

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
October 15, 2014**



AGENDA

MEETING CALLED TO ORDER AT 5:00PM

ROLL CALL

ADOPTION OF MINUTES OF July 16, 2014

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

811 Norfolk Avenue – Appeal of Staff’s Denial of a Historic District Design Review
Quasi-Judicial hearing and possible final action by the HPB

PL-14-02481
Planner Astorga

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.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 16, 2014

BOARD MEMBERS IN ATTENDANCE: Chair John Kenworthy, Puggy Holmgren, David White, Marion Crosby

EX OFFICIO: Thomas Eddington, Kayla Sintz, Kirsten Whetstone Polly Samuels McLean, Makena Hawley

ROLL CALL

Chair Kenworthy called the meeting to order at 5:17 p.m. and noted that all Board Members were present except Hope Melville and Gary Bush who were excused. Clayton Vance arrived later in the meeting.

APPROVAL OF MINUTES

MOTION: Puggy Holmgren moved to APPROVE the minutes of June 18, 2104. David White seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/BOARD COMMUNICATIONS

Chair Kenworthy stated that several people have asked him about litigation issues and certain City construction projects on Park Avenue. Planner Grahn provided an update, beginning with 1119 Park Avenue. She noted that the Building Department had issued a Notice and Order approximately two years ago and the Staff was working with the owner to stabilize the structure. Planner Grahn visited the site a few weeks ago. The foundation was in and the structure is no longer threatening the adjacent historic houses. Regarding the appeal, Planner Grahn thought the file should be closed because it has been inactive for a considerable length of time. The Staff reached out to the owner but he never responded.

Board Member Holmgren asked if the owner intended to continue working on the building. Planner Grahn stated that if the owner wanted to do anything more than stabilize the structure, he would have to come back for a new Historic District Design Review. Board Member Holmgren asked if it was possible to push the owner a little because it is very visible now and it will become even more visible with the Rio Grande project.

Assistant City Attorney McLean stated that the Staff could work with the Building Department. Now that the structure is stabilized it may be possible to remove the fencing. The owner would have to submit an application to do anything more.

Chair Kenworthy noted that two other properties have red tape notices. Planner Grahn stated that regarding 1021 Park Avenue, the Staff had issues with the owner because he did not believe the structure was historic. She believed they were waiting on a ruling from the Summit County Administrative Law judge. Assistant City Attorney McLean explained that the owner was given an Ace Violation, which is Administrative Code Enforcement. The City prosecuted the owner civilly for the violation because the building was dangerous and he would not repair it. The owner appealed to the Administrative Law Judge and they were still waiting for the response.

Planner Grahn was not aware of a third property on Park Avenue.

Chair Kenworthy noted that the Lower Park RDA still had significant funds. If the owners on Park Avenue are willing to go through the correct process, he would like to extend that olive branch. Planner Grahn stated that whenever an applicant indicates that money is an issue, the Staff promotes the grant program as much as possible. However, in some cases the applicant is not interested. Board Member Holmgren recalled that in the past the owner for 1119 Park Avenue actually submitted plans to redo the house. Unfortunately, he never came back to the Board and nothing was ever done.

Planner Grahn reported that the Staff has been working with the City Council and Nate Rockwood about reorganizing the grant program and making it stricter and more comprehensive. They had a meeting that day with Sandra Morrison to talk about the mine structures, as well as opportunities to provide grant funds to things such as aerial tramways on private property. Planning Manager Sintz stated that the Staff was looking for consensus from the Board members this evening on whether or not they should come back with a proposed draft for expanding the grant program to include mining structure sites. If the Board was interested, the Staff could bring it back at the next meeting. The Board members were unanimous in wanting to look at expanding the grant program.

Director Eddington noted that the Planning Commission was holding a special meeting on August 6th and the HPB meeting would be rescheduled to August 20th.

WORK SESSION

National Register, Tax Credits, and Archeology

Planner Grahn reported that the HPB previously talked about the treatment of historic structures and questions were raised about National Register eligibility, tax credits, and archeology. The Staff had invited Chris Merritt and Cory Jensen from Utah State History to speak to the Board and provide expert training on these issues.

Board Member White asked how many mining structures remained. Planner Grahn stated that last week the Planning, Building and Engineering Departments walked around and located about 80% of the sites. There were approximately 67 sites on the list so far. Planner Grahn stated that many of the sites are already on the Historic Sites Inventory; however, in walking around they noticed foundations and other items that were not previously documented.

Board Member Vance joined the meeting.

Cory Jensen stated that he manages the National Register Program for the State and the historic building survey. He handed out copies of the documents that are sent to owners when their building is being nominated. The documents are also given out to the general public. Mr. Jensen noted that the primary questions they hear relate to benefits and restrictions of being listed on the National Register. He handed out another document regarding historic tax credits for properties.

Mr. Jensen stated that some communities like Park City have a Landmark ordinance. He gets frequent calls from people asking if listing a house on the National Register dictates what the owner can do to the house. He always explains that any restrictions come from whatever policy is in place at the local level. Mr. Jensen clarified that the National Register is an innocuous, honorific designation.

Mr. Jensen explained the process for listing a building on the National Register. The building has to be 50 years old and it has to retain its historical integrity. The rule of thumb is whether the original owner would recognize the building. The building does not have to be a pristine example. It can have alterations and additions. Historic additions must be 50 years-old as well and attain significance in their own right; or they can be minor non-historic additions.

Mr. Jensen stated that third point is whether the building has significance. Criteria A, B and C address significance and Criteria D deals primarily with archeological properties. Mr. Jensen explained that Criteria A asks whether the building has some type of relationship with an important event in historic. The buildings are usually nominated under Criteria A. Criteria B is whether it is associated with an important person. He noted that the least number of buildings are nominated under Criteria B. Criteria C is whether the architecture is a good example of a particular type of architecture. Criteria C was second in listing the number of buildings nominated.

Mr. Jensen stated that when someone wants to nominate a building, a quick evaluation is initially done to see if it meets at least one of the three Criteria. Preparing a nomination is difficult and requires significant research. It also requires having a good knowledge of architectural terminology and the ability to understand different periods of architecture to determine when specific alterations were done. Mr. Jensen remarked that the most difficult part of the process is the statement of significance, which is basically the history of the building. Mr. Jensen stated that if preliminary research finds that there is significance pertaining to at least one of the Criteria, they inform the owner that it would be worth their time to nominate the building. He remarked that if owner does not have the time or knowledge to prepare the nomination he is provided with a list of consultants who will do it for a fee.

Mr. Jensen stated that the full nomination process, starting from the time he receives a draft nominations until it is scheduled for the Board of State History to review it and then sent to the National Register for their review, can take five or six months. Mr. Jensen pointed out that the State Preservation Board, which meets four times a year, reviews whatever batch of nominations has been received within that time period. The Board is given a copy of the nomination to review prior to meeting, and then they are given a 10 minute presentation of the property highlighting why it is significant. The State Preservation Board is given the opportunity to review it and either approve, table or reject the nomination. If the nomination is approved, the entire package is compiled and sent to the National Register. They have a 45 day review period and ultimately make the final decision on whether or not a property can be listed on the National Register.

Planning Manager Sintz asked Mr. Jensen for a range of what consultants might charge for the draft nomination. Mr. Jensen replied that for an individual nomination of a building it mostly depends on location and how far the consultant has to travel. In the Wasatch Front, a typical nomination is fairly inexpensive compared to other states. Mr. Jensen estimated approximately \$1,500 to \$2,500. The most costly and tedious part of the process is the title search. Once they find out the historical ownership of the property, the consultant will research the owners. A public building is easier to research than a private property. Mr. Jensen stated that a good consultant knows how to tell the story of the building and how to focus the nomination so it satisfies the building as significant, as opposed to just providing a genealogical history of the owners. Mr. Jensen felt was difficult to estimate a price range because each property requires different types of research.

Mr. Jensen referred to the sheet he handed out entitled Benefits and Restrictions, and noted that as far as the National Register is concerned there are no restrictions or specific burden on the owner to maintain their property or

even to keep it. The owner could demolish the property; however, it would be removed from the National Register.

Mr. Jensen remarked that some of the benefits listed, such as grants, are very rare. The Eccles Foundation has provided some preservation grants for historic buildings, but those grants are primarily used for more prominent and publicly accessible buildings. Mr. Jensen stated that the State has CLG grants. Park City is a CLG, Certified Local Government, and the owners can apply for grants for buildings already listed on the National Register. Owners can also apply for grants to nominate buildings to the National Register. Mr. Jensen pointed out that the two main ways that buildings get nominated is through CLG grants and people wanting tax credits. He stated that tax credits was the biggest benefit for getting a building listed on the National Register. The building has to be listed in order to get the credit, but work on the building can still be in progress.

Mr. Jensen reviewed another handout showing the different credits, which included a State tax credit, income tax credit and a Federal income tax credit. He explained the difference between the three. The Federal tax credit has an associated fee to send it to the Park Service for their review. The State tax credit applies to buildings that are a primary or secondary residence. The Federal tax credits are for income producing properties. There are no tax credits for buildings that are not used for either of those purposes, such as outbuildings, agricultural buildings, etc. Attempts are being made to update that restriction for Federal tax credits so it could apply to any historic structure.

Mr. Jensen stated that in addition to a structure being on the National Register, the work done on the structure must meet the Secretary of Interior Standards in order to be eligible for a tax credit. There is some leeway in the standards; however, none of the historic fabric can be removed from the building. Mr. Jensen stated that in his 16 years with the Historic Preservation Office, only two nominations were rejected and both were from Park City. One was lifted up and a large basement was added, which altered the historic setting of the house. Interior walls were also removed, which is not allowed, particularly for the mining boom era cottages.

Chair Kenworthy clarified that if Park City allowed a structure that had removed the interior walls to remain on the Historic Sites Inventory as Landmark status, it would not be eligible for any tax credits. Mr. Jensen replied that this was correct.

Planning Manager Sintz asked if Mr. Jensen has seen economic criteria for National Register that talks about historic districts maintaining their ownership value. Mr. Jensen stated that a historic preservation economic study was done two years ago and the Planning Department should have a copy. The study found that through the recession most historic district areas retained their property values a lot more than non-historic districts.

Director Eddington asked if there was any information regarding cultural heritage and tourism that might benefit Park City as they start to look at sites and archeological mining sites. Mr. Jensen thought that was a good question to start the discussion on archeology.

Chris Merritt stated that heritage tourism for mining and archeological resources was starting to become a niche industry. He stated that having a base of what is known and what is publicly accessible creates a foundation for building the tourism documents and the scope of what they want to entice people to. Mr. Merritt stated that Millsite was the most intact of his period that he has ever had the opportunity to walk inside. It is an impressive feature and he believed there would be a number of groups and societies that would come from all over to attend conferences during the shoulder seasons.

Chair Kenworthy wanted to know if the City or a private entity would maintain the site and contract the tours and conferences. Director Eddington noted that it was on private land. The City might be able to help organize but the property owner would be in charge. Board Member Crosby wanted to know who orchestrates the conferences and tourism related to that site. Planning Manager Sintz replied that it would either be the Chamber or the City. Board Member Holmgren stated that each hotel had its own event planners. She noted that Rory Murphy used to do the tours at the mine.

Assistant City Attorney felt it was important to realize that the National Register has completely different criteria from Park City's HSI criteria. On one occasion, an owner wanted to put their home on the Park City HSI because it was already on the National Register. Dina Blaes evaluated the structure and determined that it did not meet the HSI criteria. However, the HPB later found that it did. Both sets of criterion are valuable mechanisms for historic preservation, but they need to recognize that each set is different.

Board Member Holmgren asked if Park City residents could get a tax credit for historic preservation. Ms. McLean replied that there was not a local tax credit.

Chair Kenworthy commented on past problems with funding the mining sites and the accessory buildings. He asked if anyone had approached Talisker about forming a business opportunity with these sites. Director Eddington did not believe the City has formally reached out to Talisker recently. However, as they put together their research and surveys, working with Talisker could be a logical next step. They would also reach out to Deer Valley, since some of the sites are on Deer Valley property, to begin to look at preservation opportunities. Currently, it is a financial challenge.

Board Member Holmgren recalled that the mine tour was very popular before it was closed. Chair Kenworthy asked why the tour was closed. Board Member Holmgren assumed that it was due to lack of interest. The people who were interested went once or twice and there was no reason to go after that.

Chair Kenworthy commended the City Council for trying to do something with the mining elements because it would help with preservation outside of homes and historic commercial buildings. Board Member White noted that several years ago there were ski tours of the mining sites.

Director Eddington asked if there were any Districts in the State that do any kind of tax incentives such as abatements, rebates, or other types of things for people with historic houses. Mr. Jensen replied that some districts offer incentives, but not in Utah. Most of the local tax incentives occur in the East.

Chair Kenworthy wanted to know if there were other funding resources available for Park City residents besides the grants that are already offered. Mr. Jensen replied that other than the historic preservation income tax, additional financial assistance is very limited. Mr. Jensen commented on various preservation projects that received the tax credit, including the High West Distillery in Park City. He noted that the tax credit is based on the adjusted basis for a commercial project and it depends on the value of the building.

Director Eddington noted that Park City started talking about ski era architecture a year ago. The intent is to have a more incentivized approach rather than a regulated approach to preserving the ski era. He asked Mr. Jensen if there was any precedence in the State that they could use as a resource. Mr. Jensen believed Park City was the leader in the State for thinking about ski era architecture. He noted that Colorado has had success with preserving ski era architecture. Mr. Jensen commended Park City for addressing the issue.

Chair Kenworthy directed the discussion to archeology. Mr. Merritt clarified that archeology is a sub-discipline of anthropology and it deals with the material things made or modified by humans. It can be 1300 years ago, it can be the 50 year rule, or the dump behind the mid-century modern ski house. Anything modified by humans falls within the purview of archeology. Mr. Merritt noted that most archeologists are interested in pre-historic. However, some people, including himself, were interested in post-contact, such as mining heritage, ranching heritage and agriculture heritage. Mr. Merritt provided a brief background of his education and noted that he has a Masters in Industrial Archeology.

