PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
May 1, 2024

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from April 3, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. WORK SESSION

6.A. **Lift and Panelization Standards** – The Historic Preservation Board Will Conduct a Work Session and Review Proposed Standards for Material Documentation, Maintenance, and Storage in LMC 15-13-6 when a Historic Structure is Lifted or Deconstructed. PL-24-06003

6.B. **81 Daly Avenue – Relocation and Reconstruction of a Historic Structure** – The Historic Preservation Board Will Hold a Work Session and Review a Proposal to Relocate and Reconstruct a Significant Historic Structure in the Historic Residential-1 (HR-1) Zoning District. PL-23-05683

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF APRIL 3, 2024

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Puggy Holmgren, Douglas Stephens, Jack Hodgkins, John Hutchings, Alan Long, Lola Beatlebrox

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and conducted a roll call. All Board Members were present, with Board Members Long and Beatlebrox attending virtually.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from March 6, 2024.

MOTION: Board Member Stephens moved to APPROVE the Historic Preservation Board Meeting Minutes from March 6, 2024. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reminded the Board Members that on Tuesday evening in the Park City Library, there will be the final meeting held for the Bonanza Park Small Area Plan. The consultant presentation will take place from 5:30 p.m. to 8:00 p.m.

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that the Second Quarter Historic District Grant Cycle is now open. Applications will be accepted until May 15, 2024, at 5:00 p.m. and the applications will be brought to the Board at the June meeting.

Planner Tubbs noted that a Work Session was originally scheduled for panelization and lift standards. However, that Work Session item has been moved to the next meeting.

Chair Scott asked how grant cycle information is shared with the community. Planner Tubbs explained that work is done with the Communications Department, which shares information on social media. Information is also added to the Park City website. Additionally, flyers can be printed off and handed out to residents. Board Member Puggy Holmgren suggested posting a flyer in the Post Office, as many read notices there.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. 2465 Doc Holiday Drive – Material Deconstruction – The Applicant Requests the Historic Preservation Board Determine Whether a Second Story Rear Deck on a Significant Historic Structure, Located in the Single-Family ("SF") Zoning District, May be Removed. PL-23-05940.

Planner Tubbs presented the Staff Report and explained that the application is for Material Deconstruction at 2465 Doc Holiday Drive. She reported that a site visit was conducted both in person and virtually ahead of the Historic Preservation Board Meeting. Board Members met at the site at approximately 4:00 p.m. to look at the house, specifically the section of the house where the second-story deck has been removed.

The application came before the Historic Preservation Board at the last meeting on March 6, 2024, where the Board requested a site visit and asked to table the item to the current meeting. Planner Tubbs shared background information about the structure. It is designated as a Significant Historic Site on Park City's Historic Sites Inventory. It was originally built in Coalville, Utah, in 1911. The home was relocated to its current site in 1978. She explained that the home sits at the corner of Buffalo Bill Drive and Doc Holiday Drive. As a result of that placement, both the front and rear facades are visible from the public right-of-way. Both facades are contributory to the historic structure. An image of the structure from 2013 was shared, which shows the second-story deck that existed prior to its removal. A more recent image was shared as well, which shows the structure after the deck was deemed unsafe by the applicant engineer and was removed.

Staff found multiple historic photographs of the structure, which show elements of the second-story rear deck. Additionally, a copy of the Sanborn Fire Insurance Map from Coalville, Utah, was found. It sat adjacent to the Summit County Courthouse and was circled in red on the map shown. Planner Tubbs reviewed the details of the map.

Based on Staff research, there was no indication that the porch had been removed previously or that the materials had been exchanged. Staff is forwarding the same recommendation as before, which is for the Board to review the Material Deconstruction application and consider denying the request to not be required to reconstruct the second story deck.

Board Member Jack Hodgkins wanted to know how this matter falls under the jurisdiction of the Historic Preservation Board. The house was built in 1911, but it is not a Park City historic site. It has not been in the community for 50 years and it is not in a location that would be typical for a house of that age. In addition, the style is not what would normally have been seen in Park City at the time. Planner Tubbs appreciated the points made by Board Member Hodgkins. This is a four-square architectural style, which is not one of the main styles seen in Old Town. It was also relocated from Coalville to Park City. However, it has been reviewed by several consultants as well as prior Boards and Commissions and has been officially designated a Significant Historic Site. It is codified in the Land Management Code on the Historic Sites Inventory. Any modification to the form or removal of materials falls to the Historic Preservation Board for consideration.

Board Member Douglas Stephens agreed with the comments shared by Board Member Hodgkins. In the Meeting Materials Packet, there was a narrative about whether or not the house was significant. One of the last paragraphs stated that because the structure had been moved, it could not be listed as significant within the National Park Service.

Board Member Lola Beatlebrox asked City Attorney, Mark Harrington, to weigh in on this issue. Attorney Harrington stated that it is listed on the Historic Sites Inventory for Park City, which is adopted by ordinance. If the Board wants to revisit that, it needs to be done by looking at the ordinance and listing. However, it is not appropriate to do so as part of this application. Staff is applying this section of the code because it is already listed.

Board Member Stephens asked to see a photograph of the structure when it was moved. The applicant, Randy Clark, shared the requested image with the Board. The photograph illustrated the roof line. He pointed out how much the roof line matches the front of the house. The intention is to follow the original design of the roof line on the lower level.

Mr. Clark explained that the house was purchased a few years ago. There is a desire to maintain the historic value to whatever degree possible. That being said, the request is for Material Deconstruction to replace the lower section only. Since the structure arrived in the Prospector Park Subdivision, a separate garage was built on the north side of the house. The porch is on the north side of the house, so it faces the garage. With the upper level of the patio built, there is a severely limited view out of the north-facing windows. The view will be of the garage and a small section of the mid-level trees rather than the sky. He is entitled to the same enjoyment of the view as his neighbors and asked that this be taken into consideration as part of the Material Deconstruction request.

Board Member Beatlebrox referenced the photograph that was shared. It showed the structure being moved. She assumed that the porch was moved intact with the rest of the building. Mr. Clark confirmed that it was moved with the structure. Board Member Stephens pointed out that the photograph clearly shows the second level was moved with it, but the main level porch was removed. Chair Scott noted that the earlier site visit was to determine whether the materials were historic. There was difficulty clarifying that because the applicant had a contractor remove the second-story portion. He asked about a permit to remove the upper-level deck. Mr. Clark reported that a permit was applied for.

Board Member Holmgren referenced Page 11 of the Meeting Materials Packet. She pointed out the location of the upper deck. Board Member Hodgkins noted that it was not constructed after the structure arrived, as it came that way from Coalville. Planner Tubbs reported that one of the Building Permits that had been filed for on the property since the relocation to Park City was the installation of a railing on the upper story to address life/safety concerns. Board Member Stephens noted that the porch was brought to Park City. As a result, it has the same historical significance as the house. Board Member Hodgkins added that there was nothing to suggest it was not there from the start. Mr. Clark reiterated that his ability to enjoy the views from his property is impacted.

Chair Scott explained that it is the responsibility of the Historic Preservation Board to review each application as it relates to historic materials and to make judgments about the materials and the impact on the character of the home. Planner Tubbs reported that the applicant engineer determined that the second-story deck was structurally unsound, so the material was removed. A permit was applied for, but when the permit was under review, the Planning Department flagged the request and indicated that it needed to proceed through the Historic District Design Review ("HDDR") process before the permit could be issued. However, after the permit was flagged, the engineer made the determination that the structure was not safe. The materials were then removed.

Board Member Stephens expressed some confusion about the engineer. It seemed that Epic Engineering drew the plans for the Building Permit, but there was no report from them on the status of the materials that were removed. Mr. Clark clarified that a contractor removed the materials. The contractor had an engineering team. He offered to find out whether the engineer responsible for the determination was licensed and provide those credentials to the City. Board Member Hodgkins wondered what an Engineer's Report would provide at this point since the materials were already removed by the contractor.

Additional discussions were had about the determination made by the engineer and the fact that materials were removed without a permit. Mr. Clark noted that the Inspection Report said the structure was suspect. There were sources for the determination.

Chair Scott opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Board Member Hutchings moved to DENY the Material Deconstruction request at 2465 Doc Holiday Drive for the second-story rear deck based on the following:

Findings of Fact

1. The property is located at 2465 Doc Holiday Drive (2465 Doc Holliday Drive) in the Single Family (SF) Zoning District.

2. The Site is also known as the William and Emma Carruth House and is designated a Significant Historic Site on Park City's Historic Sites Inventory.

3. The house was constructed in Coalville, UT in 1911.

4. The Structure was moved to its current location in 1978.

5. On August 28, 2023, the Applicant's representative submitted Building Permit #PLAN23-1144 to remove the upper deck on the rear of the Significant Historic Structure.

6. On August 30, 2023, the Planning Department flagged the Building Permit and notified the applicant a Historic District Design Review application approval would be required before the permit could continue.

7. At some point, the Applicant's contracted engineer determined the deck was unsafe and the deck was promptly removed.

8. On December 11, 2023, the Applicant submitted a Historic District Design Review (HDDR) application to the Planning Department requesting the permanent Material Deconstruction of the second-story deck structure be allowed.

9. LMC § 15-15-1 defines Historic Integrity as:

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

    - *Location* – The place where the Historic Site was constructed, or the Historical event took place;
    - Design – The combination of physical elements that create the *form*, plan, space, Structure, and style of a Site. The design includes such considerations as the structural system, massing, arrangement of spaces, pattern, and fenestration, textures and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape;
    - *Setting* – The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space;
    - *Materials* – The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site;

- *Workmanship* – The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning;
- *Feeling* – A Site's expression of the aesthetic or Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character;
- *Association* – The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer."

10. LMC § 15-15-1 defines Material Deconstruction as: "[t]he disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair."

11. The second-story deck was removed before the materials were demonstrated to be irreparable or unsafe.

12. Following a public hearing held on March 6, 2024, the Historic Preservation Board continued the Material Deconstruction of the second-story rear covered deck at 2465 Doc Holiday Drive (2465 Doc Holliday Drive) item to April 3, 2024, requesting a site visit before the meeting.

13. LMC § 15-11-12.5 requires Historic Preservation Board review and approval for all Material Deconstruction of Historic Materials prior to the issuance of a Building Permit for any Material Deconstruction work.

14. The Significant Historic Structure has had a second-story rear deck since its construction in c. 1911.

15. The second-story rear deck was removed prior to the issuance of a Building Permit and prior to the Historic Preservation Board reviewing and approving the Material Deconstruction.

16. Following a public hearing held on April 3, 2024, the Historic Preservation Board denied the Material Deconstruction of the second-story rear covered deck at 2465 Doc Holiday Drive (2465 Doc Holliday Drive).

Conclusions of Law:

1. The loss of the second-story rear deck results in an adverse impact to the Historic Integrity of the Significant Historic Structure.

Order

1. The Material Deconstruction request is denied, and the Applicant is required to reconstruct the second-story rear deck.

2. The removal of the second-story deck has resulted in a modification to the Design of the Structure as well as a net loss of materials and workmanship items.

Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

Chair Scott suggested that Mr. Clark work with the Planning Department to determine the best way to reconstruct the second-story rear deck. Mr. Clark asked about an appeal process. Director Ward explained that City Staff will follow up with him about that.

Board Member Stephens agreed with the decision made but pointed out that this was a house that was brought into Park City. It seems this should never have been included on Park City's Historic Sites Inventory. If it was not considered significant by the National Park Service, he is not sure why it was included in the Park City inventory. It was noted that the applicant can go through a process to remove the structure from the list.

Discussions were had about structures on the Historic Sites Inventory that are outside of the Historic District. Director Ward confirmed that there are a few outside of that area. Board Member Stephens asked whether it is appropriate to look at the few outside the Historic District to determine whether any of those structures were moved and when. Planner Tubbs confirmed that Staff can put together that information for a future meeting.

6. WORK SESSION

A. Land Management Code Amendment – Discussion Regarding Materials, Paint, and Stain Opacity in Historic Districts – The Historic Preservation Board will Conduct a Work Session to Discuss Existing Standards in the Regulations for Historic Districts and Historic Sites Regarding Permitted/Prohibited Materials and Opacity Minimums for Paint and Stains. PL-24-06041.

Planner Tubbs presented the Staff Report and explained that the Work Session item is a discussion about materials, paint, and stain opacity in Historic Districts. Last June, the Historic Preservation Board conducted a Work Session regarding opacity requirements.

As part of that conversation, the Board discussed the idea of removing the opacity requirement from non-historic structures or additions to historic structures but leaving the opacity requirement for the historic structures in order to make sure those visually stood out in the district. More recently, in December 2023, the Historic Preservation Board held a second Work Session. After further discussion, it was requested that there be an additional Work Session scheduled to take a closer look at permitted and prohibited materials in the Historic Districts as well as the paint and stain opacity requirements.

Board Member Hodgkins asked for more information about what was driving these discussions. Planner Tubbs reported that the conversation began with some input from members of the public. It was clear that there is a strong interest in incorporating some non-opaque finishes into the Historic District, but that is currently not permitted. As that conversation evolved, there were some additional comments made about other materials.

As currently enacted, building materials shall be compatible in scale, proportion, texture, finish, and color to materials used on Historic Structures in the Historic District. The Historic District regulations also state that synthetic building materials, such as fiber cement or plastic-wood composite siding, shingles, and trim cannot be used unless the materials are made of at least 50% recycled and/or reclaimed materials and if the applicant can demonstrate that the use of these materials will not have an adverse impact on the character of the Historic District. The materials specifically called out as prohibited in the district are vinyl and aluminum. Vinyl and aluminum windows are not permitted, and vinyl siding is not permitted. She noted that aluminum-clad wood windows are permitted.

Planner Tubbs shared physical examples of different materials with the Historic Preservation Board. The materials were currently allowed under the provisions. She noted that aluminum is allowed as a roofing material as long as it complies with the solar reflectivity requirements and is a durable material. Composites are allowed as long as the applicant is able to demonstrate that they have a minimum of 50% recycled content. It is also required that the composite materials be painted or finished to be fully opaque.

Board Member Hodgkins asked about the environmental impact of materials. Planner Tubbs reported that the City has a focus on sustainability. Currently, the regulations encourage sustainably sourced materials. However, the composite materials are only required to be a certain percentage recycled. The City wants to encourage homeowners to incorporate more sustainable materials into their design and building methods.

Board Member Hodgkins pointed out that the issue with some composite materials comes from cutting the materials on-site. The dust can get into the environment. He wanted to know whether that impact has been considered. Planner Tubbs stated that once the recycled material actually arrives on site, beyond the standard limit of disturbance and necessary mitigation of noise, odor, and dust, there are no additional requirements.

Planner Tubbs reviewed the opacity requirements. As enacted, materials such as wood, that are traditionally painted shall have an opaque rather than transparent finish. Rustic,

unfinished wood siding is generally not appropriate on houses but may be appropriate on accessory structures or additions to historic buildings. The reasoning behind that was referenced in the Staff Report where there is a link to a 2022 memo from SWCA. It details how historically in Park City, paint was utilized as a fireproofing material on wooden structures in addition to being used to make the City appear vibrant, clean, and colorful. Traditionally, paint was opaque on the exterior of the structure, and non-opaque finishes were inside the building. Accessory structures were historically left unpainted.

When Planning Staff is reviewing proposed materials for new construction, additions, or rehabilitation of historic structures, there is work done with the applicants to determine the amount of opacity required. The general rule is to look at the grain of the material. If it is possible to see the texture of the grain, but not the color difference of the grain, it is generally thought to be opaque enough. She shared physical examples of materials that would pass that opacity rule of thumb and some examples that would not pass.

Board Member Hodgkins had a question about the amount of grain texture in the example materials. Planner Tubbs explained that historic siding materials are usually slightly smoother than the samples currently being passed around. It would depend on the quality of wood and the species of wood. With the Land Management Code requirements, some additional flexibility is allowed with the grain patterning, because it does evoke the same characteristic and appearance as wood, although it might not be as smooth as other historic grain patterns would have been. Board Member Hodgkins felt it should look like the historic material. Director Ward explained that there is a provision that the new infill should not imitate the historic structures but should complement them instead. She stressed the importance of clarifying what some complementary materials would be.

Based on the previous Work Session discussion, it seemed there was a desire to have historic structures be opaque. However, there was also discussion about potential flexibility for additions to historic structures and new infill within the Historic Districts. Planner Tubbs believed applicants are looking for some flexibility when it comes to the opacity of the finish. There is generally a good understanding of the materials that are permitted or not permitted in the district, but the final appearance is where there is a desire to have some more flexibility. Board Member Hodgkins referenced the metal sample that was passed around. He expressed some concerns about how that would be used. It is a matter of the size and shape of the panels rather than the material in that case.

