building.

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, Utah 84060-1480
Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060
FAX (435) 615-4906



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The movement of the Landmark Structure has been denied. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.

Most important is the fact that proposals to Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, workmanship and feeling. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.

At this time, Staff has determined that your proposal must be modified to comply with the Guidelines. Under the current application the Landmark Structure would lose the Landmark status and therefore the design can not be approved. Please modify your plan to address the previously stated issues. At this time the 45 day review window will be placed on hold until a modification is submitted to the Planning Department. If you chose not to modify these plans, this letter can act as a letter of denial. You may appeal this denial to the Historic Preservation within 14 days of the action pursuant to LC 15-1-18.

If you have any questions, please email or contact me to set up an appointment to meet.

Regards,

A handwritten signature in cursive script that reads "Katie Cattan".

Katie Cattan
Planner, PCMC

Letter



Building • Engineering • Planning

December 1, 2010

Jeff Love
PO Box 1836
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-10-01080
<u>Subject</u>	811 Norfolk
<u>Description</u>	Historic District Design Review Application
<u>Action Taken</u>	Denied
<u>Date of Action</u>	December 1, 2010

On December 1, 2010 the Park City Planning Department Staff made an official determination of Denial of your application based on the following:

Findings of Fact

1. The site is 811 Norfolk Avenue. 811 Norfolk Avenue is listed as a Landmark Site on the Park City Historic Sites Inventory.
2. The application proposes to move the existing Landmark Structure from the original location. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
3. As proposed, the Limits of Disturbance would disturb the entire site. The site is intricate to the integrity of the Landmark Structure. By moving the structure and not preserving the front or side yard, the integrity of the site would be lost.
4. Guideline A.1.3 states "Maintain the original path or steps leading to the main entry, in extant." The proposed project moved the location of the original path and the steps leading to the main entry. It also introduces a new set of concrete stairs along the side of the home. The stairs create a modern element to the rustic stairs/retaining that have historically existed along the south side yard.
5. Guideline A.5.1 states "Maintain landscape features that contribute to the character of the site." The small retaining walls within the side yard walkway are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard does not maintain the historic elements and should not be introduced to the site. The introduction of the

kc



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- addition that extends across the width of the back yard impacts the site. These changes impact the integrity of the Landmark site.
6. Staff requested that the applicant modify the plans to not disturb the existing landscape features. Staff requested that the applicant include a mitigation plan that explains how the yard will be protected during construction.
 7. Guideline B.3.2 states "The original placement, orientation, and grade of the historic building should be retained." Within the proposed application, the site is being completely modified and the integrity is lost. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
 8. Guideline D.1.2 states "Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way." The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will destroy the entire site. The addition must be visually subordinate to the historic building. The new addition engulfs the Landmark structure with the large rear addition that extends the width of the lot and the area below the historic structure.
 9. A Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, workmanship and feeling. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.
 10. The application was originally submitted to the Planning Department on October 6, 2010. Staff requested additional information from the applicant in order to deem the application complete. The application was deemed complete by the Planning Department on October 28, 2010.
 11. The Planning Staff noticed the application pursuant to LMC Section 15-1-12 and 15-1-21. The fourteen day noticing period was completed on November 11, 2010 at 5pm.
 12. The Planning Staff provided the applicant with comments regarding the proposed design on November 22, 2010.



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Conclusions of Law

1. Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

This letter constitutes a final action by the Planning Department. You may appeal this decision pursuant to LMC Section 15-1-18 within 10 calendar days.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 543-615-5068 or kcattan@parkcity.org.

Sincerely,

A handwritten signature in cursive script that reads "Katie Cattan".

Katie Cattan
Planner

December 10, 2010

Park City Municipal Corporation Planning Department
Park City, Utah

VIA HAND DELIVERY

RE: Appeal of Notice of Planning Department Action; Application # PL-10-01080

I. Statement of Appeal

This is an appeal of the Park City Municipal Corporation Planning Department Staff Notice of Planning Department Action (hereinafter, “Decision” or “Staff Decision”) dated December 1, 2010, and attached hereto as Exhibit 1.

This appeal is taken before the Historic Preservation Board pursuant to Park City Land Management Code(hereinafter, “LMC”) Sections 15-1-8, LMC 15-1-18(A), and LMC 15-11-12(E).

Name of Petitioner:	Jeff love
Address:	P.O. Box 1836 Park City, Utah 84060
Telephone:	(435) 602-0138
Relationship to subject Property:	Owner

2. Procedural History

On May 4, 2010, Mr. Jeff Love (“Love”) contracted to purchase he following property, all of Block 14, Snyder’s Addition to the Park City Survey:

- The north one-half of Lot 2 (“Lot 2 Fragment”)
- Lots 3.
- Lot 4.
- The southern three feet of Lot 5. (“Lot 5 Fragment”)

(Collectively, the “Properties.”)

The Properties are the site of a a single family dwelling (the “House”) that sits primarily on Lot 3 and encroaches approximately 2.5 to 3.5 feet upon the southern boundary line of Lot 4. The House is a Landmark Structure on the Park City Historic Sites Inventory.

The Properties are also the site of a garage, which sits upon Lot 4 and Lot 5 Fragment.

The Properties and the improvements to the Properties are shown in the attached Exhibit 2.

On May 13, 2010, Love submitted a pre-HDDR application (PL-10-00967) seeking preliminary review of a project to move the existing House 6 1/2 feet to the south based on a plan of dividing ownership of the lots, adding a non-historic addition to the House, and constructing a new single family dwelling on Lot 4.

On May 19, 2010, Love attended a pre-HDDR meeting attended by the following individuals:

- Katie Cattan
- Dina Blaes
- Kayla Sintz
- Dale Nichols
- Brooks Robinson
- John DeGray, representative of Petitioner
- Jeff Love, via telephone

At the time of the meeting, Love was the contract buyer of the Properties, and had not yet closed on the purchase.

On May 25, 2010, Ms. Dina Blaes issued notes of the pre-HDDR meeting to Cattan. A copy is attached hereto as Exhibit 3.

In her notes, Ms. Blaes recites the following:

Applicant stated a preference for selling off part of the property -- legal lot to the north. In that case, a move of the house could be considered, but must still meet the requirements fo the LMC to not result in loss of designation and requirements of the Design Guidelines. As promised, **I looked at the site** (5-19-10 following the meeting) **and can say that an application proposing a move of the INTACT house to eliminate the encroachment would meet the guidelines and LMC for consideration**, but not a move forward on the lot nor an effort to "straighten" out the house in relation to the side yard lot lines.

(Blaes' Revised Notes, p.1.)

Mr. Love relied upon the Department's pre-HDDR documented support of his proposed design to close on the purchase of the Properties on June 2, 2010. Similarly, the following day he sold Lot 4 and Lot 5 Fragment to Mr. Rod Ludlow.

On June 17, 2010, Ms. Cattan issued a letter to Love attached hereto as Exhibit 4. In that letter, Ms. Cattan makes the following allegations:

- Mr. Love created the encroachment of the existing House upon the existing platted Lot 4 by virtue of selling Lot 4 to Mr. Ludlow (even though Mr. Love neither built the House nor platted the Lots).
- Mr. Love provided incomplete and inaccurate information to the Department.
- Staff was reversing its earlier position and had now decided to oppose movement of the House.
- To appeal this determination, Mr. Love would be required to incur the expense of a complete application for an HDDR. Otherwise, he would waive all rights of appeal.

Mr. Love, at great expense, assembled and submitted the HDDR application on October 6, 2010. The amended application was deemed complete on October 28, 2010.

A "design review meeting" of the "design review team" was held on November 17, 2010. Mr. Love was not invited to attend. That meeting resulted in denial of Mr. Love's request to move the House 6 1/2 feet to the south and the issuance of a Notice of Planning Department Action which is attached hereto as Exhibit 1. That Notice of Action is the subject of the instant appeal.

Finally, it is Petitioner's undisputed position that the House suffers structural weaknesses that can only be remediated through a temporary lift of the existing structure in order to shore underlying supports and structures. (See Exhibit 5; expert report of Architect Sandra Secrest Hatch.)

3. Standards of Review

Pursuant to LMC 15-11-12(E), this appeal is a *de novo* review by the Historic Planning Board ("HPB") of the Decision.

- The HPB may take any and all evidence into consideration in its review of the Decision.
- The HPB is charged with making an independent determination of the suitability of Petitioner's application.

4. Bases for Appeal

- a. **Park City Municipal corporation is estopped from opposing the movement of the House.**

Prior to purchasing the Properties, Love fully disclosed to the Department his intention to do the following:

1. Purchase the Properties.
2. Split ownership of the Properties.
3. Move the House 6 1/2 feet to the south to cure any encroachment upon Lot 4.

These disclosures are evidenced by the contemporaneous notes of the City's contractor and expert, Ms. Dina Blaes, as shown in Exhibit 3, wherein she states in relevant part:

Applicant stated a preference for selling off part of the property -- legal lot to the north. In that case, a move of the house could be considered, but must still meet the requirements fo the LMC to not result in loss of designation and requirements of the Design Guidelines. **As promised, I looked at the site (5-19-10 following the meeting) and can say that an application proposing a move of the INTACT house to eliminate the encroachment would meet the guidelines and LMC for consideration, but not a move forward on the lot nor an effort to "straighten" out the house in relation to the side yard lot lines.**

(Blaes' Revised Notes; May 25, 2010; p.1.)

Mr. Love relied upon the Department's pre-HDDR documented support of his proposed design to close on the purchase of the Properties on June 2, 2010. Similarly, the following day he sold Lot 4 and Lot 5 Fragment to Mr. Rod Ludlow.

Only later, on June 17, 2010, after Mr. Love had relied on the Department's representations to his detriment, did the Department reverse its prior position 180 degrees and accuse Mr. Love of deception, notwithstanding the contemporaneous notes of the City's own expert were entirely consistent with Mr. Love's position. Such turnabouts are inequitable and corrode the public's confidence in the sound operation of our local government. They should not be tolerated or condoned.

The Department should be held to account for statements and positions upon which applicants reasonably rely. On these facts, alone, the HPB should reverse the Department's Decision that Mr. Love may not move the House as proposed.

b. Under any fair reading of the Land Management Code, Petitioner is entitled to move the House.

The current Design Guidelines for Historic Districts and Historic Sites ("DG") provide for the relocation of buildings under the following conditions:

1. If the integrity and significance of the historic building will not be diminished by such action;

AND,

2. The application meets one of three criteria:

- (i) if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured;

OR,

- (ii) if relocating the building onto a different site is the only alternative to demolition;

OR,

- (iii) if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

(DG E.1.1.)

The first criterion (integrity and significance will not be diminished) is easily satisfied given the application of this standard throughout the City. First, in the case of the structure at 802 Norfolk, the City permitted the complete reorientation of the structure, with no detriment to integrity and significance found -- the structure was still incorporated into the inventory of historic structures. Similarly, the Miners' Hospital was relocated to an entirely different location and was not found to suffer no detriment to integrity and significance -- the structure remains on the City's historic inventory and it remains a National Landmark Site.

Considering the second, compound/alternative, requirements for relocation, Love is entitled to move the House for either one of two reasons cited above. First, under the first of three alternatives, no easement of record exists and none can be obtained. Consequently, an encroachment now exists and it should be cured. This is recognized in the Design Guidelines wherein it states as follows:

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered . . .

(DG E.1.1, sidebar.)

It should be noted, Love did not create the existing encroachment. The encroachment has existed since Block 14 of the Snyder's Addition was platted with a lot line running directly through the House. Mr. Love did not construct the House, Mr. Love did not plat the current Lots. Consequently, Mr. Love did not "create" the existing encroachment. It predates his ownership.

Alternatively, Love should be permitted under the third alternate criterion (Department determination of unique conditions) to move the House to cure the building code violation that arises from an encroaching structure. (See Exhibit 6; IRC 302.1.) This is specifically why the Chief Building Official is mentioned in the third subordinate criterion of the Design Guidelines, above. In denying Love the right to move the House, as allowed by the Design Guidelines, the Department is denying Love the opportunity to comply with the International Residential Code ("IRC").

- c. **The Departments misapplies DG E.1.1 in that it uses the rule to destroy the legitimate exception to the rule.**

The Department states in the Decision as follows:

Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

(Decision, Conclusion of Law 1.)

If the Department is permitted to carry out an interpretation of the LMC that any movement of a structure, no matter how small, is cause for loss of Landmark Site status, why is there a specific provision in the Historic Design Guidelines permitting such movement? By taking such a draconian approach and engaging in circular logic, the Department is using the general rule to destroy a specific exception to the rule. The Design Guidelines recognize that you can move a structure and retain historic status. The Department does not. The Department is saying, "You can't move the House because that would violate the Design Guidelines that permit you to move the House."

Moreover, as is mentioned numerous times throughout this Appeal, the City has arbitrarily chosen not to enforce such a reading of the LMC for the benefit of 802 Norfolk and the Miners' Hospital, among other examples.

The Design Guidelines provide a well-reasoned exception to the general rule against movement of historic structures. Mr. Love is entitled to the protection of that exception. The Department should not be permitted to legislate by arbitrary and capricious application of the LMC and Design Guidelines.

d. Movement of the House Results in a Superior Neighborhood Design

The movement of the house relates directly to the design of a home on the Lot upon which the House encroaches -- Lot 4. If the HPB demands the continued encroachment and code problems associated with that encroachment, the owner of Lot 4 will be required to design around that encroachment. The natural result is either an unnaturally narrow new home on Lot 4 or the loss of a front-to-back viewscape through the side yard between Lot 3 and Lot 4¹. Either one of these design accommodations interrupts the visual rhythm of surrounding house widths and spacing. In other words, movement of the House supports design more consistent with the neighborhood (and historical) norm.

Similarly, movement of the House has no affect whatsoever on the property adjoining Lot 4 and Lot 5 Fragment to the north. The owner of Lot 4 is entitled to normal side yard setbacks to the north, regardless of the setbacks and configuration to the south. Any impact of construction of a new home on the owner to the north can only be exacerbated by not permitting the movement of the House to remove the encroachment.

It is simply good design -- both historic and contemporary -- to permit the movement of the House.

e. Petitioner was not included in the Design Review Meeting in Violation of the Design Guidelines.

By its own admission the City conducted a "design review meeting" of the "design review team" on November 17, 2010, at which time the City took substantive action on the Petitioner's application. (See Exhibit 7, Correspondence from Ms. Cattan.) The Design Guidelines specifically define the composition of the Design Review Team:

The Design Review Team (DRT) consists of the
Project Planner, Planning Department staff

¹ It should be noted, the City has admitted that Lot 4 is a lot of record entitled to construction of a new single family home. Consequently, the City will be required to accept one or the other of these design accommodations for Lot 4 or suffer liability for a takings claim and associated damages.

architect, the Planning Department's historic preservation expert, one member of the Building Department, the applicant and/or the applicant's design professional.