Mr. Merritt stated that in looking at the landscape level approach to archeology, the Judge Daly mine, with all the standing mining elements in one of the most affluent communities with one of the highest rates of year-round tourism, is an

archeological dream come true because there is nothing but good things moving forward. There are no roadblocks because it is part of Park City's historical legacy. Mr. Merritt remarked that most visitors do not realize that Park City is a mining town because they are not visiting these structures. He suggested ways to promote tourism to these sites and preserving them through adaptive reuse. Mr. Merritt stated that originally he was disappointed that Park City had been changed by development and there were not a lot of sub-surface deposits or things left behind by the occupants earlier years. However, after walking the area with Planner Grahn and looking at what was documented in Park City's municipal boundaries, many things became apparent from an academic perspective. One was the dugout in the middle of a bike trail up past the Judge Daly, three blocks away from a 60,000 square foot mega mansion. He found that by itself to be an interesting story.

Mr. Merritt commented on the definition of a structure. Obviously, the Silver King and the Judge Daly are structures, but from an archeological perspective the dugout in the middle of the bike trail is a little carve into the earth with wood over the top; but people lived in those rear-round while they were prospecting. He noted that the people who prospected and found the initial claims have been largely removed. In focusing on nothing but the industrial structures, they sometimes forget those who worked in them. The archeological material underneath the ground tells their story. Mr. Merritt stated that the people who made Park City Park City are the people who worked underground in the mines in pitch black darkness for 15 hour days. Those are the people who built Park City. Unfortunately, over time the City has lost that legacy.

Mr. Merritt noted that Mr. Jensen had talked about Criteria A, B and C for National Register eligibility. He stated that Criteria D is for archeology data potential. It asks whether they can tell a significant story about human history from what is underneath the ground in this mining district. Mr. Merritt stated that the answer is 100% yes. However, it is an untapped resource in Utah. Having this ability close to the Universities and the Historic Societies is a great potential.

Mr. Merritt stated that national societies would love to have conferences in Park City and to have access to such structures. Being able to take the ski lift up as a tour and visiting the Silver King would be an unbelievable experience. There was no way they could not sell that to National Societies. Mr. Merritt thought there was a lot of potential in Park City to promote heritage tourism on an organizational level. He stated that a lot of people who visit Utah come for the natural heritage. As an example, people who are non-LDS visit the LDS Temple because they are interested in the heritage that makes Utah what it is. He did not believe Park City had tapped into its mining tourism.

Chair Kenworthy informed Mr. Merritt that the Board members supported what he was saying, and he wanted to know how they could help create what he was

talking about and taking it that far. Chair Kenworthy noted that Rory Murphy understands the history and he shares it with groups of people. However, very few people have the ability to know where it could go and how to get there. The Planning Department and the Historic Preservation Board needed some assistance in putting the package together so it could be presented to the City Council. He pointed out that the City Council fully supports preservation.

Chair Kenworthy commented on the Mountain Accord for transportation. He believed that would be an ideal situation to carry out the ideas Mr. Merritt was expressing. He used Europe as an example of being on a cog train and having people tell and show the history of the places you are passing through. Chair Kenworthy suggested that Mr. Merritt should be involved in the Mountain Accord meetings because that would be the best way to tell the mining story.

Councilman Dick Peek stated that initially Sandra Morrison's involvement with Mountain Accord related to the land element. However, she has now been moved over to economy because the economics of heritage tourism are being recognized.

Planning Manager Sintz asked about the different recognized methods for some of the mine sites in terms of stabilization or identifying critical sites. They talk about mothballing houses until they can be preserved. She wanted to know how they could mothball a site that has collapsed significantly, particularly if there is no intent to rehab or occupy it. Mr. Merritt suggested hiring a qualified architect that could do a feasibility study and structural report. He was unsure if there were any architects in Utah who were qualified. Planning Manager Sintz felt the issue was how to keep it from decaying further without introducing new material and changing its appearance. Mr. Merritt thought Park City was in a great position to do something nationally renowned if all the pieces are put together.

Mr. Merritt stated that archeologists are destructive. They destroy everything they touch because that is how they do their job. Very rarely is there a real archeological preservation. It happens on Pueblos, but generally they do arrested decay. Archeologists do not try to stop things from going away because they see the material value. However, being on the historical side of things, Mr. Merritt stated that he views structures as being worth preserving.

Planning Manager Sintz suggested that the City could create another type of ordinance or historic sites inventory that focuses on the archeological sites. It would definitely have different criteria and a different policy for reviewing and analyzing the site and criteria for grant eligibility. It would need to be done in a way that is very separate from the historic districts.

Planner Grahn believed that most of the Park City sites qualify for Criteria D for archeology. However, if they started putting in cables and braces, she asked if

that would affect their eligibility for the National Register. Mr. Merritt did not believe that action would have any effect on eligibility. Mr. Merritt noted that the mining structures would likely be eligible under Criteria A, C and D. He noted that grants could be used for an assessment or to create plans for these structures, or to complete archeological excavations. CLG funding has stipulations for archeology. However, since these sites are a blend of archeology and building preservation, funds available from CLG could help offset some of the planning needs.

Board Member Holmgren suggested that if they are serious about the archeological tours, she recommended that they get Bill Malone with the Chamber involved because they bring in people from all over the world.

Planner Grahn noted that the Planning Staff created an internal survey form based on the Historic Survey Site form and the National Register survey form. The Staff then visited specific sites. Mr. Jensen requested a copy of the survey forms. Director Eddington stated that the intent is to compile the surveys, photos and information into one book so it can be contained in one place.

Chair Kenworthy thanked Mr. Jensen and Mr. Merritt for taking the time to meet with the Board.

The meeting adjourned at 6:45 p.m.

Approved by _____
John Kenworthy Chair
Historic Preservation Board

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Subject: 811 Norfolk Avenue
Author: Francisco J. Astorga, City Planner
Date: October 15, 2014
Application: PL-14-02481
Type of Item: Quasi-Judicial – Appeal of Staff’s Determination of Compliance with the Design Guidelines for Historic Districts and Historic Sites

Summary Recommendations

Staff recommends the Historic Preservation Board (HPB) review the submitted appeal of Staff’s determination denying part of the submitted Historic District Design Review (HDDR) modification application at 811 Norfolk Avenue. Staff has prepared Findings of Fact and Conclusions of Law affirming the determination of non-compliance for the Board’s consideration. Staff has also prepared Findings of Fact, Conclusions of Law, and Conditions of Approval based on an alternate solution for the Board’s consideration.

This Staff report reflects the professional recommendation of the Planning Department. The HPB, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant/Appellant: 823 Woodside LLC represented by Gary Bush
Location: 811 Norfolk Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Appeals of Staff decisions regarding the Design Guidelines for Historic Districts and Historic Sites are reviewed by the HPB

Background

The site is listed on the Park City Historic Site Inventory (HSI) and noted as a Landmark structure, the City’s highest historic designation. According to the Summit County Recorder’s office the structure was built circa 1911. Park City’s historic Mature Mining Era took place from 1894-1930. The historic site form, part of the HSI, indicates the following:

Design. This frame cross-wing house is relatively unmodified since its initial construction. The open front porch has a shed roof with two battered wooden supports, one free-standing and the other engaged. An auxiliary square wooden support runs from the railing to the ceiling. The small hip-roofed side porch has been enclosed since at least the c. 1940 tax photo. Decorative shutters were added to the pair of windows on the façade between c. 1940 and 1995. The front

stairs were moved from the center of the porch to the side between 1940 and 1995.

Setting. The house is set on a sloping lot with a slight rise above the finished road bed and has a retaining wall near the street of uncut, un-coursed stone. The yard is informally landscaped with lawn and shrubs. A combination of wooden and concrete stairs and path leads up to a side of the front porch.

Workmanship. The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling. The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

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

On September 8, 2014, the City received an appeal of a Historic District Design Review (HDDR) Modification application denied in part on August 29, 2014 for 811 Norfolk Avenue (PL-14-0413). This appeal was submitted by Gary Bush, current owner of the site. The appeal is specific to Staff's determination that part of the 811 Norfolk Avenue HDDR application modification does not comply with the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines). The property owner requested the following items to be modified from the approved HDDR:

- Proposal A. Removing the wall which separates the screen porch (exterior space) and the family area (interior space), making the screen porch part of the family area (all interior space), **denied.**
- Proposal B. Finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level, **approved.**
- Proposal C. Adding a window and window well on the south elevation, also on the lower level on the historic structure, **approved with conditions** (conditions #7 and #8).

The statements in **bold** above indicate the action that Staff made on August 29, 2014, which were all part of the same HDD Modification application. As shown above Staff approved requests B and C (with conditions of approval), however, staff denied request A. The applicant appealed the Staff denial of request A shown underlined above.

Staff did not approve the modification request identified as proposal A, consisting of removing the wall which separates the screen porch, an exterior area, and the family area, an interior area, making the screen porch part of the family area, or habitable area. Universal Guideline 2 indicates that changes to a building that have acquired historic significance in their own right should be retained and preserved. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.

Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out. The exterior area would now have to become interior space which would have a detrimental effect of how it would be viewed from the public street, as mandated by applicable building codes, the openings would have to have windows, not screens. The historic spatial relationship of the screen porch and the house would be harmed if the wall that separates them is removed, making the screen porch, exterior space, part of the family area, interior space. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph. The screen porch has acquired historic significance as indicated by Universal Guideline 2 as an exterior feature of the house.

Prior to the submittal of HDDR modification request, this site had an extensive HDDR approval due to various appeals, reviews, orders, and ultimately Third Judicial District Court Findings of Fact, Conclusion of Law, and Order dated July 20, 2012, Case No. 110500561, summarized below:

- An HDDR application was submitted to the Planning Department and was deemed complete on October 28, 2010.
- Revisions were made on January 13, 2011. The revisions proposed to relocate the existing Landmark Structure from the original location to 6.5 feet to the south and keep the orientation to the street as it had been historically oriented.
- On January 26, 2011, the Planning Department denied the revised plans.
- On February 7, 2011 the applicant submitted a written appeal of the Planning Staff's denial to the HPB.
- The HPB heard the appeal *de novo* on March 2, 2011.
- The HPB ratified the findings, conclusions, and conditions of approval of the March 2, 2011 meeting on April 6, 2011. During this meeting, amended plans dated March 30, 2011, were submitted and found to be in substantial compliance with the plans dated-stamped January 13, 2011.
- The HPB concluded that the application was approved because the proposal complied with the Design Guidelines and the LMC criteria for the relocation of historic buildings/structures on a Landmark Site.
- On April 19, 2011, the Planning Department received an appeal of the April 6, 2011 HPB action submitted by five (5) neighbors of 811 Norfolk Avenue. The appeal challenged the HPB findings and conclusion.
- On May 17, 2011 The Park City Board of Adjustments (BOA) heard the appeal.
- There was a stipulated rehearing on September 6, 2011.

- The BOA concluded on the second appeal that the HPB erred in its application of the Design Guidelines and LMC criteria for relocation of historic buildings/structures on a Landmark Site.
- The applicant argued to the Third Judicial District Court for Summit County that the procedure he was required to follow violated Utah Code in that it required him to pursue duplicate or successive appeals. He argued that the action of the BOA was illegal and violated State of Utah's Municipal Land Use, Development and Management Act (MLUDMA).
- The Court concluded that the applicant (property owner) was required to pursue successive appeals. By being required to defend against the second appeal, he was required to pursue a successive appeal.
- The Court found that provisions of the LMC violated Utah Code by requiring the applicant to pursue successive appeals, first to the HPB and second to the BOA, when neighbors or other persons appeal and seek to set aside the decision of the HPB.
- The Court concluded that the applicant was subjected to an illegal procedure because he was required to pursue a successive appeal due to the successive appeal provision found in the LMC. Those provisions were illegal because they violate the MLUDMA provisions.
- Because the procedure under which the BOA adopted its decision was illegal, its decision was also illegal.
- The Court ordered that the decision of the BOA to be vacated and set aside.
- The decision of the HPB was reinstated.
- The application was entitled to go forward with this project as approved by the HPB.

The approval consisted of moving (relocating) the historic structure 6.5 feet to the south and adding a basement and an addition towards the rear of the property. The HPB found compliance with the Design Guidelines and the LMC criteria for the relocation of Historic building/structures on a Landmark Site.

