

Subject: addl backup for Certif of Appropriateness for the Norwood project
Date: Friday, May 22, 2020 at 2:37:21 PM Central Daylight Time
From: Colleen Theriot
To: Contreras, Kalan, Sadowsky, Steve
CC: Hector Martell, Mell Lawrence, Cameron Campbell, Susan Benz, Williams, DAnne, Teri O'Glee
Attachments: logo#4size.jpg, Norwood_newer renderings May2020_6 slides.pdf, wide shot drone_house+IH35+Rivrsd+brdwlk 0154_2mb.jpeg

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Hello Kalan and Steve,

In the interest of moving things along at what is a very difficult time for everyone (re the pandemic), I'm attaching additional materials for your office and the Landmarks commissioners in support of the Certificate of Appropriateness for Norwood. June 22 is going to be on us quick as a bunny.

First is a pdf comprised of (6) slides:

1. front entrance that shows how the auxiliary bldgs sit to the northwest of the house
2. terrace view that shows the new section of the north wall + positioning of the aux bldgs
3. similar view illustrating the contemporary language in only that section of wall; these are double DOORS w/matching center glass that provide the ingress and egress to the outdoor spaces
4. revised version of one of our early renderings, this one of east gardens/gable/& terrace
5. a reminder of what the gables will really look like
6. new rendering of rear of house from below the cliff; please note this slide facilitates understanding of the elements of the lookout area and the positioning of the aux bldgs, but is highly distorted - the cliff drops off precipitously at the lower lookout area and the trees obscure everything, making this head-on view of the back of the house basically nonexistent

Also attached is a recent drone photo of the Norwood House in the context of the site. We have many additional views and videos if the commissioners want.

- the red tile roof and the west gable/west side will be the most dominating, visible components from Edgecliff Terrace, Riverside Drive eastbound, and from any towers on the north shore
- from the lake itself and the north shore the red tile roof will stand out (tantalizingly!), but the house is largely obscured
- the east gable and gazebo are nicely visible in something of a view corridor from I-35 in passing, especially in the fall & winter because many of the trees on the east side are deciduous
- the front porch/south entry gable and pergola are well seen from the Riverside Dr. entrance thru the heritage oaks there
- the north wall and terrace are largely obscured by trees, but we will always maintain the historic view corridor from just below the lookout area down the cliff. Maintenance of the historic view is protected in our partnership agreement w/the City

There was mention of concern about the view of the Norwood House when entering "from the river." There is no entrance from the river as part of the Norwood project; much to the contrary, we are keen to prevent people at the Norwood site and/or on the boardwalk below from wandering onto (or even knowing about) the very steep historic path from the NW corner of the house site down to the water. The family used it occasionally back in the day, but it is dangerous.

Although a walkway that winds back & forth from the boardwalk up to the Norwood tract (along the cliff west of

the house site, not below it) is something that was included as a *possibility*, only, in the 2011 parks board-approved "Preferred Alternative for Norwood Park" (our governing document) - and is an intriguing notion - it is not economically realistic in the foreseeable future.

Even if PARD succeeded in developing a connection from the boardwalk to Norwood Park in future decades, the entrance to the historic house site would likely be from Edgecliff Terrace, as the ravine on the west side and the cliff on the north are very steep and environmentally sensitive parts of the tract which would be undesirable to disturb for myriad reasons. Any entrance to the house site from said future boardwalk connection would need to connect to the pathways of the auxiliary buildings and/or the front entrance, rather than coming up from directly behind the house. All of this has been vetted through the permitting process.

I hope this information is helpful. Please let us know if you need anything else.

Happy Memorial Day to both!

Colleen

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