



AGENDA

MEETING CALLED TO ORDER AT 5:00PM

ROLL CALL

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

505 Woodside Avenue – Appeal of Historic Preservation Plan for an approved
Historic District Design Review

PL-14-02241
*Planner
Whetstone*

3

WORK SESSION – *Discussion items only, no action taken*

ADJOURN

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

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.
Historic Preservation Board - March 5, 2014

Historic Preservation Board Staff Report



Subject: 505 Woodside Avenue
Author: Kirsten A. Whetstone, MS, AICP
Appeal #: PL-14-02241
Project#: PL-11-01409
Date: March 5, 2014
Type of Item: Quasi-Judicial Appeal

Summary Recommendation

Staff recommends the Historic Preservation Board hold a quasi-judicial hearing on the appeal of the Planning Department's approval of the preservation plan for 505 Woodside Avenue, review the preservation plan, and make a determination as to whether the plan complies with requirements of the Land Management Code, Design Guidelines, and conditions of approval of the April 3, 2013 HDDR. Staff has prepared the following findings of fact, conclusions of law, and conditions of approval for the Board's consideration.

Staff reports reflect the professional recommendation of the planning department. The Historic Preservation Board, as an independent body, may consider the recommendation but should make its decisions independently.

Topic

Applicant: Jerry Fiat, representing Woodside Development LLC (505 Woodside, owner)
Appellant: Lawrence Meadows, representing Casa Di Lorenzo, LLC (515 Woodside Avenue, owner)
Location: 505 Woodside Avenue
Zoning: HR-1
Adjacent Land Uses: Residential, ski runs, and open space
Reason for Review: Appeals of Staff approval of preservation plans (as a component of the Historic District Design Review (HDDR)) are heard by the Historic Preservation Board.

Appeal

The purpose of the meeting is to review the appellant's appeal (Exhibit A) of the approved preservation plan (Exhibit B) for 505 Woodside, as described below, to conduct a quasi-judicial hearing, and to make a determination as to whether the Planning Department erred in approving the preservation plan for the April 3, 2013 approved 505 Woodside Historic District Design Review (HDDR).

Background

On February 4, 2013, the Planning Department approved an HDDR application for an addition and restoration to a "Significant" historic structure located at 505 Woodside. The February 4, 2013, HDDR approval did not include approval of the preservation plan which would detail the method of preservation submitted with that application. The preservation plan called for panelization (disassembly/reassembly) of the historic structure, however due to the winter season the applicant was not able to provide sufficient documentation that would allow the Planning Director and Chief Building Official to make a decision regarding whether panelization was warranted for this historic structure.

The February 4th HDDR approval included a condition of approval that review of the preservation plan and panelization proposal should be conducted at the time of review of the final building plans and upon review of the photographic survey and results of an exploratory demolition permit and report that the owner intended to provide once the snow melted and the structure could be properly documented.

On February 13th, the Planning Department received a written appeal pursuant to Chapter 15-1-18 of the Land Management Code. On February 24th the appellant submitted an additional appeal document. The February 24th appeal included allegations that 1) the HDDR application was incomplete, 2) that a Steep Slope CUP has not been performed, 3) that the engineered retaining walls in the front yard will be greater than 6' in height, 4) that "old growth" trees are not identified on the plans and are not being preserved, 5) that a preservation plan was not submitted, 6) that the approval allows for the demolition of the entire structure, including historic additions, and 7) that the historic structure and roof forms are not being preserved and retained.

On March 20, 2013, the Historic Preservation Board (HPB) conducted a quasi-judicial hearing, reviewed the appeal, and continued the item to April 3, 2013 (Exhibit C). On April 3, 2013, the Historic Preservation Board conducted a quasi-judicial hearing, reviewed the appeal as well as the HDDR plans, and voted to deny the appeal (Exhibit D). The HPB denial of the appeal and subsequent approval of the HDDR included the following conditions of approval regarding the preservation plan:

- The Staff shall review the panelization proposal at the time of review of the final building permit application. Upon review of the photographic survey and results of an exploratory demolition permit and report the Planning Director and Chief Building Official shall determine whether unique conditions and overall quality of the historic preservation effort warrant the disassembly/reassembly of the historic structure per Chapter 9 of the LMC. (Condition # 17)
- If the proposed method of preservation of the historic house by disassembly and reassembly is not warranted and approved by the

City, then the applicant shall provide an amended preservation plan prior to issuance of any building permits related to this HDDR. Either plan requires final approval by the City as a condition precedent to issuance of a building permit for the addition. Staff shall provide notice of final action on the preservation plan in the same manner as notice is provided regarding final action on the HDDR application. Final action on the preservation plan is appealable to the HPB pursuant to LMC Section 15-1-18. (Condition # 20)

On December 12, 2013, the applicant submitted a building permit application and plans, including an amended preservation plan, to the Building Department. Panelization of the Historic Structure was not proposed with the building permit plans. The amended preservation plan was approved by the Planning and Building Departments on January 10, 2014 and does not include panelization, disassembly and reassembly, or relocation of the historic structure. Notice of the action to approve the preservation plan was provided to surrounding property owners and the property was posted.

On January 21, 2014, the appellant filed an appeal of the approval of the preservation plan. Appeals made within ten days of the Planning Staff's approval of items related to compliance with the Design Guidelines, as part of an HDDR application, are heard by the Historic Preservation Board (HPB).

Preservation Plan

The approved preservation plan (Exhibit B) identifies the method by which the historic portions will be restored, lifted intact to allow construction of a basement and foundation, and how the approved addition will be integrated with the historic portions of the house. The approved preservation plan is consistent with the Universal Guidelines and the Specific Guidelines for Construction on Historic Sites in that the plan describes in detail the existing conditions (site features, topography, landscaping, retaining walls, exterior steps, fences, roof, exterior walls, foundation, porch, and utilities), methods of restoration, and describes design and construction issues associated with the historic house.

The preservation plan includes

- narrative,
- photos of existing conditions,
- an existing conditions site plan and survey,
- a proposed demolition plan for the non-historic/non-contributory additions,
- a landscape plan,
- floor plans indicating existing historic construction and relationship of new construction,
- elevations showing existing house and proposed construction details, and

- a dimensioned documentation of the existing historic portions of the house, including walls, gable, windows, doors, trim, siding, porch and railings.

The preservation plan for 505 Woodside is consistent with the 2009 Park City Historic District Design Guidelines for Historic Districts and Historic Sites, complies with the Land Management Code pursuant to LMC Section 15-11-9 (A), and complies with conditions of approval of the April 3, 2013, Historic District Design Review, as approved by the HPB on appeal.

Standard of review

The scope of review by the HPB shall be the same as the scope of review by the staff. The HPB shall review the preservation plan “de novo” or anew and shall give no deference to the underlying staff decision.

Appeal

Items of Appeal

The appeal is written in *ITALIC* followed by staff response.

1. The application involves an illegal demolition which fails to preserve large portion of a historically significant one story “root cellar” structure as shown in the city historically sites report.

The Historic Sites Inventory (HSI) (Exhibit F) for 505 Woodside describes changes to the original house, front porch, and side and rear additions. The applicant based the current preservation plan on the 1940’s tax photo. The HPB reviewed the HDDR at the March 20, 2013 appeal hearing (Exhibit C) and found that the essential historic form of the house and roof are maintained and are not compromised by the removal of the later rear additions, underground root cellar, and construction of the proposed addition. The small 1930s addition on the north side will remain as it has acquired historical significance in its own right.

The issue of whether the one story root cellar is a contributory addition to the historic portion of the house was brought up by the appellant and discussed by the HPB with the previous appeal of the HDDR on March 20, 2013. The HPB found that the rear additions were deemed non-contributory to the historic structure and denied that portion of the appeal (Exhibit C).

The proposed rear addition was reviewed by the HPB on March 20, 2013, during the previous appeal, and found to comply with the Design Guidelines, specifically Universal Guidelines 1 and 2 regarding using the site as it was historically used (single family home) and maintaining historic features that have acquired historic significance. The cellar and the rear additions were determined to be out of period additions that do not contribute to the significance of the site.

2. The application fails to provide detailed notes and drawings as it relates to the preservation of the main historic structure, using a method of keeping it intact and lifting it in place.

The approved preservation plan identifies the method by which the historic portions will be restored, lifted intact to allow construction of a basement and foundation, and how the approved addition will be integrated with the historic portions of the house (Exhibit B).

The approved preservation plan is consistent with the Universal Guidelines and the Specific Guidelines for Construction on Historic Sites in that the plan describes in detail the existing conditions (site features, topography, landscaping, retaining walls, exterior steps, fences, roof, exterior walls, foundation, porch, and utilities), methods of restoration, and describes design and construction issues associated with the historic house.

During review of the building permit plans, the method of stabilization during lifting was discussed with and approved by the Building Department consistent with recommendations provided by the contractor.

Discussion

Staff requests discussion of these appeal items. Staff requests the HPB review the preservation plan and discuss whether 1) the Planning Staff erred in the approval of the preservation plan for the proposed restoration and addition for 505 Woodside Avenue, and 2) whether the preservation plan is consistent with the Design Guidelines or whether additional information is necessary.

Alternatives

- The HPB may deny the appeal and uphold the staff approval of the preservation plan.
- The HPB may approve the appeal and reject the preservation plan.
- The HPB may request additional information or impose additional conditions as the HPB's review of the plan is "de novo".

Notice

Notice of the appeal was provided as required by the Land Management Code. The appellant provided the list of property owners within 100 feet and letters were sent to the property owners by the Planning Staff. The property was posted as required.

Process

Per LMC Section 1-18 (B), the City or any Person with standing adversely affected by any final decision of the Historic Preservation Board regarding the Design Guidelines for Historic Districts and Historic Sites may petition the District Court in Summit County for a review of the decision.

Recommendation

Staff recommends the Historic Preservation Board hold a quasi-judicial hearing on the appeal of the Planning Department's approval of the preservation plan for 505 Woodside Avenue, review the preservation plan, and make a determination as to whether the plan complies with requirements of the Land Management Code, Design Guidelines, and conditions of approval of the April 3, 2013 HDDR.

Staff reports reflect the professional recommendation of the planning department. The Historic Preservation Board, as an independent body, may consider the recommendation but should make its decisions independently.

Staff has prepared the following findings of fact, conclusions of law, and conditions of approval for the Board's consideration.

Findings of Fact

1. The property is located at 505 Woodside Avenue.
2. The property is located in the Historic Residential (HR-1 District).
3. There is an historic house located at 505 Woodside that is listed as a "Significant" site on the Park City Historic Sites Inventory.
4. The house was constructed in 1904 and because of major non-historically significant and non-historically sensitive additions; the house is currently not eligible for listing on the National Register of Historic Places.
5. The 1968 additions to the rear of the original structure were determined during the Sites Inventory to be out of period and they diminish the buildings association with the past.
6. The 1930's addition at the northeast side of the house will remain, however the front porch that was modified over time will be reconstructed to be consistent with typical front porches from the historic era for this type of house.
7. The applicant is proposing to restore and preserve the original exterior walls of the historic home and construct an addition to the rear after removing non-contributory additions from the 60's.
8. The property consists of Lot 1 of the 505 Woodside Avenue Subdivision, being a combination of Lots 2, 3, and a portion of Lots 30 and 31, Block 28 of the Park City Survey, recorded September 4th, 2009.
9. The lot contains 4,375 square feet (sf). The minimum lot size in the HR-1 District is 1,875 sf.
10. On September 24, 2012, a complete Historic District Design Review (HDDR) application was submitted to the Planning Department.
11. On October 11, 2012, the Planning Staff posted the property and sent out notice letters to affected property owners, per the requirements of the LMC.
12. On October 24, 2012, the Planning Staff received comments from adjacent property owners regarding the proposed design. Staff reviewed the comments and met with the applicant to review the plans and consider revisions.