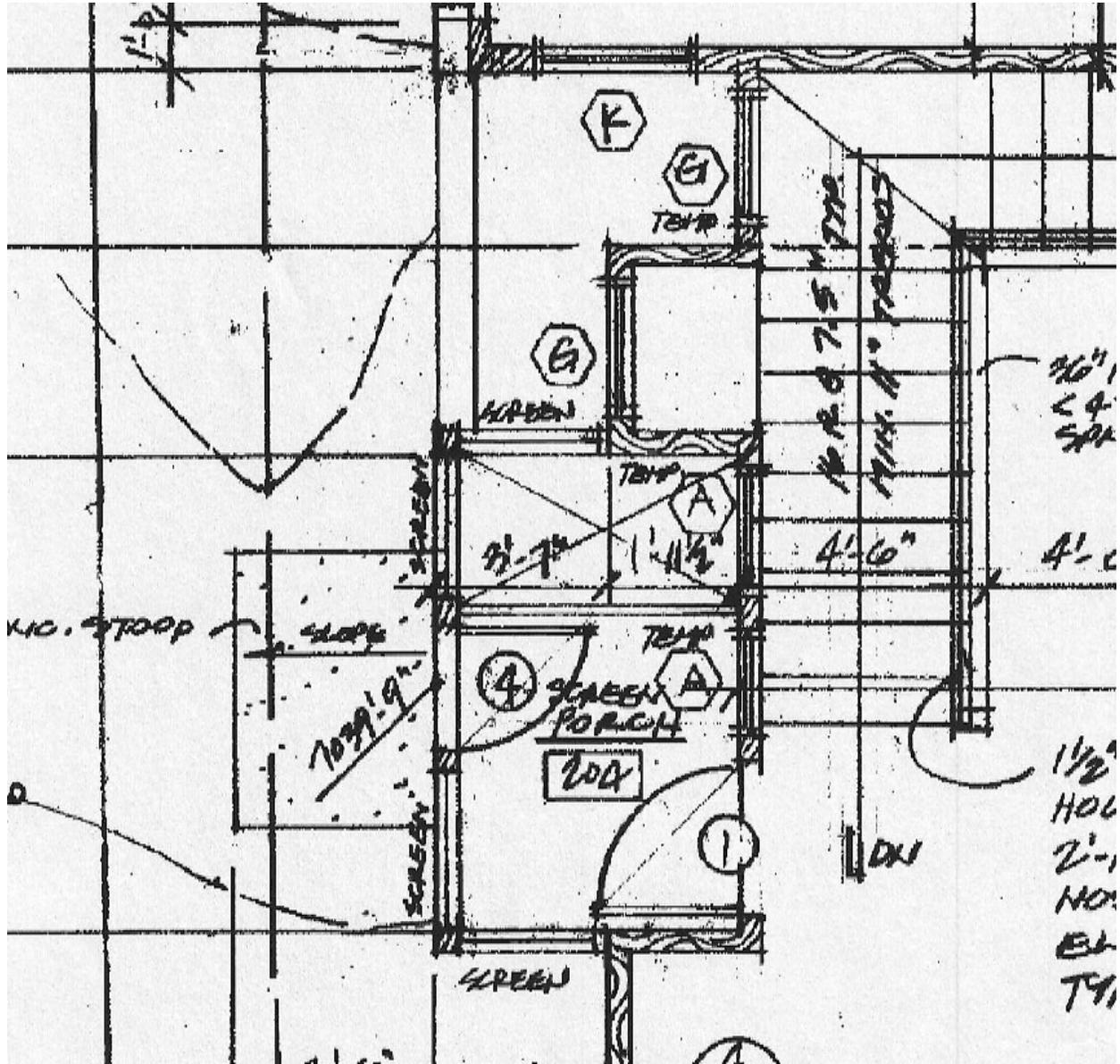
Historic District Design Standard of Review and Appeal Process

Pursuant to LMC § 15-1-18 Appeals and Reconsideration Process, appeals of decisions regarding the Design Guidelines shall be reviewed by the Historic Preservation Board (HPB) as described in LMC § 15-11-12(E). The HPB shall approve, approve with conditions, or disapprove the appeal based on written findings, conclusions of law, and conditions of approval, if any, supporting the decision.

Also pursuant to LMC 15-1-18(G), the HPB shall act in a quasi-judicial manner. The appellant has the burden of proving that the land use authority (Planning Staff) erred. The scope of review by the HPB shall be the same as the scope of review by Staff. Staff reviews a Historic District Design Review by determining compliance with the Guidelines. The HPB shall review factual matters de novo (as new) and it shall determine the correctness of a decision of staff in its interpretation and application of the Code.

Appeal

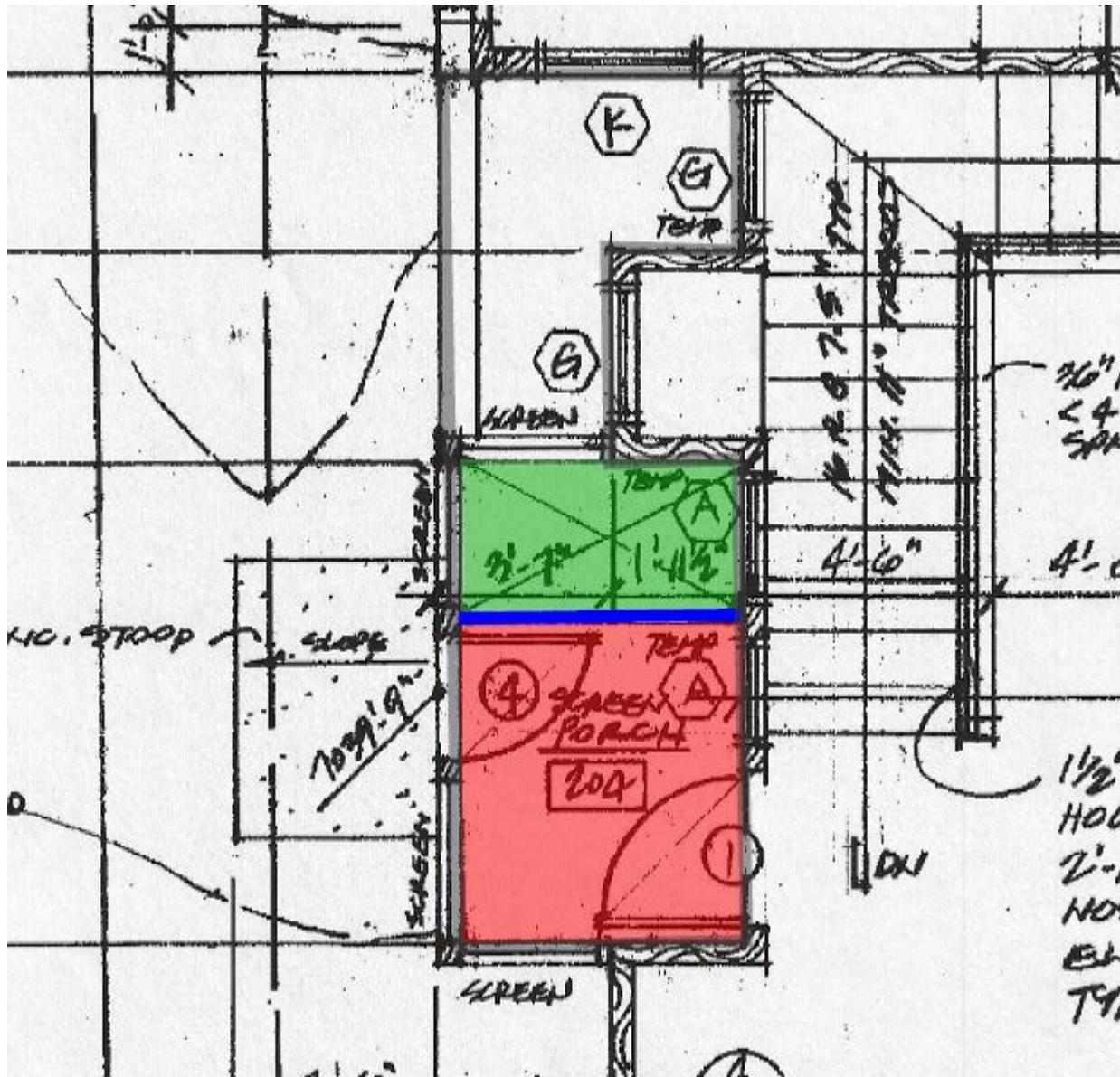
As shown on Exhibit C – Approved plans, the HPB approved the side porch with screens instead of windows over a modified window well. See Exhibits on the next pages:



Main floor plan area over the screen porch.

As explained to Staff by Jonathan DeGray, the Architect on record, the floor of the screen porch area shown above was to cover approximately 2/3s of the screen porch. The remaining 1/3 of the screen porch area was simply supposed to drop down to the window well below the screen porch. These two areas were to be divided by a railing as depicted on the approved plans by a line and the area with the "x" that shows it opened to below.

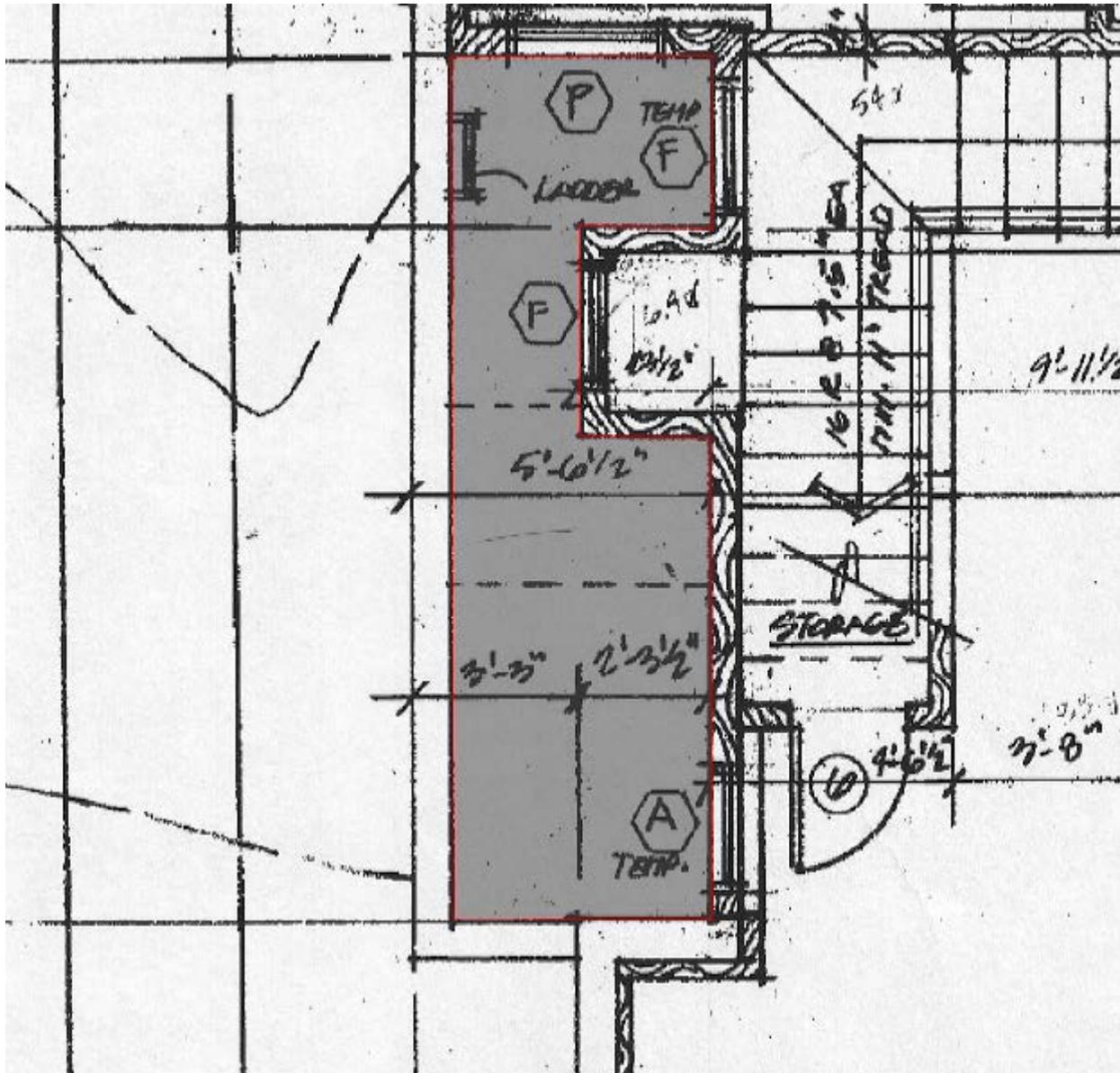
The following exhibit further clarifies the approved plans:



Main floor plan area over the screen porch, color added for emphasis.

The area in red represents the floor of the screen porch. The blue line represents a railing that separates the screen porch floor from the area that simply drops a level towards the bottom of the modified window well. The window well is represented by the gray outline. In other words the screen porch was supposed to be built over the

modified window well. The floor of the screen porch was supposed to be a penetrable material such as a crate floor as it was designed to be separated from habitable space. The following exhibit shows this same area from the Lower Floor Plan:



Lower floor plan area under the screen porch. The area in gray above shows the modified window well. This area is completely below grade as seen from the exterior of the structure.

As requested by the applicant, Staff approved the modification request identified as proposal B, which includes finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level. Staff found that this modification would not be seen from any angle, it meet standard setbacks, and also complied with the maximum building footprint. The approval consists of habitable area, interior area, below a non-habitable area, exterior

area which can be built with appropriate drainage from one floor to another to address how to keep moisture away from the lower level.

Staff did not approve the modification request identified as proposal A, consisting of removing the wall which separates the screen porch, an exterior area, and the family area, an interior area, making the screen porch part of the family area, or habitable area. Universal Guideline 2 indicates that changes to a building that have acquired historic significance in their own right should be retained and preserved. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.

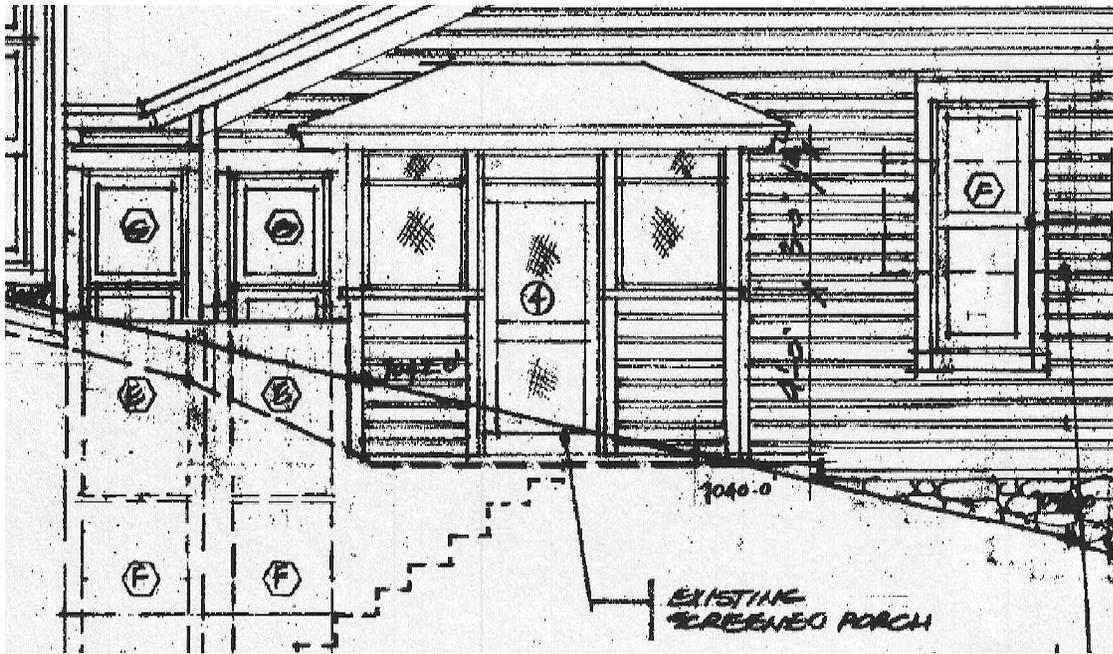
Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out. The exterior area would now have to become interior space which would have a detrimental effect of how it would be viewed from the public street, as mandated by applicable building codes, the openings would have to have windows, not screens. The historic spatial relationship of the screen porch and the house would be harmed if the wall that separates them is removed, making the screen porch, exterior space, part of the family area, interior space. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph. The screen porch has acquired historic significance as indicated by Universal Guideline 2 as an exterior feature of the house.