Neither Mr. Love, the applicant and the Petitioner herein, nor his designated design professional were every invited to this Design Review Team meeting. Mr. Love was denied his procedural and substantive rights. Consequently, the City's Decision is void for the procedural irregularities.

e. Prior applicants have been permitted to move houses and retain historic status.

The City has previously approved the reorientation of the structure located at 802 Norfolk, and that house continues to enjoy its historic status.

The City previously relocated the Park City Miner's Hospital from one location to an entirely different location, and the structure still retains its historic status, including designation on the National Landmark.

It is out-and-out fabrication for the Department to argue that Love's House would lose it's historic status as a result of a six foot move. Love deserves and is entitled to the same favorable treatment as all similarly situated applicants appearing before the City.

f. Findings of Fact 10 and 11 are not supported by the record.

Finding of Fact 10 reads as follows:

Guideline D.1.2 states 'Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.' The proposed addition is not visually subordinate to the historic building. . . The new addition engulfs the Landmark structure.

. . . .

(Decision; Finding of Fact 10.)

A simple examination of the proposed design shows a rear addition, distinct in shape from the historic structure, and barely discernable from the front elevation behind the historic structure. The addition is even less visible from the public right-of-way -- the view by which the addition should be evaluated under the LMC. The Department's finding is, at best, a gross exaggeration and, at its worst, a wholesale fabrication to deny the Petitioner his rights. At the very least, it demonstrates that this report was written not as a reasonable assessment of the project, but to justify the Department's arbitrary prejudgment on Petitioner's application.

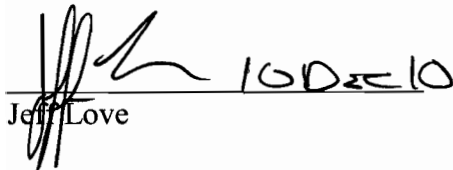
This same invention appears again in Finding of Fact 11, wherein the Department again asserts, “the addition overwhelms the historic structure. . . .” It is pure hyperbole and is similarly unsupported by any reasonable examination of the design plans. (See Exhibit 8.)

This proposed addition easily satisfies the standards under which all other projects have been evaluated. The Petitioner merely asks for the same treatment that every other applicant receives.

- g. The Decision is arbitrary, capricious or illegal.**
- h. The Decision is not supported by substantial evidence in the record.**
- i. The Decision violates the Fourteenth Amendment (Equal Protection) of the United States Constitution.**
- j. The Decision violates the Fourteenth Amendment (Procedural and Substantive Due Process) of the United States Constitution.**
- k. The Decision violates Article I, Section 7 (Due Process) of the Constitution of the State of Utah.**
- l. The Decision violates Article I, Section 24 (Uniform Operation) of the Constitution of the State of Utah.**

5. Request for Relief

The Petitioner respectfully requests that the HPB reverse the Department’s denial. Specifically, the Petitioner seeks a finding that Petitioner is entitled to move the House, as shown in the design plans, pursuant to Design Guideline E.1.1 for the purposes of curing an encroachment and curing apparent non-compliance with existing building code. Further Petitioner seeks a finding that the design of the addition complies with the LMC and design guidelines.



Jeff Love

EXHIBIT 1



Building • Engineering • Planning

December 1, 2010

Jeff Love
PO Box 1836
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-10-01080
<u>Subject</u>	811 Norfolk
<u>Description</u>	Historic District Design Review Application
<u>Action Taken</u>	Denied
<u>Date of Action</u>	December 1, 2010

On December 1, 2010 the Park City Planning Department Staff made an official determination of Denial of your application based on the following:

Findings of Fact

1. The site is 811 Norfolk Avenue. 811 Norfolk Avenue is listed as a Landmark Site on the Park City Historic Sites Inventory.
2. The application proposes to move the existing Landmark Structure from the original location. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
3. As proposed, the Limits of Disturbance would disturb the entire site. The site is intricate to the integrity of the Landmark Structure. By moving the structure and not preserving the front or side yard, the integrity of the site would be lost.
4. Guideline A.1.3 states "Maintain the original path or steps leading to the main entry, in extant." The proposed project moved the location of the original path and the steps leading to the main entry. It also introduces a new set of concrete stairs along the side of the home. The stairs create a modern element to the rustic stairs/retaining that have historically existed along the south side yard.
5. Guideline A.5.1 states "Maintain landscape features that contribute to the character of the site." The small retaining walls within the side yard walkway are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard does not maintain the historic elements and should not be introduced to the site. The introduction of the
- 6.

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Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060
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7. addition that extends across the width of the back yard impacts the site. These changes impacts the integrity of the Landmark site.
8. Staff requested that the applicant modify the plans to not disturb the existing landscape features. Staff requested that the applicant include a mitigation plan that explains how the yard will be protected during construction.
9. Guideline B.3.2 states "The original placement, orientation, and grade of the historic building should be retained." Within the proposed application, the site is being completely modified and the integrity is lost. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.
10. Guideline D.1.2 states "Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way." The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will destroy the entire site. The addition must be visually subordinate to the historic building. The new addition engulfs the Landmark structure with the large rear addition that extends the width of the lot and the area below the historic structure.
11. A Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, workmanship and feeling. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.
12. The application was originally submitted to the Planning Department on October 6, 2010. Staff requested additional information from the applicant in order to deem the application complete. The application was deemed complete by the Planning Department on October 28, 2010.
13. The Planning Staff noticed the application pursuant to LMC Section 15-1-12 and 15-1-21. The fourteen day noticing period was completed on November 11, 2010 at 5pm.
14. The Planning Staff provided the applicant with comments regarding the proposed design on November 22, 2010.

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Conclusions of Law

1. Pursuant to LMC section 15-11-12(D)(2) the application must be denied because the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).

This letter constitutes a final action by the Planning Department. You may appeal this decision pursuant to LMC Section 15-1-18 within 10 calendar days.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 543-615-5068 or kcattan@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "K Cattan".

Katie Cattan
Planner

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FAX (435) 615-4906

EXHIBIT 2

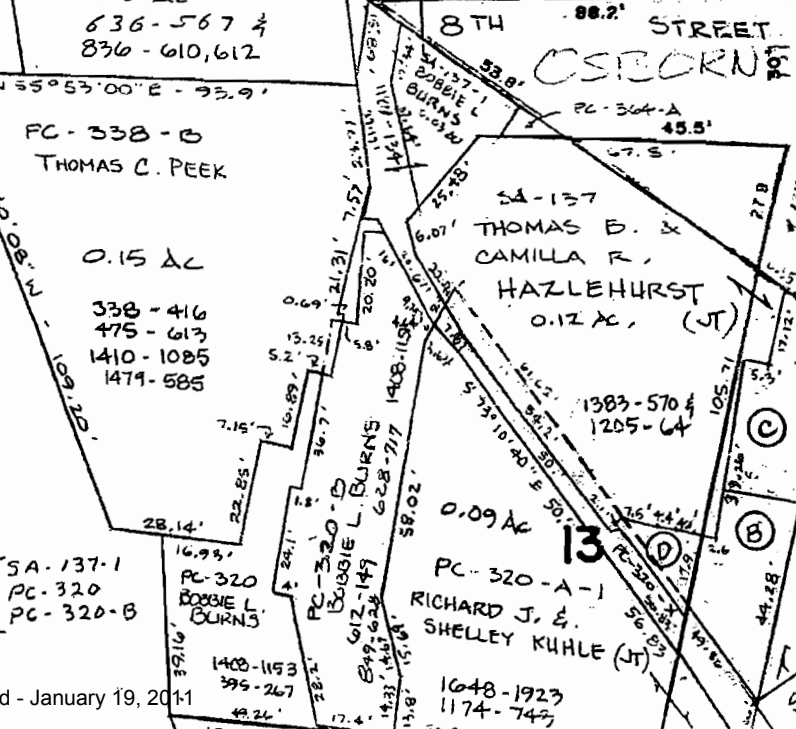
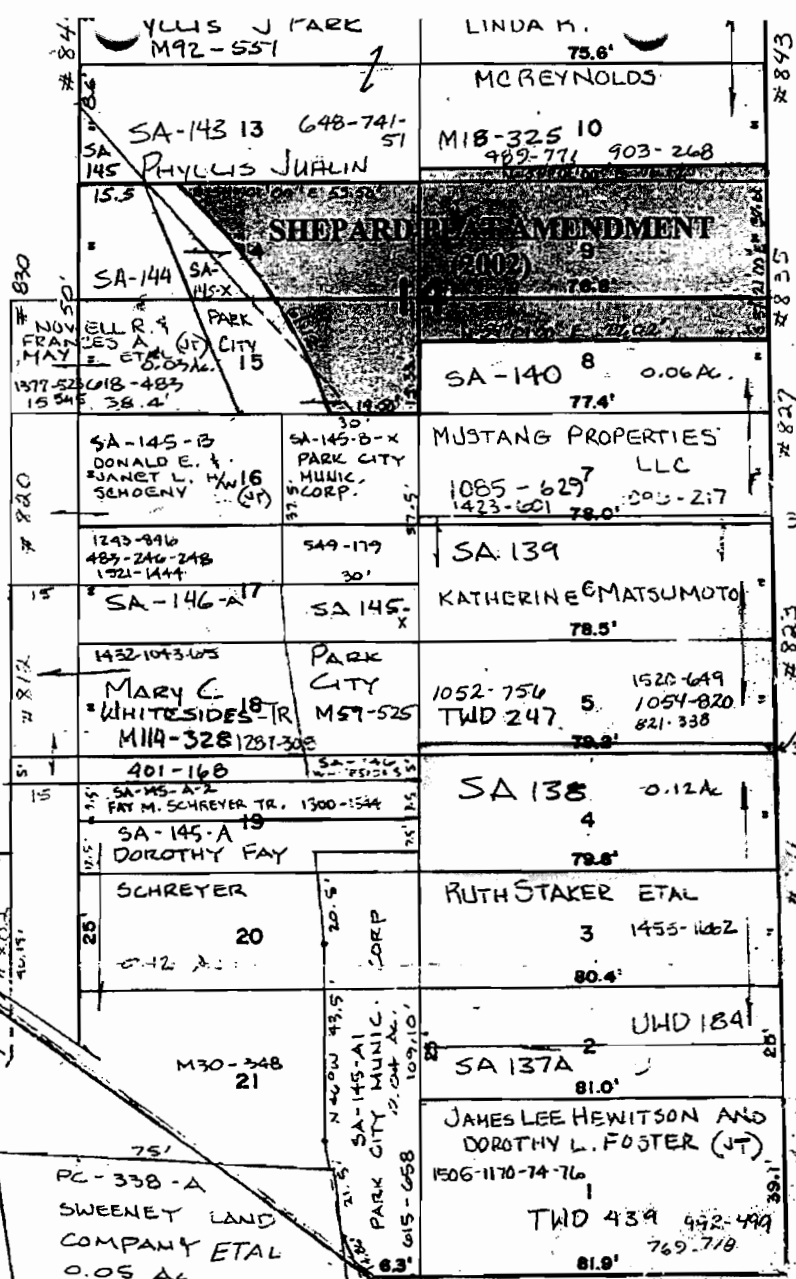
AWSON
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EMPIRE AVENUE (N 35°59')

NORFOLK AVENUE (N 35°59' W)

VACANT

SEE QCD 145-657
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BY KUHLE (JT)

775 84 ST

SA-137-1
 PC-320
 PC-320-B

EXHIBIT 3

TO: Katie Cattan, Project Planner
FROM: Dina Blaes, Preservation Consultant
DATE: May 25, 2010
RE: REVISED NOTES - 811 Norfolk Avenue - DRT Meeting on 5-19-10

GENERAL COMMENTS/QUESTIONS

Description indicates, "rebuild," "disassemble/reassemble" and "relocate."

As per LMC and Design Guidelines - Relocation: Proposals to relocate may be considered if:

1) Portion of building encroaches on an adjacent property and an easement cannot be secured - not the case here - SA-138 includes ½ N of lot 2, lots 3 & 4 of Block 14 Snyder's Addition.

2) If relocating the building onto a different site is the only alternative to demolition - not the case here.

3) If the Planning Director and Chief Building Official determine that unique conditions warrant the relocation on the existing site - Does not appear to meet this criteria, but what is the consensus opinion of the abovementioned officials?

Need to determine "rebuild" as in Reconstruct versus disassemble/reassemble - two different processes. Reconstruction - the property does not meet the underlying requirement of the Chief Building Official's designation that the building is a hazardous or dangerous building pursuant to Section 115.1 of the International Building Code AND that the building cannot be made safe and serviceable through repair.

Disassemble/Reassemble - the information provided is not sufficient to determine if this approach could be considered.

PRE-APP CONFERENCE FORM

HISTORIC CHARACTER

Modest frame cross wing house - raised rubble/stone foundation - paired double-hung sash type windows in gable wing - centered on stem wing is front entry door flanked by sidelights. Typical mix of early bungalow and vernacular PC stylistic elements. Simple forms, unadorned facades, basic fenestration. Simple materials - wood siding - porch roof was modified from dropped hip-roofed inset porch to integrated shed roof form. Minor modifications are reversible.

MEETING NOTES & POST MEETING COMMENTS

Applicant stated a preference for selling off part of the property--legal lot to the north. In that case, a move of the house could be considered, but must still meet the requirements of the LMC to not result in loss of designation and requirements of the Design Guidelines. As promised, I looked at the site (5-19-10 following the meeting) and can say that an application proposing a move of the INTACT house to eliminate the encroachment would meet the guidelines and LMC for consideration, but not a move forward on the lot nor an effort to "straighten" out the house in relation to the side yard lot lines. How a primary structure sits on the lot is integral to its character. A reduction in the side yard, which would result from the

move to the south, has an impact on the elements of integrity defined in the LMC--in particular, setting, feeling, location--and additional reorientation would further impact historic integrity in a negative way.

Disassemble/Reassemble - This is a highly invasive approach resulting in the significant loss of historic material and character and should be avoided, hence the more stringent criteria for consideration set forth in the LMC and design guidelines.

If the applicant goes forward with an application, the Preservation Plan should address moving the building intact unless a licensed structural engineer indicates that the house cannot reasonably be moved intact. Other criteria must be met for an application involving disassembly/reassembly to be considered (See LMC and Design Guidelines). Projects involving disassembly/reassembly are no longer considered when the chief rationale is to ease additional development on the site. For guidance, the applicant should look at 140 Main (Sullivan House) as an example of how to execute a house move & renovation correctly and in keeping with the current design guidelines and LMC. An example that does not achieve sound preservation practices and does not meet the current design guidelines is 147 Ridge Avenue--I realize that the Ridge Avenue project was approved under the 1983 design guidelines, but so was 140 Main--I also realize that 140 Main was an intact move, versus 147 Ridge which was a disassembly/reassembly.