13. On February 4, 2013, the Planning Department approved the HDDR application.
14. The February 4, 2013 HDDR approval did not include approval of the Historic Preservation plan submitted for a Disassembly/Reassembly of the historic structure. The approval included a condition of approval that review of the panelization proposal should be conducted at the time of review of the final building plans and upon review of the photographic survey and results of an exploratory demolition permit and report.
15. Before disassembly and reassembly may occur, the Planning Director and Chief Building Official are required to make a determination that unique conditions and the overall quality of the historic preservation effort warrant the disassembly and reassembly of the historic structure per Chapter 9 of the LMC.
16. On February 13th the Planning Department received a written appeal pursuant to Chapter 15-1-18 of the Land Management Code.
17. On February 24th the appellant submitted an additional appeal document. The February 24th appeal included allegations that 1) the HDDR application was incomplete, 2) that a Steep Slope CUP has not been performed, 3) that the engineered retaining walls in the front yard will be greater than 6' in height, 4) that "old growth" trees are not identified on the plans and are not being preserved, 5) that a preservation plan was not submitted, 6) that the approval allows for the demolition of the entire structure, and 7) that the historic structure and roof forms are not being preserved and retained.
18. On March 20, 2013, the Historic Preservation Board conducted a quasi-judicial hearing, discussed the appeal, and continued the hearing to April 3, 2013.
19. On April 3, 2013, the Historic Preservation Board conducted a quasi-judicial hearing, reviewed the appeal as well as the HDDR plans and voted to deny the appeal and approved the HDDR with conditions.
20. The HPB approval included a condition of approval (#17) requiring review of the panelization proposal, results of the exploratory demolition permit, and the photographic survey and report at the time of review of the final building permit application. The Planning Director and Chief Building Official were to make a determination as to whether unique conditions and overall quality of historic preservation effort warranted the disassembly/reassembly of the historic structure per Chapter 9 of the LMC.
21. The HPB approval also included a condition of approval (#20) requiring the applicant to submit an amended preservation plan if it was determined that disassembly and reassembly was not warranted and approved by the City. The condition also stated that "either plan requires final approval by the City as a condition precedent to issuance of a building permit for the addition. Staff shall provide notice of final action on the preservation plan in the same manner as notice is provided regarding final action on the HDDR application. Final action on the preservation plan is appealable to the HPB pursuant to LMC Section 15-1-18.

22. On December 12, 2013, the applicant submitted a building permit application and plans, including an amended preservation plan, to the Building Department. Panelization of the Historic Structure was not proposed with the building permit plans.
23. The amended preservation plan was approved by the Planning and Building Departments on January 10, 2014. The approved plan does not include approval of panelization, disassembly and reassembly, or relocation of the historic structure.
24. On January 10, 2014, notice of the action to approve the preservation plan was provided to surrounding property owners and the property was posted.
25. On January 24, 2014, the appellant filed an appeal of the approval of the preservation plan.
26. The approved preservation plan identifies the method by which the historic portion will be lifted intact to allow construction of the basement and foundation and how the historic portions will be braced, insulated, and restored. The plan does not include disassemble or reassembly of the historic structure.
27. The approved preservation plan is consistent with the Universal Guidelines for Construction on Historic Sites.
28. The approved preservation Plan is consistent with the Specific Guidelines for Construction on Historic Sites.
29. Due to circumstances unique to this historic house and the timing of the application, the original request for panelization was not approved as part of the HDDR. This was stated as a finding in the February 5, 2013 HDDR Action Letter, as well as the HPB's April 3, 2013 HDDR approval on appeal. The conditions of approval required that additional information would need to be provided after results of an exploratory demolition permit was issued. A report was to be submitted to the Planning Director and Chief Building Official to use in order to determine whether unique conditions and overall quality of the historic preservation effort would warrant this method of preservation. If panelization was not warranted, based on the report, then the applicant was required to submit an amended preservation plan.
30. On December 12, 2013, the applicant submitted an application for building permits for the 505 Woodside restoration and addition. An amended preservation plan was submitted with the permit set that did not propose panelization or disassembly/reassembly of all or part of a historic structure.
31. The amended preservation plan was approved by the Planning Department on January 10, 2014 and does not include approval of panelization, disassembly and reassembly, or relocation of the historic structure.
32. On January 10, 2013, the Planning staff sent notice letters to surrounding property owners and posted the property providing notice that the Historic preservation plan had been approved.
33. On January 21, 2014, the appellant filed an appeal of the approval of the preservation plan.

34. The approved preservation plan describes in detail the existing conditions (site features, topography, landscaping, retaining walls, exterior steps, fences, roof, exterior walls, foundation, porch, and utilities), methods of restoration, and describes design and construction issues associated with the historic house.
35. The plan includes narrative, photos of existing conditions, an existing conditions site plan and survey, a proposed demolition plan for the non-historic/non-contributory additions, a landscape plan, floor plans indicating existing historic construction and relationship of new construction, elevations showing existing house and proposed construction details, and a dimensioned documentation of the existing historic portions of the house, including walls, gable, windows, doors, trim, siding, porch and railings.
36. During review of the building permit plans, the method of stabilization during lifting was discussed with and approved by the Building Department consistent with recommendations provided by the contractor.
37. The Historic Sites Inventory (HSI) (Exhibit F) for 505 Woodside describes changes to the original house, front porch, and side and rear additions. The applicant based the current preservation plan on the 1940's tax photo. The HPB reviewed the HDDR at the March 20, 2013 appeal hearing and found that the essential historic form of the house and roof are maintained and are not compromised by the removal of the later rear additions, underground root cellar, and construction of the proposed addition. The small 1930s addition on the north side remains as it has acquired historical significance in its own right.
38. The proposed rear addition was reviewed by the HPB on March 20, 2013, during the previous appeal, and found to comply with the Design Guidelines, specifically Universal Guidelines 1 and 2 regarding using the site as it was historically used (single family home) and maintaining historic features that have acquired historic significance. The cellar and the rear additions were determined to be out of period additions that do not contribute to the significance of the site.

Conclusions of Law

1. The Preservation Plan for 505 Woodside is consistent with the 2009 Park City Historic District Design Guidelines for Historic Districts and Historic Sites.
2. The Preservation Plan complies with the Land Management Code requirements pursuant to LMC Section 15-11-9 (A).
3. The Preservation Plan complies with the Conditions of Approval of the April 3, 2013, Historic District Design Review approved by the Historic Preservation Board on appeal.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved HDDR design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. All conditions of the April 3, 2013, HDDR approval continue to apply, unless modified by the Historic Preservation Board during this review and action on the Preservation Plan.
3. All standard conditions of approval shall apply.
4. If a building permit has not been obtained by March 5, 2015 (within one year of the date of final action on this appeal), then the HDDR approval will expire, unless an extension is requested in writing prior to the expiration date and an extension is granted by the Planning Department, with notice given according to the Land Management Code.
5. Disassembly and reassembly of the Historic Structure at 505 Woodside has not been approved and is not proposed by the approved preservation plan.

Order:

1. The Planning Staff did not err in the approval of the preservation plan for the proposed restoration and addition for 505 Woodside Avenue.
2. Appellant's request for a reversal of the Planning Staff's decision to approve the amended preservation plan is denied.

Exhibits

Exhibit A- January 21, 2014 Appeal letter from Appellant

Exhibit B- Approved Preservation Plan

Exhibit C- Minutes of 3.20.13 HPB meeting

Exhibit D- April 3, 2013 HDDR approval by HPB on appeal

Exhibit E- January 10, 2014 preservation plan approval letter

Exhibit F- Historic Sites Inventory for 505 Woodside

Lawrence Meadows
Appellant
Po Box 4344
Park City, UT 84060
516-982-7718
lawrencemeadows@yahoo.com

January 21, 2014

Park City Planning Department
Po Box 1480
Park City, UT 84060

RE: Appeal of 505 Woodside HDDR Preservation Plan Approval -
Application # PL-11-01409
Appellant: Casa di Lorenzo, LLC/Lawrence Meadows owner of 515 Woodside Ave.

Sent via email and hand delivery:

To whom it may Concern:

The appellant has standing, and in accordance with LMC 15-11-12 submits this letter as a formal petition to appeal the above referenced HDDR preservation plan approval. This application involves an illegal demolition which fails to preserve large portion of a historically significant one story "root cellar" structure as show in the city historically sites report; in an effort to allow for a modern 3-story addition in its place. Additionally, it fails to provide detailed notes and drawings as it relates to the preservation the main historic structure, using a method of keeping it intact and lifting it in place. The Appellant reserves the right to supplement or amend this appeal.

Sincerely,



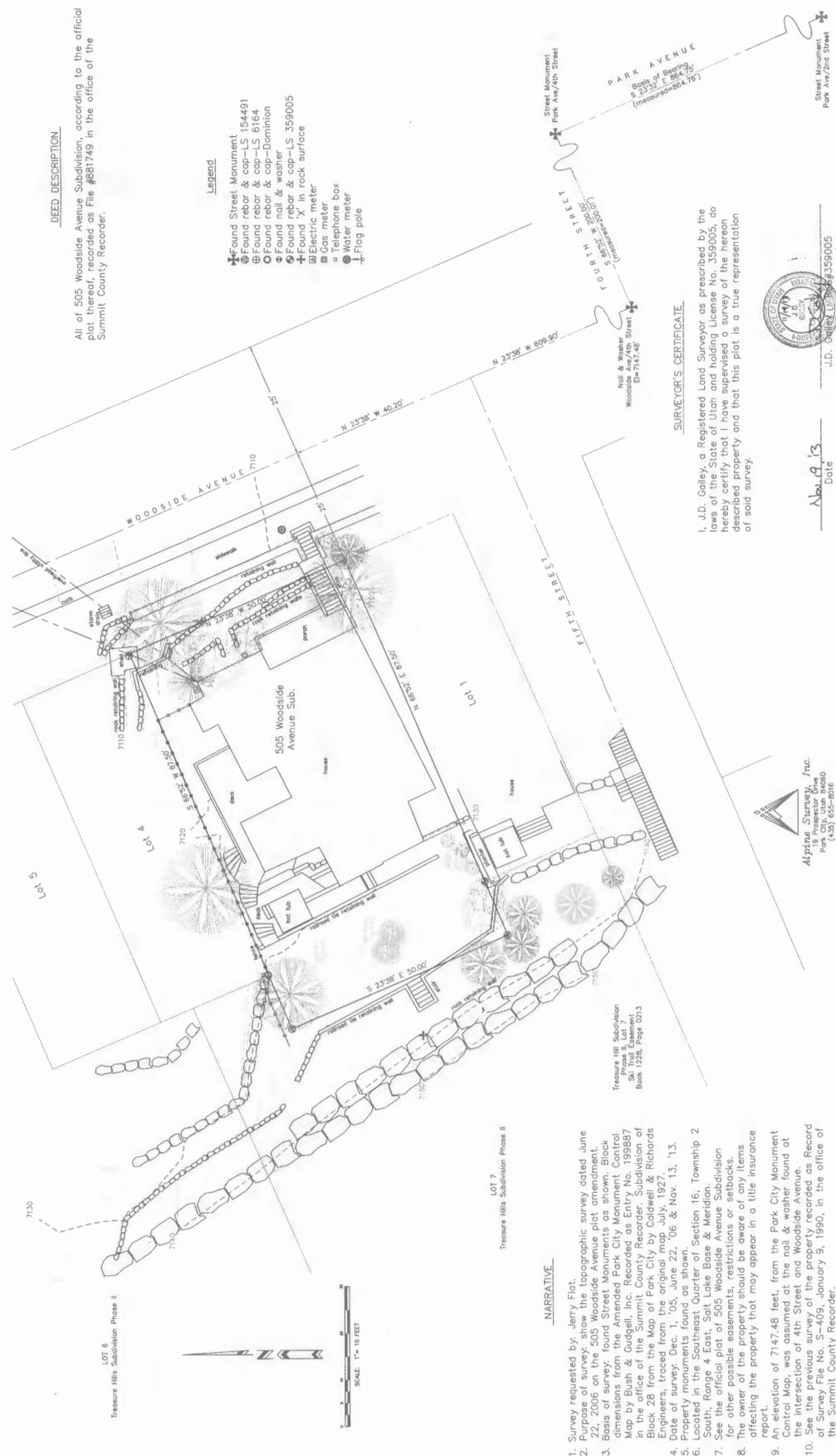
Casa Di Lorenzo, LLC
BY: Lawrence Meadows
manager

ITS:

RECEIVED
JAN 21 2014
PARK CITY
PLANNING DEPT.

received at
4:40 pm

505 Woodside Avenue Subdivision Block 28, Park City Survey



DEED DESCRIPTION

All of 505 Woodside Avenue Subdivision, according to the official plat thereof, recorded as File #881749 in the office of the Summit County Recorder.