Analysis

The objections raised by the appellant are regarding the following Finding of Facts of the denial are the following:

8. Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out.
9. The historic spatial relationship of the screen porch and the house would be harmed if the internal walls which separates the screen porch and the family area are removed, making the screen porch part of the family area.
10. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph.
- 11 . The screen porch has acquired historic significance as indicated by Universal Guideline 2.

The approved HDDR and Building Permit do not show approval of any windows in the screen porch. This area was intended to be exterior space. The approval clearly shows the approval of screens in the openings. See Exhibit:



Portion of south elevation over the screen porch.

The assigned letters shown on this elevation clearly show the corresponding letter with the window scheduled provided by the Architect. The screen porch was not intended to have any windows but simply have openings with screens to match the historic tax photograph shown below:



Historic photograph.

The photograph below shows what the current property owner installed without City permission:



May 2014 photograph from the street.

The photograph above was submitted to the City in May 2014 by a concerned neighbor. The Planning Department's concern is losing the historic significance that the screen porch has acquired based on the historic photograph, historic appraisal cards, etc.

The applicant proposes to unite the screen porch, external space, with the family room, internal space. The current approval has these two areas completely separate by a wall with an external door. The issue lies with the screen openings. Should the City allow the applicant to unite the two areas, the owner would be forced to amend their building permit to install windows in the openings to allow the space to be habitable, interior space, since it would be an expansion of the family room. One cannot have an opening such as a screen into a habitable space, i.e., the expanded family room with the side porch area. While Staff agrees with the applicant in terms of the massing of the

structure not changing, the concern lies with what would be required to make the subject area habitable or interior since it would be part of the family room. Based applicable building code requirements, to seal off the porch, windows, not screens, would be required and the historic features of the screens would be lost.

The applicant wrote in their conclusion of their appeal the following:

It is clear that the PC Planning Department erred in stating that proposal A does not comply with Universal Guidelines 2 and 9.

Proposal A complies with Universal Guideline #2;

Proposal A retains the side entry/ mudroom form that is documented back to the 1930,s at least. Proposal A does not change the exterior form of the historic building, the historic form is being retained and preserved.

Proposal A retains the side entry/ mudroom use that is documented back to the 1930,s at least. Proposal A does not change the documented use of the space in question, the historic use is being retained and preserved.

Proposal A complies with Universal Guideline #9;

Proposal A does not destroy historic material, features, or the spatial relationship that characterize the site or building. Proposal A will in fact restore some historic material lost over the years, maintain the side entry, and mud room features, and spatial relationships that characterize the site and building.

Staff finds that proposal A does not comply with Universal Guidelines 2 and 9 because approval of the request would trigger the screen porch to ultimately have windows instead of screens in order to make the room habitable/interior space as consolidated into the family room. The screens of the screen porch have acquired historic significance as indicated by Universal Guideline 2. The alteration which would be triggered by applicable building codes would destroy a historic feature that characterizes the building regarding this secondary porch.

Alternate Solution

Staff finds that a solution can be accomplished in a way that the screen porch can be built to be a habitable area, interior space, while at the same time screens can be retained. Staff recommends that the property owner satisfy applicable building codes by installing appropriate windows in a way that the screen can also be installed from the exterior. The property owner would have to ensure that the installed windows do not affect the look and feel of the screens; therefore, staff would require that only fixed windows to match the openings be installed to assure that there is no distraction from what is supposed to be seen as screens on the openings. Should the property owner/applicant stipulate to installing fixed windows staff would find that the proposal would be in compliance with Universal Guideline 2 and 9. Staff has prepared Findings

of Fact, Conclusions of Law, and Conditions of Approval for the alternate solution for the Board's consideration approving the proposal as conditioned. This is Staff's preferred alternative.

Public Input

No public input has been received by the time of this report.

Alternatives

- **Affirm the Request:** The Historic Preservation Board may affirm the determination of denying Historic District Design Review application/Proposal A due to non-compliance of the Design Guidelines for Historic District and Historic Sites, wholly or partly; or
- **Deny the Request:** The Historic Preservation Board may reverse the determination of denying the Historic District Design Review application/Proposal A and find compliance of the Design Guidelines for Historic District and Historic Sites; wholly or partly; or
- **Alternate Solution:** The Historic Preservation Board may approve the Alternate Solution per the prepared Findings of Fact, Conclusion of Law, and Conditions of Approval, authorizing the proposal as conditioned. **This is Staff's preferred alternative.**
- **Continue the Item:** The Historic Preservation Board may continue the discussion to a specified date.

Summary Recommendations

Staff recommends the Historic Preservation Board (HPB) review the submitted appeal of Staff's determination denying part of the submitted Historic District Design Review (HDDR) modification application at 811 Norfolk Avenue. Staff has prepared Findings of Fact and Conclusions of Law affirming the determination of non-compliance for the Board's consideration. Staff has also prepared Findings of Fact, Conclusions of Law, and Conditions of Approval based on an alternate solution for the Board's consideration.

Findings of Fact (Affirming the determination of non-compliance)

1. The property is located at 811 Norfolk Avenue.
2. The property is located in the HR-1 District.
3. The property is Lot 3 of the 811 Norfolk Avenue Subdivision.
4. The site is listed on the Park City Historic Site Inventory (HSI) and noted as a Landmark structure, the City's highest historic designation.
5. According to the Summit County Recorder's office the structure was built circa 1911.
6. On September 8, 2014, the City received an appeal of a Historic District Design Review (HDDR) Modification application denied in part on August 29, 2014 for 811 Norfolk Avenue (PL-14-02413).

7. The appeal is specific to Staff's determination that part of the 811 Norfolk Avenue modification application does not comply with the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines).
8. The Applicant requested the following items to be modified from the approved HDDR:
 - a. Removing the interior wall which separates the screen porch and the family area, making the screen porch part of the family area, **denied.**
 - b. Finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level, **approved.**
 - c. Adding a window and window well on the south elevation, also on the lower level on the historic structure, approved with conditions, **approved with conditions.**
9. Staff approved requests B and C (with conditions of approval), however, staff denied request A.
10. The applicant appealed the Staff denial of request A.
11. Staff did not approve the modification request identified as proposal A, consisting of removing the wall which separates the screen porch (exterior space) and the family area (interior space), making the screen porch part of the family area, or habitable area. Making the porch area habitable (interior space) as proposed by the applicant would replace the screens in the openings of the porch with windows.
12. Proposal A consists of removing the wall which separates the screen porch (exterior space) and the family area (interior space), making the screen porch part of the family area.
13. Universal Guideline 2 indicates that changes to a building that have acquired historic significance in their own right should be retained and preserved.
14. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.
15. Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out.
16. The historic spatial relationship of the screen porch (exterior space) and the house (interior space) would be harmed if the wall which separates the screen porch and the family is removed, making the screen porch part of the family area, interior space.
17. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph.
18. The screen porch has acquired historic significance as indicated by Universal Guideline 2.
19. Proposal A does not comply with Universal Guidelines 2 and 9.

Conclusion of Law (Affirming the determination of non-compliance)

1. The proposal does comply with the Park City Design Guidelines for Historic Districts and Historic Sites.

2. The proposal complies with the Land Management Code requirements pursuant to the Historic Residential (HR-1).

Order (Affirming the determination of non-compliance)

1. The appeal is denied and Staff's determination is upheld.

Findings of Fact (Alternate Solution Approval)

1. The property is located at 811 Norfolk Avenue.
1. The property is located in the HR-1 District.
2. The property is Lot 3 of the 811 Norfolk Avenue Subdivision.
3. The site is listed on the Park City Historic Site Inventory (HSI) and noted as a Landmark structure, the City's highest historic designation.
4. According to the Summit County Recorder's office the structure was built circa 1911.
5. On September 8, 2014, the City received an appeal of a Historic District Design Review (HDDR) Modification application denied in part on August 29, 2014 for 811 Norfolk Avenue (PL-14-02413).
6. The appeal is specific to Staff's determination that part of the 811 Norfolk Avenue modification application does not comply with the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines).
7. The Applicant requested the following items to be modified from the approved HDDR:
 - a. Removing the interior wall which separates the screen porch and the family area, making the screen porch part of the family area, **denied.**
 - b. Finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level, **approved.**
 - c. Adding a window and window well on the south elevation, also on the lower level on the historic structure, approved with conditions, **approved with conditions.**
8. Staff approved requests B and C (with conditions of approval), however, staff denied request A.
9. The applicant appealed the Staff denial of request A.
10. Staff did not approve the modification request identified as proposal A, consisting of removing the wall which separates the screen porch (exterior space) and the family area (interior space), making the screen porch part of the family area, or habitable area. Making the porch area habitable (interior space) as proposed by the applicant would replace the screens in the openings of the porch with windows.
11. Proposal A consists of removing the wall which separates the screen porch (exterior space) and the family area (interior space), making the screen porch part of the family area.
12. Universal Guideline 2 indicates that changes to a building that have acquired historic significance in their own right should be retained and preserved.
13. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.
14. Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out.
15. The historic spatial relationship of the screen porch (exterior space) and the house (interior space) would be harmed if the wall which separates the screen

porch and the family is removed, making the screen porch part of the family area, interior space.

16. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph.
17. The screen porch has acquired historic significance as indicated by Universal Guideline 2.
18. The screen porch has acquired historic significance as indicated by Universal Guideline 2.
19. Staff finds that a solution can be accomplished in a way that the screen porch can be built to be a habitable area, interior space, while at the same time screens can be retained.
20. Staff recommends that the property owner satisfy applicable building codes by installing appropriate windows in a way that the screen can also be installed from the exterior.
21. The property owner would have to ensure that the installed windows do not affect the look and feel of the screens; therefore, staff would require that only fixed windows to match the openings be installed to assure that there is no distraction from what is supposed to be seen as screens on the openings.
22. Proposal A as conditioned complies with the Design guidelines, specifically Universal Guidelines 2 and 9.

Conclusion of Law (Alternate Solution Approval)

1. The proposal does comply with the Park City Design Guidelines for Historic Districts and Historic Sites.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Residential (HR-1).

Order (Alternate Solution Approval)

1. The HDDR modification application is approved as conditioned.

Conditions of Approval (Alternate Solution Approval)

1. The property owner shall satisfy applicable building codes by installing appropriate windows in a way that the screen can also be installed from the exterior.
2. The installed windows shall not affect the look and feel of the required screens.
3. Only fixed windows shall be installed in the approved openings to assure that there is no distraction from what is supposed to be seen as screens on the openings.

Exhibits

Exhibit A – Appellant’s Submitted Appeal

Sub-Exhibit 1 – 29 August 2014 Action Letter

Sub-Exhibit 2 – Historic Site Form

Sub-Exhibit 3 – As-Built Drawings Existing Floor Plan

Sub-Exhibit 4 – Jim Hewitson Letter

Sub-Exhibit 5 – Rehabilitation Standards and Guidelines

Sub-Exhibit 6 – History of this Proposal (applicant's)
Sub-Exhibit 7 – Purpose of Design Guidelines (Park City's)
Sub-Exhibit 8 – Magazine Article
Exhibit B – Approved Plans

Francisco Astorga, Planner
Thomas Eddington, Planning Director
Planning Department
Park City Municipal Corp,

RE: 811 Norfolk

Sept 1, 2014

This letter is formal appeal to the denial by PC Planning Dept dated August 29 2014 of my request to include an area referred to as the “screened porch” into the main living area of the home. (see addendum exhibit#1)

The Park City Planning Department denied this request based on Universal Guidelines #2, and #9.

Universal Guideline #2 : “Changes to a site or building that acquired historic significance in their own right should be retained and preserved”

Universal Guideline #9 : “New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building”

Prelude:

Mr Kay Wilson grew up in the home at 811 Norfolk. He was born in the Miner’s Hospital on Christmas Eve 1934. His father Arch Wilson was a foreman in the Siler King Mine. I met with Mr. Wilson at 811 Norfolk Ave in Park City and talk about the house he lived in from the early 1930s to 1941. His father Arch Wilson was a deferred pilot from Western Airlines, and he took a foreman position in the Siler King Mine. He bought the home in 1937 from the PC Mine Co for \$500 after renting it from them for several years. He later developed silicosis and eventually died from the illness. He sold the home in 1941 for \$ 1000.

Mr Kay Wilson said the room in question was referred to as the “Anntie Room”. It was always used as the side entry which in fact was used more often than the front door. He spoke of this room being an area his mother did laundry washing. This use of plumbing in this room is further evidenced by the plumbing in the room, specifically the floor drain and the water heater (see addendum exhibit #3 p.1 “as built drawings” done by Licensed Architect Sandra Hatch July 28, 2010). Kay Wilson said he remembers most Miner’s homes in the 1930’s did not have plumbing in their homes and would rely on the Chinese in “China Gultch” to do any laundry. Most Miners would wear overalls in the summer and coveralls in the winter. They would shower in the mine buildings after their shift and then put on a clean pair of overalls or coveralls, and then wear those into the mine the following day. Kay Wilson remembers he was lucky to have had not only water in the home at 811 Norfolk Ave, but hot water as well! Kay Wilson said this room was always open to the main living area of the home, and there were screens on the windows but when it got cold they would try to seal out the cold in every way they could, with



whatever material they had available. With this use it should be described more as a room of the home than a "screened porch". Mr Kay Wilson now lives in St George and his phone number is 435-986-4171.