Planner Tubbs asked if there is a preference to place a limitation on the amount of metal that can be put on a structure in the district as opposed to the amount of wooden siding or composite siding. Board Member Hodgkins was not sure if it would be a percentage of total aluminum siding but suggested limiting the size of the panels themselves. Board Member Holmgren thought with the metal, there should be some openness for artistic endeavors. Board Member Stephens noted that the panels could be used for a transition between a historic house and a new addition. He wondered whether those kinds of details should be codified or if they can be handled through the design review process. He does not want to see a lack of creativity in an effort to move through the process quickly.

Board Member Stephens asked about the existing code language for opacity. He wondered whether it was adequate for the design review process. Board Member Hodgkins pointed out that non-opaque finishes are not currently allowed. Planner Tubbs confirmed this unless it is on an accessory building. There has been feedback from several homeowners and members of the design community that there is interest in some additional flexibility when it comes to the opacity requirement. If the Historic Preservation Board wants to move in that direction, there would need to be an amendment to the Land Management Code. The Board discussed reclaimed wood.

Board Member John Hutchings discussed a house located in his neighborhood. It has a lower level of opacity, and he does not feel it is compatible. That being said, under the right circumstances, having a lower opacity could be compatible. Planner Tubbs posed a question to the Historic Preservation Board and asked for additional feedback:

- Are there materials the City should prohibit on Historic Structures or on new structures/infill that are within the Historic District?

Board Member Hodgkins did not believe copper was used much and asked if it should be prohibited because it is not a historic material for the area. Planner Tubbs noted that there have been some applicants who have utilized copper in gutters and trim. The copper tends to oxidize fairly quickly, so it generally does not trigger reflectivity concerns. Board Member Hodgkins pointed out that copper is not necessarily part of the historic look here. The Board discussed the difference between copper and aluminum materials.

Planner Tubbs explained that if there is a material currently prohibited under the regulations that the Historic Preservation Board does not feel should be prohibited, that is something that can be communicated to Staff. Board Member Hodgkins stated that it is not necessarily the material itself, but the look of the material. There has been a lot of talk about compatibility, which has more to do with how the material actually looks. Board Member Hodgkins stressed the importance of considering whether the material itself has PFAS contaminants. It is important to think about this if non-natural materials are used.

Planner Tubbs posed another question to members of the Historic Preservation Board:

- Should the City consider removing the paint and stain opacity requirement from non-historic structures and/or new builds in the Historic District?

Board Member Hutchings thought it was possible to relax the opacity requirement, but there needed to be some design element that fit in with the district. There was agreement that there needed to be some level of compatibility. For instance, there could be a historic shape and then there could be allowance for different materials and finishes. Board Member Stephens pointed out that removing the paint and stain opacity requirements would not necessarily mean an owner could do whatever they wanted, but there would be another tool to make sure a new addition or infill project was compatible in the district. Instead of removing the requirements entirely, the intention is to allow more flexibility.

Planner Tubbs explained that Staff can look into some different options based on the comments shared by the Historic Preservation Board. Director Ward noted that applications are considered in the context of the full code, which includes the roof forms, windows, and so on. If there is some flexibility with the opacity requirement, several community members would appreciate that change. Board Member Stephens noted that compatibility has been mentioned a lot by Board Members. Chair Scott wants to make sure that whatever the Historic Preservation Board suggests is helpful to the process.

Board Member Hodgkins asked if brick and stone cladding is allowed. Planner Tubbs reported that it is to some degree. It is recommended that there be a limitation on the amount of stone that is utilized on residential structures. As for the size of the stone, it is recommended that it be limited to the size of the stone that a miner would have been able to carry and place by hand since traditionally, stone was seen in retaining walls and foundations. Brick tends to be seen more often in commercial rather than residential. Board Member Hodgkins asked if there are limitations on brick colors, which was denied.

Planner Tubbs posed one last question to members of the Historic Preservation Board:

- Should the City consider removing the paint and stain opacity requirement from historic structures?

Planner Tubbs did not believe the Board would be supportive of removing the requirement from historic structures, based on the conversation so far. Director Ward asked about additions to historic structures. Board Member Hodgkins believed an addition to a historic structure was a non-historic structure. Director Ward stated that according to the Board Member discussions, the historic structure itself would be opaque, but any new infill that went through the review process could have some flexibility so long as it was compatible.

Board Member Hodgkins pointed out that people will interpret the code in a certain way and compatibility is difficult to define. Board Member Stephens thought there should be some flexibility through the design review process. Board Member Hodgkins understood that but noted that flexibility does not give Staff anything to point to when a homeowner wants to do something that does not seem compatible. Board Member Stephens explained that when there is too much regulation, a lot of the projects all look the same. Board Member Holmgren liked the idea of having some flexibility for homeowners.

Planner Tubbs appreciated the input received from Board Members about this matter.

B. Land Management Code Amendment – Historic District Regulation Illustrations – The Historic Preservation Board will Review Draft Illustrations of the Historic District Requirements and Provide Feedback to Staff. PL-23-06002.

Planner Tubbs presented the Staff Report and explained that the next Work Session item relates to a Land Management Codde amendment for Historic District Regulation Illustrations. She shared some background information about the Historic District

Regulations. In 1983, Park City first published the Guidelines for Historic Districts. It was 52 pages in length and included illustrations. In 2019, the City Council adopted the guidelines into the Land Management Code. It was approximately 81 pages and did not include illustrations. In June 2023, the Historic Preservation Board held a Work Session and discussed multiple proposed Land Management Code amendments, which included illustrating the regulations for the Historic Districts and Historic Sites. Staff has returned with some proposed illustrations for the requirements and is looking for feedback.

The timeline for next steps was reviewed. Planner Tubbs explained that after the comments from the Historic Preservation Board discussion are incorporated, there will be a Work Session with the Planning Commission in May 2024. In June 2024, there will be Historic Preservation Board review and recommendation. At the end of June 2024, there will be Planning Commission review and recommendation. Planner Tubbs referenced Exhibit A in the Meeting Materials Packet, which includes the proposed illustrations. She clarified that the illustration is on the left and the enacted requirement is on the right.

The first requirement stated that "Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way." Planner Tubbs noted that the illustration shows the historic structure and a proposed addition. The proposed addition was a little bit more translucent, which gives the visual appearance that it has been offset further back from the front of the structure to reduce the visual impact. Board Member Beatlebrox thought the illustration looked more like a garage than an addition. Planner Tubbs stated that the illustration can be revised to look more like an addition.

The second requirement stated that "Windows with vertical elements are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as a 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred." Planner Tubbs noted that the illustration was of a window that was twice as tall as it is wide. Board Member Stephens was unable to see the vertical casing trim going down each side. He thought that element needed to be added to the illustration.

The next requirement stated that "Garages featuring a side-by-side parking configuration shall maintain a 2-foot horizontal offset in the front wall plane." Planner Tubbs explained that the requirement is there to make sure that there is not just one large wall of garage at the street front. She pointed out the front entry and garage on the proposed illustration. Board Member Stephens suggested that those elements be clearer on the illustration. He also felt that the scale of the illustration was off and asked that it be looked at again.

Planner Tubbs shared illustrations for more recently enacted requirements. The first was, "A maximum 12-foot-wide curb cut and 12-foot-wide driveway is allowed within the Front Setback. Beyond the Front Setback, the driveway may achieve a 22-foot maximum width to access the two-car garage." Another requirement was listed and stated:

- "One maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways: shall be separated

with at least 18 inches of landscaping and shall include a vertical element at least 18 inches in height, 18 inches of width, and in a length to be approved by the Engineering Department, depending in right-of-way encroachments, turning radii, and sight distance triangle."

Board Member Beatlebrox asked about the landscaping. Planner Tubbs noted that there had been discussions about that when the requirements were enacted. There was work done with the Engineering Department and it was found that requiring the 18-inch-tall vertical element, whether it be rock, artwork, or some other kind of permanent fixture, should protect the plant materials and prevent them from being run over or parked on. Discussions were had about the vertical element requirement and what was envisioned.

The next requirement stated that "A site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, no more than eight inches of new foundation shall be visible above final grade on the primary façade. No more than two feet of the new foundation shall be visible above final grade on secondary and tertiary facades." Planner Tubbs explained that the illustration demonstrates where the two feet would be measured. Board Member Stephens thought there needed to be additional clarity about the location of the primary façade. Board Member Hodgkins felt there needed to be a better illustration to show the siding versus the foundation. Board Member Stephens agreed that more clarity is needed.

Planner Tubbs believed the request is to define where the front is, demonstrate the eight inches on the front, and also clarify the side view. That was confirmed. Board Member Hodgkins suggested a three-dimensional drawing, so it is possible to see the side and front of the building in one illustration. Planner Tubbs noted that there could be two sets of drawings next to one another or there could be a three-dimensional view.

The next requirement related to acceptable topography or grading treatments. It stated:

- The natural topography and original grading of a site shall be maintained when feasible;
- Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes;
- A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.

Instead of multiple terraces and multiple retaining wall faces, there is some mild terracing as well as some natural landscaping for these two options. Board Member Hodgkins wondered whether the slope should not be as steep in the bottom illustration as in the top illustration. He felt one of the two should have a steeper slope than the other. Planner Tubbs confirmed that it is possible to create an illustration with one lower-grade slope and one with a higher-grade slope. Incorporating some siding or color differences would add additional clarity to the images. The images are intended to be side views of a home, but the Board felt it came across as a narrow front instead, so changes would be made.

Planner Tubbs shared requirements related to transitional elements, which stated:

- On a rear addition, the width of the transitional element shall not exceed two-thirds the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet;
- The depth of the transitional element (i.e. the distance between the affected historic elevation and the addition) shall be a minimum of one-third the length of the least wide historic elevation adjacent to the impacted historic elevation.

Planner Tubbs reviewed the proposed illustrations. Board Member Hodgkins pointed out that certain elements looked too similar. It was noted that it is possible to put in some graph lines to differentiate things. Planner Tubbs shared the isometric view of the rear addition and read the following language: "In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be set back a minimum of five feet from the primary façade." The depth of the transitional element versus the length of the least wide historic elevation is also considered as well as the requirement for rear additions, which is mirrored for side additions with regard to the width. Board Member Hodgkins asked about the line on the lower lefthand corner of the illustration shown. Planner Tubbs explained that it was supposed to indicate a porch. Discussions were had about how to best define the porch area and add additional clarity.

Board Member Hodgkins asked if an addition on the side can be taller than the main structure. Planner Tubbs reported that there is a zone height maximum, but as long as the transitional element is lower than the ridgeline of the historic house, it could be taller.

Planner Tubbs shared an additional illustration with the Board. She explained that it related to maximum heights. Board Member Hodgkins asked about the 10-foot minimum setback from the upper street and lower street. Planner Tubbs explained that it was for new construction. The 10-foot setback is a requirement of the zone building height. A maximum building height from grade to the ridgeline is allowed. As part of the height requirement, there is also a minimum setback required from the downhill façade at a maximum of 23 feet. There was a desire to add more clarity to the illustration proposed. It was suggested that the drawing be two-dimensional instead of three-dimensional.

Planner Tubbs thanked Board Members for providing feedback about the illustrations. Board Member Hodgkins asked whether additional illustrations will be shared with the Board in the future. This was confirmed. Planner Tubbs explained that Staff will incorporate Board Member feedback into the first batch of illustrations, make revisions, and come back with some additional options for the Historic Preservation Board to consider.

7. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hodgkins seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 6:50 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

2465 Doc Holiday Drive

Material Deconstruction

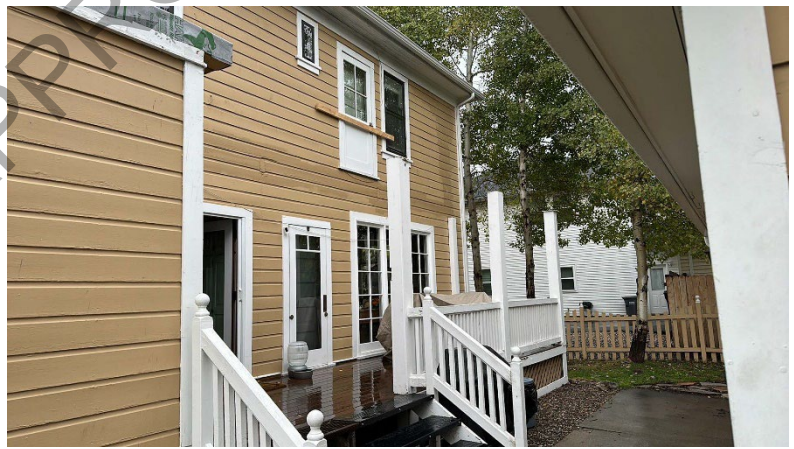
Background

Significant Historic Structure

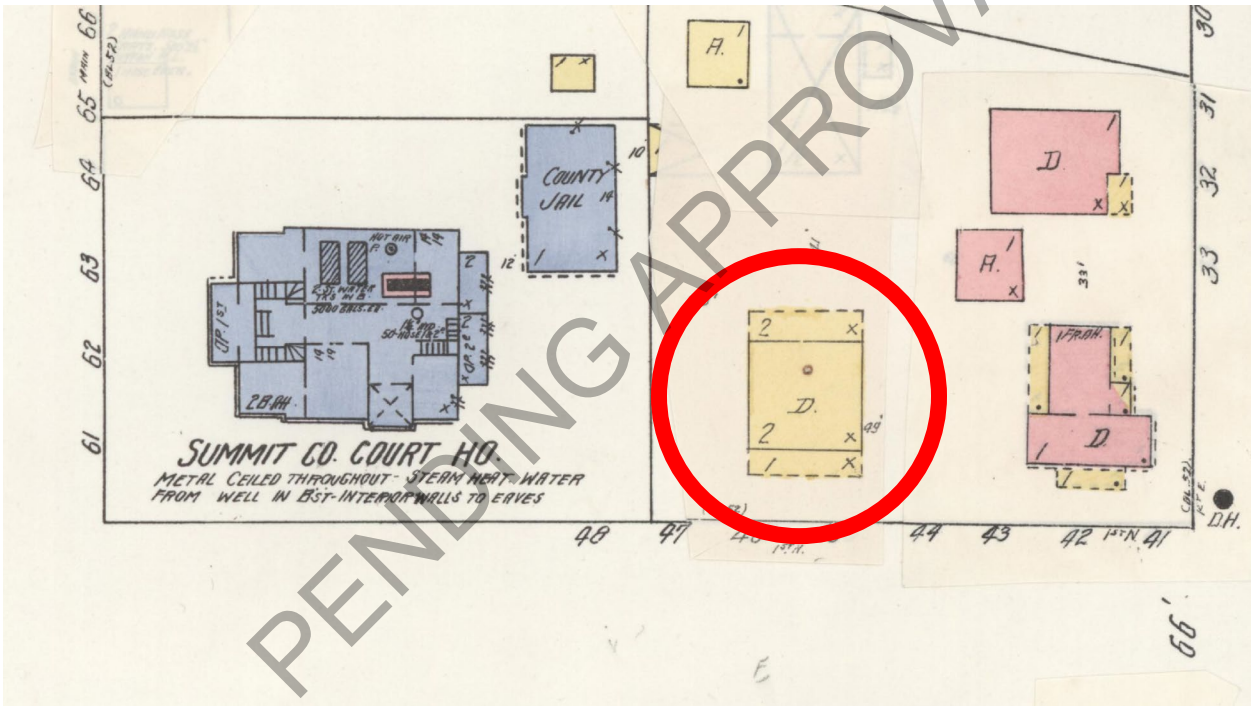
Built c. 1911 in Coalville

Relocated to Site in 1978

Background



Background



Background

March 6, 2024 – The Historic Preservation Board held a public hearing and continued the item to the April 3, 2024 meeting and requested a Site Visit before revisiting the item.

April 3, 2024 – The Historic Preservation Board conducted a Site Visit before the regularly scheduled meeting.

Historic Integrity

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

1. **Location**. The place where the Historic Site was constructed or the Historical event took place.
2. **Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
3. **Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.
4. **Materials**. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
5. **Workmanship**. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
6. **Feeling**. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
7. **Association**. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

Recommendation

The Historic Preservation Board (I) Conduct a Site Visit; (II) Review the proposed Material Deconstruction; (III) conduct a public hearing; and (IV) consider denying the Material Deconstruction request and require the Applicant to reconstruct the second-story rear deck as it existed historically based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Materials, Paint & Stains

In Historic Districts

Background

June 7, 2023 – The Historic Preservation Board held a Work Session regarding opacity requirements for paints and stains in Historic Districts. The HPB suggested removing the opacity requirement for new construction and additions to Historic Structures.