Project impacts noted below were provided before the meeting and based on the packet materials only. After hearing from the potential applicant, the proposed project--move the house south approx 7 feet, build a basement addition, and accommodate a garage on site (accessory structure accessible from Crescent Tramway or under the living space)--still suggests significant impacts on the historic integrity and character of the site and the Preservation Plan should address, in great detail, how any/all impacts will be mitigated. The LMC does not allow for a project approval that results in the site losing its designation as a Landmark Site. Also, staff--including me--need to be available to assist this applicant--if he chooses to go forward with an application--early in the process so that expectations are clear, understood, and concise.

PROJECT IMPACTS

Proposed project would have significant impacts on the property and would likely result in the property no longer meeting the criteria for designation as a Landmark Site. LMC does not allow for proposals that would result in the property losing its status as a Landmark Site.

DESIGN GUIDELINES

Sections of the Design Guidelines with which the application does not need to comply because they are not relevant to the project (based on the information provided by the applicant to date):

None provided due to preliminary nature of the discussion.

EXHIBIT 4

June 17, 2010

Jeff Love
PO Box 1836
Park City, UT 84060

Dear Mr. Love,

Staff has reviewed of your recent application for a pre-HDDR (PL-10-00967) as received on May 13, 2010 and your plat amendment application (PL-10-00988) for 811 Norfolk received on June 7, 2010. During the May 19, 2010 pre-HDDR meeting, you had explained that Lot 4 and the three (3) foot portion of Lot 5 were being purchased by a separate owner. It has come to our attention that when the sale was finalized on June 2nd, you had purchased the entire property including Lot 4 and the three (3) feet portion of Lot 5. County records show that on June 3rd, you sold Lot 4 and the three (3) feet portion of Lot 5 to Rodney Ludlow. Given this information, it appears that you bought the property in its entirety as it has historically existed without an encroachment issue. You yourself created the encroachment issue by selling Lot 4. An encroachment agreement could have been granted as part of the sale on June 3rd, 2010.

Historic Preservation is a priority to the residents of Park City. This is evident in Park City's adopted Historic District Design Guidelines, Historic Sites Inventory, and Land Management Code. The policies within these documents have been created to protect the existing historic structures and the historic district as a whole. At the time of sale, you were knowledgeable of the City's policy that the movement of a historic home may be considered if an easement for the encroachment cannot be secured. You bought the entire property, hence there was no encroachment issue. You created the encroachment by selling Lot 4. An encroachment agreement could have been secured at the time of the sale on June 3, 2010.

As for your pre-HDDR (PL-10-00967), due to these circumstances, staff will not support the movement of the Landmark Structure located at 811 Norfolk Avenue. If you wish to appeal this determination, you will have to submit a complete application for an HDDR and staff will issue an action letter. You will have ten (10) days from the date of that letter to appeal staff's determination to the Historic Preservation Board.

As for your plat amendment application (PL-10-00988), in light of the encroachment, staff will not recommend Planning Commission forward a positive recommendation to City Council for approval of the Plat Amendment. Please let us know in writing whether you want to (1) bring the plat amendment before the Planning Commission as it is; (2) amend your application; or (3) withdraw your application.

City staff intends to provide our residents accurate feedback so they can make informed decisions. However, that feedback is reliant on being provided accurate and complete information from the applicant. In this circumstance, the information provided to staff during the May 19, 2010 meeting was not complete and accurate, so therefore the direction given is not applicable. Based on the new information, the memo I sent after the pre-application conference is no longer valid. Please let staff know how you would like to proceed.

Regards,

Katie Cattan

CC: Rodney Ludlow

EXHIBIT 5

**Sandra Secret Hatch
Architect
1141 Michigan Ave.
Salt Lake City, Utah 84105
801-466-3494
sandrasarch@hotmail.com**

December 6, 2010

To Whom It May Concern:

Jeff Love has requested that I provide my expert opinion on the "Findings of Fact" regarding his property at 811 Norfolk, application #PL-10-01080. These "Findings of Fact" are dated December 1, 2010.

I will be reviewing the proposed preservation and rehabilitation of the Landmark Site at 811 Norfolk as it relates to the "Findings of Fact". I will be discussing the 6.5 foot movement of the historic structure, the disturbance of the property during rehabilitation and the "Physical Conditions Report" conclusions regarding the front retaining wall, the south side stairs and the front porch stairs. All the above discussions will revolve around the concept of "integrity" as defined in the "Appendix B: Glossary" in the "Design Guidelines for Historic Districts and Historic Sites Park City, Utah", the "National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation" and the "Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995".

There is the issue of the three sidebar criteria in Section E of the Design Guidelines. I am not qualified to comment on these criteria.

The essence of the analysis of the "Findings of Fact" rests in the review of the seven criteria establishing the continued integrity of the Landmark Site at 811 Norfolk with the changes proposed by the applicant.

The applicant purposes to move the "L" shaped Landmark cottage 6.5 feet to the south. As reviewed in the "Physical Conditions Report", the existing foundation is composed of painted, stacked, cut stone on the front-east elevation and rubble stone two-thirds of the way up hill on the north and south elevations. The wood floor joists bear directly on the ground for the remainder of the north and south elevation. The west-rear elevation floor joists extend below the finished grade. In the crawl space at the intersection of the east-west gable and the north-south gable, the earth has been excavated to make room for a modern

furnace and duct work. This excavation has compromised the bearing at this critical intersection consequently, the structure slopes to this inside intersection. This description of existing conditions illustrates the necessity to provide new perimeter footings and foundation as well as new bearing support at critical interior locations. These new footings and foundations are required by the 2009 IRC Building Code. The footings are also required to extend below frost line 42". Regardless of whether the Landmark structure is moved or not the property will be disturbed to accommodate the new footings and foundation. "Preservation Brief 41- The Seismic Retrofit of Historic Buildings Keeping Preservation in the Forefront" addresses the complex subject of promoting life safety and protecting historic materials. This document also stresses the importance of developing a multi-disciplinary mitigation plan with the purpose to lift or move the historic structure onto a new footing/foundation system and provide proper anchorage without compromising the exterior character defining materials of the property (i.e. drop novelty siding).

If it is assumed that the house does need to be disturbed from its existing placement in relation to the site in order to accommodate new structural elements than whether the building is replaced in the exact original location or 6' to the south becomes a question of maintaining the "integrity" of the Landmark Site.

The "Historic Site Form-Historic Sites Inventory" establishes the property at 811 Norfolk as a Landmark Site. This document provides the basis for establishing the historic status of the property by describing the seven criteria for demonstrating historic integrity. Two assumptions are being made about the use of this document: 1. "The Historic Design Guidelines" are designed to assist applicants in understanding the issues involved in maintaining the integrity of their particular historic property. 2. If an applicant can provide a compelling argument that the modifications they propose to make to their property will not negatively impact the historic integrity and jeopardize the historic status than the application should be approved. The following argument in support of the approval of application #PL-10-01080 will address the criteria described in "The Historic Site Form-Historic Sites Inventory" for 811 Norfolk.

- A. **Location** is the place where the historic property was constructed or the place where the historic event occurred. Moving the house 6.5' to the south should not affect the integrity of location since the property will still be located on the same lot and will maintain its relationship to the original

place of construction. The property will still reflect its integrity as a mining cottage on a hillside lot and its relation to the mining community will not be lost. The proposed property rehabilitation maintains the same floor height, reapplies the foundation stone and supports a similar front relationship to the street as it did in its original location. Many of the discussions in Secretary of Interior Standards bulletins regarding losing location integrity deal with moving the property to a completely new location off site. This application is clearly not advocating such movement.

- B. **Design** is the combination of physical elements that create the form, plan, space, structure, and style of a Site. "The Historic Site Form-Historic Sites Inventory" describes the design as a cross wing style property that has been relatively unmodified. Moving the house 6.5' to the south onto a stabilized footing and foundation system will not alter the cross wing, "L" cottage form.

The articulation of the cottage form is distinguishable from the proposed addition by indentations at light wells on the southwest and northwest corners of the historic structure. This maintains the original roof line. A subordinate breezeway connects the historic structure to the new addition. If the addition was removed at a later date, the historic cottage could be restored. The addition is at the rear of the site and relates to the topography at the upper west side. The building to lot ratios established by the LMC for HR-1 have been met. The "L" shaped cottage has a footprint of 668 square feet and the footprint of the addition is 535 square feet. The design of the addition is differentiated from the historic structure in style and use of materials. The design of the addition reflects its own connection to time and place therefore differentiating itself from the historic property.

- C. **Setting** is the physical environment, either natural or manmade, of a historic site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between structures and other features or open space. "The Historic Site Form-Historic Sites Inventory" states that "the house is set on a sloping lot with a slight rise above the finished road bed and has a retaining wall near the street of uncut, non-coursed stone. The lawn is informally landscaped with grass and shrubs. A combination of wooden and concrete stairs and path lead up to the side of the front porch. "The proposed move of the property 6.5' to the south does

not significantly alter the “sloping lot with a slight rise above the finished road bed”. There remains an approximate 20 foot drop west to east. The retaining wall near the street will be rebuilt using the existing stones. As indicated in the “Physical Conditions Report” for this property, there is physical and historic evidence that the opening in the front retaining wall has moved. The wall was damaged when the opening was moved. Regardless of where the opening occurs if the wall is stabilized with dry stack reconstruction the integrity of this retaining wall will be improved. The lawn and landscape will remain informal particularly on the front-east street side.

The existing steps that extend up the south side of the house are in varying degrees of disrepair. Pictures in the “Physical Conditions Report” show the present state of the stairs. This is another life safety issue covered by the 2009 IRC Building Code. These stairs need to be safe. More steps are required to provide proper rise and run. Even if the house moves 6.5’ the relationship of the stairs to the house and the setting remains intact.

The new stairs up to the front porch relate more to the original historic setting than to the existing location. These existing stairs on the south side of the house are not only non-historic (constructed of modern materials) but dangerous. There is virtually no structural support under the existing porch and the porch slopes almost 6”. The porch needs to be rebuilt and regardless where it is located laterally the important factor to maintain integrity is the stairs relationship to the historic site.

“The Historic Site Form-Historic Sites Inventory” does not mention the rubble stone wall that runs behind the historic property.

- D. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. “The Historic Site Form-Historic Sites Inventory” divides this category into the various elements represented on 811 Norfolk: the foundation, walls, roof, and windows/doors. The document lists these exterior materials as being in “good” condition. After inspecting the property and preparing the Physical Condition Report, I found enough evidence to conclude that these material elements are in fair to poor condition and will require attention to maintain habitability. For example, I reviewed the condition of the footings and foundation above.

Dealing with the condition of the materials will need to take place whether the property remains in the same location or not. Moving the house 6.5' to the south with a proper mitigation plan should not change this.

- E. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning. The "Historic Site Form-Historic Site Inventory" describes the workmanship criteria for 811 Norfolk. "The distinctive elements that define this as a typical Park City mining area house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and plan finishes." The preservation/rehabilitation plan presented in application #PL-10-01080 supports all of the criteria for integrity of workmanship listed above

Moving the house 6.5' to the south will not change the project's preservation/rehabilitation plan.

- F. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. "The Historic Site Form-Historic Sites Inventory" refers to the feeling of this property as "The physical elements of the site, in combination, convey a sense of life in a western mining of the late nineteenth and early twentieth centuries." The same analysis for the integrity of location can be applied to the integrity of feeling. Moving the property to the south 6.5' with a proper mitigation plan should not compromise the integrity of the property's feeling.

As discussed under "setting", the addition uses an aesthetic that represents its own period of time and construction.

- G. **Association** is the direct link between an important historic event or person and a historic property. The "Historic Site Form-Historic Sites Inventory" restates that "The 'T' or 'L' cottage (also known as a cross wing) is one of the earliest and one of the three most common house types built in Park City during the mining era." As I have stated when the integrity of the original cross wing cottage was part of the discussion; the integrity of association is not lost by moving the property 6.5' to the south. The historic

property will still be recognizable as a cross wing structure and remain a representative example of mining area architecture.

After reviewing all seven criteria as outlined in "The Historic Site Form-Historic Sites Inventory", it is my conclusion that the historic property at 811 Norfolk will maintain its historic integrity after the proposed changes in application #PL10-01080. Fine tuning of preservation and rehabilitation plans and developing a multidisciplinary mitigation plan to move the house will result in extending the life of the historic property. The "Findings of Fact" is taking a very conservative approach to the interpretation of the "Guidelines". Modifications are going to need to be made to the property in order to insure the continued occupancy of the Landmark site.

EXHIBIT 6

**SECTION R302
FIRE-RESISTANT CONSTRUCTION**

R302.1 Exterior walls. Construction, projections, openings and penetrations of *exterior walls* of *dwelling*s and accessory buildings shall comply with Table R302.1.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwelling*s and *accessory structures* located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

R302.2.1 Continuity. The fire-resistance-rated wall or assembly separating *townhouses* shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

R302.2.2 Parapets. Parapets constructed in accordance with Section R302.2.3 shall be constructed for *townhouses* as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the two cases above when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1219 mm) on each side of the wall or walls.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

INDIVIDUAL VENT. A pipe installed to vent a single-*fixture drain* that connects with the vent system above or terminates independently outside the building.

INDIVIDUAL WATER SUPPLY. A supply other than an *approved public water supply* that serves one or more families.

INSULATING CONCRETE FORM (ICF). A concrete forming system using stay-in-place forms of rigid foam plastic insulation, a hybrid of cement and foam insulation, a hybrid of cement and wood chips, or other insulating material for constructing cast-in-place concrete walls.

INSULATING SHEATHING. An insulating board having a minimum thermal resistance of R-2 of the core material.

JURISDICTION. The governmental unit that has adopted this code under due legislative authority.

KITCHEN. Kitchen shall mean an area used, or designated to be used, for the preparation of food.

LABEL. An identification applied on a product by the manufacturer which contains the name of the manufacturer, the function and performance characteristics of the product or material, and the name and identification of an *approved agency* and that indicates that the representative sample of the product or material has been tested and evaluated by an *approved agency*. (See also "Manufacturer's designation" and "Mark.")

LABELED. *Equipment*, materials or products to which have been affixed a *label*, seal, symbol or other identifying *mark* of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the *equipment*, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LIGHT-FRAME CONSTRUCTION. A type of construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or cold-formed steel framing members.

LISTED. *Equipment*, materials, products or services included in a list published by an organization acceptable to the code official and concerned with evaluation of products or services that maintains periodic inspection of production of *listed equipment* or materials or periodic evaluation of services and whose listing states either that the *equipment*, material, product or service meets identified standards or has been tested and found suitable for a specified purpose.

LIVE LOADS. Those loads produced by the use and occupancy of the building or other structure and do not include construction or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

LIVING SPACE. Space within a *dwelling unit* utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

LOT. A portion or parcel of land considered as a unit.