Legend

- Found Street Monument
- Found rebar & cap-LS 154491
- Found rebar & cap-LS 6164
- Found rebar & cap-Dominion
- Found nail & washer
- Found rebar & cap-LS 359005
- Found 'X' in rock surface
- Electric meter
- Telephone box
- Water meter
- Flag pole

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.



J.D. Galley
359005

Nov. 9, 13
Date

EXISTING CONDITIONS S-1

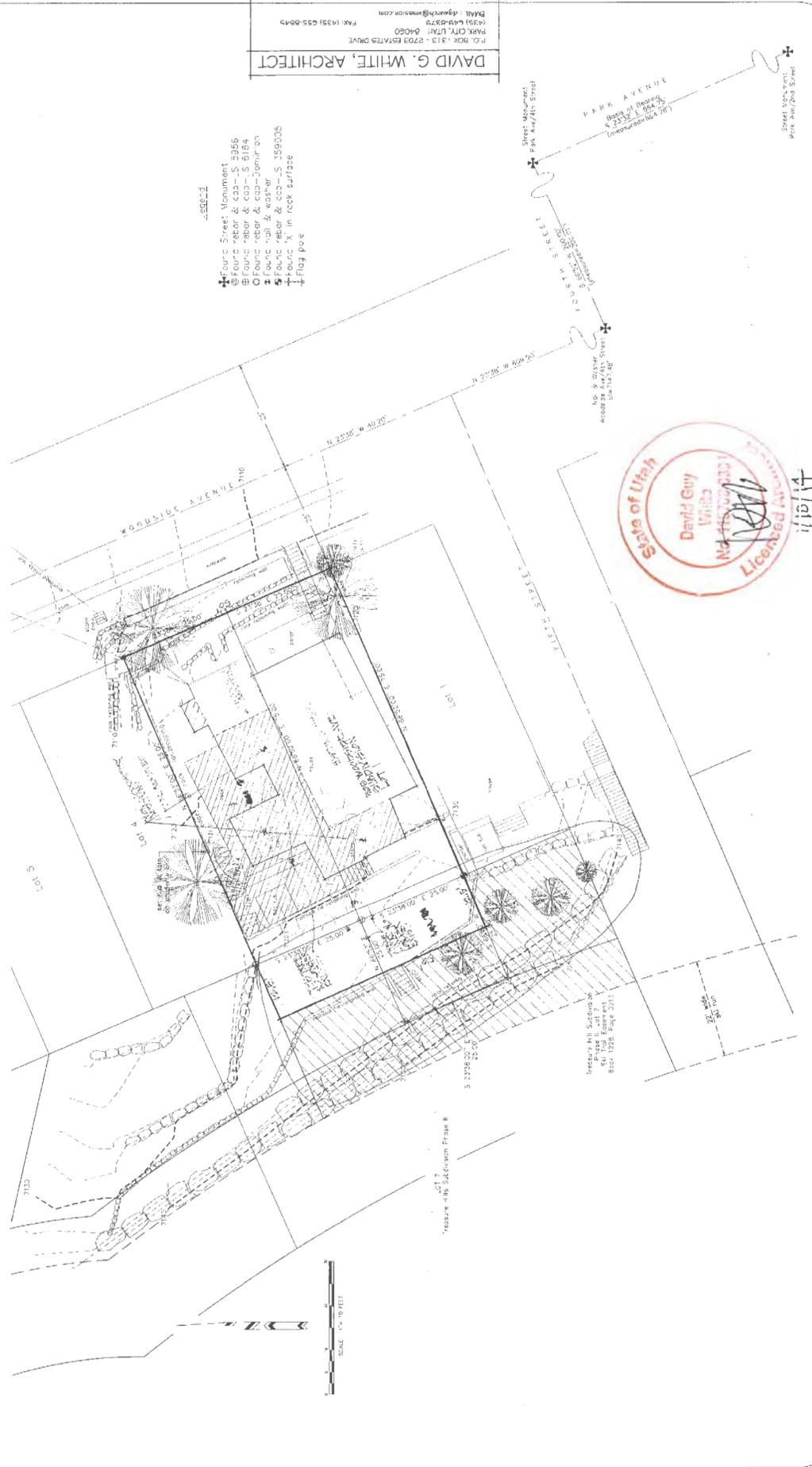
NARRATIVE

1. Survey requested by: Jerry Fiat.
2. Purpose of survey: show the topographic survey dated June 22, 2006 on the 505 Woodside Avenue plot amendment.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Survey, Survey No. 199887 in the office of the Summit County Recorder. Subdivision of Block 28 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: Dec. 1, '05, June 22, '06 & Nov. 13, '13.
5. Property monuments found as shown: Section 16, Township 2 S, Range 4 E, Quarter Base & Meridian.
6. Located from the Southwest Quarter Base & Meridian.
7. See the official plat of 505 Woodside Avenue Subdivision for other possible easements, restrictions or setbacks.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. Elevation of 7147.48 feet from the Park City Monument Co. Mon. was assumed at the nail & washer found at the intersection of 4th Street and Woodside Avenue.
10. See the previous survey of the property recorded as Record of Survey File No. S-409, January 9, 1990, in the office of the Summit County Recorder.

Alpine Survey, Inc.
Park City, Utah 84300
(435) 655-8016

DAVID G. WHITE, ARCHITECT
 P.O. BOX 1313 2703 ESTATES DRIVE
 PARK CITY, UTAH 84060
 Email: dwhite@unimotion.com
 Phone: (435) 633-2379
 Fax: (435) 633-0843

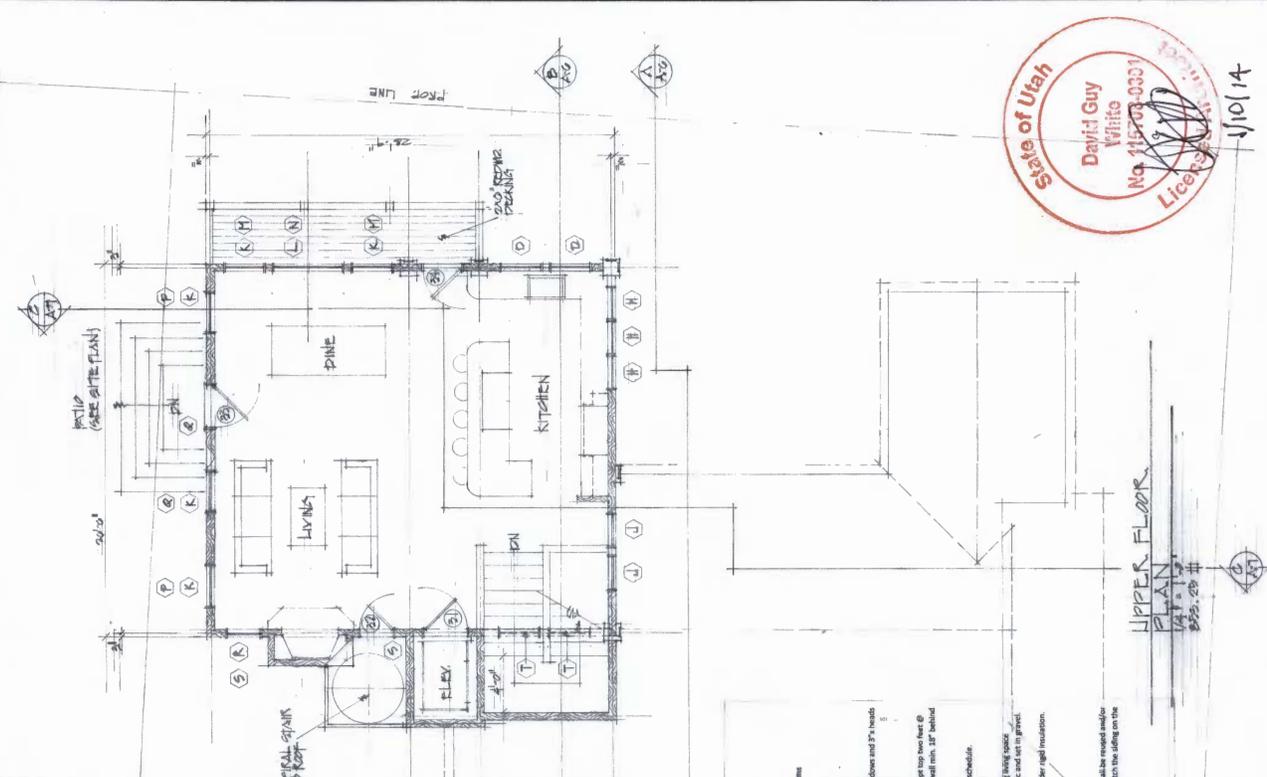
- SECT 1
 + Fourc Street Monument
 ⊗ Fourc rabor & eoz - S 6366
 ⊗ Fourc rabor & eoz - S 6184
 ⊗ Fourc rabor & eoz - Jomirion
 ⊗ Fourc rabor & eoz - S 15900S
 ⊗ Fourc 'x' in rock surface
 † Flag pole