December 6, 2023 – The HPB held a second Work Session and requested staff return later to further discuss permitted materials and opacity requirements within the Historic Districts.

Materials

Vinyl and Aluminum Prohibited – Windows and Siding

Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District.

Synthetic building materials such as fiber cement or plastic-wood composite siding, shingles, and trim shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material…

Opacity

Figure 1: Examples of opaque paints/stains

Figure 2: Examples of non-opaque paints/stains

Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.

Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings.

Opacity Background

November 22, 2022 – SWCA Provided Technical Memorandum

- Paint advertised in the Park Record as fire-proofing material; maintained a clean, tidy appearance on the exterior of a building.
- Varnishes and stains advertised for interior use.
- Accessory Structures were typically unpainted.

Questions

Are there materials the City should prohibit on Historic Structures and within the Historic District?

Should the City consider removing the paint and stain opacity requirement from non-historic structures?

Should the City consider removing the paint and stain opacity requirement from historic structures?

Historic District Regulations

Illustrations Work Session

Background

June 16, 1983 – Park City published the Guidelines for Historic Districts; (52 pages in length with illustrations)

May 16, 2019 – The City Council adopted the Guidelines into the Land Management Code (Ordinance 2019-16); (Over 27,000 words; approximately 81 pages without illustrations)

June 7, 2023 – The Historic Preservation Board held a Work Session to discuss multiple proposed LMC amendments, including illustrating the Regulations for Historic Districts and Historic Sites.

Next Steps

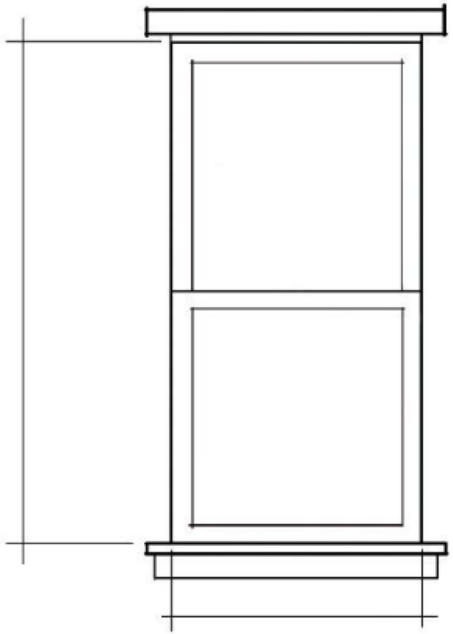
Staff will incorporate the Board's comments into a revised set of illustrations;

May 8, 2024 – Work Session with the Planning Commission

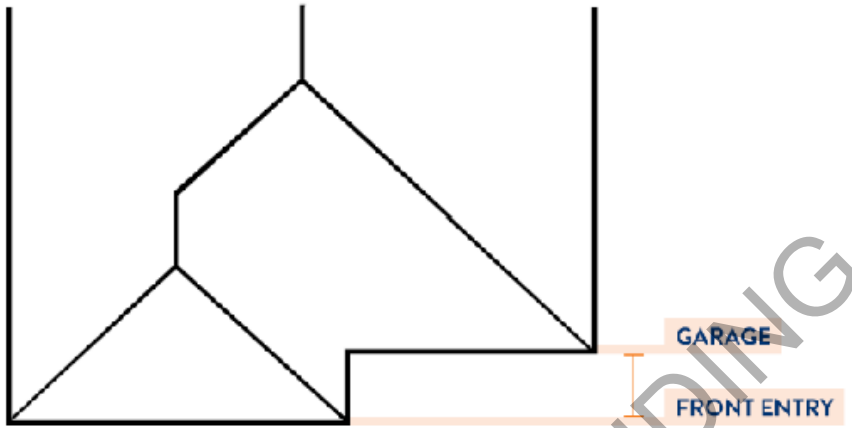
June 5, 2024 – Historic Preservation Board review and recommendation

June 26, 2024 – Planning Commission review and recommendation

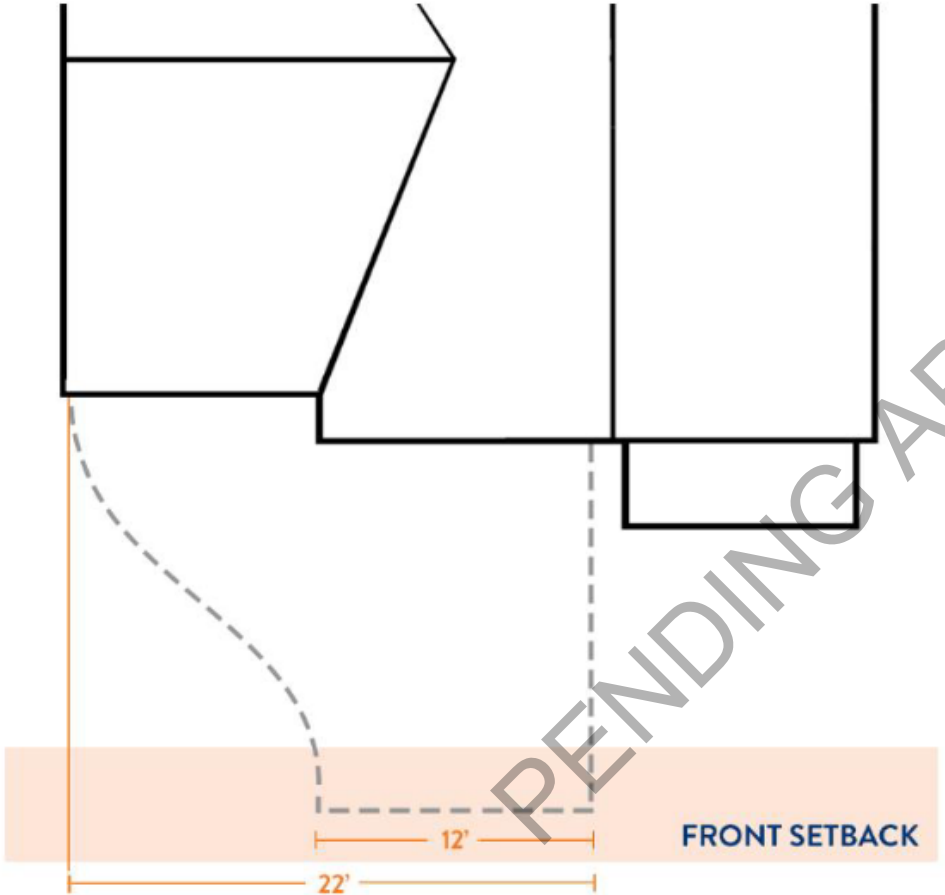
Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.



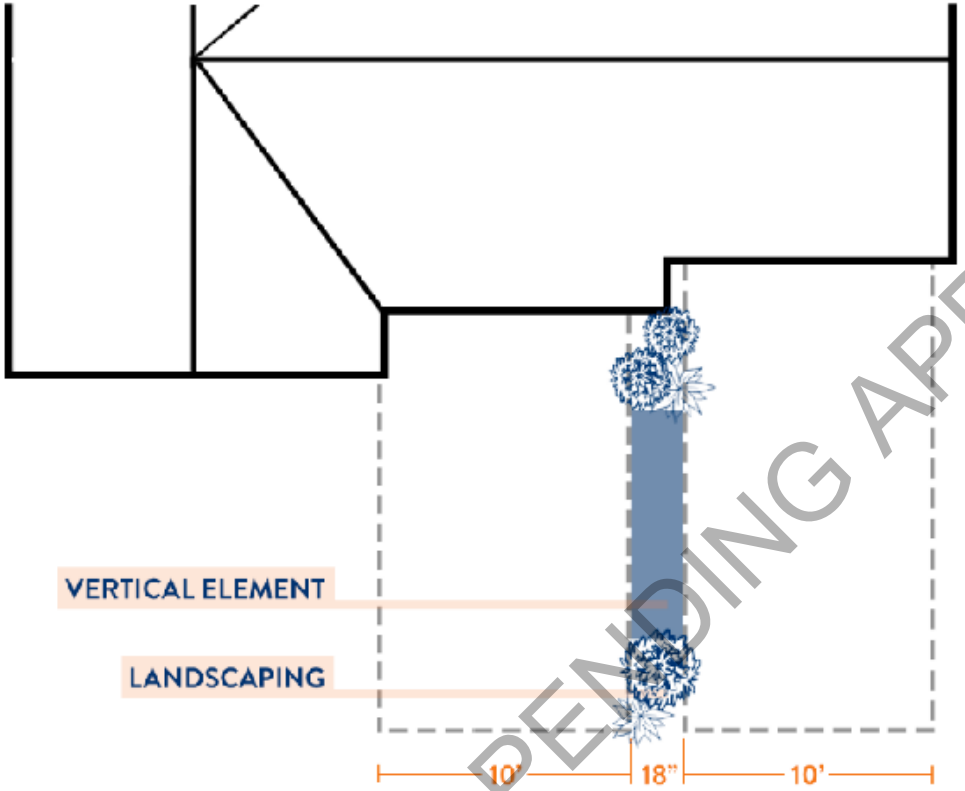
Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.



Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

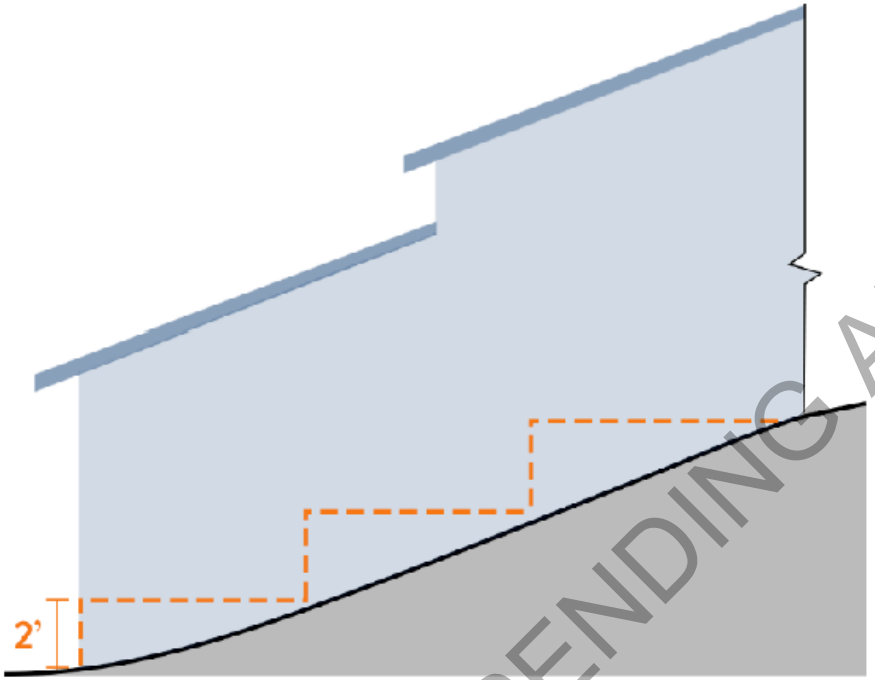


1. A maximum 12-foot-wide curb cut and 12-foot-wide driveway is allowed within the Front Setback. Beyond the Front Setback, the driveway may achieve a 22-foot maximum width to access the two-car garage.

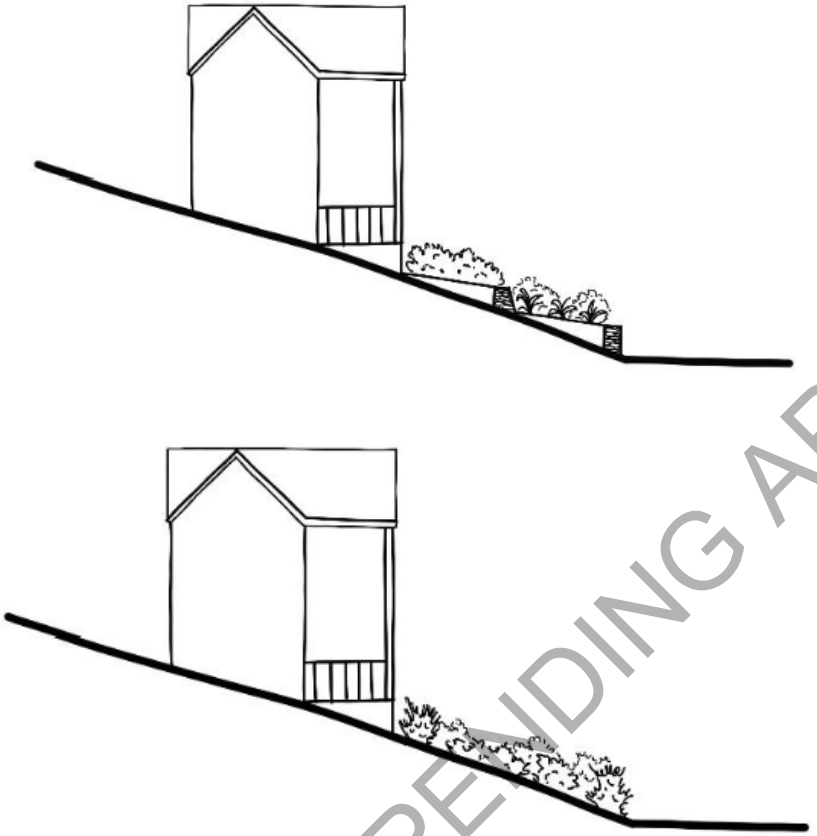


2. One maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways:

1. shall be separated with at least 18 inches of landscaping; and
2. shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle.

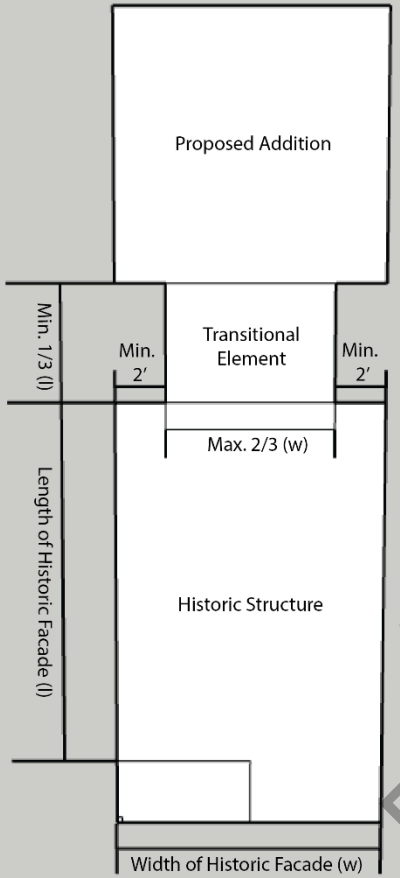


A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.



Topography and Grading

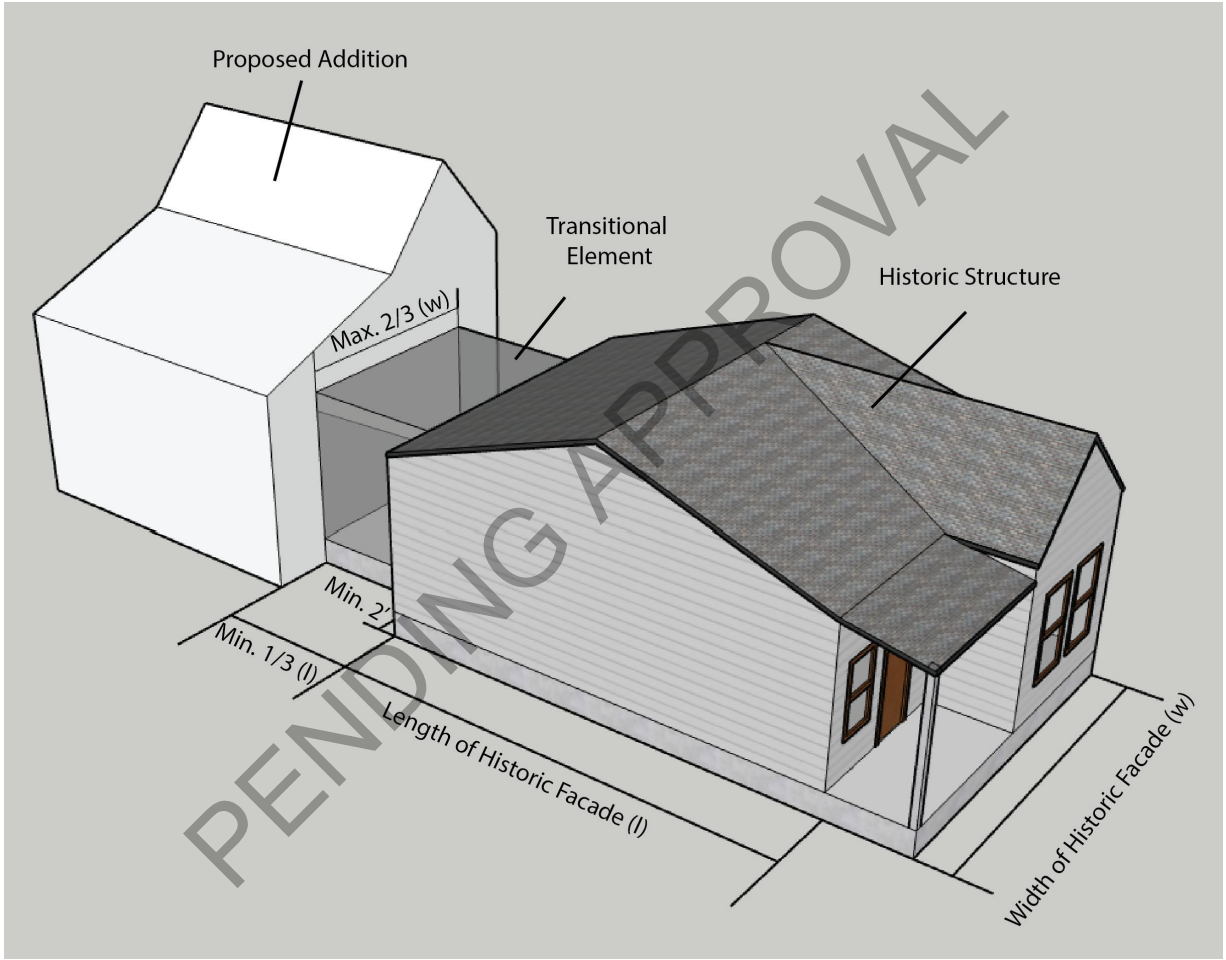
1. The natural topography and original grading of a site shall be maintained when feasible.
2. Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.
3. A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.