Jim Hewitson who lives at 803 Norfolk , the house directly to the south of 811 Norfolk, and right next to the "porch" side entry at 811 Norfolk Ave. His phone number is 435-649-9477

Jim Hewitson has written a letter and submitted it to the PC Planning Dept. in regards to this proposed change to 811 Norfolk Ave. I have attached a copy of that letter for the record. (see Addendum exhibit#4 p.1)

Mr. Hewitson talks about the use of this room:

First, back to 1937, this room you referred to as a "screened porch" has never been a "porch" in the common use of the term. This room was used as a mud room, laundry room, and side entrance. It was used for storage of coats, boots, laundry washing, and yard maintenance tools. It was not a place where people would sit, the front porch would be used to accommodate the common use of the term "porch" for sitting, etc.

Second, this room in question, or side entry/ mud room as I know it to be, was always enclosed with whatever material was available, plastic, plywood, screens, storm windows, etc.

Third, this side entry was always plywood on the exterior. There was never any wood "drop siding", or "ship lap" siding as the rest of the house. Again this was covered with whatever material was readily available. There was never any material on the exterior of this side entry worth preserving. Allowing the owner to apply the historic wood siding, and trim, with new windows will make the building look much nicer, be more comfortable, and energy efficient.

Finally, allowing the owner to include the small side entry/mud room into the main living space would not change the look or form of the building in any way. The use will still be the same side entry and most likely coat storage, etc. There is no benefit to the neighborhood or historic district, in not allowing the owner to configure and use the interior space in a way that best meets their needs.



Finding of fact #8

Finding of fact #8 states that “eliminating the separation of the screened porch and the family area would have a substantial impact of the screened porch as it would no longer be a porch but a family room pop-out”.

Finding of fact #8 Point #1

This finding talks about the use of the interior space.

Finding of fact #8 Point #2

The exterior form of the building will not be affected.

Finding of fact #8 Point #3

This room has been a back entry, mud room and laundry room since the 1930s at least. It has most likely always been a back entry and mud room. By eliminating this interior wall the use of this area will not change; it will remain as a side entry and mud room with coat storage, etc. The floor treatment will further define this area as entry and mud room, maintaining the use and feel of this space.

Finding of fact #8 Point #4

The use of this room has acquired historic significance in its own right as this use dates back to the 1930s.

Finding of fact #8 Point #5

All of these points (finding of fact#8 point 1-4) show that proposal A “removing this interior wall” complies with universal guideline#2 in that the use as a side entry, mud room, and laundry room has acquired historic significance in its own right, and will be restored in use and exterior form.

Finding of fact #8 Point #6

All of these points (finding of fact#8 point 1-4) show that proposal A “removing this interior wall” complies with universal guideline#9 in that the historic material had been destroyed by the previous owner, and in fact I will restore the form, historic material, features, and spatial relationship to not only the building but to the site, and neighboring property as well.



Finding of Fact #9

Finding of Fact #9 states “the historic spatial relationship will be harmed if the internal walls which separates the screened porch from the family area are removed, making the screened porch part of the family area”

Finding of Fact #9 Point #1

“Spatial relationship” is hard to define. In my research it appears to refer to the relationship, primarily the use of one space in a building to another. This spatial relationship of the “screened porch” or “side entry/mud room” is not affected in exterior form, or interior use, and it will continue to be defined on the interior.

In searching for a simple, clear definition of spatial relationship in historic rehabilitation, I was constantly directed to the “secretary’s standards for rehabilitation” from the National Park Service US Department of the Interior.

Standard #1 states “a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment” (see addendum Exhibit#5 p.1). Clearly the use of this space, if not exactly the same, certainly it requires minimal change to the defining characters of the building and its site and environment.

Standard #4 states “most properties change over time; those changes that have acquired significance on their own right should be retained and preserved”(see addendum Exhibit#5 p.1). Again if this “screened porch” or side entry/ mudroom has not always been used as a back entry and mud room it clearly has acquired historic significance in its own right with the statements from the previous resident of 811 Norfolk Ave and neighbor Jim Hewitson dating back to the 1930’s (see addendum exhibit# 4 p1).

Finding of Fact #9 Point #2

This finding of fact #9 also talks about the use of the space in question. The spatial relationship of the use between the entry room and mudroom and the rest of the building will not be changed.

Finding of Fact #9 Point #3

There is no change to the exterior form of the building. The spatial relationship of the exterior form, and material, and features between the entry room and mudroom and the rest of the building will not be changed.

Finding of Fact #9 Point #4

This finding of fact #9 refers to “internal walls”; there is only one wall in question.

Finding of Fact #9 Point #5

The Park City Historic Inventory Site Form states “the distinctive elements that define this as a typical mining era house” are “the simple methods of construction, the use of non-beveled (drop novelty) wood siding, the plan type(crosswing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes” (see addendum exhibit#2 p2). It is not defined by the side entry, or “screened porch”.



Finding of Fact #9 Point #6

All of these points (finding of fact#9 point 1-5) show that proposal A “removing this interior wall” complies with universal guideline#2 in that the use as a side entry, mud room, and laundry room has acquired historic significance in its own right, and will be restored in use and exterior form.

Finding of fact #9 Point #7

All of these points (finding of fact#9 point 1-5) show that proposal A “removing this interior wall” complies with universal guideline#9 in that the historic material had been destroyed by the previous owner, and in fact I will restore the form, historic material, features, and spatial relationship to not only the building but to the site, and neighboring property as well.

Finding of fact #10

Finding of fact #10 states “the screened porch is clearly identified in the 1940 appraisal card and the historic tax photograph”.

Finding of fact #10 Point #1

1940 appraisal card and the historic tax photograph clearly identified the form of the porch, but no mention, or conclusive visual evidence of the use of screens. (see addendum Exhibit #2 p2, p5, p9, p11 the PC Historic Site Form for 811 Norfolk Ave).

Finding of fact #10 Point #2

The use of the room and the use of screens is not “clearly identified” in the 1940 appraisal card and the historic tax photograph (see addendum Exhibit #2 p2, p5, p9, p11 the PC Historic Site Form for 811 Norfolk Ave).

Finding of fact #10 Point #3

The use of this room is clearly identified as a side entry, mud room, laundry room in the testimony of the former resident of 811 Norfolk Ave Mr Kay Wilson dating back to the 1930’s, and the neighbor at 803 Norfolk Ave Jim Hewitson (see addendum exhibit#4 p1).

Finding of fact #10 Point #4

All of these points (finding of fact#10 point 1-3) show that proposal A “removing this interior wall” complies with universal guideline#2 in that the use as a side entry, mud room, and laundry room has acquired historic significance in its own right, and will be restored in use and exterior form.

Finding of fact #10 Point #5

All of these points (finding of fact#10 point 1-3) show that proposal A “removing this interior wall” complies with universal guideline#9 in that the historic material had been destroyed by the previous owner, and in fact I will restore the form, historic material,



features, and spatial relationship to not only the building but to the site, and neighboring property as well.

Finding of fact #11

Finding of fact #11 states “the screened porch has acquired historic significance as indicated by universal guideline #2”.

Finding of fact #11 Point #1

The Park City Historic Inventory Site Form for 811 Norfolk Ave does not mention anything about the use of “screens” in the side porch(see addendum Exhibit #2 p2, the PC Historic Site Form for 811 Norfolk Ave).

Finding of fact #11 Point #2

The side entry, mudroom this room is clearly identified as a side entry, mud room, laundry room in the testimony of the former resident of 811 Norfolk Ave Mr Kay Wilson dating back to the 1930’s, and also the letter from Mr Jim Hewitson (see addendum exhibit #4 p1)

Finding of fact #11 Point #3

All of these points (finding of fact#11 point 1-2) show that proposal A “removing this interior wall” complies with universal guideline#2 in that the use as a side entry, mud room, and laundry room has acquired historic significance in its own right, and will be restored in use and exterior form.

Finding of fact #11 Point #4

All of these points (finding of fact#11 point 1-2) show that proposal A “removing this interior wall” complies with universal guideline#9 in that the historic material had been destroyed by the previous owner, and in fact I will restore the form, historic material, features, and spatial relationship to not only the building but to the site, and neighboring property as well.

Conclusion:

It is clear that the PC Planning Department erred in stating that proposal A does not comply with Universal Guidelines 2 and 9.

Proposal A complies with Universal Guideline #2;

Proposal A retains the side entry/ mudroom form that is documented back to the 1930,s at least. Proposal A does not change the exterior form of the historic building, the historic form is being retained and preserved.

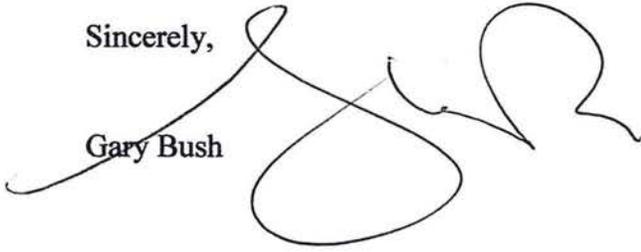
Proposal A retains the side entry/ mudroom use that is documented back to the 1930,s at least. Proposal A does not change the documented use of the space in question, the historic use is being retained and preserved.

Proposal A complies with Universal Guideline #9;



Proposal A does not destroy historic material, features, or the spatial relationship that characterize the site or building. Proposal A will in fact restore some historic material lost over the years, maintain the side entry, and mud room features, and spatial relationships that characterize the site and building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Bush', written over the printed name.

Gary Bush



Additional Related Information:

The Park City Historic Inventory Site Form also states that “the small hipped roof side porch has been enclosed since at least the 1940s” (see addendum Exhibit #2 p2, the PC Historic Site Form for 811 Norfolk Ave).

Typically the HPB and former HDC have been concerned with the exterior form, scale, and material of the historic buildings in the Park City Historic District.

The interior of the historic homes has not been of much concern to the Park City Planning Dept, Park City Planning Commission, or the Park City Historic Preservation Board.

David White a local Architect, the longest standing HPB member is quoted in this season’s edition of Western Home Journal as saying “the intent is not to create a museum, and very few buildings preserve the same space on the interior because it is not usable for today’s people and their lifestyle”.

Jonathan DeGray, another local architect that does a lot of work in the PC Historic District on Historic Buildings is quoted in the same publication as saying “we have considerable latitude on the interior to make it more livable and contemporary”, “you have to remember those picturesque miner’s homes with their eclectic forms were temporary construction at best”.

This change, along with others were all approved by the PC Planning Department in February 2014. Then the PC Planning Department withdrew their approval in March 2014.

One of the goals of the Historic District Design Guidelines is “to allow reasonable changes to individual buildings to meet current needs” (see addendum exhibit #7 p.1)

The LMC “also recognizes that change is a normal part of a community’s evolution, without which the long term health and vitality of neighborhoods are at risk.” (see addendum exhibit #7 p.1)

Enclosures:

Addendum:

Exhibit #1 Notice of Planning Dept Action

Exhibit #2 PC Historic Site Form for 811 Norfolk Ave

Exhibit #3 “As Built” drawings from July 28 2010 of 811 Norfolk ave

Exhibit #4 Letter from Jim Hewitson owner and resident of 803 Norfolk

Exhibit #5 Secretary’s Standards for Rehabilitation

Exhibit #6 Background and History of Proposal A

Exhibit #7 Historic District Design Guidelines page 2

Exhibit #8 Article in Western Home Journal (Summer/Fall 2014 Edition)





Exhibit #1 p1

29 August 2014

Gary Bush
PO Box 113
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

Application: Modification Request of an Approved Historic District Design Review (HDDR)
Project Location: 811 Norfolk Avenue
Project Number: PL-14-02413
Applicant: 823 Woodside LLC represented by Gary Bush
Action: Denied in part & approved in part
Date of Action August 29, 2014

Proposal

Applicant requests the following items to be modified from the approved HDDR:

- a. Removing the interior wall which separates the screen porch and the family area, making the screen porch part of the family area, **denied.**
- b. Finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level, **approved.**
- c. Adding a window and window well on the south elevation, also on the lower level on the historic structure, approved with conditions, **approved with conditions (conditions #7 and #8).**

Summary of Staff Action

Staff reviewed this project for compliance with the Historic District Design Guidelines, specifically with Universal Guideline 1, 2, 3, & 9, and Specific Guidelines A. Site Design, B. Primary Structures and D. Additions to Historic Structures. This letter serves as the Final Action and approval for the proposed improvements at 811 Norfolk Avenue as approved, approved with conditions, and denied subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:



Findings of Fact

1. The property is located at 811 Norfolk Avenue.
2. The property is located in the HR-1 District.
3. The property is Lot 3 of the 811 Norfolk Avenue Subdivision.
4. The Park City Historic Sites Inventory identifies the site as a Landmark.
5. Proposal A consists of removing the interior wall which separates the screen porch and the family area, making the screen porch part of the family area.
6. Universal Guideline 2 indicates that changes to a building that have acquired historic significance in their own right should be retained and preserved.
7. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.
8. Eliminating the separation of the screen porch and the family area would have a substantial impact of the screen porch as it would no longer be a porch but a family room pop-out.
9. The historic spatial relationship of the screen porch and the house would be harmed if the internal walls which separates the screen porch and the family area are removed, making the screen porch part of the family area
10. The screen porch is clearly identified 1940 appraisal card and the historic tax photograph.
11. The screen porch has acquired historic significance as indicated by Universal Guideline 2.
12. Proposal A does not comply with Universal Guidelines 2 and 9.
13. Proposal B consists of finishing the area underneath the screen porch, approved as part of the south elevation window well, into part of the living room located in the lower level.
14. The lot is 3,007.3 square feet.
15. The lot size yields a maximum footprint of 1269.8
16. The proposed building footprint is 1249.5 square feet.
17. The site is not affected by finishing the area underneath the screen porch as it will not be viewed from any angle.
18. Universal Guideline 9 indicates that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the building.
19. Proposal 2 complies with Universal Guideline 9 as it does not destroy the historic feature and spatial relationship of the screen porch.
20. Proposal C consists of a window and window well on the south elevation, also on the lower level on the historic structure, approved with conditions.
21. Guideline A.5.8 indicates maintaining the original grading of the site when and where feasible.
22. Guideline B.3.2 indicates that the original placement, orientation, and grade of the historic building should be retained.
23. A condition of approval is to be added to make sure that the applicant maintains the original grade of the site and the historic building to be compared to the building permit approved in December 2012. The window well shall be modified to comply with the surround original grade.