PROPOSED DEMOLITION PLAN

REVISIONS	BY

Date: 12-10-13
 Scale:
 Drawn:
 Job No: 1305
 Sheet: A-3
 Of: 2



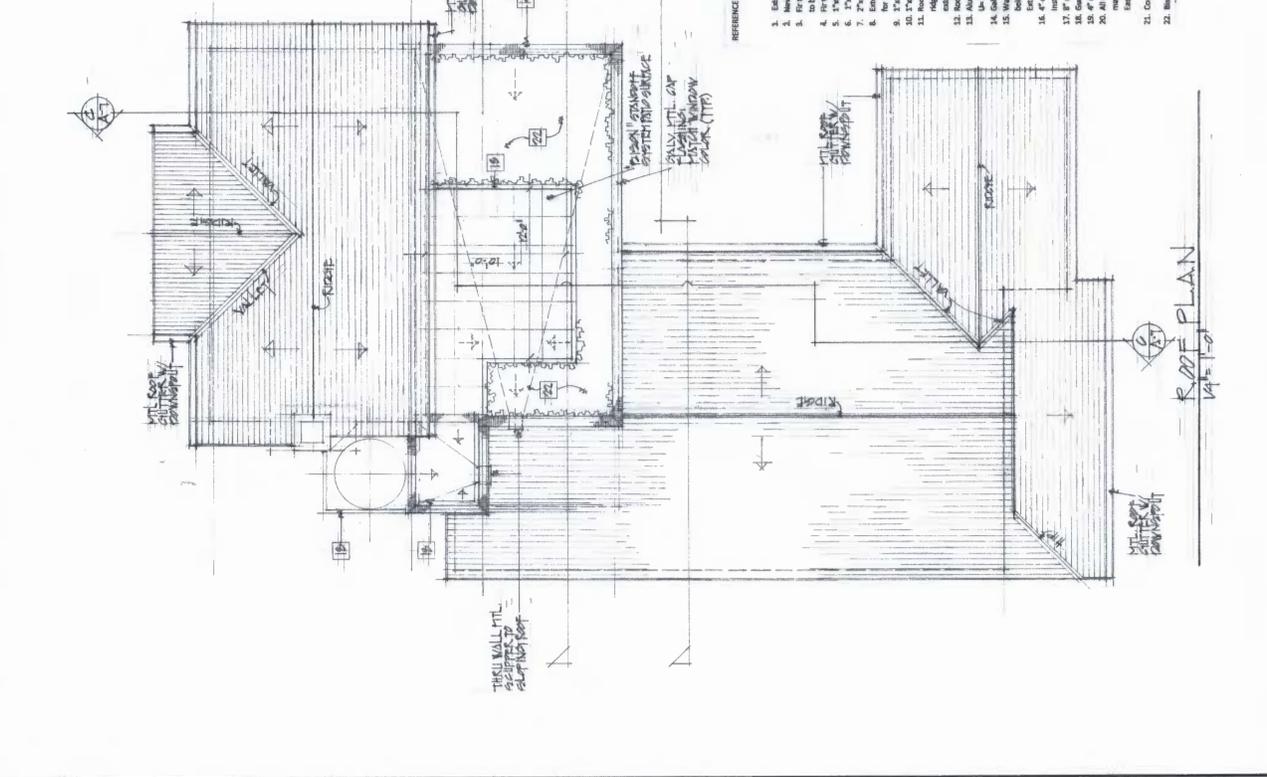
1/10/14

UPPER FLOOR
 PLAN
 14/1/13
 555, 29 II

REPLACE SIGNED materials. Solid materials are per-
 mitted. All materials shall be of equal or better
 quality than the original. All materials shall be
 approved by the Historic Preservation Board.
 All materials shall be of equal or better
 quality than the original.

REFERENCE NOTES

1. Existing grade shown dashed.
2. New finish grade.
3. 2x4 timber beam - See framing plan. 1" chamfer at all exposed ends. All beams to be smooth finish.
4. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
5. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
6. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
7. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
8. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
9. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
10. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
11. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
12. Roof Overhang: Asphalt shingles, 50% rafter.
13. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
14. Waterproof membrane and drainage mat on all foundation walls providing weep holes.
15. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
16. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
17. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
18. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
19. 1 1/2" x 4" x 8" Plywood floor - See framing plan. Let into cut. Use CYL8.
20. All siding and window, corner and door trim on historic portions of house shall be replaced and/or repaired as necessary. New siding on North side of historic house shall match the siding on the East side of the historic house.
21. Congregate steel siding (24 ga. 1/4" non-reflective coating).
22. Mason Spigot Green Roof.



ROOF PLAN
 14/1/13

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 20, 2013

BOARD MEMBERS IN ATTENDANCE: Dave McFawn – Chair; Marion Crosby, Puggy Holmgren, John Kenworthy, David White

EX OFFICIO: Thomas Eddington, Katie Cattan, Anya Grahn, Polly Samuels McLean, Kirsten Whetstone

ROLL CALL

Chair McFawn called the meeting to order at 5:06 p.m. and noted that all Board Members were present.

PUBLIC COMMUNICATIONS

Ruth Meintzma a community member residing at 305 Woodside Avenue made a general comment on notification signs and posting in old town. The steep grade of streets such as Woodside Avenue make it hard to post where the details of the sign are easy to read. Ms. Meintzma suggested something to draw more attention to the signs themselves; such as the neon flags used in construction, or a solar light that would illuminate the sign at night so people could see them at night. She cautioned that she often times sees signs up for weeks after the deadline dates. Chair McFawn requested that this item be brought back to the Board for discussion at a future date.

There was no additional public communications.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Planning Director Eddington reminded the Board of the upcoming CAMP training that was scheduled for June 14.

Board member White disclosed that he would need to recuse himself from the appeal item for 505 Woodside Avenue as he is the architect on record for the project.

Planning Director Eddington announced that Chair McFawn has submitted his resignation from the Historic Preservation Board and that April 3 would be his last meeting with the Historic Preservation Board.

Board member Kenworthy disclosed that he lives at 214/220 Woodside Avenue.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

505 Woodside Avenue – Appeal of Historic District Design Review
(Application #PL-13-01842)

Chair McFawn reminded the Board that the appeal before them will be heard Di Novo or as if they were looking at the Design Review for the first time.

Chair McFawn reviewed the process for hearing the appeal; Staff will introduce the item, the Board can ask questions of Staff members, the Appellant can make a presentation or comments, the Board may then ask questions, the Applicant may present or comment, the Board may ask additional questions, then the Board will open up for Public Comment, Board discussion, and Action.

Planner Whetstone introduced the item as an appeal of a Design Review that was approved for 505 Woodside Avenue. This Design Review is a new application. There was a previous Design Review submitted in 2009 that was withdrawn. This application was submitted in September, 2012 and falls under the purview of the current Land Management Code and Design Guidelines. The application is for an addition to the rear of an existing historic structure on a Significant site. In the front of the property the applicant is requesting to change the retaining wall to mimic the low, historic retaining wall instead of the current modern retaining wall present.

Staff approved the proposed Design Review on February 4, 2013. On February 13, 2013 Staff received an appeal. The appeal received was a one page appeal that protested that no Steep Slope Conditional Use Permit was required on this lot. Since this was a matter of the interpretation of the Land Management Code this portion was scheduled to be heard before the Planning Commission on March 27, 2013. The appellant then supplemented their appeal on February 27, fourteen days after the original submittal, with the items that are before the Historic Preservation Board tonight.

Planner Whetstone covered a presentation that gave an overview and analysis of the appeal points. She showed the existing modern retaining wall that was not historic retaining wall. She clarified that the existing tree was actually within the city Right-of-Way and is subject to the City Arborist as to whether the tree can be removed. The applicant is request to remove the non-historic existing additions and then add a new rear addition. She showed the proposed site plan that showed the flat roof transition to the main addition with the parallel roof pitch to the historic structure.

Staff addressed each point of the appeal:

The HDDR Application was Incomplete. Staff reviewed the survey that was submitted and prepared and certified by a licensed surveyor and provided that analysis in the staff report.

Steep Slope CUP Planning Commission Review was not performed. The interpretation of the Land Management Code is under the purview of the Planning Commission and will be brought before them on Wednesday, March 27.

Engineered Retaining Walls > 6ft are required in Front Yard. The appellant believes that the retaining walls will be required to be 6' but Staff has not yet received an Engineering that states that. The applicant is moving forward with the intention of a 4' rock stacked walls even if it requires two tiers of walls to attain the height needed. Chair McFawn clarified that this issue would be outside the scope of review for the Historic Preservation Board. Planner Whetstone agreed that the Planning Commission will discuss the retaining walls on the 27th but the Guidelines does discuss the design aspect of low historic retaining walls. The retaining walls will additionally be addressed at the building

permit stage. If an Engineer requires a 6' retaining wall the applicant would be required to apply for an Administrative Conditional Use Permit prior to constructing the wall. Board member Crosby asked if this was regarding the area with the tree in right-of-way. Planner Whetstone stated it was that area and that the retaining wall was on the street side of that tree.

Significant Vegetation must be shown on plan and preserved. There was a tree in the rear of the lot that had not originally been shown on the site plan. The tree was added to the site plan prior to Final Action. All vegetation has been outlined on the plans with notes regarding the preservation. The Order presented in the staff report would require that Staff add to Condition of Approval #6 that reads "requiring an updated survey to identify all existing significant vegetation by type and size for inclusion on the final landscape plan required to be submitted with the building permit application and to specify that none of the large evergreen trees on the property or in the City ROW will be removed unless required to be removed by the City Arborist and that all existing significant vegetation, including that on adjacent lots shall be protected from disturbance during construction and the method of protection shall be approved by a certified Arborist."

Historically Significant Site/Building requires Historic Preservation Plan. The applicant did submit a Preservation Plan and it identified the significant vegetation. The applicant also submitted a panelization plan that was specifically not approved with this design. By Code a panelization requires an exploratory demolition to find out more information before they can get an approval for disassembly and reassembly as that method of preservation is not ideal in Park City. An approval for this method would require a Determination of unique circumstances by the Planning Director and Chief Building Official. This Determination may be appealed at time of Action.

Approval allows for illegal demolition of entire structure except for 3 walls. Staff determined that the addition to the front of the building was made within the historic period of the structure and that the addition is historically significant to the Site. There were additions that took place in the rear in the 1940s. The Guidelines allow that those non-significant additions may be removed. The applicant was also approved to remove and reconfigure existing decks and patios.

Historic Buildings (sic) Structure and roof forms are not being preserved or retained. The applicant is proposing to retain the historic roof form of a cross wing variant roof form. Where the addition that is being removed is where the new addition is proposed with a flat roof transitional area in between.

Universal Guidelines #1 and #2 were mentioned in the appeal; using in the site as a historical use and retaining the historic features that hold historical significance and make sure that they are maintained. Staff clarified that the site is proposed as a single family dwelling which is a historical use. Planner Whetstone further clarified that the historical portion of the site, the front addition and original historic structure, would be kept in its original form.

Staff found compliance with Guideline D.1.4 which states that there must be a “clear transitional element between old and new”. This transitional piece would be the flat roof portion separating the historic structure from the new addition.

The new addition is located approximately 31 feet behind the front façade and complies with Guideline D.1.2 in that it is visually subordinate to the historic structure when viewed from the public right-of-way. Staff stated that the proposed addition would be visible from a 6’ tall person standing in the right-of-way but that the addition would not be obtrusive or overwhelming to the historic structure.

Staff reviewed the application for compliance with all applicable guidelines, including but not limited to; site plan, primary structure, parking and driveways, additions, exterior lighting. These items were found in compliance or addressed in the approval with Conditions of Approval as outlined in the staff report.

Planner Whetstone reiterated the actions available to the Historic Preservation Board in regards to the appeal; deny the appeal and affirm staff’s determination of compliance either wholly or partly, grant the appeal and reverse the determination of compliance either wholly or partly, or the Board may continue this discussion if there are items the Board wishes to be addressed.

Chair McFawn asked, regarding appeal point #5, if the CAD process was for the additions that were done in 1940s or the historic mining period. Planner Whetstone clarified that a CAD was a certificate of appropriateness of demolition for historic structures. In order to qualify for demolition through this process a structure must be historic. Planning Director Eddington noted that additions made outside of the historic period would not require a CAD because those portions of the buildings are not historic.

Chair McFawn opened the floor to the appellant.

The appellant, Lawrence Meadows, and owner of the adjacent property located at 515 Woodside Avenue raised a procedural question to the legal counsel. Mr. Meadows felt that the appeal policy was illegal as he has been noticed to be put through two appeals. Successive appeals violate the Utah Municipal Land Use Development Act. The City should be aware of this because of Love vs PCMC in July ruled that Mr. Love was, in fact, subjective to an illegal procedure. Mr. Meadows felt that he was being subjected to the exact same illegal procedure. He requested that the Ombudsman submit an advisory opinion which he was submit as Exhibit A to the Board. He asked that the Ombudsman provide not only an opinion on the complaint but also to provide an opinion on the process as the Land Management Code does not provide any bifurcation process for an appeal. Mr. Meadows felt the act of having to go to two separate boards and describe the same issues was arbitrary and capricious. The Historic District Design Review, by its nature, has to incorporate the Land Management Code. In the opinion of Mr. Meadows 505 Woodside should have been processed as a steep slope lot. Mr. Meadows suggested that the appeal hearing be postponed indefinitely until such time as the Ombudsman renders their opinion to avoid problems. City Attorney Samuel-Mclean indicated to Mr. Meadows in an email, where he asked the same question, the advice is that the hearing can proceed as they are not success appeals, it is that they are separate issues. The Historic Preservation Board does not have the jurisdiction to

determine whether a Steep Slope Conditional Use Permit would be required. That is a matter that is under the jurisdiction of the Planning Commission under 15-1-18(A) "Any decision by either the Planning Director or Planning Staff regarding Application of this LMC to a Property may be appealed to the Planning Commission. 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)." Mr. Meadows would not be arguing the same matters in front of both boards. The Historic District Design Review argument would be made before the Historic Preservation Board and the Planning Commission would address the Steep Slope and any other Land Management Code issues.