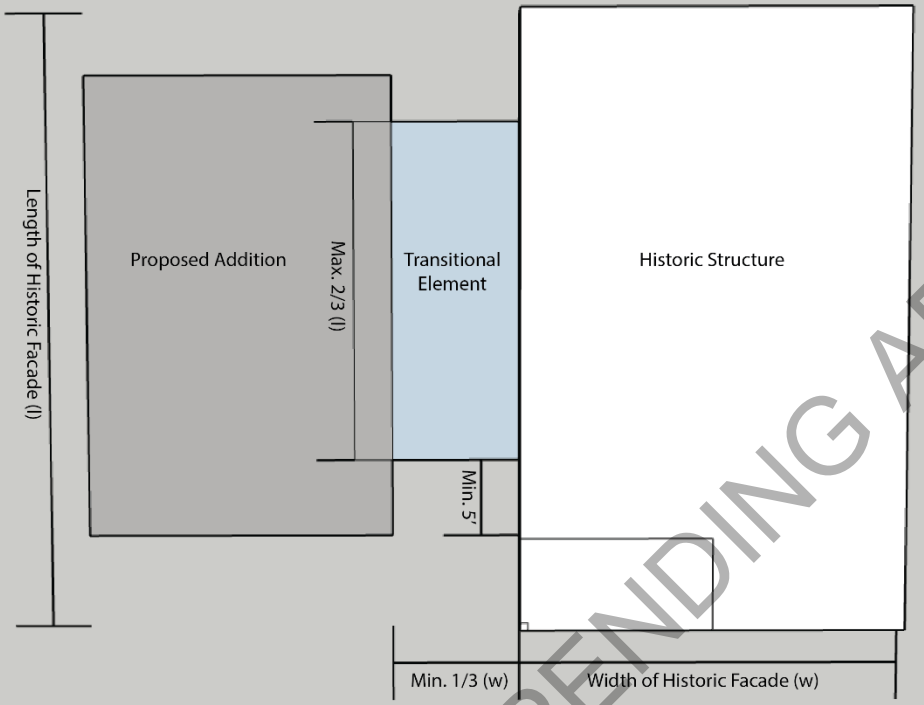


(4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2′).

(6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.

(7) The highest point of the transitional element shall be a minimum of two feet (2′) lower than the highest ridgeline of the historic structure.


Proposed Addition
Transitional Element
Historic Structure
Max. 2/3 (w)
Min. 2'
Min. 1/3 (l)
Length of Historic Facade (l)
Width of Historic Facade (w)
PENDING APPROVAL

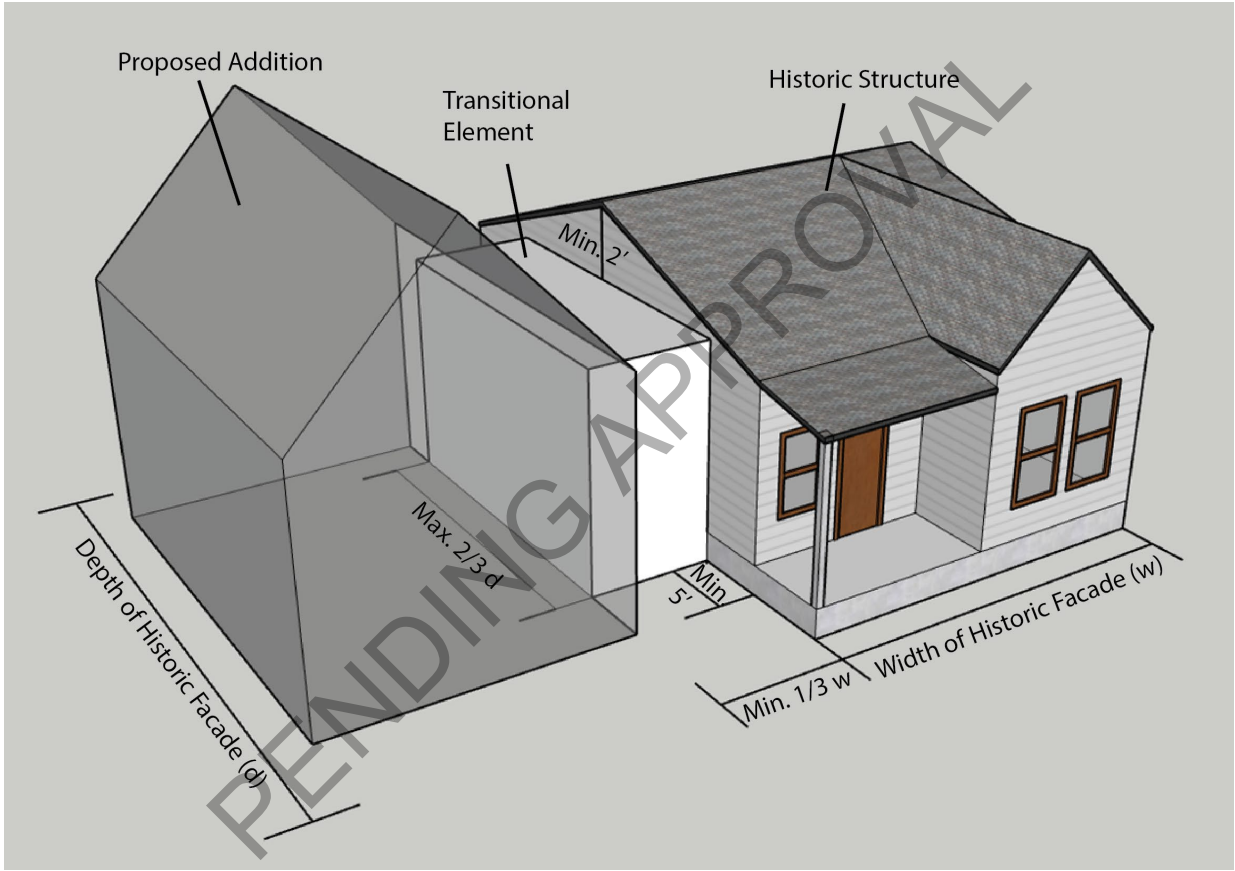


(4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').

(5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous requirements apply.

(6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.

(7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.


Proposed Addition
Transitional Element
Historic Structure
Min. 2'
Max. 2/3 d
Depth of Historic Facade (d)
Min 5'
Min. 1/3 w
Width of Historic Facade (w)
PENDING APPROVAL

Questions

Does the HPB want to see any revisions to the draft illustrations before making a recommendation to the Planning Commission?

Are there other elements of the Regulations for Historic Districts and Historic Sites the City should illustrate as part of these LMC amendments?

Does the Board have any additional feedback for Staff?

Historic Preservation Board
Staff Report

Subject: **81 Daly Avenue**
Application: **PL-23-05683**
Author: **Caitlyn Tubbs, Senior Planner**
Date: **May 1, 2024**
Type of Item: **Work Session – Reconstruction and Relocation**

Summary

81 Daly Avenue once was the site of a Significant Historic Structure built c. 1911. However, the structure fell into disrepair and was eventually panelized. The panelized materials were not properly stored or protected and no longer exist. As a result, this property is an outlier on the Historic Sites Inventory. The property owner seeks to reconstruct and relocate the Significant Historic Structure that was once sited at 81 Daly Avenue and build an addition. Staff and the property owner request input from the Historic Preservation Board regarding relocation and reconstruction of the Significant Historic Structure.

Description

Applicant:	Martin Paris
Location:	81 Daly Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential; Open Space
Reason for Review:	The Historic Preservation Board reviews requests to relocate Historic Structures pursuant to LMC § 15-11-13 and reconstruction pursuant to LMC § 15-11-15.

HPB	Historic Preservation Board
HR – 1	Historic Residential - 1

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

81 Daly Avenue is designated a Significant Historic Structure on Park City's Historic Sites Inventory[1] and was constructed c. 1911. A log structure, believed to be horse stables owned by the mining company, also occupied the Site from 1889 through 1907 as shown on the Sanborn Fire Insurance Maps (Exhibit B). It was later removed and replaced by the miner's cabin.

Figure 1: 1940s Tax Photo of c. 1911 Cabin

On November 10, 2003, the prior property owner filed a Determination of Significance application but withdrew it on February 1, 2004, before any official determination was made regarding the significance of the Structure.

On August 12, 2004, Park City issued Building Permit B04-09704, an exploratory demolition permit to remove some aluminum siding from the Structure to determine the preservation needs of the historic siding materials beneath (Exhibit E). Four panels were identified for preservation (see site plan below).

[1] LMC § 15-11-10(D)(2)(e)

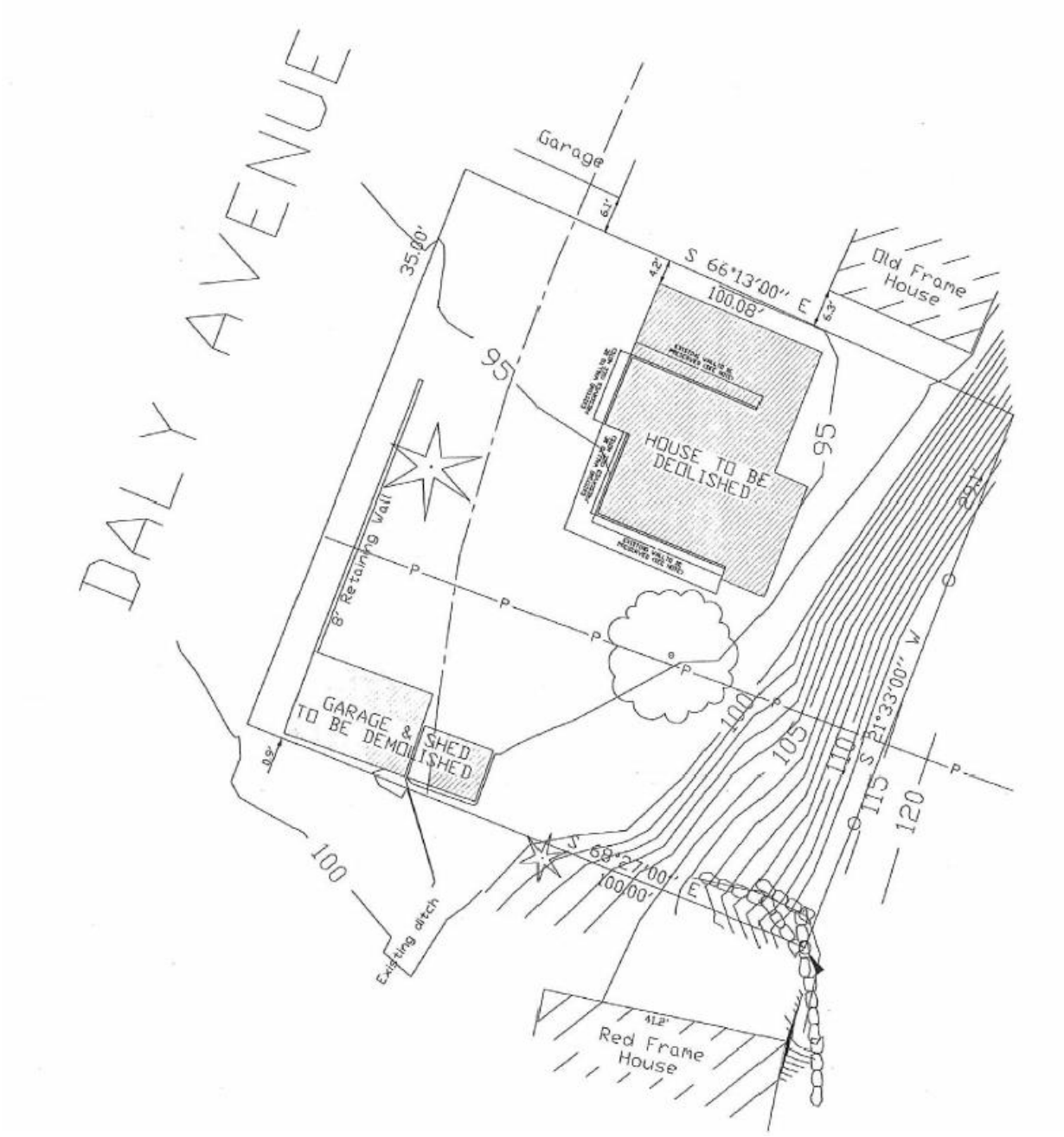


Figure 2: Excerpt of Approved Demolition Plan (2004)

The Planning Department approved the panelization and demolition plan on December 27, 2004 (Exhibit E), subject to the following notes:

1) *Walls of original historic mining house to be preserved as follows:*
    a. *Original siding and wood planking to be removed as intact wall panels*
    b. *Bracing shall be provided sufficient to protect wall panels from racking, warping, bending, or crushing*
    c. *Panels are to be wrapped in moisture protective barrier*

d. *Panels are to be stored on site in a manner that will protect them from racking, warping, bending, crushing, moisture and insect and animal damage*
e. *Windows and doors are to be removed from preserved panels prior to bracing and dismantling.*

The home was deconstructed in c. 2005 and the four panels were wrapped in a tarp and propped up on-site until 2019.

On September 15, 2011, the Chief Building Official determined the remaining panels were dangerous per sections 6, 7, 8, 12, 13, 14, and 17 of the Abatement of Dangerous Building Code and notified the Planning Director of their findings (Exhibit F). On November 15, 2018, the Planning Department received a Historic District Design Review application (PL-18-04034) requesting an examination of the panelized exterior cladding. The four panels were photographed on the Site on February 21, 2019 and are included in Exhibit D.

As shown in these 2019 photographs, the panels were not dismantled or stored as required by the approved demolition plan:

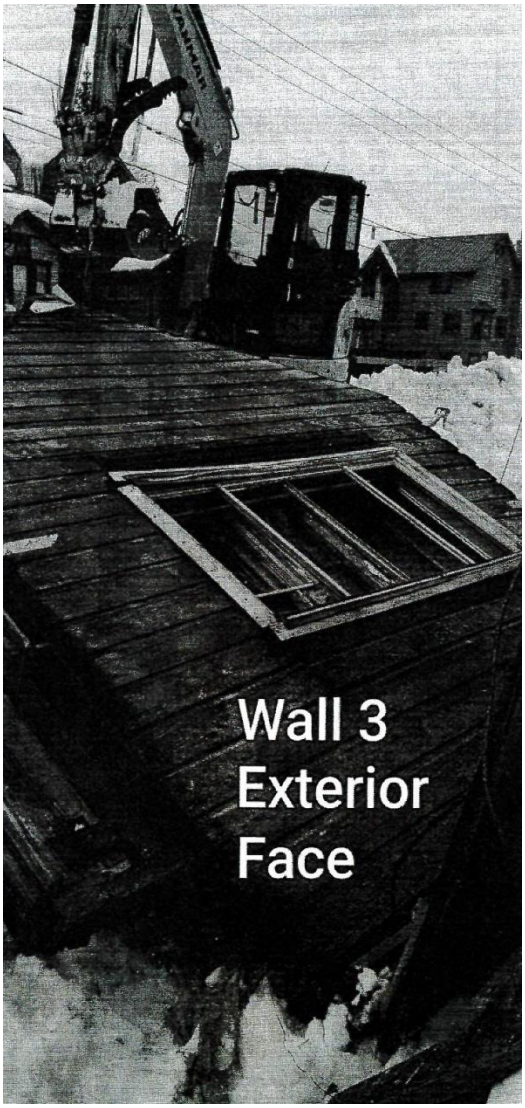


Figure 3: 2019 Photograph showing windows have not been removed prior to panelization.