24. Guideline D.3.3 indicates that window wells or egress wells, if needed, should not be located on the primary façade. Window or egress wells should be located behind the midpoint of the secondary facades or in a location that is not visible from the primary public right-of-way. Landscape elements should be used to screen window/egress wells.
25. The proposed window and window well is proposed to be located on the secondary façade in front of the midpoint and therefore, is required intensive landscaping to shield it from the primary Right-of-Way. A condition of approval shall indicate such. The landscaping shall be to the satisfaction of the Planning Director.

Conclusion of Law

1. The proposal complies with the Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Residential (HR-1).
3. The proposed building meets the applicable Historic District Design Guidelines for Historic Sites in Park City, as well as applicable Universal Design Guidelines.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit if applicable. The CMP shall consider and mitigate impacts to the existing neighboring structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final construction details shall reflect substantial compliance with the plans redlined and approved by the Planning Department on August 29, 2014. 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 work 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 documents with the approved construction documents. Any discrepancies found among these documents that would cause a change in the approved construction shall be reviewed and approved prior to construction. Any changes, modifications, or deviations from the approved construction that have not been approved by the Planning and Building Departments may result in a stop work order.
4. If a building permit has not been obtained/modified by August 14, 2015, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
5. If applicable, the City Engineer shall review and approval all appropriate grading, utility installation, public improvements, drainage plans, and flood plain issues,



Exhibit # 1 p 4

- for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
6. Construction waste should be diverted from the landfill and recycled when possible.
 7. The original grade of the site and the historic building shall be compared to the building permit approved in December 2012. The window well shall be modified to comply with the surrounding original grade
 8. Extensive landscaping/vegetation shall be added to the area surrounding the window well to ensure that the window and window well are not able to be viewed from the public Right-of-Way. The final grade of the side yard shall cover any window well structure. The landscaping shall be to the satisfaction of the Planning Director.
 9. Approval of this HDDR was noticed on August 29, 2014, and any approval is subject to a ten (10) day appeal period.
 10. All standard conditions of approval shall apply (see attached).

If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5064, or via e-mail at fastorga@parkcity.org

Sincerely,



Francisco Astorga, Planner

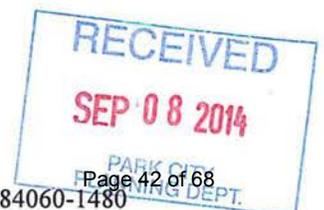
cc: Thomas Eddington, Planning Director
Chad Root, Chief Building Official



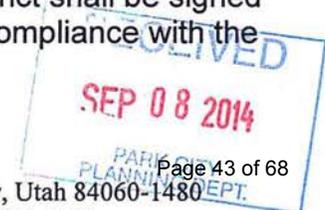
EXHIBIT A

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.



7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the



- District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
 15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
 17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
 18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
 19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012



Exhibit #2 p1

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 811 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-138

Current Owner Name: STAKER RUTH ETAL

Parent Parcel(s):

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

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

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
 Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
 Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: November, 08

RECEIVED

SEP 08 2014

Page 45 of 68
PARK CITY
PLANNING DEPT.

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

General Condition of Exterior Materials:

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

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

Foundation: The foundation is rough-cut coursed stone.

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

Roof: The gabled roof is sheathed in composition shingles.

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

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

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

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

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

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

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

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

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



5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

- Photo No. 1:** Southeast oblique. Camera facing northwest, 2006.
- Photo No. 2:** Accessory building. Camera facing west, 2006.
- Photo No. 3:** East elevation (primary façade). Camera facing west, 1995.
- Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

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



Exhibit #2 p21

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

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		558	\$	\$ 1278
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>1/4</u> Conc. <u>None</u>		51
Ext. Walls <u>3/4 SIDING, 1/4 SHTG</u>		18
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ Rear _____	60 @ 1.00 = 60. 30 @ .80 = 24.	
Cellar—Basmt— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile—{ Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>Recd LINED</u>		100
Total Additions and Deductions	474	169
Net Additions or Deductions	169	+ 305

REPRODUCTION VALUE \$ 1583
 Age 30 Yrs. by { Est. Owner _____
 Tenant _____
 Neighbors _____
 Records _____ } Depr. (1-2-3-4-5-6) 51/49 % \$ _____
 Reproduction Val. Minus Depr. \$ 775
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks AV. AGE RECORDED ON OLD CARD 30 YRS (1941) Total Building Value \$ _____
 Appraised Oct. 1949 By 1140 & AJ.



SA 138

Exhibit #2 pg 6

Location Block 145A. N. Lot 2 - 011 Lot 3 + 4
 Kind of Bldg. RES St. No. 811 Norfolk Ave
 Class 2 Rms. _____ Type 1 2 3 4. Cost \$ 1282 X _____ %

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

Attr. Gar.	x	Flr.	Walls	Roof		
Description of Building					Additions	
Foundation— Stone	<input checked="" type="checkbox"/>	Conc.	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	
Ext. Walls	<u>Stucco</u>					
Insulation— Floors	_____	Wall	_____	Clgs.	_____	
Roof Type	<u>Gable</u>					
Dormers— Small	_____	Med.	_____	Large	_____	
Bays— Small	_____	Med.	_____	Large	_____	
Porches — Front	<u>5x12</u>	<u>60"</u>	@ <u>100</u>		<u>60</u>	
Rear	<u>5x6</u>	<u>30"</u>	@ <u>80</u>		<u>24</u>	
Basement Entr.	_____		@			
Planters	_____		@			
Cellar/Bsmt. — 1/4 1/2 3/4 Full	_____	_____	_____	_____	<u>50</u>	
Bsmt. Aprt.	_____	Rooms Fin.	_____	Unfin.	_____	
Attic Rooms Fin.	_____	Unfin.	_____			
Plumbing	Class	<u>4</u>	Tub	<u>1</u>	Trays	
	Basin	<u>4</u>	Sink	<u>1</u>	Toiler	<u>1</u>
	Urns	_____	Fns.	_____	Shr.	_____
	Dishwasher	_____	Garbage Disp.	_____		
Heat— Stove	<input checked="" type="checkbox"/>	H.A.	_____	Steam	_____	
Oil	_____	Gas	_____	Coal	<input checked="" type="checkbox"/>	
Pipeless	_____	Radiant	_____			
Air Cond.	_____					
Finish— Fir	<input checked="" type="checkbox"/>	Hd. Wd.	_____			
Floor— Fir	<input checked="" type="checkbox"/>	Hd. Wd.	_____	Other	_____	
Cabinets	<u>1</u>	Mantels	_____	Blt. In	_____	
Tile— Walls	_____	Wainscot	_____	Floors	_____	
Electrical— Outlets	<input checked="" type="checkbox"/>	Fixt.	<input checked="" type="checkbox"/>			
Storm Sash— Wood	_____	Metal	_____	Doors	_____	
Sash	_____					
Metal Awnings	_____					
Total Additions					<u>484</u>	

Year Built	Avg. <u>47</u>	Reproduction Value	\$ <u>1766</u>
<u>1938</u> Age	Age <u>38</u>	Depr. Col. ① 2 3 4 5 6 <u>40</u> %	
Inf. by { Owner - Tenant <input checked="" type="checkbox"/>	Neighbor - Record <input checked="" type="checkbox"/>	Repr. Val. Minus Depr.	<u>706</u>
Est. Cost		Obsol. or Rem.	_____ %
Remodel Year	Est. Cost	Bldg. Value	\$ _____
Garage— Class <u>1</u>	Depr. 2% <u>3%</u>		
Cars <u>1</u>	Floor <u>Paint</u>	Walls <u>Paint</u>	Roof <u>PK.</u>
Size— <u>14</u> x <u>20</u>	Age <u>15</u>	Cost <u>149</u>	x <u>55</u> %
Other			<u>82</u>
Total Building Value			\$ _____

Appraised 4-25-58 1958 By 1502



SA 138
Serial Number

CF
Card Number

Exh. B. 74 p 1

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

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

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

Description of Buildings Additions Additions

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

Bsmt. Gar. —

Basement—Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

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

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

Oil — Gas — Coal — Pipeless — Radiant —

Air Cond. — Full — Zone —

Finish—Fir. — Hd. Wd. — Panel —

Floor—Fir. — Hd. Wd — Other —

Cabinets — Mantels. —

Tile—Walls — Wainscot — Floors —

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

Awnings — Metal — Fiberglass —

Total Additions 721

Year Built 1911 Avg. 1911 Replacement Cost 2886

Age 2 Obsolescence

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

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side GARAGE MIN 69 80

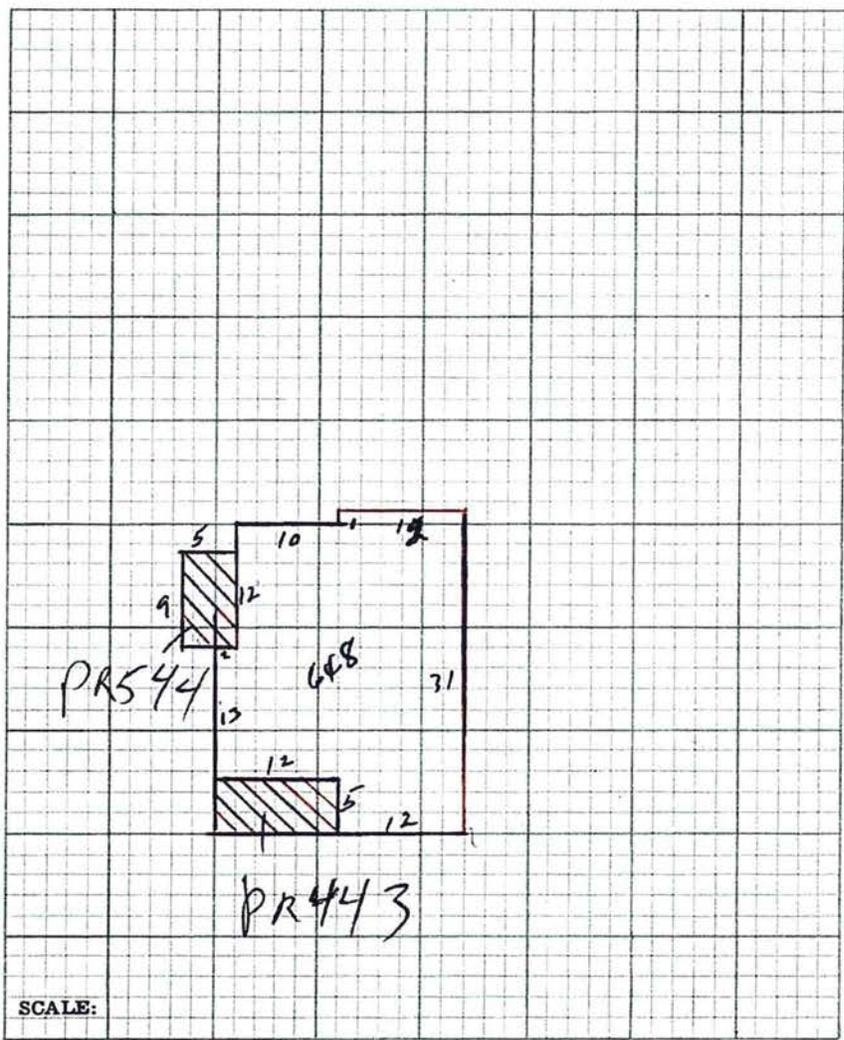
Total Building Value \$

Appraised ① 12-6 19 68 By 1708

Appraised ② 19 By

REC - app 4/79
14-1982

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

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor WOOD Walls WOOD Roof RR Doors _____