City Attorney Samuel-Mclean gave the example of a Conditional Use Permit and a Plat Amendment those appeals would go to different bodies as they are different applications because different bodies have jurisdiction over different matters. Mr. Meadows argued that in that example there were two applications but he is only appealing one application and that he was seeking clarification.

Chair McFawn stated that the appellant has requested the clarification from the Ombudsman but the Historic Preservation Board with regards to Historic District Guidelines. The Board does not review or make judgment on items that are under the purview of the Planning Commission and the Board will not be covering or discussing any of those items today. Chair McFawn recommended hearing the item today, the appeal items pertaining to the Historic District Design Guidelines.

Mr. Meadows disagreed with that direction but proceeded with his presentation. The largest issue he had is that of procedure is the standard of review and that not every applicant is treated fairly due to the fact that the Guidelines is written in such a way that it is subjected to individual interpretation. He was upset that a Historic Preservation Board member was found to be working for the applicant.

Mr. Meadows built three houses that abut the subject property, each of those properties were required to go through a Steep Slope process, but 505 Woodside did not.

Two years ago Mr. Meadows appealed a Design Review on the same property where the applicant submitted misrepresenting information. Planner Whetstone clarified that this was a previous application and is not part of the current proposed plans. Chair McFawn urged Mr. Meadows to keep his comments focused on the current application as that is all that the Board could hear.

Mr. Meadows raised an issue with notice as he stated that the applicant hid the notice signs behind a garbage can and he claimed three months later in the snow the sign was still hidden behind a garbage can. Planner Whetstone stated that the second photo shown was of the first notice period sign was not picked up and was approximately 30 days old. Mr. Meadows agreed with the public comment provided by Ms. Meintzma at the beginning of the meeting and stated that signs needs to be more visible.

The appellant felt the Design Review application as incomplete because the survey has inadequate topographic contour lines, inadequate spot elevations for existing structure and existing retaining wall, and has misstated elevations on the survey. The preservation

plan is not viable and Mr. Meadows wondered how a Design Review could be approved without such a plan in place. A lack of that information on the survey should deem the application incomplete.

Mr. Meadows stressed his concern to preserve the mature pine tree in the front city right-of-way. He estimated that the roots of the tree came up to approximately 5'9" above the road which meant that the applicant would not be able to build a retaining wall under 6' in that area without having to remove or displace the tree. The retaining walls are significant because the applicant wants to take them down and make them smaller – pine tree in the right-of-way is one foot above the wall.

The appellant felt that a lot of the issues regarding protection of the vegetation had been addressed but the one tree left off in the Northwest of the lot is protected by a view shed easement. Mr. Meadows thought it was intentional that the applicant left the tree off the plans. He wished to know what type of loss mitigation would be put into place, especially with the trees in the right-of-way.

Mr. Meadows showed a copy of the applicant's survey zoomed in along with the site plan. He pointed out that the survey did not depict the wall height of the existing wall on the survey. The Architect drew the wall dimension on the site plan and that the information was misstated as 4' when in reality the retaining wall height is approximately 5'9".

The appellant referred to page 16 of the packet, serial appraisal top, the square footage 1265 square feet and the date is 1949. The following page is the footprint of the house that would have been sketched out by the tax assessor shows a 135 foot root cellar as well. The staff report only reflects that the historic structure is only 990 square feet. He contested that the whole building as shown on the 1949 tax records was historic, which shows approximately 1400 square foot footprint, as was stated in the Historic Sites Form. Deviation from the Historic Sites form would violate the inventory and preservation process.

On Page 108 of the packet, Mr. Meadows showed the rear elevation as it is today. He then compared the 1949 tax records and showed that the rear elevations are the same. He did not understand why Staff would allow the demolition of historic material. He pointed out the sliding standard of review as a neighboring property at 543 Woodside Avenue was forced to keep an accessory building at the rear of the lot while the current applicant has been approved to remove a root cellar that is shown on the tax information from 1949.

Mr. Meadows referred to page 106 that states that disassembly and reassembly guidelines will only be considered as a last resort of preservation. He felt that this building was habitable and should not qualify for disassembly.

Mr. Meadows stated the Code requires a CAD for all historic structures and the rear additions are listed on the 1949 tax records and are therefore historic. He did not feel that Staff was applying the Code as written.

The appellant questioned the flat roof form that was proposed to be used a transitional element. The Land Management Code allows for flat roof pitches if it meets the definition of a green roof but the Historic District Guidelines do not allow for flat rooftops. He argued that the more restrictive of the two Codes should apply in this case.

Mr. Meadows was disappointed that Staff did not require a rendering or model of the proposed project during the approval process.

Chair McFawn asked that the appellant wrap up his presentation as he had addressed his six appeal items. Mr. Meadows felt he was being cut off and being forced to take the matter to third district court. He did not agree with taking some of this items of appeal to Planning Commission and having the appeal bifurcated.

Discussion ensued over the appellant's letter dated on March 18 as to which appeal items were under the purview of the Historic Preservation Board and could be ruled on by that Board. It was agreed that the Planning Commission should be the ruling body for the Steep Slope issue. The design aspects of retaining walls can be discussed by the Historic Preservation Board but if the walls are required to be over 6' should be Engineered and approved through an Administrative Conditional Use Process.

Mr. Meadows argued that the Code requires that the health of the existing vegetation be established by a certified arborist and that a loss mitigation protocol be agreed upon prior to construction. Planner Whetstone clarified that a landscaping bond would be required at the time of the building permit. There would additionally be a historic guarantee bond on the historic structure at that time. The construction mitigation plan done through the building permit would address any significant vegetation at that stage. Mr. Meadows concern about the trees was an issue at this stage and he wanted to be assured that the Planning Staff will review and address it. He was not comfortable as an adjacent property owner to wait to see what would happen through the permitting process. Board member Holmgren stated that the site plan included for review to the Historic Preservation Board did identify the vegetation to be saved.

City Attorney Samuel-Mclean expanded on the subject of the ability to panelize the historic structure. The process would be for the Chief Building Official and Planning Director should review the questionable historic materials and make a Determination in terms of whether or not the house or materials should be preserved and how those materials should be preserved. That Determination can be appealed upon such time as when that Action takes place. Planning Director Eddington further clarified that a panelization of the historic structure has not been approved with the current Design Review before them.

Chair McFawn stated that the submittal by the applicant included panelization but the appellant is arguing that the Guidelines do not consider that a common or preferred form of historic preservation. Staff has not approved or denied a panelization at this time and that it would require further exploration and action. Mr. Meadows argued that the application cannot be considered complete without a Preservation Plan and the plan that was submitted included a request to panelize the historic structure. Chair McFawn clarified with Staff that the application contained a preservation plan, that the preservation plan indicated a panelization, and that the HPB is not addressing the

panelization at this time. He further asked Planner Whetstone why the panelization was not before the Board at this time. She responded that Staff did not have the information necessary in order for the Chief Building Official and Planning Director to make a Determination. That information would be required prior to the issuance of a building permit. Board member Crosby identified that the appellant would then have the ability to appeal that Determination at that time. Mr. Meadows felt that would be a successive appeal.

The appellant added additional argument in regards to the flat roof transition element in the fact that it would produce a structure that is not compatible with the current streetscape. The house meets the height limit of the zone but it seems significantly higher than the surrounding structures. Planner Whetstone explained that might be caused by the change in grade that happens along the street.

Jerry Fiat, representing the company that owns the property located at 505 Woodside Avenue, address the Board. He gave background on the process. In 2009 Mr. Fiat hired Architect David White to work on the project for 505 Woodside. Originally he wished to add a side yard garage. The application for a Design Review was approved and appealed by Mr. Meadows. The applicant then withdrew the application. During that time the appellant received an Ombudsman opinion that stated that with erroneous information submitted that is deemed that Design Review incomplete and therefore that application would not be vested under the previous Land Management Code or Guidelines.

The applicant welcomed any constructive criticism or changes the Historic Preservation Board wanted to see in the approval but that the he would oppose upholding the appeal and not allowing the addition to be built.

Chair McFawn opened the floor to the public and asked that they state their name and address for the Board. The public hearing was closed not having any comment regarding the information.

The appellant added that he was not anti-development and that he wanted to see the applicant be able to build an addition that was sensitive to the neighborhood and preserved the existing vegetation and streetscape.

Board member Kenworthy reviewed the information that was submitted and the discussion provided and stated that he would find the application to be complete. The Board has to rely on the processes set out before them and is aware that the building process is sometimes a moving target that plans may change and evolved throughout that process.

Board member Crosby was hearing two arguments coming from the appellant; that the application is not complete, and that he simply does not like some aspects of the design. From the information before her she deemed the application to be complete but she did however have additional conditions dealing with the applicant accommodating some design concerns.

Board member Holmgren agreed that the application is complete with the information that the applicant provided. She did not wish to discuss the issue of the Steep Slope Conditional Use Permit as it was the purview of the Planning Commission and not something that the Board could consider. She additionally found that the retaining walls were to be addressed outside by Staff through the Administrative Conditional Use Permit if necessary. Vegetation has been shown on the plans. In regards to the panelization issue she remembered when the City started phasing away from that preservation method because it was more effort than it was worth. She required additional time to review the matter of the historic structure and footprint before drawing a conclusion on that time. She liked having the transitional flat roof line.

Chair McFawn thanked the appellant for the well thought out discussion items. He concurred with the other Board members with the application being complete and the CUP item should be under the purview of the Planning Commission. He did not believe the panelization was approved at this point and that it would be further addressed by the Chief Building Official and Planning Director. One of the goals with the new Guidelines was to clearly delineate the original historic roof line from the new addition using a transitional element. This is a universally excepted historic preservation method to delineate the old and the new elements of buildings. He requested discussion from the Board on some of the Design Guidelines that were raised in the appeal.

Board member Holmgren referred to page 34 and raised the issue of the string-line. She realized that the street grade may create issues but what is seen on the streetscape is that the proposed building is above the string-line and would like the applicant and Architect to make that element more compatible with the surrounding structures. Chair McFawn wished that to be address in an additional Condition of Approval that create a roofline more compatible to the structures surrounding it per the Guidelines. Planner Whetstone stated that the staff did put a Condition of Approval on the rear peak height of the roof. Staff suggested having the applicant provide an updated streetscape.

Board member Kenworthy wish to have more discussion regarding the proposed retaining wall and the tree in the City right-of-way. Chair McFawn replied that the staff provided feedback on the protection of the vegetation on page 7 of the packet in the first full paragraph. He suggested an Engineer review the submitted plan for the retaining wall and also have a certified arborist to examine the tree in question. Board member Kenworthy felt the applicant was open to and sensitive of the preservation of the vegetation. Planner Whetstone asked if the Board wanted to make that a Condition of Approval at the building permit stage or if the Board wished to review that and see if it is consistent with the Guidelines. Board member Kenworthy preferred the review take place sooner rather than later in the process. Chair McFawn agreed with Board member Kenworthy. Board member Crosby asked what the timeline would be for a certified arborist to evaluate the health of the trees. Planning Director Eddington replied that typically that as the applicant comes in for a building permit those plans are reviewed by the Planning department again. At that time the applicant would submit the information provided by a certified arborist. Additionally a landscape bond would be required to ensure that vegetation is protected. Staff can revise the Conditional of Approval for the mitigation plan to make higher standards to ensure that the engineer for the retaining walls and the certified arborist talk to find the best solution for preservation of the tree within the right-of-way.