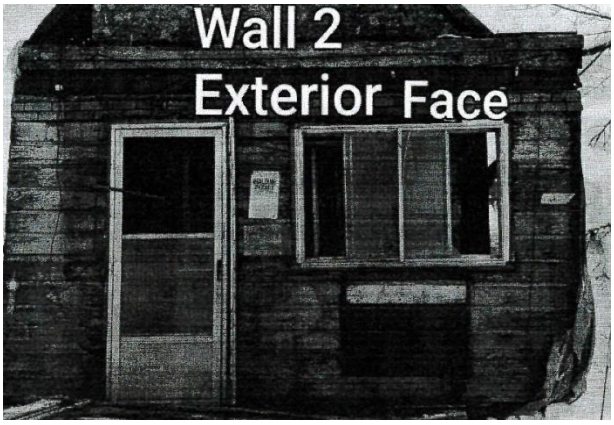
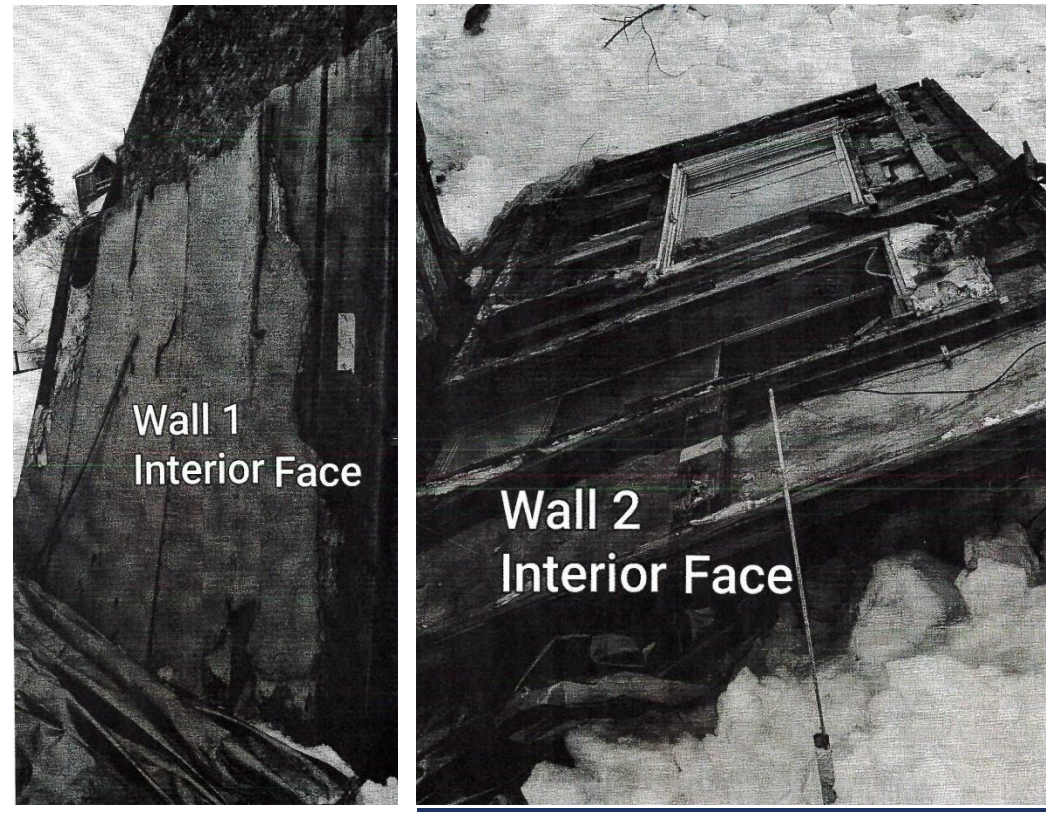


Figure 4: 2019 Photograph showing door and windows have not been removed prior to panelization.



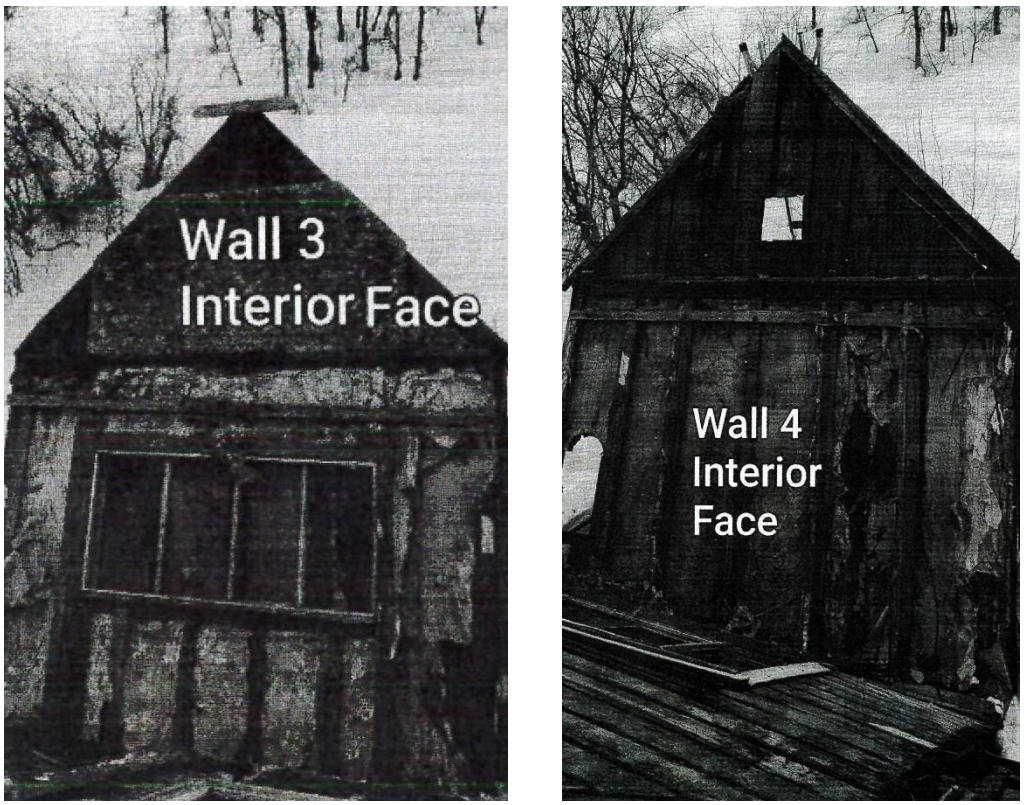
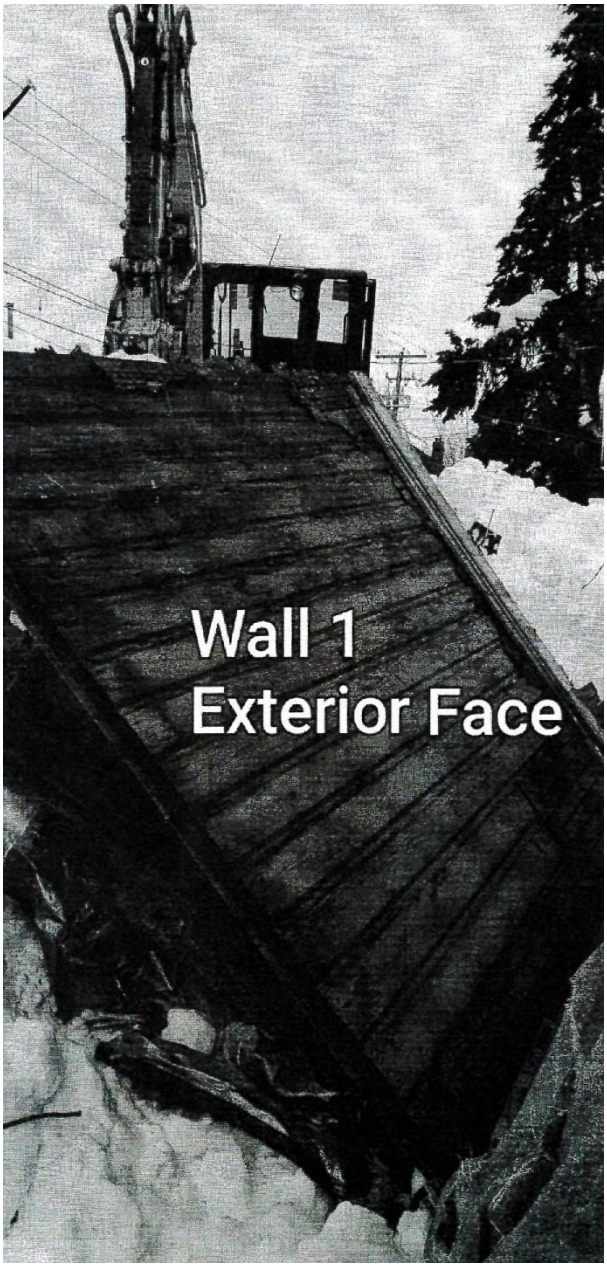


Figure 5: Views of Interior Faces of Panels Showing Lack of Bracing



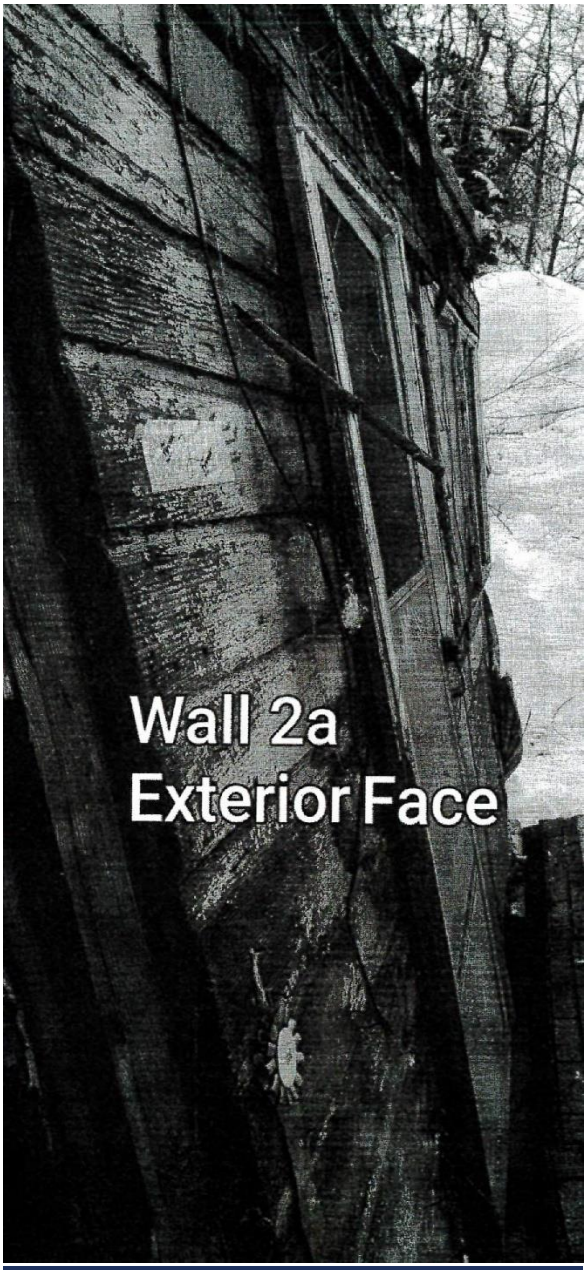


Figure 6: Photographs of Panels Racking and Warping

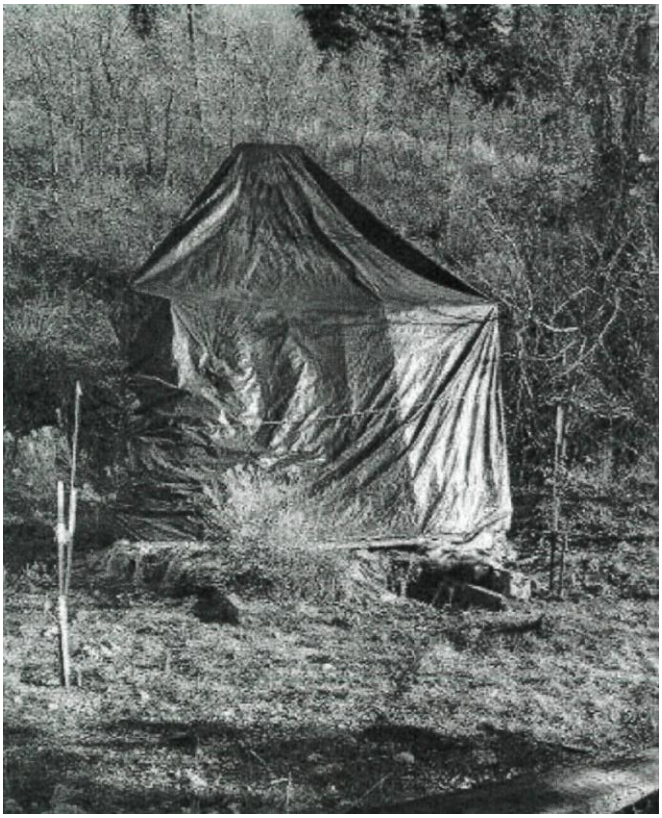


Figure 7: Photographs showing panels wrapped in tarp and propped up on the site.

On May 23, 2023, the Applicant submitted a Historic District Design Review Pre-Application with a proposal to rebuild the demolished Historic Structure along with a rear addition. The Applicant proposes to relocate the Structure farther forward (toward Daly Avenue) to provide additional developable area at the rear of the Site. Although the Historic Structure has been demolished, 81 Daly is designated a Significant Historic Site on Park City's Historic Sites Inventory and the Applicant has not petitioned the City to remove it from the Inventory. Due to its designation, the requirements listed in LMC § 15-13-2 *Regulations for Historic Residential Sites* apply. The Applicant's ability to relocate the Historic Structure will impact the proposed design of the addition, so the Applicant has requested the Historic Preservation Board conduct a Work Session and provide feedback.

Analysis

(I) To reconstruct a Historic Structure, the Board must find the proposal meets the criteria outlined in Land Management Code Section 15-11-15.

LMC Section 15-15-1 defines reconstruction as "[t]he act or process of depicting, by means of new construction, the form, features, and detiling of a non-surviving Site, landscape, Building, Structure, or object for the purpose of replicating its appearance at a specific period of time and in its Historic location."

LMC Section 15-11-15 establishes the criteria the HPB reviews regarding reconstruction. "It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites."

The HPB must find:

- The Historic Structure is found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code; and
- The Historic Structure cannot be made safe and/or serviceable through repair; and
- The form, features, detailing, placement, orientation and location of the Historic Structure will be accurately depicted by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

If an applicant proposes relocating the Historic Structure, then the HPB also reviews the criteria established in LMC § 15-11-13. Due to the loss of the original structure, the only applicable standard for discussion is LMC § 15-11-13(A)(3)(c) as outlined below.

(II) To relocate a Significant site, the following shall be met:

Purrsuant to LMC § 15-11-13, the Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic Structure have been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.

The historic context of the Site has already been heavily impacted by the removal of the historic miner's cottage. The Site currently sits as vacant land along Daly Avenue, a public street with dozens of Historic Structures and Historic Sites, and does not contribute to the Integrity of the Historic District as a whole. The majority of Historic Structures along Daly Avenue are constructed close to the public right-of-way due to the rears of many of the lots sloping steeply on both sides of the canyon. The proposed reconstruction of 81 Daly Avenue at the front of the Lot would complement the existing Streetscape and built pattern.

(2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

The proposed relocation of the 81 Daly cottage would not diminish the overall integrity of the Historic District or its associated boundaries; the Daly Avenue Streetscape already has a predominate pattern of homes constructed close to the public right-of-way due to the steep slopes in many of the rear yards.

(3) The historical integrity and significance of the Historic Structure will not be diminished by relocation and/or reorientation.

The Historic Structure has already been demolished and reconstructing it farther forward on its Lot would not impact or diminish its historical integrity any more than it has already been impacted.

(4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The Historic Structure has been demolished and removed from the Site; reconstructing the home toward the front of the Lot along Daly Avenue would complement the existing development pattern along the Streetscape.