LOT LINE. A line dividing one *lot* from another, or from a street or any public place.

MACERATING TOILET SYSTEMS. A system comprised of a sump with macerating pump and with connections for a

water closet and other plumbing fixtures, that is designed to accept, grind and pump wastes to an *approved point of discharge*.

MAIN. The principal pipe artery to which branches may be connected.

MAIN SEWER. See "Public sewer."

MANIFOLD WATER DISTRIBUTION SYSTEMS. A fabricated piping arrangement in which a large supply main is fitted with multiple branches in close proximity in which water is distributed separately to fixtures from each branch.

MANUFACTURED HOME. *Manufactured home* means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30 m²) or more, and which is built on a permanent chassis and designed to be used as a *dwelling* with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a *label* certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a *manufactured home*.

MANUFACTURER'S DESIGNATION. An identification applied on a product by the manufacturer indicating that a product or material complies with a specified standard or set of rules. (See also "Mark" and "Label.")

MANUFACTURER'S INSTALLATION INSTRUCTIONS. Printed instructions included with *equipment* as part of the conditions of listing and labeling.

MARK. An identification applied on a product by the manufacturer indicating the name of the manufacturer and the function of a product or material. (See also "Manufacturer's designation" and "Label.")

MASONRY CHIMNEY. A field-constructed chimney composed of solid masonry units, bricks, stones or concrete.

MASONRY HEATER. A masonry heater is a solid fuel burning heating *appliance* constructed predominantly of concrete or solid masonry having a mass of at least 1,100 pounds (500 kg), excluding the chimney and foundation. It is designed to absorb and store a substantial portion of heat from a fire built in the firebox by routing exhaust gases through internal heat exchange channels in which the flow path downstream of the firebox includes at least one 180-degree (3.14-rad) change in flow direction before entering the chimney and which deliver heat by radiation through the masonry surface of the heater.

MASONRY, SOLID. Masonry consisting of solid masonry units laid contiguously with the joints between the units filled with mortar.

EXHIBIT 7



Building • Engineering • Planning

Property: 811 Norfolk Ave
Date: November 17, 2010

Design Review Comments

Projects involving Landmark Sites must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site. Within the current application for 811 Norfolk Avenue, the Landmark Structure would lose the Landmark status as explained below and therefore can not be approved. During the November 17, 2010, design review meeting, the design review team reviewed your application and found that the design did not comply with the following underlined criteria.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

The proposed project moved the location of the original path and steps leading to the main entry. It also introduces a new set of stairs along the side of the homes that do not exist, and therefore should not be introduced to the site.

A.2.1 Maintain historic stone retaining walls in their original locations.

The historic wall opening for the stairs should not change.

A.5.1 Maintain landscape features that contribute to the character of the site.

The small retaining walls within the yard are a site feature that must be preserved. They are a character defining element of the site. The addition of steps along the side yard is not historic and should not be introduced to the site. The applicant must modify the plans to not disturb the existing landscape features. The applicant must also include a mitigation plan that explains how the yard will be protected during construction.

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

The site is being completely modified under the new proposal. Stairs should not be introduced where they did not exist. The yard must be preserved with small retaining walls.

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

The proposed addition is not visually subordinate to the historic building. There is a three story addition to a single story Landmark Structure. The excavation as proposed will destroy the entire site. The addition must be visually subordinate to the historic building.

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, Utah 84060-1480
Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060
FAX (435) 615-4906



Building • Engineering • Planning

The movement of the Landmark Structure has been denied. The proposal to relocate the historic building does not meet any of the three considerations listed within the Historic District Design Guidelines.

Most important is the fact that proposals to Landmark sites must retain the Landmark Designation. Within the LMC Section 15-11-10(A) the criteria for designating historic sites is explained. The criteria for Landmark Sites include age, integrity, and significance. The integrity of the site must be maintained in terms of location, design, setting, materials, workmanship, feeling and association as defined by the Nation Park Service for the National Register of Historic Place. The proposal must also retain its significance in local, regional and national history, architecture, engineering or cultural association with the mining era. The proposed addition and site plan must meet these standards in order for the home to retain its Landmark Status. Within the current application, the addition overwhelms the historic structure and the site and loses the integrity of the site in terms of design, setting, workmanship and feeling. The significance is also jeopardized because the design overwhelms the Landmark Structure, the integrity is lost, and the site no longer relates to the mining era.

At this time, Staff has determined that your proposal must be modified to comply with the Guidelines. Under the current application the Landmark Structure would lose the Landmark status and therefore the design can not be approved. Please modify your plan to address the previously stated issues. At this time the 45 day review window will be placed on hold until a modification is submitted to the Planning Department. If you chose not to modify these plans, this letter can act as a letter of denial. You may appeal this denial to the Historic Preservation within 14 days of the action pursuant to LC 15-1-18.

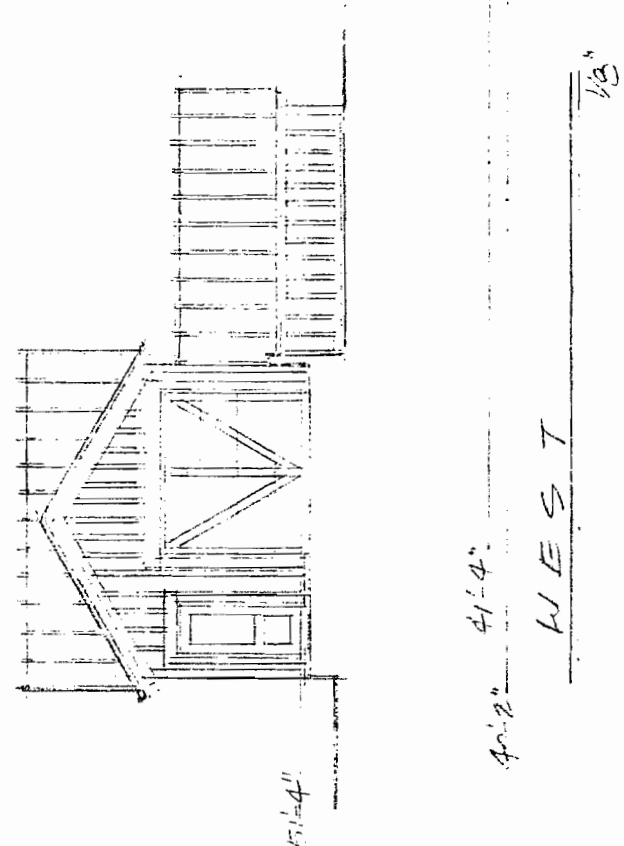
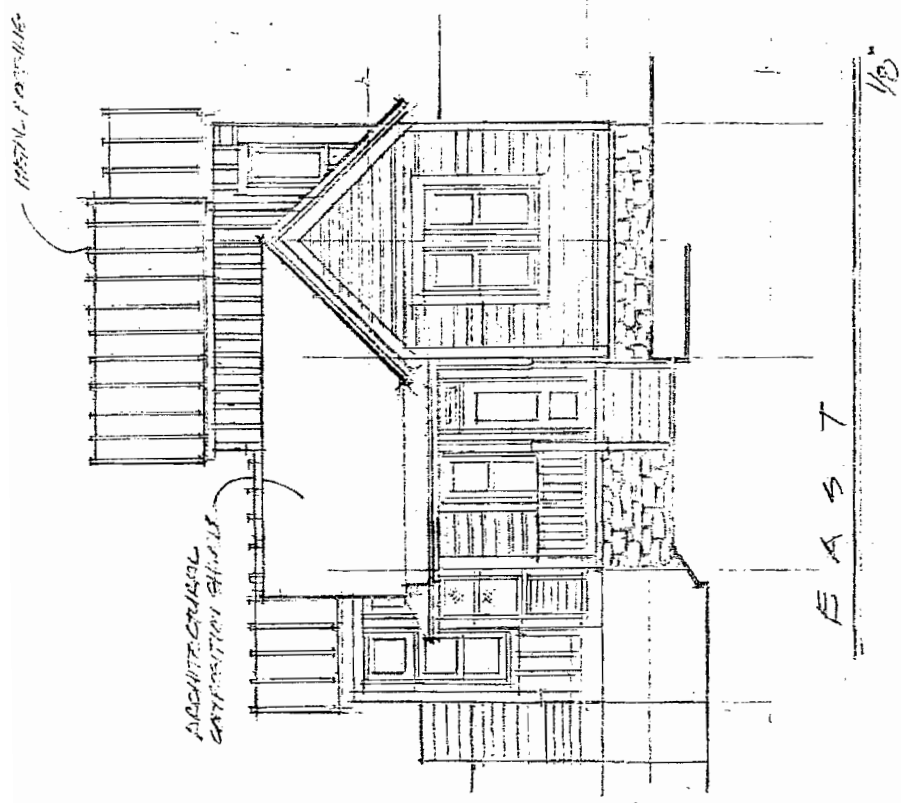
If you have any questions, please email or contact me to set up an appointment to meet.

Regards,

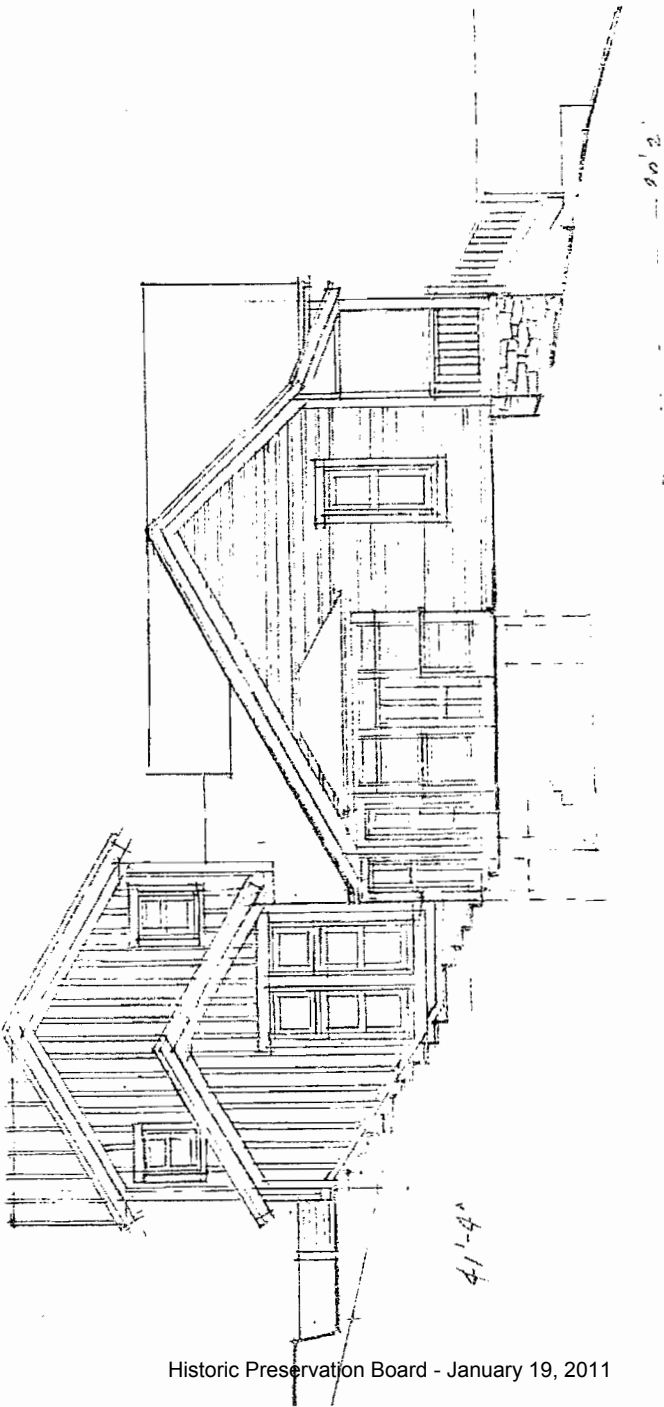
A handwritten signature in cursive script that reads "Katie Cattan". The signature is written in dark ink and is positioned above the typed name.

Katie Cattan
Planner, PCMC

EXHIBIT 8

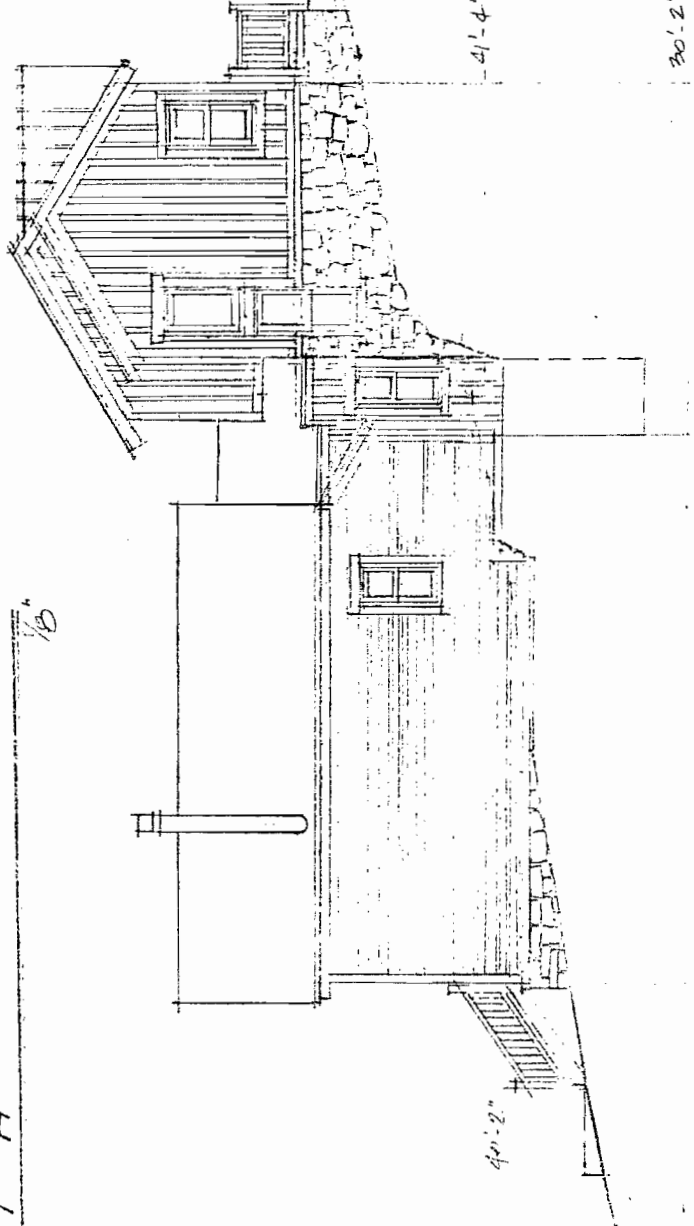


SEP 09 2011



SOUTH

10



NORTH

112

SFP 09 2018

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 811 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-138

Current Owner Name: STAKER RUTH ETAL

Parent Parcel(s):

Current Owner Address: PO BOX 81, PARK CITY, UT 84060-0081

Legal Description (include acreage): N1/2 LOT 2 & ALL LOTS 3 & 4 BLK 14 SNYDERS ADDITION TO PARK CITY BAL 0.12 Acres

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
 Permit #:
 Full Partial

Use

Original Use: Residential
 Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1995 & 2006
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: 1 accessory building(s), # __1__; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The foundation is rough-cut coursed stone.