Board member Kenworthy was comfortable in creating a motion to Deny the appellant's request for a reversal of the Planning Staff's decision to approve the HDDR application at 505 Woodside Avenue as amended. The Board was concerned regarding the issues discussed above and wanted Staff to prepare Conditions of Approvals to address those issues. Chair McFawn particularly wanted to be able to see a visualization of a revised string-line.

The Board discussed whether to Deny the appeal in whole or partially or to continue the item. City Attorney Samuel-Mclean wanted to know if the Board wanted to add Conditions of Approval or to review the materials in question; string-line of streetscape and communications between an engineer and certified arborist. Board member Holmgren wished to review the updated streetscape. That was the largest concern that Board member Kenworthy had. Chair McFawn wanted to see a written Condition of the communication plan and the preservation guarantee of the vegetation in the front right-of-way.

Planner Whetstone reiterated that the Board is asking Staff to additional information so that the Board can make a determination on how the addition complies to the Guidelines in respect to the visual from the street and that is subordinate to the existing structure.

Chair McFawn wanted to be fair to all parties in regards to continuation and that the Board should consider that sensitively. City Attorney Samuel-Mclean felt the most ideal remedy would be to come back to the Historic Preservation Board prior to April 10. Planning Director Eddington said that the Board could meet on April 3. Board members agreed that they could attend. Legal Counsel offered choices as to action. The Board can Deny the appeal in part; all aspects of the appeal are Deny with the exception of those items that you want more information on. Chair McFawn felt that was the general course of action.

Chair McFawn asked that the appellant be provide with the updated streetscape as soon as it is available.

MOTION: Board member Kenworthy moved to Deny the appeal of the Historic District Design Review of 505 Woodside Avenue in part; items 1, 3 (with conditions) 4, and 5. Appeal item 2 is not being reviewed by the Historic Preservation Board as it is not within the body's purview. The Board directed Staff to return to the Board on April 3, 2013 with information regarding; written plan for review and approval of the proposed retaining wall by an engineer and signed off by a certified arborist to guarantee the preservation of the tree in the City right-of-way and that Staff will provide an updated streetscape plan to show the proposed string-line. Board member Holmgren seconded the motion.

VOTE: 4-0. Motion carried unanimously.

Board member Holmgren questioned whether it was standard practice to allow an appellant to supplement appeals with new argument statements outside of the appeal deadline. City Attorney Samuel-Mclean answered that the Board of Adjustment has said that in the past that if the appellant provides supplemental information that the appellant body should review that information. She believed there was more flexibility permitted in these Quasi-Judicial reviews. In this case in particular many of these items weren't new

on the 28th, they were brought up during the Design Review process. The Land Management Code does state that the appeal should cover all of the main arguments of the appeal. Chair McFawn did say that this Board is historically more flexible. Board member Holmgren offered a personal opinion that she found some things to be unacceptable and inappropriate in the appeal and those were comments about David White.

Board member Kenworthy added that he had never seen the previous appeal and is review this application on its merits alone.

MOTION: Board member Holmgren moved to adjourn the meeting. Board member Crosby seconded the motion.

VOTE: 4-0. Motion carried unanimously.

The meeting adjourned at 7:03 p.m.

Approved by _____
David McFawn, Chair
Historic Preservation Board



Building • Engineering • Planning

April 5, 2013

Lawrence Meadows
Casa Di Lorenzo, LLC
PO Box 4344
Park City, UT 84060

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Application #: PL-13-01842
Subject: 505 Woodside Avenue Appeal
Address: 505 Woodside Avenue
Description: Appeal of staff decision regarding Historic District Design Review.
Action Taken: Denied
Date of Action: April 3, 2013

On April 3, 2013, the Park City Historic Preservation Board called a meeting to order, a quorum was established, a quasi-judicial hearing was held, and the Historic Preservation Board denied your appeal based on the following:

Findings of Fact:

1. The property is located at 505 Woodside Avenue.
2. The property is located in the Historic Residential (HR-1 District).
3. There is an historic house located at 505 Woodside that is listed as a "Significant" site on the Park City Historic Sites Inventory. The site is not listed as a "Landmark" site. The house was constructed in 1904 and because of major non-historically significant and non-historically sensitive additions; the house is currently not eligible for listing on the National Register of Historic Places. The 1968 additions were determined during the Sites Inventory to be out of period and they diminish the buildings association with the past. The 1930's addition at the northeast side of the house will remain, however the front porch that was modified over time will be reconstructed to be consistent with typical front porches from the historic era for this type of house. The applicant is proposing to restore and preserve the original exterior walls of the historic home and construct an addition to the rear after removing non-contributory additions.

4. The property consists of Lot 1 of the 505 Woodside Avenue Subdivision, being a combination of Lots 2, 3, and a portion of Lots 30 and 31, Block 28 of the Park City Survey, recorded September 4th, 2009.
5. The lot contains 4,375 square feet (sf). The minimum lot size in the HR-1 District is 1,875 sf.
6. The existing lot is 50' in width and 87.5' in depth. The minimum lot width is 25' in the HR-1 District.
7. Minimum front setback for a lot of this depth is twelve (12') feet with a combination of front and rear setbacks equal to a minimum of twenty-five (25') feet. Minimum side yard setbacks for a lot of this width are five (5') feet.
8. The proposed building footprint is 1,707.5 square feet, and includes removal of non-significant additions and construction of a new rear addition. The LMC allows a building footprint of 1,710 square feet for a lot of this size.
9. The existing house does not encroach across the side or rear property lines. The front stairs to the front porch and the front retaining wall encroach onto the Woodside Avenue public right-of-way (ROW). An existing low railroad tie landscaping wall encroaches onto the adjacent lot to the south and onto the property to the rear. An encroachment agreement with the city is required prior to commencing any work in the public ROW, including for any work on the existing retaining wall or driveway.
10. The existing house has a non-conforming front setback of 10.5' for the house that will remain. The front porch has an existing minimum setback of seven (7') feet that will remain. The house also has a non-conforming south side setback of 1.5' that will remain. All new construction will meet current LMC required setbacks and no new non-complying setbacks will result from the new addition.
11. The proposed plans indicate a building height of 27' or less from existing grade for all roof ridges and the flat roof connector element. The plans indicate no change in final grade around the perimeter of the house exceeds four (4') feet. The third story steps more than 10' back from the front façade. All final heights will be verified at the time of the Building Permit application.
12. There is a significant historic house adjacent to the south at 501 Woodside Avenue. The three houses to the north are non-historic houses, including the large contemporary house adjacent at 507 Woodside. There are two large non-historic houses to the rear (west) that are part of the Sweeney Master Planned Development, and the house to the south of 501 Woodside is also a large contemporary structure.
13. For construction and maintenance purposes, access and construction easements should be acquired from the adjacent property owners or construction shall occur completely on the subject property.
14. Historic door and window openings will be maintained, and/or taken back to the historic openings/locations, with the exception of the addition of a garage

- door on the primary façade. The proposed garage door does not exceed 9' wide by 9' in height. The proposed driveway does not exceed 12' in width.
15. The historic front porch does not exist and the plans include a proposal to bring the porch back to the historic dimensions consistent with this historic style of house.
 16. No portion of the lot where construction is proposed exceeds 30% slope for the required 15' of distance. Therefore no Steep Slope CUP is required prior to issuance of a building permit.
 17. Changes to the existing grading and landscaping are documented on the preliminary landscape plan. A final grading and landscape plan, consistent with the preliminary plat, will be submitted with the building permit application.
 18. The landscape plan indicates all large trees on the adjacent property will remain as will the old mine ore cart.
 19. The front retaining wall will be reconstructed with the flagstone veneer removed. The retaining wall will be replaced with a stacked rock wall typical of historic walls in the neighborhood. Final design of the front wall is subject to review by a certified arborist and an engineer as conditioned.
 20. Panelization of the Historic Structure is proposed. This method of preservation is not a common practice. This design review approval does not include approval of a Disassembly/Reassembly and review of the panelization proposal is conducted at the time of review of the final building plans and upon review of the photographic survey and results of an exploratory demolition permit and report. Before disassembly and reassembly may occur, the Planning Director and Chief Building Official have to make a determination that unique conditions and the overall quality of the historic preservation effort warrant the disassembly and reassembly of the historic structure per Chapter 9 of the LMC.
 21. The proposed design complies with the Universal Guidelines for Construction on Historic Sites.
 22. The proposed design complies with the Specific Guidelines for Construction on Historic Sites.
 23. On November 30, 2011, a pre-HDDR application meeting with the Design Review Team was held and the applicant was provided with information regarding applicable guidelines and LMC requirements to take into consideration when preparing the Historic Design Review application.
 24. On September 24, 2012, a complete HDDR application was submitted to the Planning Department. The topographic survey submitted was prepared and certified by a licensed surveyor. There are 2' contour intervals on the survey. A preservation plan and report was submitted with the HDDR application, including an existing conditions report, a written preservation plan report, photographs, and a plan proposing to panelize the historic walls.
 25. Due to circumstances unique to this historic house and the timing of the application, the request for panelization, was not approved as part of the

HDDR, as specifically stated in the Action Letter. Additional information is required to be provided after results of an exploratory demolition permit are known and a report is submitted to the Planning Director and Chief Building Official to use in order to determine whether unique conditions and overall quality of the historic preservation effort warrant this method of preservation. If this method is not warranted, the applicant will have to provide an amended preservation plan for approval by the Planning Director and Chief Building Official.

26. A preservation guarantee is required for all construction projects involving historic properties. The guarantee is typically \$250.00 per square foot of construction. This guarantee is required prior to issuance of any building permits.
27. The findings discussed in the Background and Analysis Sections of this report are incorporated herein.
28. The landscape plan was revised on January 31, 2013, to show the existing significant vegetation located at the northwest portion of the lot. The approved HDDR plans indicate that these trees will remain. Significant vegetation may not be removed from a site without prior approval through a pre-HDDR application.
29. Per the Park City Municipal Code, a permit is required for cutting or removal of trees or vegetation from City property, including the City's rights-of-way.
30. A landscape guarantee is required for all construction involving the disturbance of existing ground and/or vegetation and for any projects that have required landscape plans. This guarantee is required prior to issuance of any building permits.
31. The HDDR approval does not allow for demolition of the entire structure except for 3 walls. A Certificate of Appropriateness for Demolition (CAD) is not required for additions that were deemed non-contributory or non-historic additions, such as the existing rear additions to 505 Woodside that are out of the historic period and have not acquired historic significance in their own right.
32. The historic house and historic roof forms are being preserved and retained.
33. Additional living space is proposed with the rear addition. The addition is located approximately 31 feet behind the front façade.
34. The proposed flat roofed connector element is a "clear transitional element between old and new" functioning as a circulation/staircase area and providing a transition between the historic house and the pitched roof of the rear addition located 47' behind the parallel pitched roof of the historic house. The rear addition does not encroach on the historic portion of the existing house, and it preserves the existing cross-wing variant roof form and complies with the current HDDG.
35. The flat roof of the connector element is proposed to be a planted, green roof, consistent with requirements of the Land Management Code and complies

with the Guideline D.a.4 in that it is a "clear transitional element between old and new" and it is not a primary roof for the overall structure.

36. The proposed addition is located approximately 31 feet behind the front façade and complies with Guideline D.1.2 in that it is visually subordinate to the historic structure when viewed from the public right-of-way.
37. On October 11, 2012, the Planning Staff posted the property and sent out notice letters to affected property owners, per the requirements of the LMC.
38. On October 24, 2012, the Planning Staff received comments from adjacent property owners regarding the proposed design.
39. Staff reviewed the comments and met with the applicant to review the plans and consider revisions.
40. On November 8, 2012, the applicant submitted revised plans and additional information that was reviewed by Staff.
41. On January 17, 2013 the applicant submitted additional revised plans to address additional comments by the Staff.