Exhibits

Exhibit A: 2016 Intensive Level Survey
Exhibit B: Building Permit B04-09704
Exhibit C: Building Permit B04-10066
Exhibit D: 2019 Panel Photographs
Exhibit E: Approved Demolition and Panelization Plan
Exhibit F: Chief Building Official Determination

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **House at 81 Daly Avenue**

Address: **81 Daly Avenue** *Twnshp* *Range* *Section*:

City, County: **Park City, Summit, Utah** *UTM:*

Current Owner Name: **Tiresias Ventures LLC** *USGS Map Name & Date:* **Park City East**

Current Owner Address: **2907 Ocean Front Walk** **Quad/2011**

Venice, CA 90291 *Tax Number:* **PC-608**

Legal Description (include acreage): **LOTS 11 & 12 & N 22 FT LOT 13 BLK 73 MILLSITE PARK CITY (LESS BEG SW COR LOT 10; TH S 68*27' E 100.0 FT; S 21*33' W 5.9FT; N 66*13' W 100.08 FT; N 21*33' E 2.0 FT TO BEG) BAL 0.22 AC 478-40-1IQC-397 804-386 854-531 908-299 1640-1276**

2 STATUS/USE

Property Category
_x_ *building(s)*
___ *structure*
___ *site*
___ *object*

Evaluation
___ *eligible/contributing*
_x_ *ineligible/non-contributing*
___ *out-of-period*

Use
Original Use: **single dwelling**

Current Use: **work in progress (mostly demolished)**

3 DOCUMENTATION

Photos: Dates
_x_ *digital:* **Nov. 2013**
_x_ *prints:* **1995, c. 1940s**
___ *historic:*

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
___ *other:*

Research Sources (check all sources consulted, whether useful or not)
_x_ *abstract of title*
_x_ *tax card & photo*
___ *building permit*
___ *sewer permit*
_x_ *Sanborn Maps*
___ *obituary index*
___ *city directories/gazetteers*
_x_ *census records*
___ *biographical encyclopedias*
_x_ *newspapers*
_x_ *city/county histories*
___ *personal interviews*
___ *USHS History Research Center*
_x_ *USHS Preservation Files*
___ *USHS Architects File*
___ *LDS Family History Library*
_x_ *local library:* **Park City Museum**
___ *university library(ies):*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture *Date:* January 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **L-cottage type / Victorian Eclectic style** *No. Stories:* **1**

Foundation Material: **not verified** *Wall Material(s):* **drop wood siding**

Additions: **x** *none* __ *minor* __ *major (describe below)* *Alterations:* __ *none* __ *minor* **x** *major (describe below)*

Number of associated outbuildings **0** *and/or structures* **0** .

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

This house has been largely demolished, except for a lone gable end wall that remains standing, covered by a blue tarp. Built around 1911 (according to a 1949 tax card) and first shown on the 1929 Sanborn map, the original house was an L-cottage, with a gable end and front porch from left to right on the west (main) façade. A central window in the gable end (visible on a 1940s tax photo) was a square fixed casement window flanked by a rectangular leaded glass window on each side. This window appears to have replaced a pair of double hung windows, which were used more typically during the time of construction. The front door was located near the left end of the front porch, with a large window to its right (the porch window in the 1940s tax photo also appears to have replaced a double-hung original). The porch was extended at some point in the 1940s to the south to wrap around to the south façade of the house.

A 1995 photo shows the house in a general state of disrepair. It had an addition to the north with a shed roof extension. The roof, originally all shingles, had become a patchwork of different materials. The drop wood siding had been replaced with aluminum siding, and wood doors and windows were replaced with aluminum ones. The vast majority of the house was removed around 2006. Plans have called for the house to be reconstructed using stored original materials, but a single tarp-covered gable wall is the only remaining vestige of the historical house presently on the site.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1911**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

__ *Agriculture*	__ *Economics*	**C** *Industry*	__ *Politics/ Government*
__ *Architecture*	__ *Education*	__ *Invention*	__ *Religion*
__ *Archeology*	__ *Engineering*	__ *Landscape Architecture*	__ *Science*
__ *Art*	__ *Entertainment/ Recreation*	__ *Law*	__ *Social History*
__ *Commerce*	__ *Ethnic Heritage*	__ *Literature*	__ *Transportation*
__ *Community Planning & Development*	__ *Exploration/ Settlement*	__ *Maritime History*	**C** *Other:* **Mining**
__ *Conservation*	__ *Health/Medicine*	__ *Military*	
		__ *Performing Arts*	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house was built around 1911 on land that was used by the Ontario Mining Company for their nearby mill. It was common practice for houses to be built on “millsite” land, but early owners of these properties are hard to identify because the land generally remained in the possession of the Park City Townsite Company or its respective mining company owner and was generally parceled and sold to individual buyers years after construction. In this case, D.L.H. De Grover was the first individual owner of the property, which he purchased in 1916 from Townsite representative W.I. Snyder. Dong Ling Hing De Grover was unlikely to have lived in the house, as he was one of Park City’s leading rental property owners, holding around “sixty or seventy” Park City houses at the time of his death in 1926.[1] De Grover had been born in San Francisco of Chinese parents, moving to Park City in 1902. His son, Joe Grover, was born in China, moving to Park City at the age of fifteen to live with his father. The son inherited his father’s vast land holdings in 1931 after a court battle in which William Levey and his wife tried to claim De Grover’s inheritance but were denied over a suspicious, undated will.

Renters of 81 Daly include Simon and Josie Bilbao, Spanish immigrants, who lived in the house with their five children at the time of the 1930 census. Joe Grover continued to lease out the property until selling it in 1937 to Frank and Ethel Kimber, who lived in the house without children. Frank was a leaser for the mines and both he and Ethel were native Utahns. Leon

[1] “The Levy-Grover Case,” *Park Record*, September 4, 1931.

and Barbara Uriarte owned the house from 1948 to 1957. Leon was the mayor of Park City in the 1970s. The Marcellin family owned the house from 1957 to 2004, when it was bought by Tiresias Ventures LLC.

81 Daly Avenue. West elevation. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

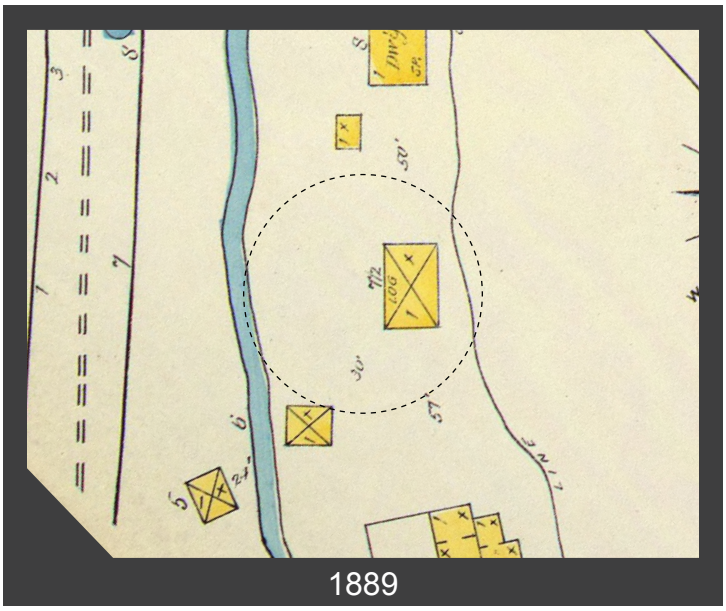
Address: 81 Daly Avenue
City: Park City, UT
Current Owner: Tiresias Ventures LLC
Address: (see historic site form for address)

Tax Number: PC-608
Legal Description (include acreage): PC Millsite BK 73 pt.L11, L12, pt.L13
(see historic site form for complete legal description)

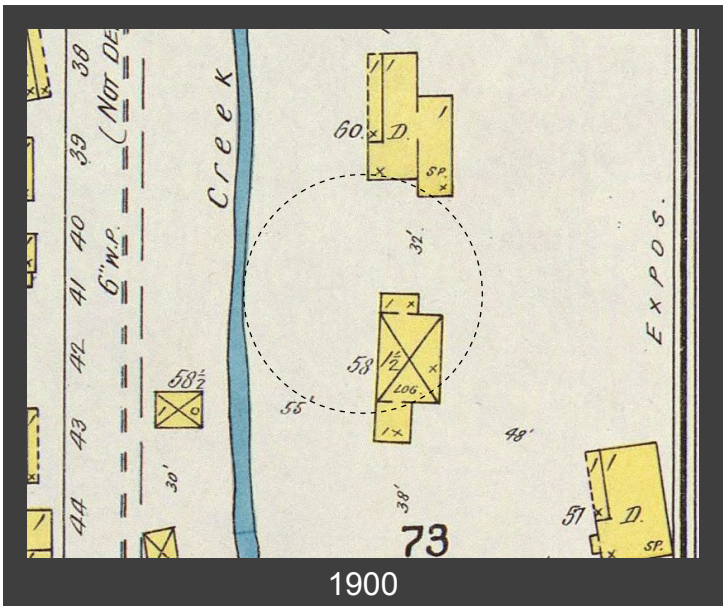
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al	H.M. McLaughlin et al	Decree		[L1-6, 8-33]
5/9/1916	W.I. Snyder	D.L.H.D. Grover	W.D.		"11, 12"
4/25/1918	Victor Holm & wife	D.L.H.D. Grover	W.D.		"N. 36 ft. 13"
6/4/1918	Victor Holm & wife	Pete Lenzi	W.D.		"N. 36 ft. 13"
7/23/1918	Pete Lenzi, et ux	Frank Burgenes	W.D.		"N. 36 ft. 13"
2/26/1932	3rd Jud. Dis Court	Joe Grover, Adm	Decree		"11, 12"
2/26/1932	3rd Jud. Dis Court	Joe Grover, Adm	Decree		"N. 36 [ft.] 13"
11/12/1937	Joe Grover	Frank Kimber, et ux	W.D.		"11,12, 36ft. N 13"
10/2/1948	Ethel May Kimber Peterson	Leon Uriarte, et ux	Q.C.D.		"11,12, N36' 13"
2/28/1957	Leon & Barbara Uriarte	Jerry & Beth Marcellin	Q.C.D.		"11,12, pt. 13, N 36 ft lot 13"
5/20/1988	Beth Marcellin	Beth & Kelly R. Marcellin, mother & son	Q.C.D.		"All Lots 11, 12 & N 36 ft of Lot 13, Blk 73"
8/17/2004	Terry L. Marcellin (conservator)	Tiresias Ventures LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

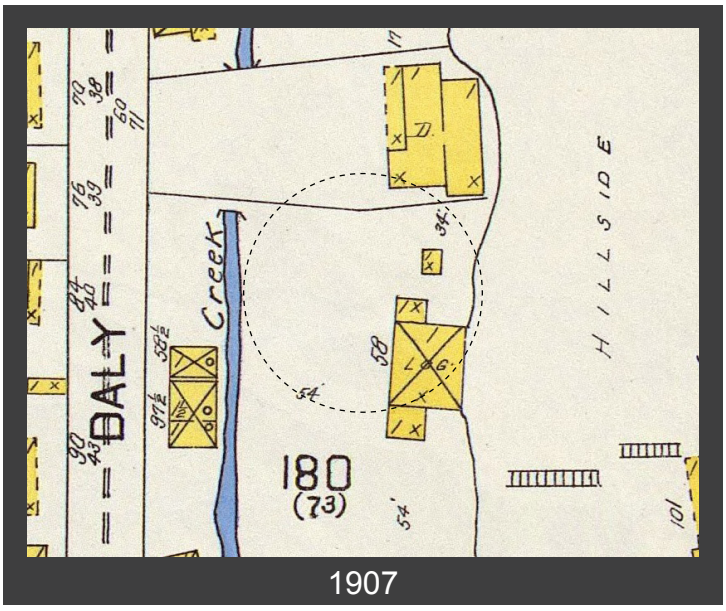
Date: 3/17/2014



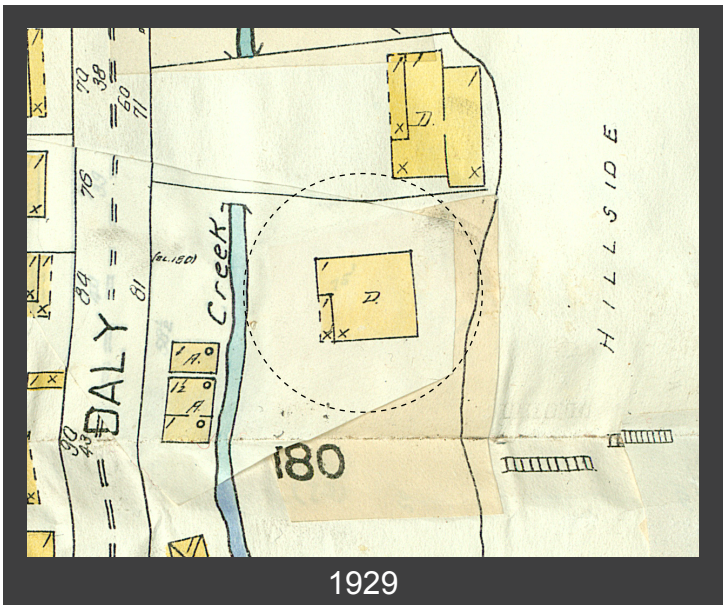
1889



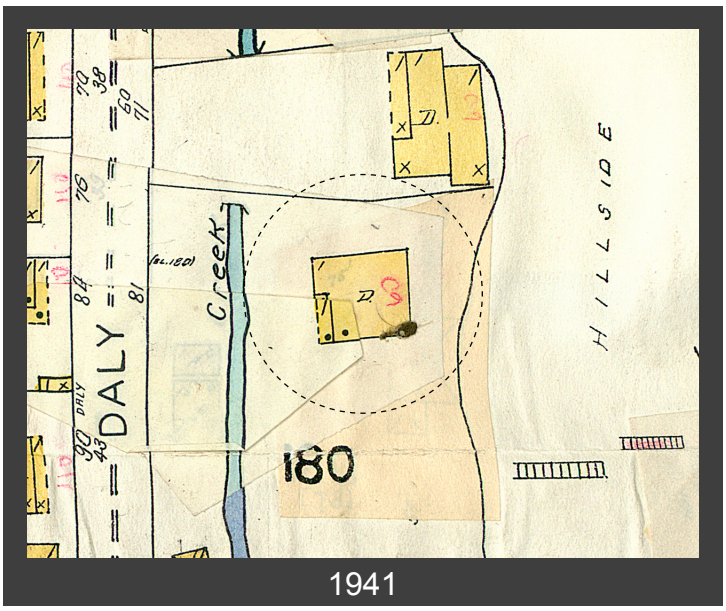
1900



1907



1929



1941

The Levy-Grover Case

Wednesday's Salt Lake Tribune says:

Disposition of the Park City estate of Dong Ling Hing, Chinese laundryman, is probably finally settled by a decision of the Utah supreme court, handed down Monday. Under the decision the sole beneficiary is the son of the deceased, Dong Team Chew.

Mrs. Annie Levey, sole beneficiary under a purported will, takes nothing.

The father was commonly known in Park City as D. Grover, or D. L. H. D. Grover, and the son as Joe Grover. The estate was largely some sixty or seventy houses in Park City, and worth, according to the appraisers, about $36,000.

The parent was San Francisco born of Chinese parents. He went twice to China, married three women, and had several children. He attempted at various times to bring four sons into the United States, and was twice successful. He returned the last time from China in 1902, and went to Park City, where he had previously lived. He died in February, 1926, aged 63.

The son, Joe Grover, was Canton born, by D. Grover's third wife, it was found by United States immigration officials at Seattle, who conducted an investigation at the time that the lad was admitted, when 15 years of age.

Mrs. Levey conducted a boarding house at Park City, where her husband, William Levey, was night watchman at a mine. The Leveys acted as financial advisers of the elder Grover, and their relations with him were amicable, the court finds, until about 1917 or 1918, when Grover filed suit against William Levey, on the allegation that his signature had been procured to a note for $2500 when as a matter of fact he owed Levey only about $1000. The Chinese pleaded ignorance of the English language as written, and won the case in court.

At the time of Grover's death in 1926, Mrs. Levey had returned to her native country of Ireland. A year later, in March, 1927, she presented the purported will, in which she was named as executrix and sole beneficiary. At the same time she renounced the right of executrix and asked for the appointment of the Central Trust company, which brought the present suit against Joe Grover, who had been acting as administrator of the elder Grover's estate in the meantime.