Size 14 x 20 Age 1943 Cost 321 x 47%

1940 Base Cost _____ x 25 % Depr. _____

Total _____

80

REMARKS _____





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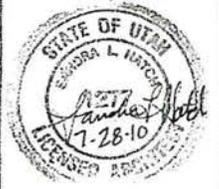
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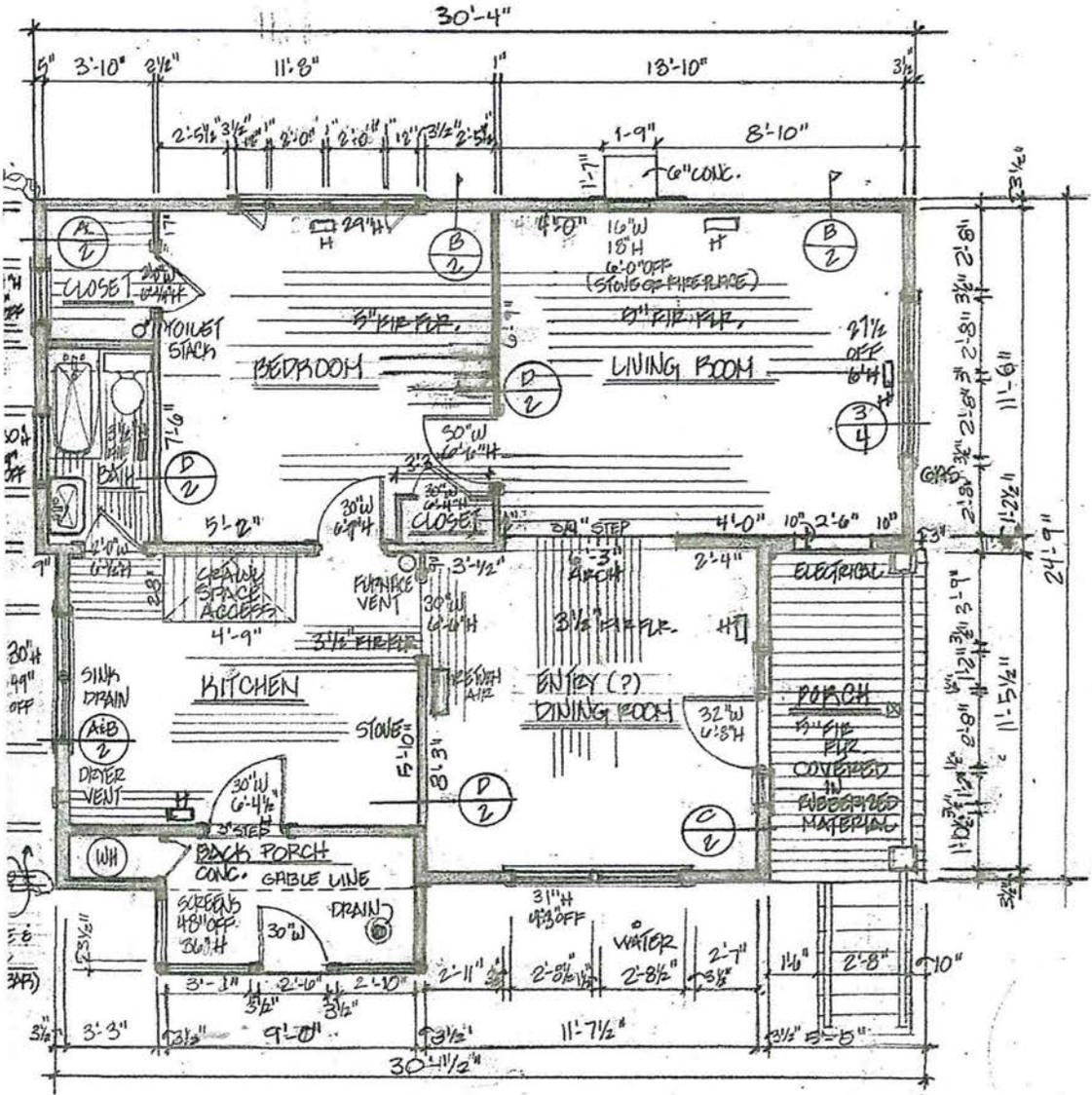
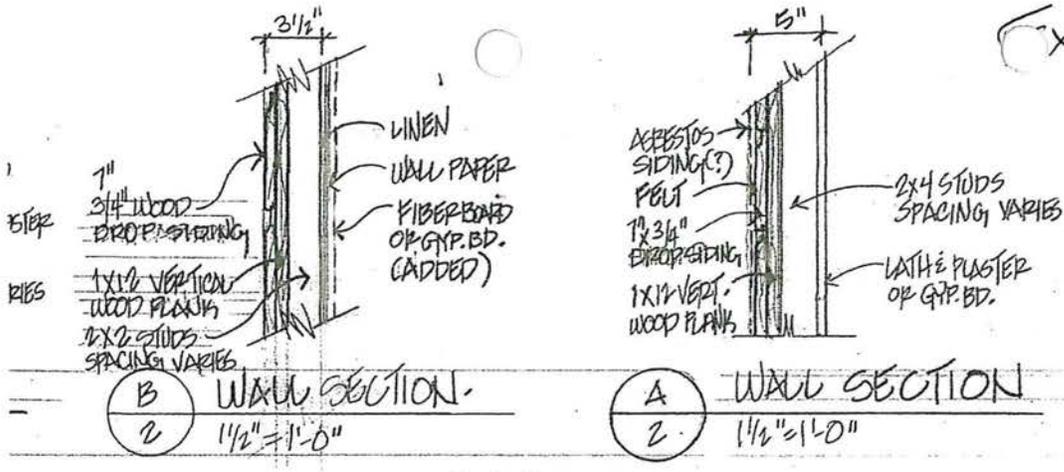
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Exhibit #3 P.1



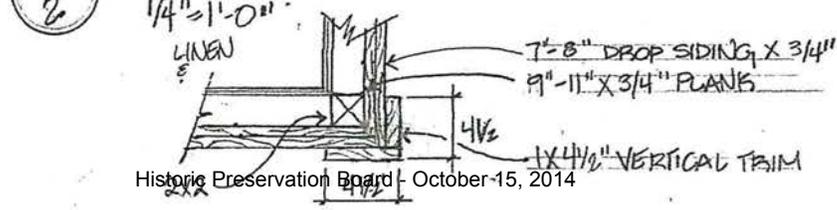
REF. NO. 87-124487-090

EXISTING FLOOR PLAN
WALL SECTIONS & TYPICAL DETAILS



□ H FORCED AIR HEAT VENT
NOTE: FURNACE LOCATED IN CRAWL SPACE UNDER KITCHEN

1 EXISTING FLOOR PLAN



AS-BUILT DRAWINGS
DESIGN REVIEW
FOR
JEFF LOVE
811 NORFOLK AVE.
PARK CITY, UTAH
84060
435-002-0138
ARCHITECT
SANDRA S. HATCH
1191 MICHIGAN AVE
SALT LAKE CITY, UTAH
84105
801-466-3494



811 Norfolk P.1

Francisco Astorga, Planner
Thomas Eddington, Planning Director
Planning Dept,
Park City Municipal,

RE: 811 Norfolk

Sept 1, 2014

My name is Jim Hewitson and I own and live at 803 Norfolk Ave. I have been in this house since the 1940's. 803 Norfolk is the property to the south of 811 Norfolk Ave.

It has been brought to my attention that the owner/ applicant of 811 Norfolk Ave has been denied the ability to include the "screened porch" room into the main living space.

First, back to the 1950, this room you referred to as a "screened porch" has never been a "porch" in the common use of the term. This room was used as a mud room and side entrance. It was used for storage of coats, boots, and yard maintenance tools. It was not a place where people would sit, the front porch would be used to accommodate the use of a porch for sitting, etc.

Second, this room in question, or side entry/ mud room as I know it to be, was always enclosed with whatever material was available to cover the windows, plastic, plywood, screens, glass storm windows, etc.

Third, this side entry was always plywood on the exterior. There was never any wood "drop siding", or "ship lap" siding as the rest of the house. Again this was covered with whatever material was readily available. There was never any material on the exterior of this side entry worth preserving. Allowing the owner to apply the historic wood siding, and trim, with new windows will make the building look much nicer, be more comfortable, and energy efficient.

Finally, allowing the owner to include the small side entry/mud room into the main living space would not change the look or form of the building in any way. The use will still be the same side entry and most likely coat storage, etc. There is no benefit to the neighborhood or historic district, in not allowing the owner to configure and use the interior space in a way that best meets their needs.

Please feel free to call me to further discuss the history of the home at 811 Norfolk.

Sincerely,

Jim Hewitson
435-649-9477 H
801-376-4702 C
803 Norfolk Ave
PO Box 291
Park City Utah 84060



Technical Preservation Services

EXHIBIT #5 p. 1

National Park Service
U.S. Department of the Interior



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The [Guidelines for Rehabilitating Historic Buildings](#) and the [Guidelines on Sustainability for Rehabilitating Historic Buildings](#), which assist in applying the Standards, are advisory.

Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings



Exhibit # 5 p. 2.

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).



nps.gov

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History of this Proposal

Prior to my acquisition of the property, the owner of record at the time, Jeff Love removed and destroyed the “screened porch” during the gutting of the home and moving it to a temporary foundation in its new and current location. Jeff Love sued Park City Municipal to be able to move the house at 811 Norfolk so that he could squeeze in another new home on the site historically occupied by just 811 Norfolk. I protested this subdivision and subsequent moving of 811 Norfolk Ave along with several neighbors at great expense, and effort, and in my opinion, this is why Jeff Love is focused on making this project difficult for me in any way possible.

February 6th 2014 meeting with PC Planning Francisco Astorga and Anya Grahn at which time the proposed changes were reviewed, and informally it was believed to comply with the LMC and HD Guidelines.

February 28th plans were submitted to the PC Planning Dept with proposed changes to 811 Norfolk Ave including Proposal A.

March 4rd the same plans were approved by The PC Planning Department, and transferred by the Planning Department to the PC Building Department for Building Department review.

March 4th the same plans were examined by PC Building Dept Plans Examiner George Reid. A list of items were requested by the Building Dept at this meeting.

March 11th PCMC received a letter from Jeff Love complaining about PC planning Approval of 811 Norfolk Design changes, demanding a meeting with the PC City Manager, Planning Director, and Building Dept.

March 12th there was a follow up meeting with PC Building Dept Plans Examiner Richard Carlile. The previous list of items requested was satisfied with submissions. All that remained was to pay building permit fees.

March 13th I received a letter via e-mail from the PC Planning Dept indicating they were removing their PC Planning Dept Approval.

May 5th I filed a HDDR Prep Application with PC Planning Dept. including Proposal A

May 16th I received a letter from PC Planning Department requesting a full HDDR Application including Proposal A.

June 23rd A Modification To HDDR application was submitted including Proposal A, and deemed complete July 7 2014.



Exhibit 46 p. 2

July 23 PC Planning received a letter from Jeff Love complaining that Planning Department is discriminating against him if portions of my application are approved.

August 29, 2014 I received a notice of action from the PC Planning Dept Denying Proposal A.



W.B.F #7 p. 1

Purpose of the Design Guidelines

The Design Guidelines for Park City's Historic Districts and Historic Sites (referred to throughout the document as the "Design Guidelines") is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

The goal of the Design Guidelines is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs.

For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in their neighborhood.

The Design Guidelines are not intended to be used as a technical manual for rehabilitating or building a structure, nor are they an instruction booklet for completing the Historic District/Site Design Review Application. Instead, they provide applicants, staff, and the Historic Preservation Board with a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

The Historic District includes the following six zoning districts (See Appendix A: Maps):

HRL: Historic Residential-Low Density

HR-1: Historic Residential

HR-2A/B: Historic Residential

HRM: Historic Residential-Medium Density

HRC: Historic Recreation Commercial

HCB: Historic Commercial Business

Corresponding chapters of the Land Management Code can be viewed at www.parkcity.org

Park City's Historic Districts (See Appendix A: Maps)

Park City's Historic Districts are often referred to collectively as "Old Town" or "The Historic District" because they are associated with the earliest development of the City and retain the greatest concentration of Park City's historic resources. The Historic Districts are comprised of six separate zoning districts, each of which is preceded in name by the term "Historic" or "H". Four districts are made up of residential neighborhoods and two are commercial areas, including Park City's historic Main Street. The zoning classifications define the base land use regulations and building code requirements for each district, but also require design review for all new construction, preservation, rehabilitation, restoration, reconstruction, additions and exterior work proposed in these areas.

The Land Management Code, in which the Historic Districts are legally established, recognizes that historic resources are valuable to the identity of the City and should be preserved. It also recognizes that change is a normal part of a community's evolution, without which the long-term health and vitality of neighborhoods are at risk.

Park City's Historic Sites

The Park City Historic Sites Inventory is the City's official list of historic resources deserving of preservation and protection. The current inventory, adopted by the Historic Preservation Board on February 4, 2009, includes more than 400 separate sites. The inventory is made up of Landmark Sites and Significant Sites.



maintains the façade, and the city has preserved the charm of the mining spirit. In Old Town, we have some really good builders, and great architects like Jonathan DeGray, David White, and Craig Elliott.” Flint adds. “It takes a special person to build here. It isn’t for the faint of heart with the risks and rules.”

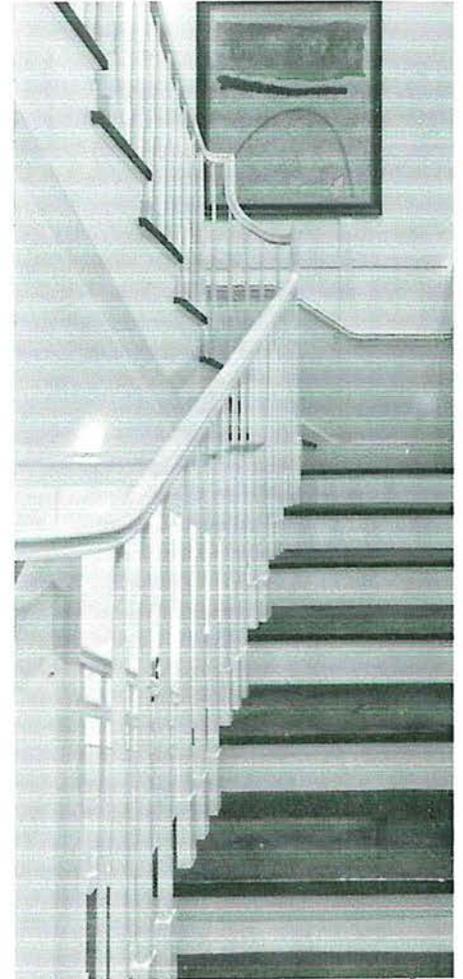
Architect Jonathan DeGray’s first Old Town design renovation was in 1996, and he continues designing for Old Town in addition to other areas. He observes, “Old Town is an interesting area. It is not suburban; it’s really urban, but within 600 yards there are ski runs and biking trails.” The Utah Heritage Foundation announced an award for one of DeGray’s projects at 929 Park Avenue. He comments on the award, “We just finished it last fall. It involved stabilization, renovation, and a compatible addition.”

DeGray admits the challenges. “Sure, sometimes it’s difficult to work with the historic forms and deliver clients what they want. We have considerable latitude on the interior to make it livable and more contemporary, and we can open up the flat miners’ ceilings and gain more volume. You have to remember, these picturesque miners’ homes with their eclectic forms were temporary construction at best – they weren’t built to last. With homes in poor condition, we take the building apart and build a new building. Then we hang the preserved façade. The trick is to handle it so that it looks never touched or just gently renovated.”