Walls: The walls are sheathed in wooden drop/novelty siding. Part of the side wall and the enclosed side porch are clad in large sheets of an unknown material in the 2006 photograph.

Roof: The gabled roof is sheathed in composition shingles.

Windows/Doors: The façade gable-end has a pair of two-over-two double-hung windows with wooden sash that appear to be original. They are covered with external aluminum storm windows. The entry door has eight lights with narrow sidelight panels, each with nine lights. The sidelights have external single pane storm windows.

Improvements: The frame garage dates from the historic period and is clad in a sheet material. It is mentioned on the 1959 tax card with the note that it is 15 years old although it does not appear on the 1949 tax card. 377 SF, Fair Quality

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This frame crosswing house is relatively unmodified since its initial construction. The open front porch has a shed roof with two battered wooden supports, one free-standing and the other engaged. An auxiliary square wooden support runs from the railing to the ceiling. The small hip-roofed side porch has been enclosed since at least the c. 1940 tax photo. Decorative shutters were added to the pair of windows on the façade between c. 1940 and 1995. The front stairs were moved from the center of the porch to the side between 1940 and 1995.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a sloping lot with a slight rise above the finished road bed and has a retaining wall near the street of uncut, uncoursed stone. The yard is informally landscaped with lawn and shrubs. A combination of wooden and concrete stairs and path leads up to a side of the front porch.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (crosswing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

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

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>558</u>	\$	\$ <u>1278</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <u>✓</u> Conc. <u>None</u> <u>✓</u>		<u>51</u>
Ext. Walls <u>3/4 SIDING, 1/4 SHTG.</u>		<u>18</u>
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60 @ 1.00 60.</u>		
Rear <u>30 @ .80 24.</u>		
Cellar—Basin't— <u>1/4 1/2 3/4 full-floor</u> <u>DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>HOOD LINED</u>		<u>100</u>

Total Additions and Deductions 474 169 1278

Net Additions or Deductions 169 +305

REPRODUCTION VALUE \$ 1583

Depr. 1-2-3-4-5-6 51/49 % \$ _____

Reproduction Val. Minus Depr. \$ 775

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____

Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____

Cars _____ Walls _____ Out Bldgs. _____ \$ _____

Roof _____ Size x Age _____ \$ _____

Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks AV. AGE RECORDED ON OLD CARD 30 YRS. (1941) Total Building Value \$ _____

SA 138

Location Block 145A - N² Lot 2 - all Lot 3 + 4
 Kind of Bldg. RES St. No. 811 Norfolk Ave
 Class 2 Rms. _____ Type 1 2 3 4. Cost \$ 1282 X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		558		\$ 1282
	x x				
	x x				

Att. Gar. Flr. _____ Walls _____ Roof _____

Description of Building		Additions
Foundation— Stone <u>X</u> Conc. _____ None <u>X</u>		
Ext. Walls <u>Siding</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mt. <u>Pat + RR.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front <u>5x12</u> <u>60</u> @ <u>100</u> <u>60</u>		
Rear <u>5x6</u> <u>30</u> @ <u>80</u> <u>24</u>		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar/Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>out</u> <u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>4</u> Tub <u>1</u> Trays _____		350
Basin _____ Sink <u>1</u> Toilet <u>1</u>		
Urns _____ Fns. _____ Shr. _____		
Dishwasher _____ Garbage Disp. _____		
Heat— Stove <u>X</u> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish— Fir <u>X</u> Hd. Wd. _____		
Floor— Fir <u>X</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____ Blt. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets <u>X</u> Fixt. <u>X</u>		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____		
		484

Total Additions		484
Year Built _____	Avg. <u>47</u>	Reproduction Value \$ 1766
<u>Old App - 1949 - 38</u>	Age _____	Depr. Col. (1) 2 3 4 5 6 <u>40</u> %
Inf. by { Owner - Tenant <u>X</u>	{ Neighbor - Record - Est. _____	Repr. Val. Minus Depr. 706
Remodel Year _____	Est. Cost _____	Obsol. or Rem. _____ %
Garage— Class <u>1</u> Depr. 2% <u>300</u>		Bldg. Value \$ _____
Cars <u>1</u> Floor <u>out</u> Walls <u>Paint</u> Roof <u>RR.</u> Doors <u>1</u>		
Size— <u>14</u> x <u>20</u> Age <u>15</u> Cost <u>149</u> x <u>55</u> %		82
Other _____		
Total Building Value		\$ _____

SA 138
Serial Number

CF
Card Number

Owners Name AIDEN STAKER
 Location BIK 145A N 1/2 LOT 2 + ALL LOT 3-4
 Kind of Bldg. Rm St. No. 811 NORFOLK AVE
 Class 2 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	648		\$ 2165	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone 1/2 Conc. _____ Sills 1/2
 Ext. Walls SIDING (A)
 Roof Type GAB Mtl. PAT
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front 60 @ 12⁵ 75
 Rear 45 @ 12⁵ 56
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor DIRT 40

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. / Hd. Wd. _____ Panel _____

Floor—Fir. / Hd. Wd _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 721

Year Built 1911 Avg. 11911 Replacement Cost 2886
 Age 2. Obsolescence _____

Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
 Neighbor - Record - Est. _____ Conv. Factor x.47

Replacement Cost—1940 Base _____

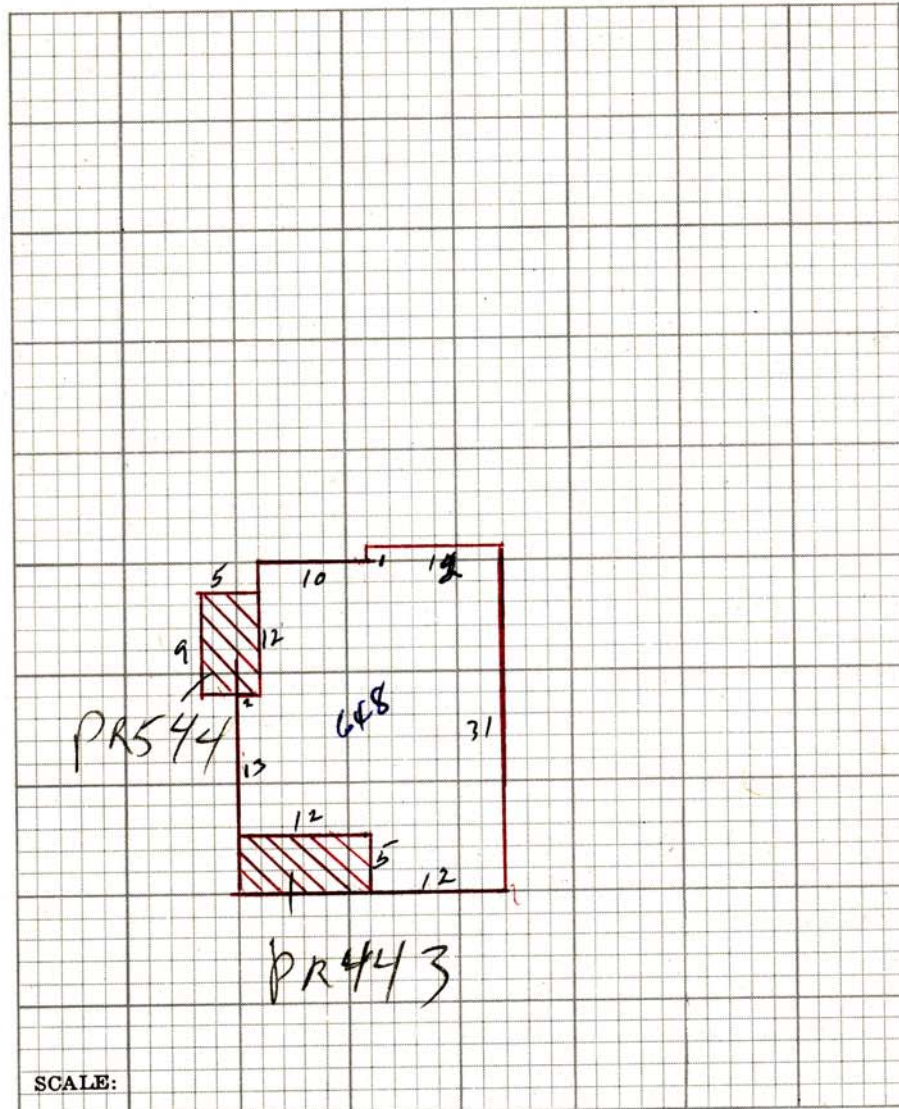
Depreciation Column 1 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

Total Value from reverse side GARAGE MIN 69 80

Total Building Value \$ _____

Re - app 12-4-79
 1983



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor WOOD Walls WOOD Roof RR Doors _____

Size 14 x 20 Age 1943 Cost 321 x 47% _____

1940 Base Cost _____ x 25 % Depr. _____

Total _____

80

REMARKS _____









RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

165510



January 4, 2011

Building • Engineering • Planning

Jeff Love
PO Box 1836
Park City, UT 84060

Dear Jeff Love,

In reviewing your appeal of the 811 Norfolk Avenue Historic District Design Review (PL-10-01131), you stated that "the petitioner was not included in the design review meeting in violation of the design guidelines". The guidelines state in Step 2 (Pre-Application) of the Design Review Process that the applicant and/or the applicant's design profession is a member of the design review team (DRT). Although, Step 6A/B, Design Review, does not require another DRT meeting prior to the evaluation of the design review application, because a DRT meeting was held as I indicated in the November 17, 2010 Design Review Comments letter without you, I would like to offer you the opportunity to meet as a member of the design review team on Wednesday January 12, 2011 at 10:00 am in the Planning Department conference room of the Marsac Building to review your application. If this date does not work for you, please let me know and we can reschedule for a following Wednesday.

An additional DRT meeting will render the current action letter void, and the pending appeal will be rejected as moot. Your appeal fee will be refunded. Following the DRT meeting, staff will re-evaluate the application and make a determination of compliance with the historic district design guidelines and issue an action letter.

If you choose not to attend the DRT meeting and do not wish your appeal to be rejected as moot, please notify me and we will move forward with the appeal before the Historic Preservation Board as scheduled.

Staff plans to clarify the language within the LMC and design guidelines to make the process more clear. Please let me know how you would like to proceed.

Regards,

A handwritten signature in cursive script, appearing to read "Katie Cattan".

Katie Cattan
Senior Planner

cc. Thomas Eddington, Tom Bakaly

From: [Mark A. Kozak](#)
To: [Katie Cattan](#)
Cc: grandloveshack@msn.com
Subject: FW: Letter regarding appeal - DRT meeting
Date: Friday, January 07, 2011 2:44:31 PM
Attachments: [January 4, 2011 Letter to Jeff Love.pdf](#)

Katie,

No thank you. We are not interested in a granting a DRT Mulligan at this time.

Mark A. Kozak
(435) 901-1524

From: Jeffrey T Love [mailto:grandloveshack@msn.com]
Sent: Wednesday, January 05, 2011 9:46 AM
To: Mark A. Kozak
Subject: Fwd: Letter regarding appeal - DRT meeting

Sent from my iPad

Begin forwarded message:

From: Katie Cattan <kcattan@parkcity.org>
Date: January 5, 2011 9:11:59 AM MST
To: Jeffrey T Love <grandloveshack@msn.com>, Jonathan DeGray
<degrayarch@qwestoffice.net>
Subject: Letter regarding appeal - DRT meeting

Hi Jeff,

Please see the attached letter and let me know how you would like to proceed.

Thank you,
Katie

Katie Cattan
Senior Planner
Park City Municipal Corp.
435-615-5068



Exhibit H: Additional information
submitted by applicant.

From: [roger](#)
To: grandloveshack@msn.com
Cc: [Katie Cattan](#)
Subject: Block 14, Snyder"s Addition to Park City
Date: Thursday, January 13, 2011 3:56:29 PM
Attachments: [Misc Book M - Page 294.pdf](#)
[Misc Book G - Page 184.pdf](#)

Jeff,

In doing some research to determine the earliest conveyances for Lots 3 and 4, Block 14, Snyder's Addition to Park City, Coalition Title has concluded the following:

Lot 3 was deeded April 23, 1889, From David C. McLaughlin to Frank T. Jones, in Misc Book G, at page 184

Lot 4 was deeded February 5, 1905, From the Estate of David C. McLaughlin to Mrs. Elizabeth Jones, Misc Book M, at page 294

Please see attached deeds.

Roger Cater
Coalition Title Agency
Title Officer
P: (435) 649-4008
F: (435) 649-4026
email: roger@coalitiontitle.com

are the sureties named in, and freeholders within the county of Summit and State of Utah, and that they are worth the sum specified in said undertaking as the penalty thereof, over and above all their just debts and liabilities, exclusive of property exempt from execution.

G. W. Gulliver.
H. W. Deighton.
December, 1904.
L. B. Wight, Notary Public.

Subscribed and sworn to before me this 30th day of
(SEAL.)

Filed for Record Nov. 3, 1905. 9 o'clock a.m.
L. B. Wight
County Recorder.

Musc
M/294

Entry No. 13386.

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF UTAH,
IN AND FOR SUMMIT COUNTY.

In the Matter of the Estate
of
David C. McLaughlin, Deceased.