While the will she presented was undated, Mrs. Levey said it had been signed and witnessed in 1919 or 1920. One of the witnesses, E. Fitzpatrick, was at that time dead. The other, Barnard Duffy, had returned to Ireland. Affidavits were presented at the trial which appeared to cast some doubt on whether these men had ever witnessed the signature, or, if they had, knew at the time that it was a will.

The case was tried before Judge W. M. McCrea, and the supreme court refuses to distrub his findings of fact, or, on any important point, his rulings.

The decision is by Justice W. H. Folland, his colleagues concurring.

When this case was commenced in the district court, Roger I. McDonough and Attorney A. R. Barnes of Salt Lake, represented Joe Grover and won a decision from Judge McCrea. When Attorney McDonough was elected district judge his brother Attorney Bartly G. McDonough took over the case, defending the Grover estate in the appeal to the supreme court with the result that Judge McCrea's decision was sustained, as given above.

Park Record, 9/4/1931

Joe Grover, Mountain Chinaman Dies Near Evergreen, Colorado

Editor's Note: Joe Grover, a long time resident of Park City died June 19 at his cabin near Evergreen, Colorado where he had resided since leaving Park City. The following is a story reprinted from the Evergreen Canyon Courier. It appears courtesy of that newspaper and was written by Sally Bassett.

Joe Grover Photo by Buddy Lange

His 100-year old log cabin is tucked away in the far reaches of north Beaver Brook Canyon in the shadow of hills he loved to roam and mine.

Not 100 yards away sits a tiny lean-to where he spent cold winters that rendered the cabin too big to heat.

Few, save some Beaver Brook neighbors, know those romantic structures remain, now serving to salute Joe Grover and the solitary life he led here since 1937. Few besides, may know that Joe Grover died the week of June 18, 1979, at the age of 76, the victim of cancer that had afflicted him for nearly a year. He leaves behind no relatives and little in the way of material possessions.

Grover was one of those rare, early residents; the grandson of a Spanish-American War veteran; the son of a man who once owned half the main street of Park City, Utah; a consistent contributor to churches and charities; and "so big-hearted, that's why he didn't have anything." Though reportedly unsuccessful at it, he was an unrelenting miner of mica and feldspar in the hills around his home, simply because he loved the occupation.

The little that anyone knows about Grover is largely the treasure of Jim and Gertrude Mohlman, his next-door neighbors and friends of nine years who took care of him. They appear to be the sole keepers of what precious little this quiet, independent Chinese mountain man wished to impart about his past and his present.

Grover died as inconspicuously as he lived, having asked the Mohlmans that there be no services for him. What remains are his cabin, the many books he hungrily devoured learning English and American history pictures and papers. There are only relics of the Chinese heritage he left behind to join his father in the United States in 1918, assuming the same American name his father had picked to start a new life here.

Grover's grandfather apparently was the first in his family to come to America; his father was born here, an American citizen. He returned to China where his wife bore him a son - Dang Tim Chiu, July 8, 1902 in Canton. When his mother died, the 16 year old boy came to Park City, to join his father who was working on the railroad. He had taken the name Joe Grover and he insisted his son learn English and also take an American name.

Joe Grover Sr. opened a restaurant and began acquiring the property of Park City, at one time reportedly owning half the town's Main Street. Young Joe apparently inherited his fortune when he died. The restaurant he operated, Grover Cafe, was frequented by the railroad crews. Menus he saved had dinner checks scribbled casually on the back, hastily signed with no apparent credit concerns by section foremen ("sec 4 man," they wrote beside their signatures). The plain, yellowed sheets, modestly mimeographed with the day's fare, conjure portraits of the old west, steaming food devoured there amid the din of rattling dishes, and raucous conversation, for prices that are nothing more than a dream now. The most costly item on a list of entrees dated February 4, 1937, is T-bone steak with bacon for 65 cents.

Grover was a landlord in Park City during the Great Depression when his tenants were hard pressed to eat, much less pay the rent. His attorney, Mohlman said, would advise him to evict them. Not only did Grover let them stay, he instructed them to charge supplies to him. Relates Mohlman, "He said he would tell them to go down to the store and say, 'Charge to Joe Grover!' and then he would laugh...He might make a deal with someone and seal it with just a handshake. He was so big-hearted; that's why he didn't have anything." Someone once told Mohlman they had peeked into the Cadillac Grover drove in his earlier Beaver Brook years and seen mounds of soft silk shirts piled in the back seat.

While in Park City, he bought 120 acres of Beaver Brook land with a mine on it from a woman whose son was a tenant. According to Mohlman, Grover had prospected all around the west and loved that pursuit, though he was never successful at it.

Beaver Brook Canyon is spectacular, remarkably reminiscent of the Aspen area; Mohlman sits in the afternoon sunshine on the deck of his home that looks directly onto Grover's little cabin. He surveys the surrounding mountainsides and observes, "You know, in 1937, he could have bought all these hills around here for what he spent on mining. But he loved it."

He also hungered for learning, constantly struggling with his English, his friend remembers. It was a long time before Grover ventured to call Gertrude Mohlman, by her nickname "Gert", because he feared it would come out "dirt."

Most of the books the Mohlmans have found among Grover's belongings are American history. But he apparently read anything with a vengeance. And, they said, he had beautiful handwriting and was a pretty good one-finger typist.

Mohlman is the retired head of the rotogravure department at the Denver Post. One day he brought home a pamphlet about the photo process for Grover's perusal. For days, Grover inquired about it. "He asked me more questions than any journeyman I ever had," Mohlman recalls with a chuckle. "He just wanted to learn, learn."

There was a time, Mohlman remembers, when he would observe a stranger going to and from Grover's cabin every Wednesday. Finally, after one such visit, Grover remakred about him. "Well, he won't be back again," he said to his neighbors. It turned out the man was from the Jehovah's Witnesses. Grover allowed him to visit each week but finally explained he had no intention of joining the religion. All he wanted, he said, was to receive some more English and learn to read the Bible.

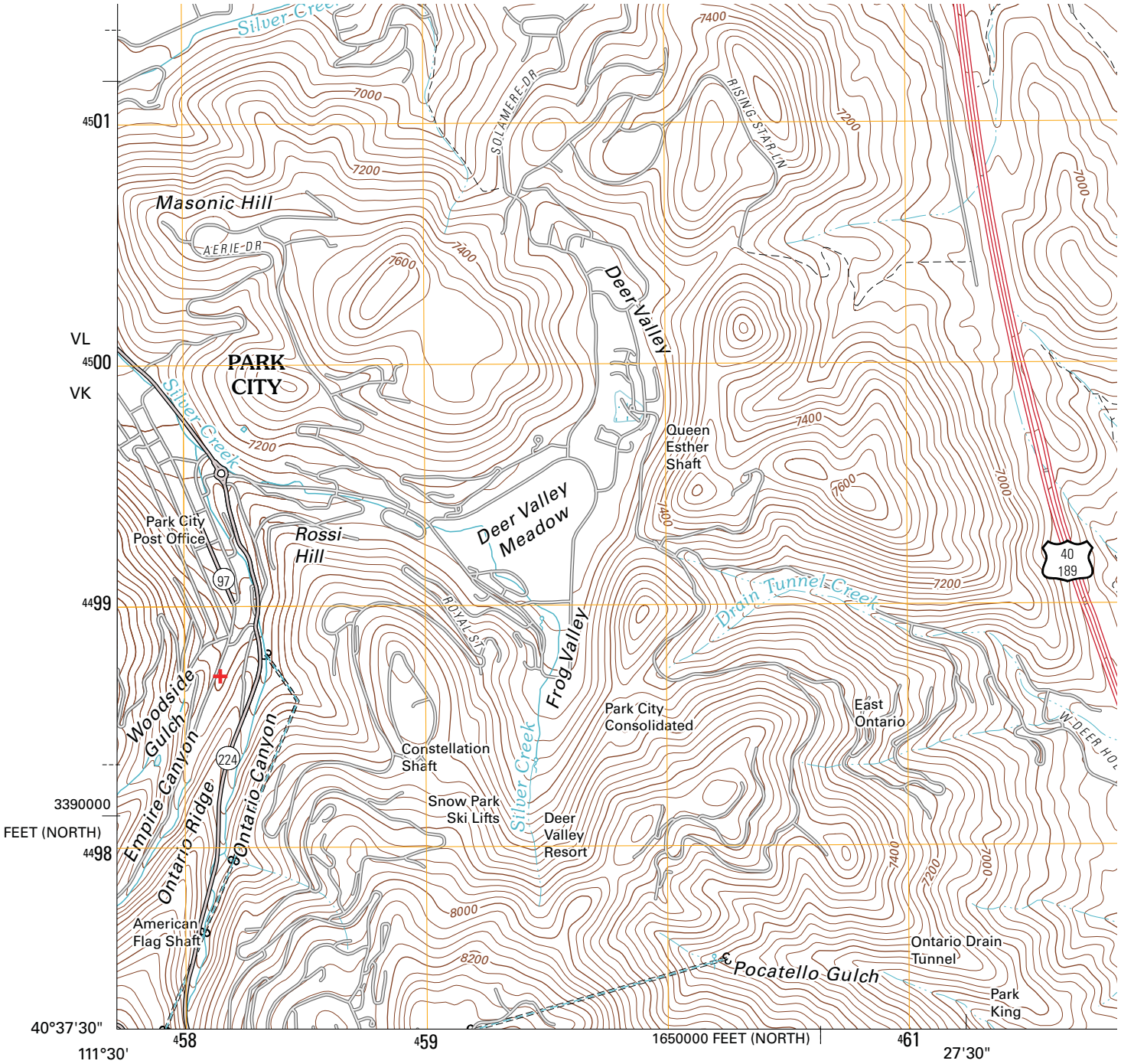
Grover retired from mining in 1960 and remained pretty active, his friends say, until about a year ago when he became ill. His lifestyle was his own; the Mohlmans shopped and cooked for him, drove him to and from the hospital and paid visits. But he slept when he was tired, ate when hungry and remained a loner to the last.

There were no services for Joe Grover the week of his death. It's the way he wanted it. He asked that his body be cremated and his ashes put in his old mine. He wanted to be remembered as he was, he said.

And the Mohlmans, who cared for him to the very end, honored that request as well.

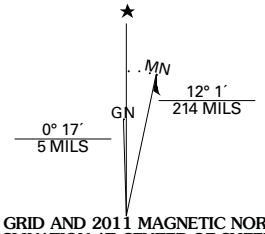
Park Record, 8/23/1979

c. 1941 (Summit County)

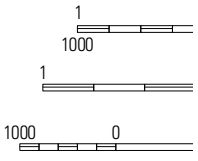


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

Imagery.....NAIP, July 2009 - August 2009
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2009
Hydrography.....National Hydrography Dataset, 2009
Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



U.S. National Grid
100,000-m Square ID
VL / VK (45 00)
Grid Zone Designation
12T

✚ location on USGS Park City East 1:24000 Quadrangle Map (2011)

B04-09704

DEMOLITION PERMIT

BUILDING INSPECTION DEPARTMENT
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
(435) 615-5100

Building B-DEMO
Permit Number: B04-09704

Date of Application: 08/12/2004
Date Issued:
Permit Expires:
Status: APPROVED

Job Address: 81 DALY AVE PC
Parcel No: PC-608

Owner of Property: MARCELLIN TERRY L CONSERVATOR
Phone #:
Mailing Address: 4099 S 380 E
MURRAY UT
Zip: 84107

Contractor:
Phone #:
Mailing Address:
Zip:
St. Lic #:

Work Description: SIDING REMOVAL ONLY

Kind of Const: RES RESIDENTIAL

Class Code:
# of Buildings: 0
# of Units: 0

PERMIT FEE SCHEDULE

Permit Fee.....	$20.00
Investigation Fee.....	$0.00
Special Inspection Fee..	$0.00
Reinspection Fee.....	$0.00
1% State Surcharge.....	$0.20
WAIVE FEE (y/n)..... N	
TOTAL FEES.....	$20.20

Conditions:

SIGNATURE _____ DATE 8/12/04

RK CITY PERMIT APPLICATIC

DATE OF APPLICATION: 8/12/04 ? PERMIT NUMBER: B04-09704

ESTIMATED VALUATION:

PROPERTY ADDRESS: 81 Daly Avenue

PROPOSED PERMIT USE: Cultimal demolition permit- strip aluminum siding from house to permit evaluation of historical preservation need of cladding underneath.

ARCHITECT: — owner at present PHONE #: 435-602-9317

E-MAIL ADDRESS: Martinparis@comcast.net FAX #: 310-496-2001

CONTRACTOR NAME (as it appears on your license): name selected as yet

LICENSE #: — PHONE #: —

OWNER OF PROPERTY: Tiresias Ventures, LLC Martin Paris, Manager PHONE #: 435-602-9317

OFFICE USE ONLY BELOW THIS LINE

Comments:

K RD

Approved by: 8/12/04 SCOPE OF WORK AS LISTED ABOVE ONLY

RECEIPT

PARK CITY MUNICIPAL CORPORATION

P.O BOX 1480
PARK CITY, UTAH 84060
PHONE 615-5221

DATE 8-12-04

REC'D FROM Marcellin Jerry

CREDIT CARD ☑ CASH ☐ CHECK ☐ 20.20

WATER SERVICE		
BUSINESS LICENSE		
FINES		
PARKING TICKET NO.		
PARKING PERMIT		
MISC.REVENUES		
B04-09704		
Demolition		
BUILDING PERMIT		20.00
PLAN CHECK FEES		
CONNECTION FEE		
METER		
WATER DEV.		
1% STATE		.20
IMPACT	OPEN SPACE	
IMPACT	PUBLIC SAFETY	
IMPACT	STREETS	
IMPACT		
ELECTRICAL		
PLUMBING		
MECHANICAL		
SIGN PERMIT		

64633 REC'D BY SA

293025400889

PARK CITY FINANCE
445 MARSAC AVENUE
PARK CITY, UT 84060

TIME 04:21 PM DATE 08/12/04
4856200206339346
EXP DATE 1104
CARD TYPE VI
TERMINAL # 859558
TRAN TYPE SALE
AUTH CODE 012658
RECORD # 005

AMOUNT $ 20.20

SIGNATURE X Matt Paris

MARTIN PARIS

I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT

THANK YOU
PLEASE COME AGAIN

MERCHANT COPY

Fidelity General
PO Box 160248
Clearfield, UT 84016
801-940-1784
Fax: 801-776-3338

Facsimile transmittal

To:	Ron Ivie	**Fax:**	435-615-4900
From:	Ron Boswell,	**Date:**	8/12/2004
Re:	Hydraulic Calculations	**Pages:**	14 + Cover
CC:			

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Mr. Ivie:

Attached at the Hydraulic Calculations for the property at Daley Ave; belonging to Mr. Brent Gold and Mr. Martin Paris. If you have any questions please feel free to contact me at 801-940-1784.

Thank-you

Sincerely

Ron Boswell

FIDELITY GENERAL FIRE PROTECTION

SALT LAKE CITY, UT 84115

HYDRAULIC CALCULATIONS

FOR

MARTIN PARIS RESIDENCE
56 DALEY AVE.
PARK CITY, UTAH
FILE NUMBER:PARIS RESIDENCE
DATE:8/6/04

-DESIGN DATA-

OCCUPANCY CLASSIFICATION:	RESIDENTIAL 13D MODIFIED
DENSITY:	.05 gpm/sq. ft.
AREA OF APPLICATION:	2 HEADS
COVERAGE PER SPRINKLER:	16 x 16 MAX.
NUMBER OF SPRINKLERS CALCULATED:	2 sprinklers
TOTAL SPRINKLER WATER FLOW REQUIRED:	32.4 gpm
TOTAL WATER REQUIRED (including hose):	37.4 gpm
FLOW AND PRESSURE (@ SOURCE):	37.4 gpm @ 78.8 psi
SPRINKLER ORIFICE SIZE:	7/16" inch K= 4.2

NAME OF CONTRACTOR: FIDELITY GENERAL FIRE PROTECTION

DESIGN/LAYOUT BY: JEFF JOHNSON NICET 4 #069385

AUTHORITY HAVING JURISDICTION: PARK CITY FIRE DEPT.