Conclusions of Law:

1. The proposed addition complies with the 2009 Park City Historic District Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District.
3. The proposal complies with the Non-complying Structure standards listed in Section 15-9-6(A), in that the existing structure is historic and extends into the south side and front yard setbacks. The proposed construction will not create any new non-compliance with the HR-1 requirements.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permits for this property. The CMP shall consider and mitigate impacts to the existing historic home, adjacent structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department. The CMP shall explain how construction along the south property line will be completed if no construction and maintenance easement is obtained from the adjacent property owner at 501 Woodside Avenue. Construction Mitigation Plan to be submitted at the time of the building permit application shall include a specific plan for the protection of existing significant vegetation on the subject property and on adjacent properties.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on January 17, 2013, redlined and approved by the Planning Department on January 30, 2013. Any changes, modifications, or deviations from the approved design shall be reviewed and

- approved by the Planning Director prior to construction. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
 4. All standard conditions of approval shall apply (see attached).
 5. If a building permit has not been obtained by February 4, 2014, then this HDDR approval will expire, unless an extension is requested in writing prior to the expiration date and an extension is granted by the Planning Department, with notice given according to the Land Management Code.
 6. Any area disturbed during construction shall be brought back to its original state or landscaped according to an approved Landscape Plan, prior to issuance of a Certificate of Occupancy. An updated survey shall be submitted with the building permit application to identify all existing significant vegetation by type and size for inclusion on the final landscape plan that is required to be submitted with the building permit application.
 7. A final Landscape Plan shall be submitted with the building permit submittal and shall be reviewed in conjunction with the building permit, and shall include irrigation details for the new landscape area, plantings and mulch materials, and materials and locations of all hard surfaced areas and retaining walls.
 8. Construction waste should be diverted from the landfill and recycled when possible. Any proposed roof mounted solar panels shall be shown on the plans submitted for building permit review and shall be located towards the rear of the house.
 9. Lighting fixture details have not been submitted, included or reviewed as part of this application. All exterior lighting cut sheets and locations shall be submitted to the Planning Department for review and approval prior to installation. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.
 10. City Engineer review and approval of all grading, utility installation, public improvements, drainage plans, retaining walls, and flood plain issues, for compliance with City and Federal standards, is a condition precedent to building permit issuance.

11. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.
12. As noted on the plans, exterior wood surfaces shall be solid-stained and must have an opaque rather than transparent finish. Provide a weather protective finish to wood surfaces that were not historically painted. Low VOC paints and paints are recommended to be used.
13. The proposed porch posts and railing details, including dimensions, shall be shown on the final building plans, consistent with the HDDR plans.
14. All exterior materials shall be identified on the final building plan set, consistent with the January 17, 2013 HDDR plans. The heavy timber elements, both the horizontal and vertical members, shown for the addition, around the flat roof portion, shall be reduced in dimension in order to comply with the Guidelines. The 12" dimension is not in scale with the historic scale of trim and detail elements. Final details of the scaled down elements, as redlined on the plans, shall be submitted with the Building permit application plans.
15. Approval of this HDDR was noticed on February 4, 2013 and is subject to a 10 day appeal period.
16. A preservation guarantee shall be calculated by the Chief Building Official and all paper work and documentation regarding the preservation guarantee shall be executed and recorded at Summit County recorder's office prior to issuance of any building permits for construction on this property.
17. The Staff shall review the panelization proposal at the time of review of the final building permit application. Upon review of the photographic survey and results of an exploratory demolition permit and report the Planning Director and Chief Building Official shall determine whether unique conditions and overall quality of the historic preservation effort warrant the disassembly/reassembly of the historic structure per Chapter 9 of the LMC.
18. All retaining walls shall comply with the Land Management Code.
19. The front retaining wall design shall be reviewed by a certified arborist, as well as the applicant's engineer (and the City Engineer) to determine the best wall design to comply with the HDDG and to ensure viability of the tree in the City ROW.
20. If the proposed method of preservation of the historic house by disassembly and reassembly is not warranted and approved by the City, then the applicant shall provide an amended preservation plan prior to issuance of any building permits related to this HDDR. Either plan requires final approval by the City as a condition precedent to issuance of a building permit for the addition. Staff

Larry Meadows
April 5, 2013
Page 8 of 8

shall provide notice of final action on the preservation plan in the same manner as notice is provided regarding final action on the HDDR application. Final action on the preservation plan is appealable to the HPB pursuant to LMC Section 15-1-18.

21. The green roof shall be maintained in compliance with the City's landscaping requirements as stated in the Municipal Code.

Order:

1. The Planning Staff did not err in the approval of the Historic District Design Review of the proposed addition for 505 Woodside Avenue.
2. Appellant's request for a reversal of the Planning Staff's decision to approve the HDDR application is denied.

If you have questions regarding the action taken please don't hesitate to contact me at 435-615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten A. Whetstone, MS, AICP
Senior Planner



January 10, 2014

**NOTICE OF FINAL ACTION APPROVING A HISTORIC PRESERVATION PLAN FOR
AN APPROVED DESIGN REVIEW APPLICATION**

Dear Property Owner:

The Park City Planning Department has approved the Historic Preservation Plan for an addition and remodel project to be located in your neighborhood as described below. This letter is sent to inform the neighborhood that a final approval has been given. The preservation plans are available for review at the City Planning Department, 445 Marsac Avenue. The historic house will not be panelized. The house will be lifted intact while the basement is excavated and a foundation is constructed. The house will be set back down in the current location. Any appeal of this action shall be provided in writing to the Planning Department by 5pm on January 20, 2014. The project is described as follows:

Application #:	PL-11-01409
Project Location:	505 Woodside Avenue
Applicant:	David White, Architect
Project Description:	Historic preservation plan for an approved Historic District Design Review for a remodel and new rear addition to an existing historic house, including construction of a garage beneath the existing front porch.

If you have any questions, concerns or comments regarding the proposal, please contact me at 435-615-5066 or kirsten@parkcity.org during normal business hours, **prior to January 20, 2014.**

Sincerely,

A handwritten signature in black ink that reads "Kirsten A. Whetstone".

Kirsten A. Whetstone, MS, AICP
Senior Planner

PO Box 1480, Park City, UT 84060

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 505 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-341

Current Owner Name: Woodside Development, LLC

Parent Parcel(s):

Current Owner Address: PO Box 4581, Park City, UT 84060-4581

Legal Description (include acreage): 0.10 acres; LOTS 2 & 3 BLK 28 PARK CITY SURVEY ALSO 25 FT X 25 FT LYING W'LY OF & ADJACENT TO LOT 2 BEING E 25 FT LOT 31.

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:
 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: Other Residential type / Vernacular style

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

- 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.):

Site: Five foot stone veneer retaining wall at street front. Shallow terraces in front yard. Entry steps from the roadway to front porch at the south end of the lot. Minimal ground vegetation and mature evergreen trees.

Foundation: Assumed to be concrete.

Walls: Clad in a drop horizontal siding (not consistent reveal) and vertical siding over the basement level. The porch is a partial-width shed roof supported by square posts. The handrail is unfinished wood with heavy elements and square balusters.

Roof: Modified cross-wing form sheathed in standing seam metal.

Windows: Single and paired double-hung windows, some appear to be aluminum.

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 house has been significantly modified. The roof form is an unusual cross-wing variant and the porch, originally a dropped hipped roof with exposed rafter ends has been replaced with a shed roof that is integrated into the principal roof. This window openings have been modified, though not significantly. The front porch has been altered from simple slender porch supports and a low solid rail to heavy vertical elements and open rail with square balusters. A small window in the basement has been replaced by a panel door. The rear additions were constructed after 1968 according to the tax cards.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered. The tax photo shows a stone retaining wall that has been replaced by a wall using stone veneer in a pattern atypical of Park City's historic neighborhoods. The gradual rise in the front yard has been replaced by stone terraces and very little vegetation. Like most homes in park City's historic neighborhoods, the side yards are narrow and the home is surrounded by other homes of similar size and scale.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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"), of which this is a variation, is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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: West elevation. Camera facing east, 2008 (assessor).

Photo No. 2: East elevation (primary façade). 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 records.

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

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

No. of Rooms 7 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>158'x115'</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>179</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Tin</u>		<u>38</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>100' @ 1.15</u>	<u>115</u>	
Rear <u>20' @ 1.0</u>	<u>20</u>	
* Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>20%</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>1</u> Unfin. _____	<u>248</u>	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined. 7 @ 15.00</u>		<u>105</u>

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

Age 45 Yrs. by { Est. Owner, Tenant, Neighbors, Records } REPRODUCTION VALUE \$ 3201
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 1344
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (3%) _____ Obsolescence _____ \$ _____
 Cars 1 Walls 8ht _____ Out Bldgs. _____ \$ _____
 Roof T.P. Size 8x15 Age 18 _____ \$ _____
 Floor Plank Cost 102/46 Depreciated Value Garage \$ 47

Remarks _____ Total Building Value \$ 1391

PC341
Serial Number

OF
Card Number

Owners Name Joe Michael
 Location _____
 Kind of Bldg. Rm St. No. 505 Woodside ave
 Class 3 Type 1 2 3 0 Cost \$ _____ X _____ %

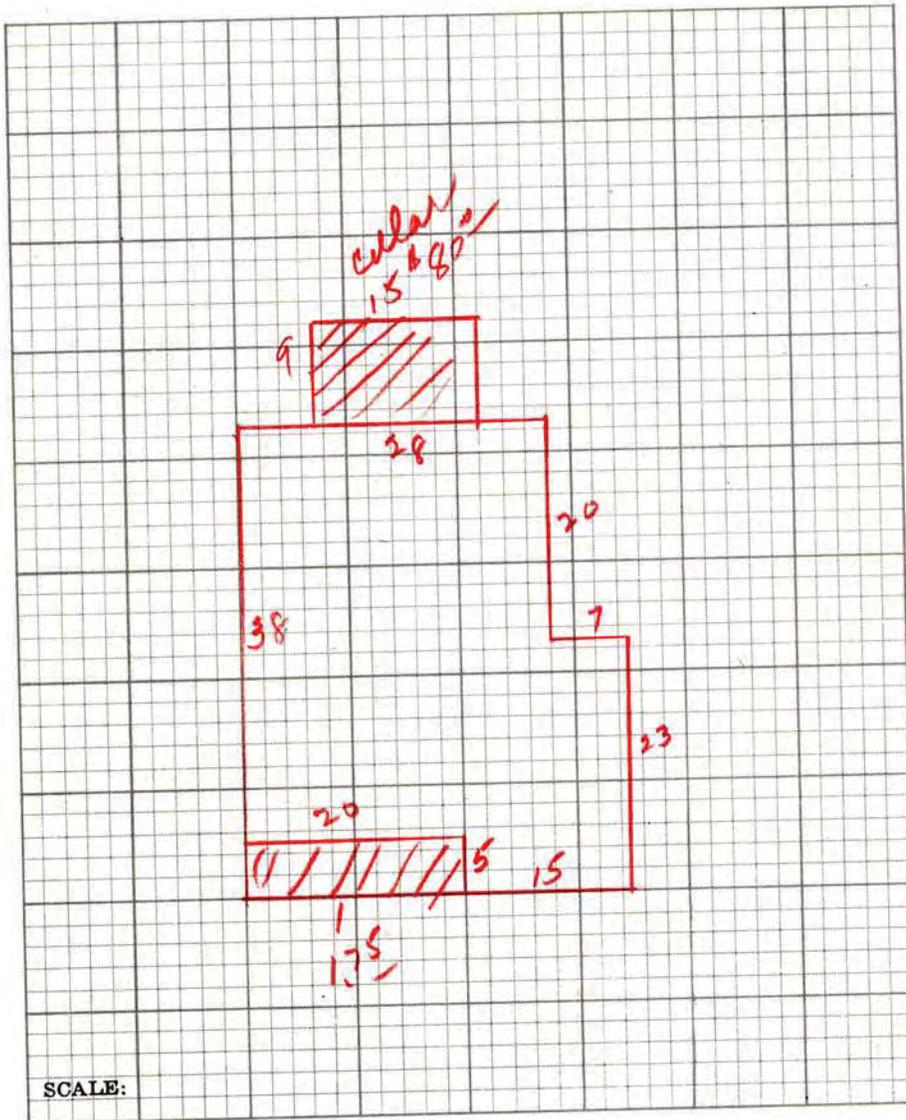
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1265		\$ 4956	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>sidew</u>		
Roof Type <u>shingle</u> Mtl. <u>sh. CI</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 100 @ 175 175		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base, Entry _____ @ _____		
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>one</u> 80		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____ 225		
Plumbing {	Class _____ Tub _____ Trays _____	
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____ 550	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Rear 1/4-79
 1983