This cause having come on to be heard on this 23rd day of September, 1904, before the Honorable Samuel W. Stewart, Judge of the above entitled court, upon the order entered herein on the 31st day of August, 1904, requiring all persons interested to appear herein and show cause, if any they had, why the bids of the persons for the lands at the prices hereinafter named, described and stated respectively, should not be accepted, and the sales of said premises to said persons confirmed; and it further appearing to the Court that due and regular notice was given of said order to show cause, as appears by the return on file herein; and it further appearing to said Court that no person has appeared to oppose the acceptance of said bids or any of them, or the confirmation of said sales respectively, and it further appearing to said Court from the proofs submitted herein that the proceedings for said sales were legally made and fairly conducted, and that the sums bid for said premises respectively is not disproportionate to their value; and it further appearing that as authorized by the order of this court hereinafter referred to, the sales were all made at private sale, and that a portion of said bidders, as hereinafter stated and set out, have already paid to the administratrix herein the full amounts so bid respectively; and that others of said bidders for lands respectively as herein after set out have paid a portion only of the purchase price thereof as bid by said purchasers respectively, and that in such cases a contract has been entered into between the said bidders respectively and the said administratrix for the payment of the balance of said purchase price at times therein specified, with interest, and upon deeds then after to be made and delivered to them respectively for such lands, if approved by this Court; and it further appearing that all of said lands and premises as hereinafter described and set out is a part of what is known as Snyder's Addition to Park City, situated in the City of Park City, Summit County, State of Utah, and are parts and parcels of lands mentioned and set out in an order of sale made herein by this Court on the 28th day of July, 1903; and it further appearing that the persons who have bid upon said parcels of land, with the parcels of land upon which said bids were made and the purchase price thereof and which has already been paid to the said administratrix as hereinafter stated, is as follows:

Name.	Description.	Amount.
R. W. McDonald,	Lot 4 & sy $\frac{1}{2}$ of 5, Bk. 28	\$225.00
Frank Andrew	Lot 30 " 15	125.00
Louis Girard	Lot 15 & sy $\frac{1}{2}$ of 16 " 6	225.00
A. R. Weester	Lot 11 " 29	150.00
Fay Evans	Lot 22 " 57	100.00
Emma Campbell	Lot 3 & Ny $\frac{1}{2}$ of 2 " 6	225.00
George A. Robinson	Lot 21 " 8	100.00
Martha Voigt	Lot 2 " 8	150.00
Mrs. Elizabeth Jones	Lot 4 " 14	125.00
G. H. Field	Lot 3 " 18	125.00
Worthy Gibbons	Lot 3 & sy $\frac{1}{2}$ of 4 " 17	225.00

And it further appearing that the persons and the particular parcels of land and the purchase price thereof and the amounts paid thereon of those bidders who have but partially paid for the lands, are as follows, to-wit:

David C. Laughlin & Harriette M. Laughlin - to - Frank Jones

Misc

D/184

Lot Three (3) of Block Fourteen (14) Park City

This Indenture made the twentieth day of April in the year of our Lord one thousand eight hundred and eighty nine between David C. Laughlin and Harriette M. M. Laughlin his wife of Park City, in the County of Summit and Territory of Utah, parties of the first part and Frank Jones of the same place the party of the second part. Witnesseth that the said parties of the first part for and in consideration of the sum of Seventy Five Dollars lawful money of the United States of America to them in hand paid by the said party of the second part the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, quit claimed, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and to his heirs and assigns forever all that certain piece or parcel of land known and described as follows, to-wit:

All that lot full or parcel of land situate lying and being in Park City, Summit County, Utah Territory and particularly described as follows to-wit:

✓ Lot Three (3) of Block No. Fourteen (14) of Engdars Addition.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part or in or to said premises and every part and parcel thereof with the appurtenances, and the said Harriette M. M. Laughlin hereby consent and agree and with the said party of the second part that she has a perfect right, to sell and relinquish her right of dower in the said premises and in consideration of the sum of one dollar to her

Good paid by the said party of the second part, she
has released and relinquished, and by these presents
does release and relinquish unto the said party of the
second part all rights or privileges of dower of or to said
premises and every part thereof.

To Have and to hold, all and singular the
said premises together with the appurtenances unto the
said party of the second part and to his heirs and
assigns forever. And the said parties of the first
part, and their heirs, the said premises, in the quiet and
peaceable possession of the said party of the second
part, his heirs and assigns, against the said parties
of the first part, and their heirs, and against any
and all persons whatsoever lawfully claiming or
to claim the same, shall and well warrant, and by
these presents forever defend.

In Witness Whereof, the said parties of
the first part, have hereunto set their hands and seals
the day and year first above written.

Given under our hands

in the presence of

Wm. C. Cutler

David C. McLaughlin
Henrietta W. McLaughlin

United States of America

Territory of Utah

County of Summit

On this Twentieth day of May A. D. one
thousand eight hundred and eighty nine
a Notary Public, in and for said County, in the Territory
of Utah, duly appointed, commissioned and sworn, personally
appeared David C. McLaughlin and Henrietta W.
McLaughlin, in his wife's name, and subscribed to the
annexed instrument as parties thereto, personally known
to me to be the same persons described in and whose
executed the said annexed instrument, as parties thereto,
who each of them, respectively, advised me that they each
of them respectively executed the same freely and vol-
untarily and for the uses and purposes therein men-
tioned, and the said Henrietta W. McLaughlin wife of the
aforesaid David C. McLaughlin on being examined

by me execute and apart from and without the
 leaving of her said husband, and after being by me
 made acquainted with said conveyance and her rights
 therein and to said property and particularly her right
 of dower therein, she then acknowledged to me that she
 executed the same understandingly ^{and} relinquished her
 dower in the real estate therein conveyed freely and
 voluntarily and without compulsion or undue influence
 on the part of her said husband, for the consideration
 named in said deed and for the uses and purposes
 therein named and that she does not wish to retract
 the execution thereof.

In Witness Whereof I have hereunto set
 my hand and affixed my Notarial seal, at my office
 in Park City, Utah Territory, the day and year in this
 certificate first above written.



Miles W. Suthiff

Notary Public for Summit
 County, U.S.

Recorded April 23rd 1889. 8:45 A.M.

Geo. W. Cohen County Recorder
 Jos. S. Salmon Deputy Recorder

Katie Cattan

From: Mary Whitesides [mary@dancindeerdesign.com]
Sent: Monday, November 01, 2010 2:53 PM
To: Katie Cattan
Subject: RE: 817 Norfolk Ave proposed projects

Dear Katie

I live on Crescent Tram just across the street from the proposed projects on Norfolk Ave. I am very concerned about the size and height of the two proposed houses. My house has large glass windows overlooking that particular area and has a wonderful view of old Town. If these structures are built at a height that obstructs my views, the value of my house will diminish. This house was designed to frame that particular view of old town and the re-sale value rests heavily on that particular feature.

I do not think one neighbor ought to impact the value and view of another neighbor. I have been here for 30 years. My house does not obstruct the view of any other neighbor nor will it impact another neighbor in the future. I want the same consideration as a long time loyal resident and tax payer in Park City. I understand the structures are to be three stories high. That will mean I will be looking into a wall of windows, siding and roofing. Even though there is a height restriction contained in the building code, it doesn't make provisions for neighbors on an individual basis - case by case. I have mentioned in town meetings before that there ought to be a view shed law whereby the potential developer would be required to place a marker on the proposed building footprint and height and then viewed and analyzed from the neighbors point of view. And when a height issue is resolved between neighborhood, that restriction ought to be monitored and enforced.

There is a point at which mass should be an issue in old town on a general overall scale basis as well. The days of mega-structures are fading and people are tiring of mansions.

I would hope that my concerns would be important enough to review these two structures and me and my neighbors get the consideration we deserve.

Thank you.

Mary Whitesides
Crescent Tram resident

Katie Cattan

From: Jenifer Sutherland [jeniferosa@gmail.com]

Sent: Friday, November 12, 2010 8:21 AM

To: Katie Cattan

Subject: Re: 811 Norfolk Avenue Public Comment

Katie:

I really didn't add the most important aspect of my thoughts with the property at 811 Norfolk.

I wanted to add mention to take notice of the unique property that is the 811 Norfolk homesite. The home sits on a beautiful mountain side lot, relatively unchanged, as are the neighboring homes adjacent to the Crescent Tram Road. When I realized through incomplete research that 811 could probably not be developed I was honestly and actually glad to be stopped because I love the property. It *should* be viewed as valued history and I am grateful for the guidelines in place to keep it as such. It would be really incredible to preserve the 811 homesite in a modern and realistic manner, the adjacent homesites and up into Creole Gulch area to as low density as possible. These homes are, as I mentioned, all relatively untouched. I have looked over at the uphill side of Norfolk Avenue and it's historic miner's homes and will be sad to see the density change.

Thanks again.

Jenifer Sutherland

On Thu, Nov 11, 2010 at 12:11 PM, Jenifer Sutherland <jeniferosa@gmail.com> wrote:

The former owner of 811 Norfolk, Ruth Staker was a good friend. She granted First Right of Refusal to me on the future sale of her home. My sister and I were interested in building two homes on the property if it were possible. We did some light research on the property to discover the home is considered a Landmark site. We knew the guidelines with a Landmark site to some extent because of another home we own in old town is Historically significant. We also measured the surrounding property and realized it would not be possible to meet guidelines of a 25 x 75 lot after setbacks because we could not change the footprint of the existing home. We realized it would not be possible.

I appreciate that Historic guidelines have room for some grey area, as situations differ. I do not appreciate that the guidelines are so flexible that no one really knows what is possible and that if one puts up a good enough argument that they could override guidelines that others cannot. The system needs to remain fair.

My home was built in 1970 and it would fall under historic guidelines in 9 years if I don't remodel it before then. I hope that a Landmark site gets treated with the respect it deserves in relation to the money and effort others have gone through with less significant homes.

I also believe that someone could find incredible value in the land that surrounds the home at 811 Norfolk and the developer could clear the same profit with the value of land, as developing two homes. Land will ultimately prove the most valuable.

Thank you,

Jenifer Sutherland
812 Norfolk Avenue

Katie Cattan

From: Mary Whitesides [mary@dancindeerdesign.com]
Sent: Thursday, November 11, 2010 4:50 PM
To: Katie Cattan
Cc: JESSIE WHITESIDES; Katherine Matsumoto-Gray
Subject: RE: 811 Norfolk Ave

Attachments: Porch viewline.jpg; ATT60734.txt; wierd panorama out dining room.jpg; ATT60735.txt



Porch viewline.jpg (1 MB) ATT60734.txt (1 KB) (456 B) wierd panorama out dining room... ATT60735.txt (1 KB)

Hi Katie

We have done some research of the Historic Guidelines for Park City Old Town and studied the and the following questions have arisen:

Here are our questions according to each section:

A1.1. Filling the site from front to back does not respect the current historic condition - since the existing house does not come close to Crescent Tram.

A1..2 There is concern that the two proposed houses will shed snow onto each others property, and in turn onto Katherine's Matsumoto- Gray's property and the corner property on the South.

A.5.2 Does the site plan allow for snow storage on site from shoveled driveways?

A.5.4. The open space ratio will be changed on this site in particular. What is the ration of building to open property at the other houses on Norfolk?

B.1.1 If the design reaches from the front to the back of the lot - which we understand they do, is it compatible with the mass of the adjacent - or the current historic structure?

B.1.7 A second, or two very skinny homes is not in keeping with the surrounding historic buildings.

The plans for the Southern lot indicates a driveway and garage that faces Crescent Tram. We all know how dangerous that corner is at the top of 8th street. If that driveway goes in - it is a danger to the community at large. Cars cannot be seen from the curve coming up 8th street and difficult to see coming down from the diagonal from Empire Ave. when pulling out from a driveway. Crescent Tram is very narrow especially during snow removal. Hundreds of people turn around in our driveway at 812 which is especially annoying when they leave compacted icy tracks that are impossible to shovel. Adding another driveway will compound traffic problems. Does the proposed garage and driveway meet the requirements of section D?

We would like to note that the change in density and mass to the character of the neighborhood, has the potential to decrease the value of neighborhood properties for obstructing currently unobstructed views, and blocking natural light into existing adjacent homes. Our house at 812 Crescent Tram (or officially Empire Ave) was specifically designed around a view of Old Town through windows calculated to frame that view. Please see the photos below to see how these two structures at 811 Norfolk will be an obstruction to that view that defines the value of our house.

#1 Taken from our porch - note the house on the left of the barn. It surely must have met height restrictions for Old Town. Follow that

same line across the proposed property to see how it blocks the entire view. The level of view from the porch is the same level of view inside the dining room.

Katie Cattan

From: JW Personal [whiteywoman@asquaredstudios.com]
Sent: Thursday, November 11, 2010 4:46 PM
To: Katie Cattan
Cc: Mary Whitesides
Subject: Re: Scanned image from MX-7000N

Katie-

Thank you so much. I don't have a lot of time to respond as I am about to get on a plane. But I would like to ask that the planning department consider the universal and specific guidelines closely on this project as it clearly changes the current density and massing volume at this area of Norfolk. Please consider the guidelines regarding on-site snow storage & roof-top snow fall onto the adjacent properties. I would also like to express concern for the driveway entering off of Crescent Tram. Our driveway is currently on Crescent Tram & that road is a death trap in the winter in particular. There is no way to control traffic and sliding around the top of 8th St. I would like to state that it may be advisable that the drive be moved to Norfolk.

Thank you for your time. If there is any way you can forward the planning department's findings & the schedule for HDDR I would be appreciated.

Jessie

-sent from iPhone-
Jessie Whitesides, AIA, NCARB
Architect
A2 Studios
642 5th St.
Santa Rosa, CA 95404
707-849-0870
www.asquaredstudios.com

On Nov 11, 2010, at 4:06 PM, Katie Cattan <kcattan@parkcity.org> wrote:

> We were given the authority under Utah Code to provide plans to the
> public. See attached. 2nd set.
>
> Katie Cattan
> Senior Planner
> Park City Municipal Corp.
> 435-615-5068
>
> -----Original Message-----
> From: noreply@parkcity.org [mailto:noreply@parkcity.org]
> Sent: Thursday, November 11, 2010 11:27 AM
> To: Katie Cattan
> Subject: Scanned image from MX-7000N
>
> Reply to: noreply@parkcity.org <noreply@parkcity.org> Device Name: Not
> Set Device Model: MX-7000N
> Location: Not Set
>
> File Format: PDF MMR(G4)
> Resolution: 200dpi x 200dpi
>
> Attached file is scanned image in PDF format.
> Use Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) of
> Adobe Systems Incorporated to view the document.
> Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) can be
> downloaded from the following URL:
> Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are

> registered trademarks or trademarks of Adobe Systems Incorporated in
> the United States and other countries.
>
> <http://www.adobe.com/>
> <noreply@parkcity.org_20101111_112700.pdf>

Jim Hewitson 803 Norfolk Ave.

- 1) Concerned with the density. This is one of the few neighborhoods in Old town P.E. that has some open space between homes. Adding an additional home removes yard an adds to an already crowded parking problem.
- 2) Although the new owner ~~to~~ appears to be within his rights, I am disappointed that ~~the~~ the restored home will be closer to my home (next door on south).
- 3) The south side stairs appear to abut my corrugated metal garage. Care must be taken during construction not to damage this fragile structure which is over 70 years old.
- 4) A portion of my rock ~~wall~~ ^{fronting Norfolk} encroaches onto the 811 property, this encroachment was made in the late 1950's under a verbal agreement with the previous owner (Ted & Ruth Staker). This encroachment can be removed but I would like to see an aesthetic (good looking) transition made into my remaining wall.