Jeremy Pack of Mountain Builders is a green builder, and he focuses on LEED homes in Old Town. Asked about Old Town challenges, he responds, “Yes, the lots can be steep and narrow, the area congested, and the sites very tight for the staging of materials and equipment. I’m building two homes on Ontario, and the solution in this case is a special trailer for both material deliveries and the storage of waste debris. Because the road is so narrow, I have an employee dedicated to moving the trailer whenever a car needs to pass. I think it takes a different builder who is able to plan, troubleshoot, and work through the challenges that Old Town presents. At the same time, I think sites that are walking distance to Main Street are exceptional and can be compared to beachfront—even more desirable than ski-in ski-out. By building to the LEED standards, I am able to bring higher performance, extremely efficient, and more comfortable homes to Old Town. Both Ontario homes are from-the-ground-up new construction, so I will bypass many of the challenges associated with remodels. But there are inherent Old Town challenges that make these projects constantly exciting.”

answers Pack.



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Exhibit #8 p.1

Living with History



THIS PAGE Old Town renovation by Architect Jonathan DeGray

changes, Tina Lewis worked closely with Bill Ligety, long-time Park City resident and now a realtor, who served as Park City's planning director from 1979 to 1986. "It was an interesting time, and while it may seem surprising now, there was a great deal of emotional opposition to the preservation efforts," Ligety explains. "There was charm, a pleasant scale, details, and design elements in the old buildings worth saving. We hired a planning consultant who conducted a series of workshops, and with support from the City Council and Tina's energy behind it, we created guidelines and a Historic District Commission that functioned like a planning commission." Is Ligety surprised by the appeal of Old Town and Main, and the reports that residential properties may soon reach a cost of \$1,200 per square foot? "No, in fact, I am surprised it hasn't taken off sooner. Downtown is unique and walkable, and it will only get better. Park City and Aspen have the most interesting downtowns of all the resort areas."

In any historic district, there is an inherent push-pull between building for today's lifestyle while respecting and preserving buildings built a hundred years ago or more. These opposing

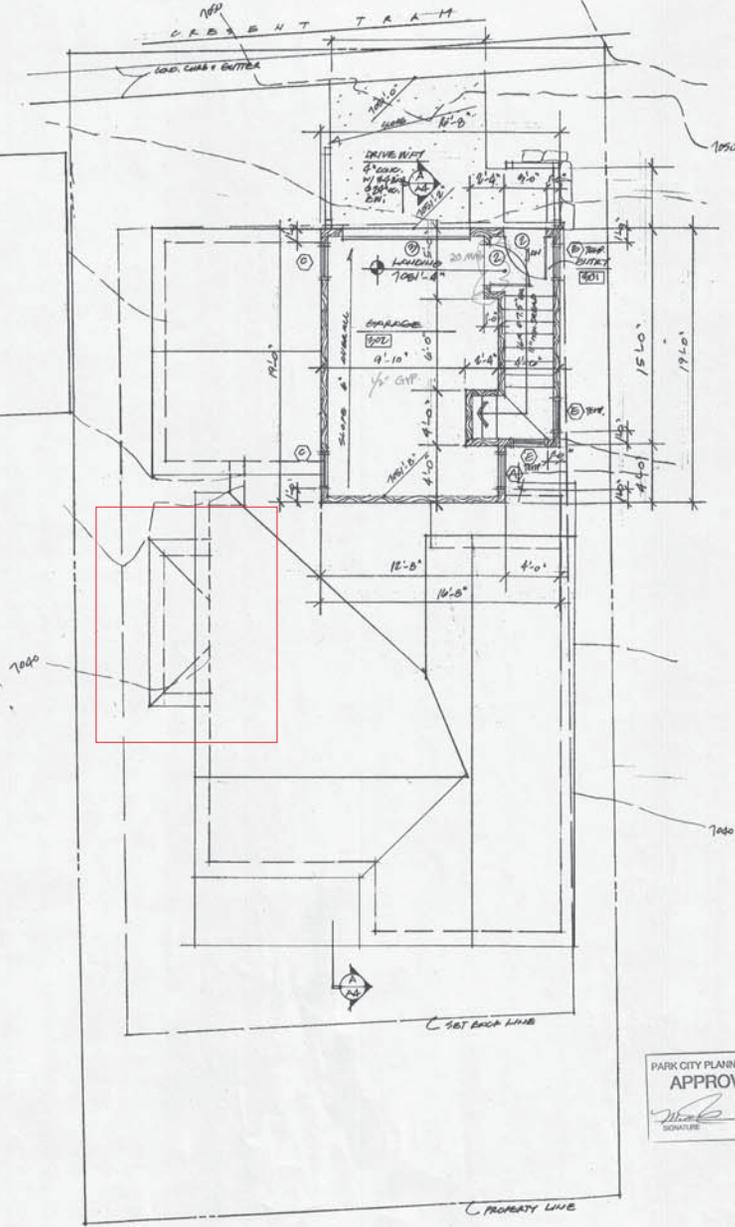
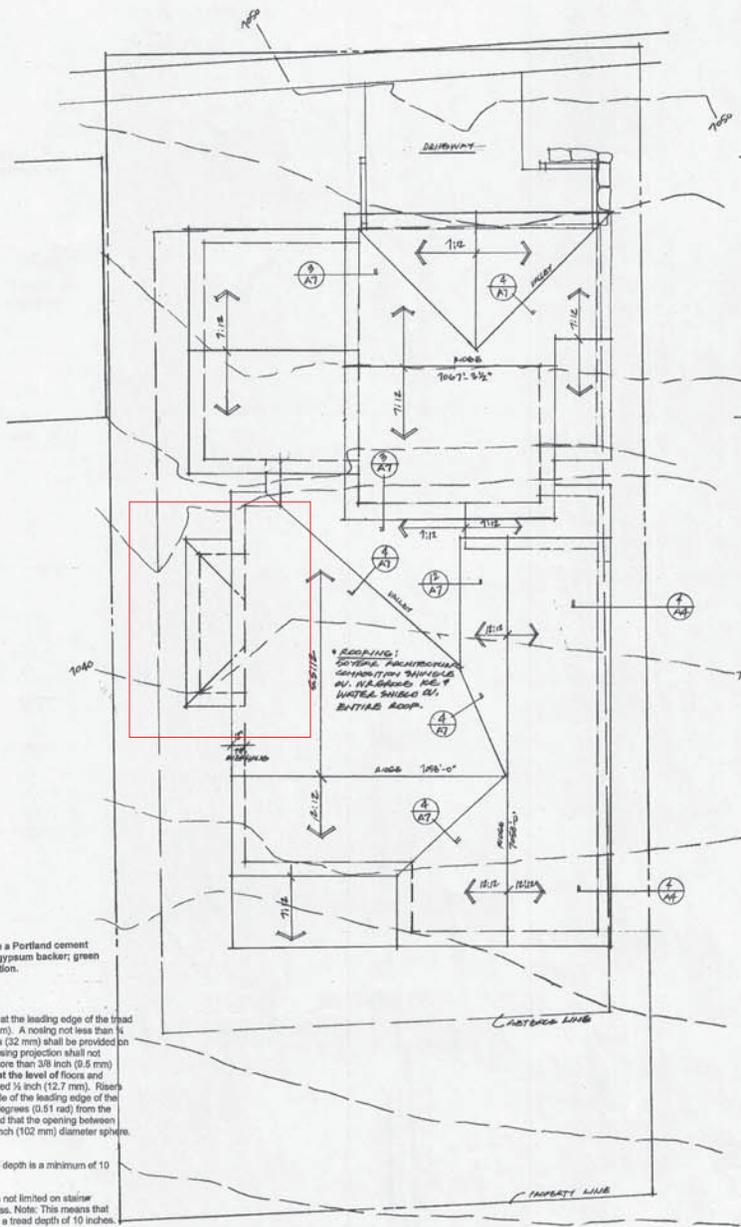
forces are at work in Park City, but the community is committed, to resolving differences through the framework established in the 1980s.

Architect David White arrived in Park City in 1978, and in addition to his architectural practice, he has served on the Historic District Commission and the board that replaced it, the Historic District Review Board. "The greatest concern is preserving the historic structure, but also, we have been concerned about massing and the outside appearance—its presence. The intent is not to create a museum, and very few buildings preserve the same space in the interior because it is not usable for today's people and their lifestyle." David White also notes that now there are departmental grant funds available for financing preservation.

OLD TOWN HAS CHALLENGES AND REWARDS

Realtors Brigit Flint and Michelle Eastman maintain a close eye on Old Town and have a reputation as a savvy team for Old Town listings. Eastman observes, "The new construction





GENERAL NOTES

1. Tube and showers with tiled walls require a Portland cement application, fibered-cement or glass mat gypsum backer; green board is no longer allowed in this application.
2. Stair tread nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 1/4 inch (10 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/16 inch (2.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/8 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere. (Utah State amendment) Exceptions.
 - A. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
 - B. The opening between adjacent treads is not limited on stair with a total rise of 30 inches (762 mm) or less. Note: This means that concrete stairs, without nosings, must have a tread depth of 10 inches.

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

UPPER LEVEL PLAN
LIVING AREA 71.5 sq
BATHING AREA 236.5 sq
SCALE: 1/4" = 1'-0"
NORTH

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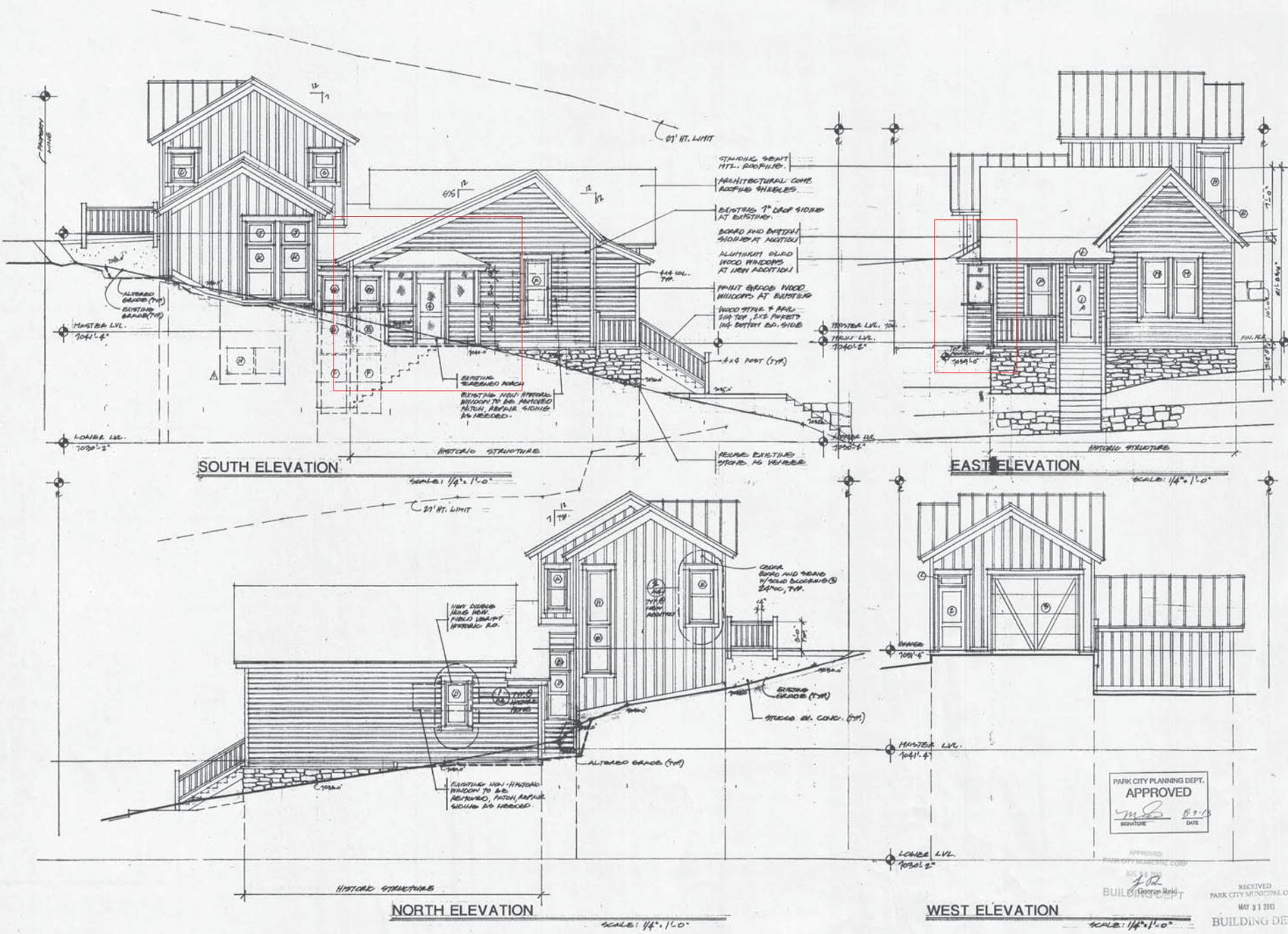


Jonathan DeGray
Architect
P.O. Box 1024, 811 Main Street, Suite 102, Park City, Utah 84302
Tel: 435-949-2028, E-mail: jdegray@jonathandegray.com

The 811 House
811 Norfolk Avenue, Park City, Utah
Historic Renovation and Addition

FLOOR PLANS

DATE: 5-30-13
PROJECT NUMBER:
DRAWING NUMBER:
A-2



Jonathan DeGray
Architect
P.O. Box 1075, 671 Main Street, Suite 102, Park City, Utah 84302
Tel: 435.798.4141, Email: jon@jonathandegray.com

The 811 House
811 Norfolk Avenue, Park City, Utah
Historic Renovation and Addition

ELEVATION

PARK CITY PLANNING DEPT.
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Signature: *[Signature]* Date: 5/1/14

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