Total Additions		1030
Year Built <u>1904</u>	Avg. <u>1/1904</u>	Replacement Cost <u>5986</u>
	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>0</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

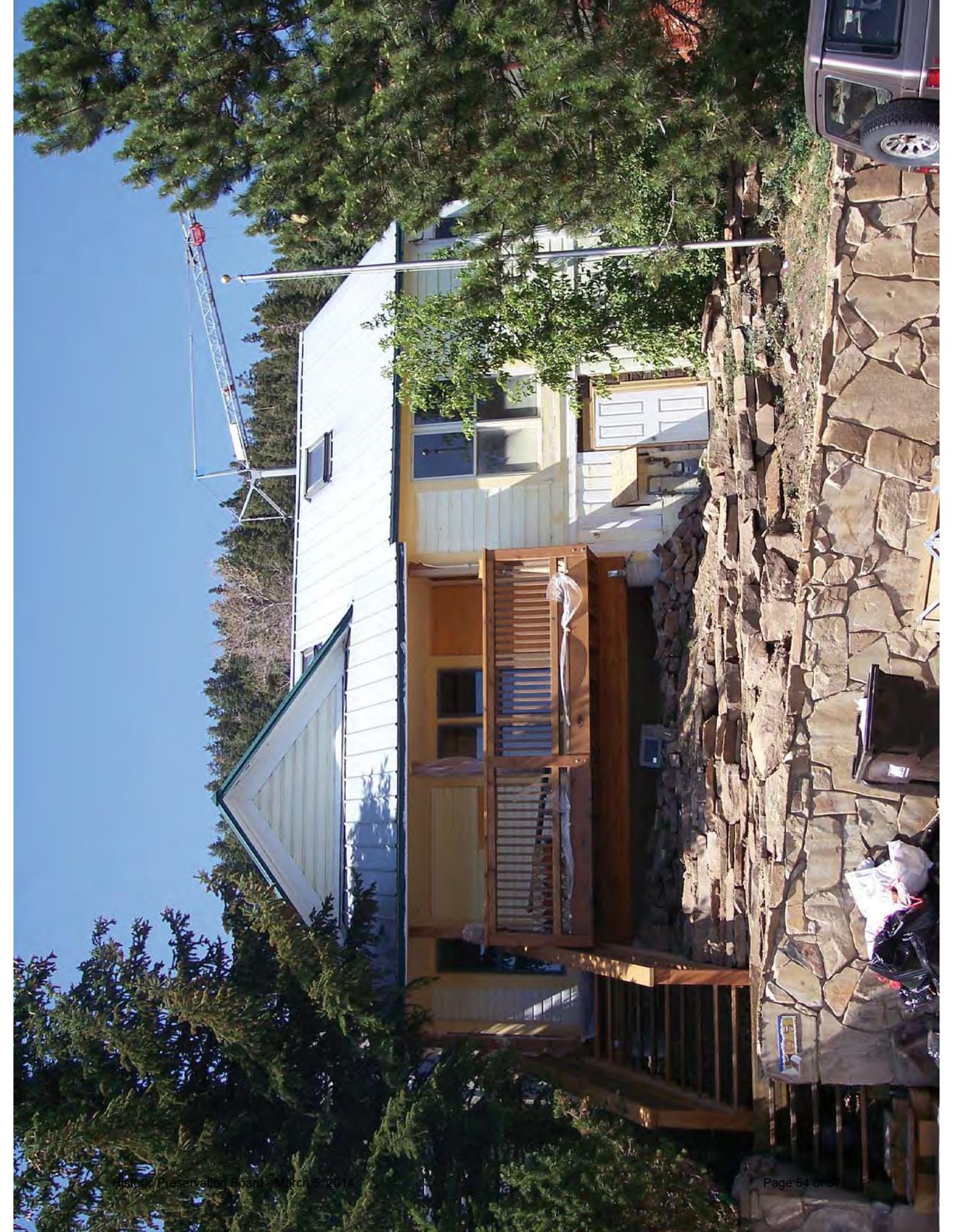
Total _____

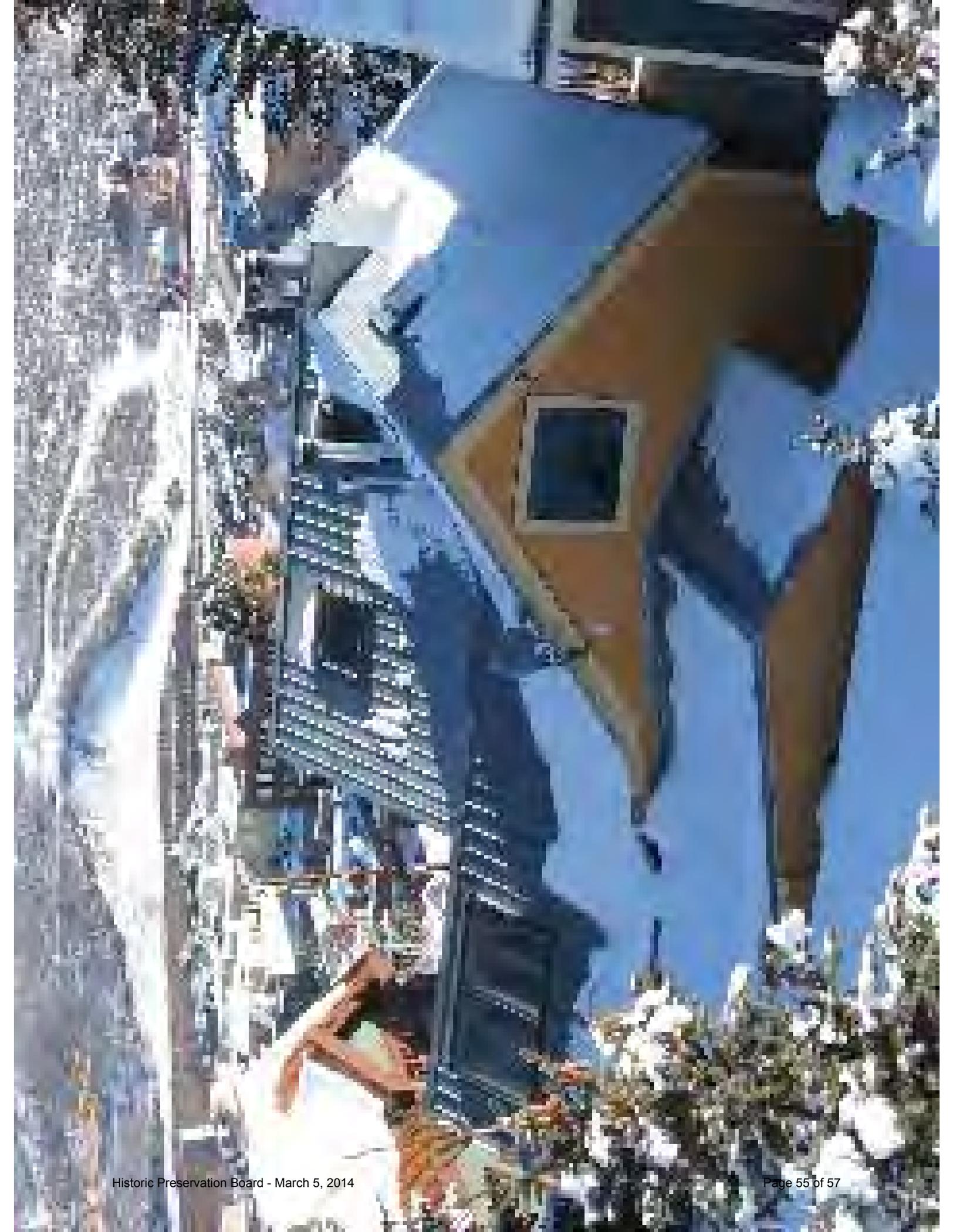
REMARKS *old coal furnace still here but not used gas stove for heat.*





OR
DE





Kirsten Whetstone

To: Lawrence Meadows
Subject: 505 Woodside Preservation Plan

Hi Lawrence,

Please see below for responses to your questions.
 Let me know if you want to meet to go over the plan.
 If you have further questions don't hesitate to contact me.
 thanks

Sincerely,

Kirsten

From: Lawrence Meadows [mailto:lawrencemeadows@yahoo.com]
Sent: Wednesday, January 29, 2014 4:50 PM
To: Kirsten Whetstone
Subject: Re: 505 Woodside preservation plan NOT HDDR

Hi Kirsten,

I was just reviewing the preservation plan you provided me.

1. I assume based on what you told me below that the plan of disassembly and reassembly was abandoned, and the house instead is going to us eth traditional method of lifting the main house intact. Is that correct? **Yes, this is correct.**
2. I do see the handwritten notes on Sht-2 showing roof walls/roof to be removed, but is there specific notes/drawing detail showing exactly what portion of the main house is lifted? Would you like to come in to the Department and go over the Preservation Plan with Richard Carlisle and myself? We can explain the plan better that way. Let me know what day/time works for you and I'll see if Richard can join us. Richard did the plan review and understands from a building permitting perspective what they are proposing to do in terms of removing additions, bracing existing walls, lifting the house to construct the basement, setting it back down, and then restoring the house in place.
3. Has a CAD application/certificate been issued for the areas that will be removed/demolished? A CAD is not required for removal of additions that are deemed not historic or that are not contributory to the historic house as was discussed in the HDDR appeal.

From the HDDR appeal staff report:

5. Approval allows for illegal demolition of entire structure except for 3 walls. (A CAD permit has neither been applied for nor approved)

HPB found that the approval does not allow for illegal demolition of the entire structure with the exception of the three panelized walls. The HPB rejected this item of appeal.

A Certificate of Appropriateness for Demolition (CAD) is not required for additions that were deemed non-contributory or non-historic additions, such as the existing rear additions to 505 Woodside that are out of the historic period and have not acquired historic significance in their own right. The home is being preserved back to the 1940's design removing non-contributory additions. The removal of non-contributory additions may be approved at a staff level during the historic district design review process as was done with this application. Because the rear additions were non-contributory they did not require a CAD.

4. Besides the attached approved preservation are there any other supporting documents? No. A report to determine whether there are unique circumstances that would allow the Planning Director and Building Official to approve a panelization or reconstruction, was not provided because panelization and reconstruction are no longer proposed.

5. Was a new preservation plan application submitted? No. Just the amended preservation plan was submitted as required by the conditions of HDDR approval (the conditions requested by the HPB when they took final action on the HDDR on appeal). It was amended because the previous plan called for panelization and the current plan does not.

6. Was a new HDDR application submitted, or is this still under the original application? No new HDDR application was submitted. See #5 above.

Thanks,
Larry