James A. Hewitson

11-10-10

Katie Cattan

From: Jenifer Sutherland [jeniferosa@gmail.com]
Sent: Thursday, November 11, 2010 12:11 PM
To: Katie Cattan
Subject: 811 Norfolk Avenue Public Comment

The former owner of 811 Norfolk, Ruth Staker was a good friend. She granted First Right of Refusal to me on the future sale of her home. My sister and I were interested in building two homes on the property if it were possible. We did some light research on the property to discover the home is considered a Landmark site. We knew the guidelines with a Landmark site to some extent because of another home we own in old town is Historically significant. We also measured the surrounding property and realized it would not be possible to meet guidelines of a 25 x 75 lot after setbacks because we could not change the footprint of the existing home. We realized it would not be possible.

I appreciate that Historic guidelines have room for some grey area, as situations differ. I do not appreciate that the guidelines are so flexible that no one really knows what is possible and that if one puts up a good enough argument that they could override guidelines that others cannot. The system needs to remain fair.

My home was built in 1970 and it would fall under historic guidelines in 9 years if I don't remodel it before then. I hope that a Landmark site gets treated with the respect it deserves in relation to the money and effort others have gone through with less significant homes.

I also believe that someone could find incredible value in the land that surrounds the home at 811 Norfolk and the developer could clear the same profit with the value of land, as developing two homes. Land will ultimately prove the most valuable.

Thank you,

Jenifer Sutherland
812 Norfolk Avenue

Katie Cattan

From: Lara Henderson [laramarlee13@hotmail.com]
Sent: Thursday, November 11, 2010 11:52 AM
To: Katie Cattan
Subject: RE: 811 Norfolk Input

Katie,

My name is Lara Henderson. I have read Katherine Matsumoto-Gray's input on 811 Norfolk. I am writing you to voice my strong support for what Katherine has written. I want to preserve the historic nature of Old Town and don't want developers trying to circumvent rules for profit.

Thank you,

Lara

From: **Katie Cattan** <kcattan@parkcity.org>
Date: Thu, Nov 11, 2010 at 11:50 AM
Subject: FW: 811 Norfolk Input
To: art60151@gmail.com

Katie Cattan
Senior Planner
Park City Municipal Corp.
435-615-5068

From: Katherine Matsumoto-Gray [<mailto:kmatsumotogray@gmail.com>]
Sent: Wednesday, November 10, 2010 8:48 AM
To: Katie Cattan
Subject: 811 Norfolk Input

Katie,

Attached is our input on the proposed development at 811 Norfolk. Thanks,

--

Katherine Matsumoto-Gray
University of Utah
Center for American Indian Languages
(801) 587-0720
kmatsumotogray@gmail.com

Katie Cattan

From: arthur herrmann [art60151@gmail.com]
Sent: Thursday, November 11, 2010 11:42 AM
To: Katie Cattan
Subject: Re: FW: 811 Norfolk Input

Hi Katie,

I am writing you to say that I strongly agree with Katherine Matsumoto-Gray about the proposal and would like that noted in the public record.

Sincerely,
Art Herrmann
810 Norfolk

On Thu, Nov 11, 2010 at 11:50 AM, Katie Cattan <kcattan@parkcity.org> wrote:

Katie Cattan

Senior Planner

Park City Municipal Corp.

435-615-5068

From: Katherine Matsumoto-Gray [mailto:kmatsumotogray@gmail.com]
Sent: Wednesday, November 10, 2010 8:48 AM
To: Katie Cattan
Subject: 811 Norfolk Input

Katie,

Attached is our input on the proposed development at 811 Norfolk. Thanks,

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Katherine Matsumoto-Gray
University of Utah
Center for American Indian Languages
(801) 587-0720
kmatsumotogray@gmail.com

Katie Cattan

From: Janet Schoeny [djschoeny@aol.com]
Sent: Thursday, November 11, 2010 10:35 AM
To: Katie Cattan
Cc: don.schoeny@earthlink.net
Subject: Objection to 811 Empire Avenue request for a special exception to rules

Dear Katie,

I am writing to object to the 811 Empire design proposal requesting a “special exception” to the rule that restricts moving a Landmark Historic House.

We are the owners of 820 Empire and our home resides directly behind the neighbor of the plat in question, therefore we are kitty-corner to 811 Empire.

I concur with Katherine Matsumoto Gray’s points that I have listed below.

I also want to express my own feelings regarding the development of Old Town. Old Town, as its name depicts, is not “New Park”, “Kimball Junction”, or “Jeremy Ranch”, all of which have their own distinct style and character; Old Town, as it states: is old. It is the original Park City mining town, filled with anomalies and old structures that have been restored, maintained, and in some cases, destroyed. We are all stewards of our own properties, and with that take on the responsibilities of such property. When we purchase a home in Old Town, particularly an historic one, it is with the knowledge that the general consensus is to preserve and maintain the authenticity and integrity of such a dwelling. The particular home in question, Ruth Staker’s homestead, is an old home on a large lot and the home is built centrally on that lot. **This rarity of “space” in Old Town has significance.**

I wish we were reviewing plans that restore, enhance and maintain the home where it currently sits, not fighting to prevent two homes being built on one old lot. I wish there was excitement around the challenge in how to put together a plan that preserves the integrity of an old structure and its beautiful open space (something coveted in Old Town). I wish I didn’t have to object to my neighbor’s ideas.

I mean no disrespect to the new owner. I had the pleasure of meeting him a few years ago and he was nothing short of kind and delightful. He gave me a tour of his home that he had beautifully restored. I was in fact happy to learn he had purchased the property as I thought it would be great to have him as a neighbor. I still do. I want to reiterate my objection is purely one of historical preservation and over building.

An aside, my husband and I looked into purchasing the old Victorian and adjacent garage on Park Avenue several years back. We opted not to do it because in trying to keep its historic integrity we were afraid we might not be able to afford the reconstruction. Preserving does have its downsides, but it was not a surprise or something we didn’t know about in advance. I wish to applaud the new stewards of the whiskey brewery in their efforts to keep a piece of Park City’s history preserved for future generations to admire and learn about. I hope we get to do the same with Ruth’s old home.

Thank you for your time and the opportunity to express my thoughts.

Sincerely,

Janet Schoeny

Problems with the development application

1. There is an existing negative recommendation on the Platt Amendment Application for this property. The current application does not address any of the findings in that decision. Instead they attempt to side-step that finding and go ahead with their original plan by requesting an exception to policy. The findings in that Platt Amendment remain as problems that should be relevant in this decision.
2. Public input from the neighborhood on the Platt Amendment Application expressed the overwhelming neighborhood opposition for such density increasing and historically inconsistent development in our neighborhood.
3. The planned design is too high and is not in keeping with the "predominant pattern of the neighborhood", as is required to the Historic District Guidelines.
4. The planned design is inconsistent with many of the Historic District Guidelines. Foremost among them, relocation of the house will change the historic designation of the Landmark Historic Site; the proposed development plan significantly changes the lot coverage, building bulk, and developed area to open space on the site; and the plan requires disassembly and reassembly of the house, an option that would not be necessary if the house stayed in its current location.
5. The application presents a false opposition to the Planning Staff. They propose that 2 buildings will be constructed on this property. In that case, moving the existing historic building is aesthetically preferred to "a second house being squeezed in". However, no approval has been made for any development of either building, so this is a misleading argument. In fact, the two choices presented by the applicants are not the only 2 options for development of 811 Norfolk.
6. Finally, this **will be the first decision** on an exception to policy in the new Historic District Guidelines. Granting the application to move the Landmark Historic Structure purely for aesthetic development purposes completely negates the effort put into creating Historic District Guidelines. This will set a precedent that developers can ignore Guidelines for economic gain. This type of project is exactly what the guidelines were put in place to prevent.

Janet Schoeny
 49 Greene Road
 Princeton, Ma 01541
 978.464.8003

LETTER OPPOSING RELOCATION OF HISTORIC STRUCTURE AT 811 NORFOLK AVE.

From: Charles E. Johnson

To: Park City Planning Department

RE: 811 Norfolk Ave.

Park City Planning Department:

The owner of real property situated at 811 Norfolk Ave. (“the Owner”) is currently seeking permission from Park City Planning Department (“the Planning Department”) to relocate a historic structure located at the aforementioned address.

The Park City Municipal Code § 15-11-13 states that:

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

Obviously the intent and purpose of the Code is to preserve Park City’s Historic resources. The Code acknowledges that an effective way to achieve that end is by limiting the relocation of Historic structures. Park City Municipal Code 15-11-13(A) outlines specific criteria required before the Planning Commission may approve the relocation of a historic structure. Specifically, that Section provides that:

In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Planning Department shall fine [sic] the project complies with the following criteria:

- (1) A portion of the Historic Building(s) and/or Structure(s) encroaches on an adjacent Property and an easement cannot be secured; or
- (2) The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
- (3) The Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site; or
- (4) The Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation to a different Site.

Clearly, the required criteria must exist for the Planning Department to approve relocating a historic structure. However, §15-11-13(A) it is equally clear that even if one of the four required criteria is met the Planning Department is not required to approve relocation of the historic structure. The purpose and intent of the Code combined with §15-11-13(A)'s grant of discretion to the Planning Department to deny relocation even when the requirements are met plainly demonstrates that the relocation of historic structures should only rarely be permitted.

The Owner apparently cites the 4th criteria ("unique conditions") as a basis for moving the historic structure situated at 811 Norfolk Ave. Specifically, the Owner argues that "unique conditions" will exist as soon as a new structure is built next to the historic structure.

"Unique conditions" is not defined in the Code. However, the Planning Director and Chief Building Official must determine that unique conditions exist before allowing a historic structure to be relocated. Thus, the "unique conditions" must exist at the time of the application. No structure currently exists next to the historic structure. Furthermore, the City has not approved any structure to be built next to the historic structure.

Therefore, the Owner's argument that unique conditions exist is based upon the existence

of a structure that has neither been built nor approved to be built. The Owner is attempting to create “unique conditions” with the use of a fictional structure. As previously noted and as a matter of logic “unique conditions” as used in §15-11-13(A) can only refer to conditions that may be presently determined by the Planning Department. Thus, it is axiomatic that “unique conditions” does not refer to conditions that have not or are unlikely to occur (such as the building of a fictional structure). “Unique conditions” do not exist at 811 Norfolk Ave. To determine otherwise would permit any person with a penchant for fantasy to circumvent the requirements of the Code and set a precedent that eviscerates the intent and purpose of preserving Park City’s Historic character. Accordingly, Owner’s argument is premature and has no legal, logical or sensible basis.

Based upon the foregoing considerations the Owner has failed to meet the requirements of §15-11-13(A). Therefore, the Planning Department should deny the relocation of the historic structure situated at 811 Norfolk Ave.

Sincerely,

/s/

Charles E. Johnson
962 Norfolk Ave.
Park City, UT 84060

Katie Cattan

From: Jessie Whitesides [whiteywoman@asquaredstudios.com]
Sent: Wednesday, November 10, 2010 3:14 AM
To: Katie Cattan
Subject: 811 Norfolk

Katie -

I am a concerned neighbor of the 811 Norfolk property. I am writing to you to find out if the application filed for HDDR is available as public record in a format that you could email to me. I am the daughter of Mary Whitesides who lives at 812 Empire Avenue, and I currently live out of town, so I do not have the ability to come in to look at the application that was filed, or the associated drawings with the proposal. Access to this information will allow me to more completely draft my comments to the planning department before a decision is made about granting the property owners a "special Exception" which would allow the current historic structures on this lot to be moved, and consequently 2 new homes to be built here.

I grew up taking in the view from our home out across Norfolk, Main Street, the Coalition Building (and it's fire), and the mountains beyond. Now as an adult I find it disheartening that there is the potential for this view to be obstructed.

I have already read the letters of negative recommendation for the Platt Amendment for these properties. Any additional documentation you can provide will be helpful.

Thank you -

Jessie Whitesides, AIA, NCARB
Architect

Katie Cattan

From: Mary Whitesides [mary@dancindeerdesign.com]
Sent: Monday, November 01, 2010 2:53 PM
To: Katie Cattan
Subject: RE: 817 Norfolk Ave proposed projects

Dear Katie

I live on Crescent Tram just across the street from the proposed projects on Norfolk Ave. I am very concerned about the size and height of the two proposed houses. My house has large glass windows overlooking that particular area and has a wonderful view of old Town. If these structures are built at a height that obstructs my views, the value of my house will diminish. This house was designed to frame that particular view of old town and the re-sale value rests heavily on that particular feature.

I do not think one neighbor ought to impact the value and view of another neighbor. I have been here for 30 years. My house does not obstruct the view of any other neighbor nor will it impact another neighbor in the future. I want the same consideration as a long time loyal resident and tax payer in Park City. I understand the structures are to be three stories high. That will mean I will be looking into a wall of windows, siding and roofing. Even though there is a height restriction contained in the building code, it doesn't make provisions for neighbors on an individual basis - case by case. I have mentioned in town meetings before that there ought to be a view shed law whereby the potential developer would be required to place a marker on the proposed building footprint and height and then viewed and analyzed from the neighbors point of view. And when a height issue is resolved between neighborhood, that restriction ought to be monitored and enforced.

There is a point at which mass should be an issue in old town on a general overall scale basis as well. The days of mega-structures are fading and people are tiring of mansions.

I would hope that my concerns would be important enough to review these two structures and me and my neighbors get the consideration we deserve.

Thank you.

Mary Whitesides
Crescent Tram resident

To Tom Eddington and Roger Evans:

We are writing to oppose the proposed project at 811 Norfolk. We live next door to the proposed development at 823 Norfolk. We strongly oppose granting exception to the Historic District Guidelines to move the Landmark Historic house from its original location. We also find other problems with the proposed design of the two houses on the property. The primary issue that we have with the request to move the house is that it is an attempt to circumvent previous objections to this same project. We refer you to the existing platt amendment application submitted last spring for the property. The owners/developers submitted a platt amendment application of which surely you are aware. The Planning staff gave a negative recommendation on that platt amendment. The current application does not address any of the valid issues raised with the earlier application. Instead, it asks not to be held to the same rules as other projects and not to comply with the issues raised in their earlier application. Among those issues was concerted neighborhood opposition to a project which adds density and takes away historic character from our neighborhood. Our block, on the uphill side of Norfolk Avenue from 8th to 9th has a pristine record of historic preservation. Every house on our side of the street is designated either Significant or Landmark. This project proposes the first new building to disrupt this unique street. If there was such a thing, our street would likely qualify to be a Landmark Historic Street, as it retains so much of the character of historic Park City. In fact, the grandson of the Mawhinneys, the family who formerly owned our house, stopped by on a family trip last spring. He said that our house looked exactly the same as when his Grandmother lived there. And, he was so happy to see our neighborhood was recognizable as the same neighborhood from 40-50 years ago; while he also noted that so much of Park City was not recognizable.

Aside from the significant impact to the character of our neighborhood, there were legitimate code violations identified in the evaluation of the original platt amendment application. The current application asks for you to disregard these findings and determine that unique conditions warrant the relocation of the existing house, per the Historic District Guidelines, Section E.1.1. However, the previous finding on the platt amendment application found that the property owners had created their own hardship by selling off parts of an intact historic property. As you know, historic structures are only to be relocated in extreme conditions, with the following possible situations warranting consideration (not guarantee) of movement of the house (HDG, Section E.1.1., page 36):

- “proposals to relocate and/or reorient a historic building may be considered ONLY
- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or
 - if relocating the building onto a different site is the only alternative to demolition; or
 - if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

The owners were aware that Landmark Structures were strongly discouraged from being relocated in the Guidelines at the time of purchase and subsequent subdivision and sale of the Site from Mr. Love to Mr. Ludlow. And knowing such, they attempted to create a situation conforming to the first above condition by creating an encroachment issue between the two developers. This was found to be a result of their own creation and thus, not a hardship for which the Historic District should suffer. Only now, after the planning and legal staff determined their arrangement to be inconsistent with the first condition, the two developers have retargeted their development plans at the third condition, exception given by you. This behavior on the part of the applicants shows that they intend to try every angle and find any potential loophole to complete the project they want, despite the intent of the HDG. This new request is transparently an attempt to gain permission to ignore the valid problems in their platt application and go forward with their planned development instead of conforming to the rules that Park

City residents have approved for our Historic District. The existence of the negative recommendation on the platt amendment application for this property is directly relevant to your current decision. The staff identified legitimate problems with that application in that the developers created their own problem. The current application does not address any of the findings in that decision. Instead, the applicants attempt to side-step that finding and go ahead with their original plan, requesting exception to policy. The findings in that platt amendment remain as problems that should be resolved before any development goes forward on the Landmark Historic Site in question. Furthermore, public input from the neighborhood on the platt amendment application expressed the overwhelming neighborhood opposition for such density increasing and historically inconsistent development in our neighborhood.

As this will be the first exception granted to this policy under the newly adopted guidelines, this decision will set the precedent for what constitutes valid "unique conditions" to relocate a Landmark Historic structure. From the application materials, it is clear that the "unique conditions" proposed by the applicants is aesthetics for their resulting development. They state that without the exception to move the existing house, their development of Lot 4 will result in the appearance of "a second house being squeezed in." This cannot be considered an adequate reason to override the existing, documented issues with the proposed project. Granting the current application to move the Landmark Historic Structure purely for aesthetic development purposes completely negates the community-wide effort put into creating the new Historic District Guidelines. This will set a precedent that developers can ignore Guidelines for economic gain. This type of project is exactly what the guidelines were put in place to prevent. Allowing such a precedent to be set will inevitably lead to a slippery slope where any developer can ask for an aesthetic exception to our community implemented policy. This cannot be the intent of the above conditional exception in the HDG, Section E. Otherwise, why do we have Historic District Guidelines?

Furthermore, the argument in the application presents a false opposition to the Planning Staff. The applicants propose that two buildings will be constructed on this property. In that case, they argue, moving the existing historic building is aesthetically preferred to "a second house being squeezed in". However, no approval has been made for any development of either building, so this is a misleading argument. It attempts to lead someone evaluating the application to consider which option, of the two presented, will be best for the neighborhood. In fact, the two choices presented by the applicants are not the only two options for development of 811 Norfolk. There are a number of other possible development plans for the property that would neither include movement of the Landmark Structure nor squeezing another house in. The applicants claim that their proposed design is an inevitable outcome for the property. They are acting quite presumptuously then, telling us, as a City and a neighborhood, what the future of our Historic street will be without obtaining approval through the required process. In fact, their rationale amounts to a threat – in effect, *if we don't get to relocate this house, we will build the biggest, least-compatible house we can in the portion of the Lot 4 remaining.* We encourage you not to simply accept the false choice presented to you, choosing the apparent lesser of two evils. Instead, let's aim for development that is fully consistent with the valued community ideals of historic preservation and smart development.

Finally, within the proposed design, there are further non-conforming aspects of the development. First, The planned design is much too high and is not in keeping with the "predominant pattern of the neighborhood", as is required to the Historic District Guidelines, Universal Guideline 6 and 7. It appears that the design takes the highest possible point in our neighborhood and uses that as the only indication of a height limit. They assume that the accessory structure on our property is the only indicator of the "predominant pattern of the neighborhood". In fact, they should be in keeping with the predominant home height on Norfolk Avenue. If you are not familiar with our accessory building, we suggest you come take a look at it. It is not visible from Norfolk Avenue; it is not living space, but a garage; and it originally fronted on Crescent Tram Road, not Norfolk. This building should not be the indicator of predominant height in our neighborhood. The houses are consistently

lower and any new development should conform with that height.

Second, the proposed development plan significantly changes the lot coverage, building bulk, and developed area to open space on the site. Historic District Guidelines, Section A.1.1 states that changes to a historic site should:

A.1.1 Maintain the existing front and side yard setbacks of the Historic Site

Crucially, this requirement refers to the “Historic Site”. The two proposed buildings at 811 Norfolk are on one Historic Site. Further relevant Historic Guidelines are listed below:

Design Guidelines for Historic Sites

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space.

Guidelines for New Construction in the Historic District

A.2.1 Lot coverage of new buildings should be compatible with the surrounding Historic Sites.

A.5.4 The character of the neighborhood and district should not be diminished by significantly reducing the proportion of built or paved area to open space.

The two proposed buildings at 811 Norfolk are on one Historic Site. The current owners subdivided the property without regard for the Historic District Guidelines. But, the continuing designation of the site as one Landmark Historic Site makes it subject to the HDG, Section A.1.1 and A.5.3. The proposed development drastically alters the front and side yard setbacks and the built or paved area on the property. The proposed new development is drastically out of line with the predominant pattern of the lot coverage and built area of our neighborhood. The pattern of lot coverage and built area to open space existing on 811 Norfolk is not unique in the neighborhood. Most of the houses in this area are on more than one historically platted lot. The dominant development pattern in our neighborhood is to maintain open space on each property. The two adjacent properties to 811 Norfolk are on 1 ½ and 2 historic lots. Making special exception to our guidelines in order to increase density and built area in a neighborhood that traditionally has a high proportion of open space is drastically divergent from the intent of Historic Preservation. The proposed project violates HDG, A.1.1, A.5.3, A.2.1, and A.5.4.

The Historic District Guidelines are clear that Landmark Sites are to be strongly protected. On page 20, it states, “Projects involving Landmark Sites must adhere to the strictest interpretation of the Guidelines and must be designed and executed in such a manner as to retain designation as a Landmark Site.” Surely, the **strictest interpretation** of the Guidelines does not include this project.

This request is not for a small exception. This is a broadly reaching judgement that will lead to violation of a number of HDG regulations and set a precedent on which future exceptions are judged. The developers of 811 Norfolk have asked for exception to the guidelines after receiving a negative recommendation through the usual channels. They did not address any of the objections to their original application. They are asking for the rules to be bent for their development project, a project to which the neighborhood overwhelmingly objects. Their proposed reason for requesting the exception is design aesthetic of their project. Please hold these developers to the standard set by the people of Park City in approving the Historic District Guidelines. An exception for this project, will negate the hard work that went into our guidelines. It will, in effect, tell developers that those guidelines do not stand up to opposition, that our guidelines are to be ignored, as these applicants have ignored previous negative feedback to their development plan.

Thank you for taking our comments into consideration in review of this application.

Kris Gray & Katherine Matsumoto-Gray
823 Norfolk
435-901-0405

Katie Cattan

From: Mary Whitesides [mary@dancindeerdesign.com]
Sent: Monday, November 08, 2010 2:44 PM
To: Katie Cattan
Subject: Re: 811 Norfolk Ave

Hi Katie

I have just come from looking over the plans for 811 Norfolk Ave at the office of the Planning Commission. It is quite difficult to tell on paper how tall those houses will be in actuality. I think quite abit can be slipped through the system on paper. Until some kind of marker is put up on those houses, the height impact on the neighborhood will not be known. I would like to invite you to my house to examine the situation from my viewpoint. I am located at 812 Crescent Tram right behind the proposed project. Wednesday would be a very good time.

In addition, I completely agree with Kathryn Masutmoto-Gray on the violation of the Historic Landmark Guidelines. This is a serious issue for Old Town and I hope it is being considered seriously. I look forward to a visit with you.

Thank you Katie.

Mary Whitesides
435 513-0740

Katie Cattan

From: Alisa Timm [alisat@trustrealtyadvisors.com]

Sent: Tuesday, November 09, 2010 6:05 AM

To: Katie Cattan

Subject: 811 norfolk

Ms. Cattan,

As a homeowner on Norfolk I object to approving the application to construct two homes on the lot at 811 Norfolk. This type of density will only lessen the appeal of the neighborhood as a place to live not just visit.

Thank you.

Alisa Timm
cell phone 602-524-7741

Katie Cattan

From: Laura Atkins [weaverla81@hotmail.com]
Sent: Monday, November 08, 2010 6:27 PM
To: Katie Cattan
Cc: Katherine Matsumoto
Subject: FW: Public input ends Thursday for development at 811 Norfolk

Hi Katie,

I wanted to send you an email and just say that I support everything that Katherine has to say. Its ridiculous that they can even apply for an exception to the new historic guidelines. I am discouraged and disheartened with the intent to maintain the historic integrity of Old Town.

Thanks for your time,

Laura Atkins
 1101 Norfolk Ave

Date: Mon, 8 Nov 2010 12:08:33 -0700
 Subject: Public input ends Thursday for development at 811 Norfolk
 From: kmatsumotogray@gmail.com
 To: alexlair@gmail.com; alisat@trustrealtyadvisors.com; mary@dancindeerdesign.com; amcnulty@pcschools.us; asprung@aol.com; atkins.steve@hotmail.com; tracyinparkcity@hotmail.com; bfletch@whidbey.com; bmcnulty@livable.com; Carol_Shepard@hermanmiller.com; cathatrn@cs.com; chubs2006@gmail.com; cliffordapotter@hotmail.com; crhazle@comcast.net; David@propertymanagementsoftware.cc; emilymatsumoto@gmail.com; gnrskis@msn.com; gregory.golding@gmail.com; jackhelton@gmail.com; jandslair@hotmail.com; jcampbellsierra@yahoo.com; JeJoJeff@gmail.com; jeniferosa@gmail.com; jonathan.silverstein@hsc.utah.edu; jtmayflower@msn.com; jwpcpp@gmail.com; kelleraf@easystreet.net; kjdliberty@hotmail.com; linda.mcreynolds@sothebysrealty.com; marenmullin@gmail.com; maria@m3ee.com; michaeljsir@aol.com; moriarty.maureen@yahoo.com; orrd@msn.com; pamela@propertymanagementsoftware.cc; pcuff@livable.com; philippe@astie.com; readdress@parkcityus.com; rickarussell@cs.com; rkuhle@vestar.com; rmellerski@aol.com; sendcherieb@yahoo.com; steiny142@peoplepc.com; tobywaan1@gmail.com; weaverla81@hotmail.com; yoginitiff@yahoo.com
 CC: charliej8@gmail.com

Hi neighbors,

The developers at 811 Norfolk have submitted a design proposal for 2 homes where there is currently one, Ruth Staker's old home. As you know, the City has previously decided to save the historic garage on that property and has given a negative recommendation on the plat amendment, splitting the property into two. The owner's are now going a different route and applying for a 'special exception' to rules that restrict moving a Landmark Historic House. I know many of you have expressed opposition to such a project. Now is the time to give your input to the City Planning Department. Send emails to Katie Cattan at kcattan@parkcity.org

Anything helps to show the opposition our neighborhood holds toward development projects that increase density and negatively affect historic character in our neighborhood, even a short note. These should be sent **by 5:00 pm on Thursday, November 11th**. A meeting will be scheduled after the application and public comment is considered by a committee.

If you'd like to talk with me further about the project, please feel free to call me at (435) 901-0405. The

plans are available at the Planning Office in the Marsac Building to go over. I have listed below some of the major problems that I see with the project. If you do not want to receive future communication about such projects in our neighborhood, let me know.

Thanks for your involvement,

Problems with the development application

1. There is an existing negative recommendation on the Platt Amendment Application for this property. The current application does not address any of the findings in that decision. Instead they attempt to side-step that finding and go ahead with their original plan by requesting an exception to policy. The findings in that Platt Amendment remain as problems that should be relevant in this decision.
2. Public input from the neighborhood on the Platt Amendment Application expressed the overwhelming neighborhood opposition for such density increasing and historically inconsistent development in our neighborhood.
3. The planned design is too high and is not in keeping with the "predominant pattern of the neighborhood", as is required to the Historic District Guidelines.
4. The planned design is inconsistent with many of the Historic District Guidelines. Foremost among them, relocation of the house will change the historic designation of the Landmark Historic Site; the proposed development plan significantly changes the lot coverage, building bulk, and developed area to open space on the site; and the plan requires disassembly and reassembly of the house, an option that would not be necessary if the house stayed in its current location.
5. The application presents a false opposition to the Planning Staff. They propose that 2 buildings will be constructed on this property. In that case, moving the existing historic building is aesthetically preferred to "a second house being squeezed in". However, no approval has been made for any development of either building, so this is a misleading argument. In fact, the two choices presented by the applicants are not the only 2 options for development of 811 Norfolk.
6. Finally, this **will be the first decision** on an exception to policy in the new Historic District Guidelines. Granting the application to move the Landmark Historic Structure purely for aesthetic development purposes completely negates the effort put into creating Historic District Guidelines. This will set a precedent that developers can ignore Guidelines for economic gain. This type of project is exactly what the guidelines were put in place to prevent.

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Katherine Matsumoto-Gray
 823 Norfolk
 435-901-0405
kmatsumotogray@gmail.com

Katie Cattan

From: jim wilson [jwpcpp@gmail.com]

Sent: Monday, November 08, 2010 2:43 PM

To: Katie Cattan

Subject: 811 Norfolk

Just a short note to oppose building another house on the Ruth Staker property. Jim Wilson 1063 Norfolk Ave.

Katie Cattan

From: Maren Bargreen Mullin [marenmullin@gmail.com]

Sent: Monday, November 08, 2010 12:39 PM

To: Katie Cattan

Subject: I live near 811 Norfolk

Hello Ms. Cattan,

I am writing to you to voice my concern with the redevelopment of 811 Norfolk Ave. Looks like the owners are now asking for a special exception to the current guidelines. I am against projects that negatively affect historic character in our neighborhood and add further density. The street is already too packed as it is! Further, I am worried that this will be the first decision on an exception to policy in the new Historic District Guidelines... and not the last. Granting the application to move the Landmark Historic Structure purely for aesthetic development purposes completely **negates** the effort put into creating the Historic District Guidelines. This will set a precedent that developers can ignore Guidelines for economic gain. This type of project is **exactly** what the guidelines were put in place to prevent.

Thanks for your time,

Maren Bargreen Mullin

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