CONTRACTOR CERTIFICATION NUMBER:

CALCULATIONS BY HASS COMPUTER PROGRAM

SPRINKLER SYSTEM HYDRAULIC ANALYSIS Page 1

DATE: 8/6/2000 A:\PARIS RESIDENCE.SDF

JOB TITLE: MARTIN PARIS RESIDENCE 4 HEADS

WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. @ (PSI)	FLOW @ (GPM)	AVAIL. PRESS. (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
16	87.0	70.0	800.0	86.9	37.4	78.8

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	37.4 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	0.0 GPM
OTHER HOSE STREAM ALLOWANCES	5.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	32.4 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
1	33.0	K= 4.20	14.5	16.0
2	33.0	K= 4.20	15.2	16.4
3	34.0	- - - -	18.3	- - -
4	33.0	- - - -	18.7	- - -
5	33.0	- - - -	18.7	- - -
6	34.0	- - - -	22.4	- - -
7	22.0	- - - -	30.5	- - -
8	22.0	- - - -	37.4	- - -
9	10.0	- - - -	45.5	- - -
10	10.0	- - - -	48.8	- - -
11	3.0	- - - -	55.9	- - -
12	3.0	- - - -	59.9	- - -
13	1.0	HOSE STREAM	61.3	5.0
14	0.0	- - - -	71.7	- - -
15	0.0	- - - -	75.7	- - -
16	0.0	SOURCE	78.8	37.4

SPRINKLER SYSTEM HYDRAULIC ANALYSIS Page 2

DATE: 8/6/2000 A:\PARIS RESIDENCE.SDF

JOB TITLE: MARTIN PARIS RESIDENCE 4 HEADS

PIPE DATA

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT	LENGTH (FT)	PRESS. SUM. (PSI)
Pipe: 1					-16.0	1.101	PL 11.00	PF 0.7
1	33.0	4.2	14.5	16.0	5.4	150	FTG 5.0	PE 0.0
2	33.0	4.2	15.2	16.4		0.045	TL 16.00	PV 0.2
Pipe: 2					-32.4	1.101	PL 11.00	PF 3.5
2	33.0	4.2	15.2	16.4	10.9	150	FTG 10.0	PE -0.4
3	34.0	0.0	18.3	0.0		0.166	TL 21.00	PV 0.8
Pipe: 3					0.0	1.101	PL 11.00	PF 0.0
4	33.0	0.0	18.7	0.0	0.0	150	FTG 5.0	PE 0.0
5	33.0	0.0	18.7	0.0		0.000	TL 16.00	PV 0.0
Pipe: 4					0.0	1.101	PL 11.00	PF 0.0
5	33.0	0.0	18.7	0.0	0.0	150	FTG 10.0	PE -0.4
3	34.0	0.0	18.3	0.0		0.000	TL 21.00	PV 0.0
Pipe: 5					-32.4	1.101	PL 10.00	PF 4.2
3	34.0	0.0	18.3	0.0	10.9	150	FTG 15.0	PE 0.0
6	34.0	0.0	22.4	0.0		0.166	TL 25.00	PV 0.8
Pipe: 6					-32.4	1.101	PL 12.00	PF 2.8
6	34.0	0.0	22.4	0.0	10.9	150	FTG 5.0	PE 5.2
7	22.0	0.0	30.5	0.0		0.166	TL 17.00	PV 0.8
Pipe: 7					-32.4	1.101	PL 22.00	PF 7.0
7	22.0	0.0	30.5	0.0	10.9	150	FTG 20.0	PE 0.0
8	22.0	0.0	37.4	0.0		0.166	TL 42.00	PV 0.8
Pipe: 8					-32.4	1.101	PL 12.00	PF 2.8
8	22.0	0.0	37.4	0.0	10.9	150	FTG 5.0	PE 5.2
9	10.0	0.0	45.5	0.0		0.166	TL 17.00	PV 0.8
Pipe: 9					-32.4	1.101	PL 15.00	PF 3.3
9	10.0	0.0	45.5	0.0	10.9	150	FTG 5.0	PE 0.0
10	10.0	0.0	48.8	0.0		0.166	TL 20.00	PV 0.8
Pipe: 10					-32.4	1.080	PL 9.00	PF 4.1
10	10.0	0.0	48.8	0.0	11.3	120	FTG C	PE 3.0
11	3.0	0.0	55.9	0.0		0.276	TL 14.76	PV 0.9
Pipe: 11					FIXED PRESSURE LOSS DEVICE			
12	3.0	0.0	59.9	0.0	4.0 psi, 32.4 gpm			
11	3.0	0.0	55.9	0.0				
Pipe: 12					-32.4	1.080	PL 2.00	PF 0.6
12	3.0	0.0	59.9	0.0	11.3	120	FTG ----	PE 0.9
13	1.0	H.S.	61.3	5.0		0.276	TL 2.00	PV 0.9
Pipe: 13					-37.4	1.025	PL 30.00	PF 10.0
13	1.0	H.S.	61.3	5.0	14.5	150	FTG E	PE 0.4
14	0.0	0.0	71.7	0.0		0.307	TL 32.50	PV 1.4

SPRINKLER SYSTEM HYDRAULIC ANALYSIS Page 3

DATE: 8/6/2000 A:\PARIS RESIDENCE.SDF

JOB TITLE: MARTIN PARIS RESIDENCE 4 HEADS

PIPE TAG / END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS)	DIA(IN) HW(C) FL/FT	LENGTH (FT)	PRESS. SUM. (PSI)
Pipe: 14					FIXED PRESSURE LOSS DEVICE			
15	0.0	0.0	75.7	0.0	4.0 psi,	37.4 gpm		
14	0.0	0.0	71.7	0.0				
Pipe: 15					-37.4	1.025	PL 5.00	PF 3.1
15	0.0	0.0	75.7	0.0	14.5	150	FTG TG	PE 0.0
16	0.0	SRCE	78.8	(N/A)		0.306	TL 10.00	PV 1.4

NOTES:

(1) Calculations were performed by the HASS 7.2 computer program under license no. 49030128 granted by

HRS Systems, Inc.
4792 LaVista Road
Tucker, GA 30084

(2) The system has been calculated to provide an average imbalance at each node of 0.006 gpm and a maximum imbalance at any node of 0.085 gpm.

(3) Velocity pressures are printed for information only and are not used in balancing the system. Maximum water velocity is 14.5 ft/sec at pipe 13.

(4) PIPE FITTINGS TABLE

Pipe Table Name: STANDARD.PIP

PAGE: * MATERIAL: S40 HWC: 120

Diameter (in)	Equivalent Fitting Lengths in Feet								
	E Ell	T Tee	L LngEll	C ChkVlv	B BfyVlv	G GatVlv	A AlmChk	D DPVlv	N NPTee
1.080	2.30	5.76	2.30	5.76	6.91	1.15	11.52	11.52	5.76
1.101	2.53	6.33	2.53	6.33	7.59	1.27	12.66	12.66	6.33

PAGE: L MATERIAL: CT-L HWC: 150

Diameter (in)	Equivalent Fitting Lengths in Feet							
	E Ell	T Tee	F 45-Ell	R TeeRun	C Couplg	S SwgChk	G GatVlv	N NPTee
1.025	2.50	4.50	1.00	0.50	0.50	4.50	0.50	4.50

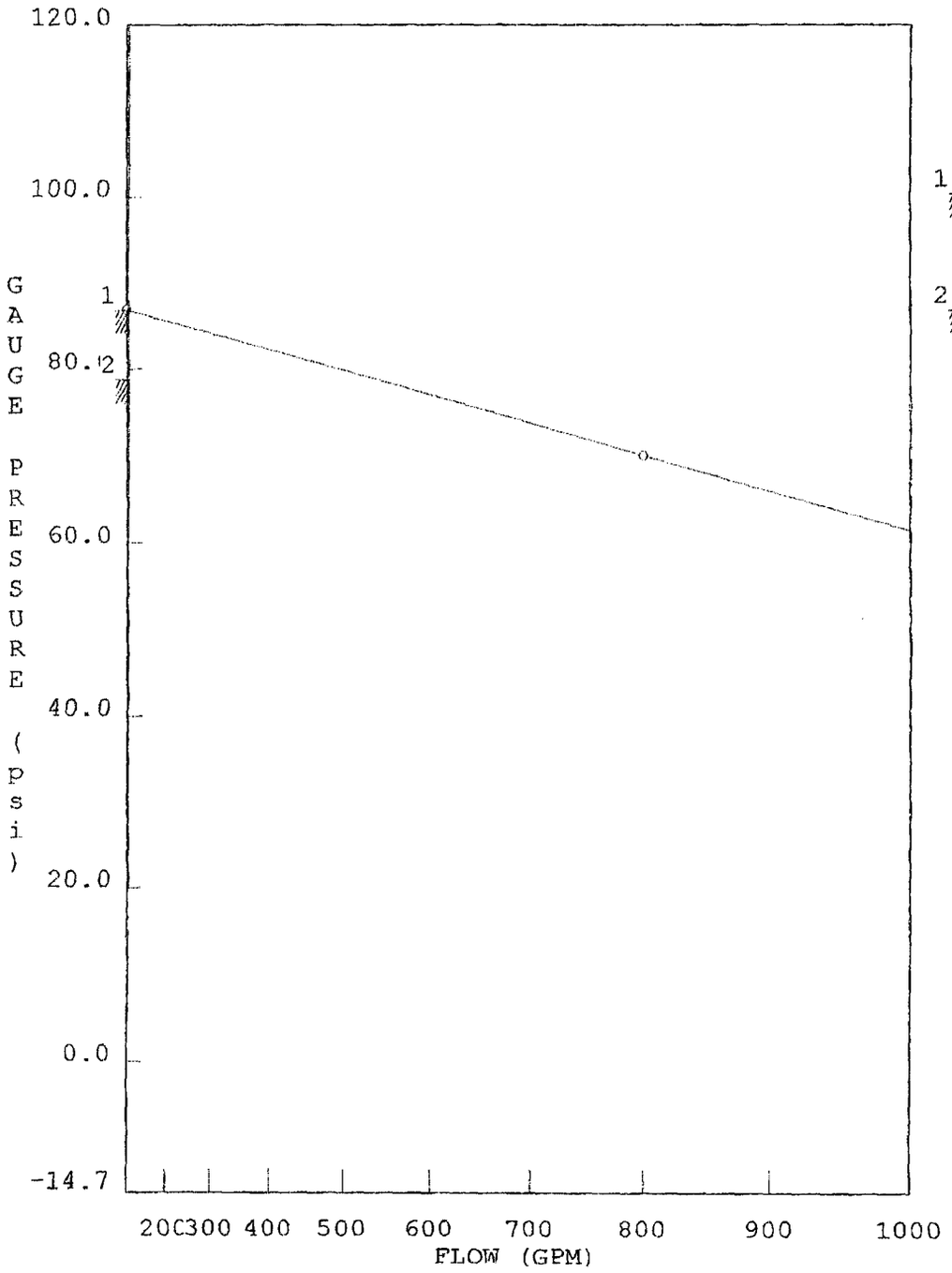
SPRINKLER SYSTEM HYDRAULIC ANALYSIS Page 4

DATE: 8/6/2000 A:\PARIS RESIDENCE.SDF

JOB TITLE: MARTIN PARIS RESIDENCE 4 HEADS

WATER SUPPLY ANALYSIS

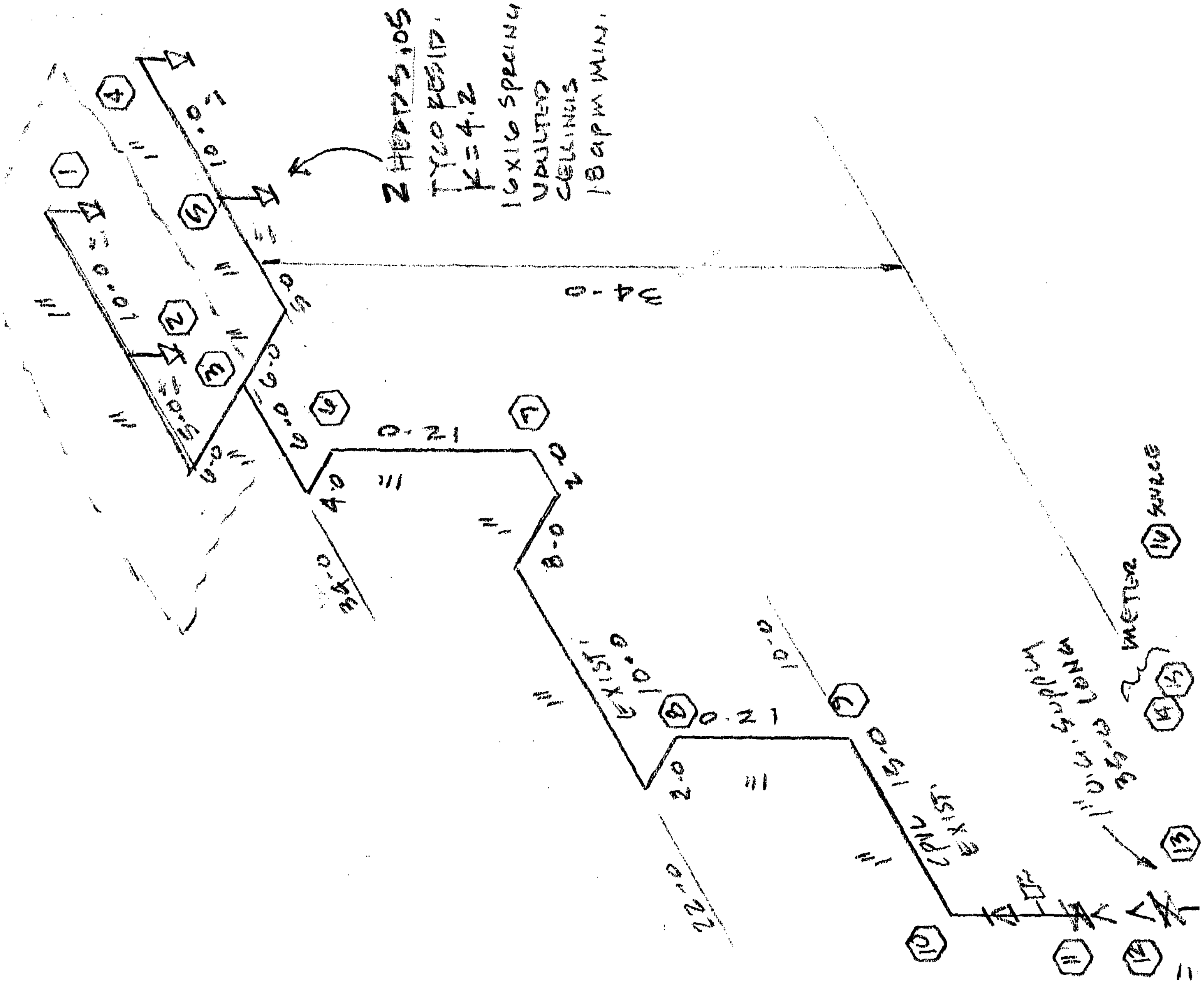
Static: 87.00 psi Resid: 70.00 psi Flow: 800.0 gpm



LEGEND

1 Available pressure
86.94 psi @ 37.4 gpm

2 Required pressure
78.76 psi @ 37.4 gpm


TYCO RESID.
K=4.2
CEILINGS
34-0
12.0
EXIST
22.0
METER

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Technical Services: Tel: (800) 381-9312 / Fax: (800) 791-5500

CENTRAL

Customer Service/Sales:
Tel: (215) 362-0700 / (800) 523-6512
Fax: (215) 362-5385

Series LFII Residential Horizontal Sidewall Sprinklers 4.2 K-factor

General Description

The Series LFII (TY1334) Residential Horizontal Sidewall Sprinklers are decorative, fast response, frangible bulb sprinklers designed for use in residential occupancies such as homes, apartments, dormitories, and hotels. When aesthetics and optimized flow characteristics are the major consideration, the Series LFII (TY1334) should be the first choice.

The Series LFII are to be used in wet pipe residential sprinkler systems for one- and two-family dwellings and mobile homes per NFPA 13D; wet pipe residential sprinkler systems for residential occupancies up to and including four stories in height per NFPA 13R; or, wet pipe sprinkler systems for the residential portions of any occupancy per NFPA 13.

The Series LFII (TY1334) has a 4.2 (60,5) K-factor that provides the required residential flow rates at reduced pressures, enabling smaller pipe sizes and water supply requirements.

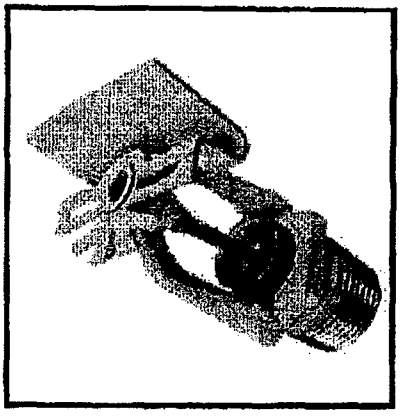
The recessed version of the Series LFII (TY1334) is intended for use in areas with finished walls. It employs a two-piece Style 20 Recessed Escutcheon. The Recessed Escutcheon provides 1/4 inch (6,4 mm) of recessed adjustment or up to 1/2 inch (12,7 mm) of total adjustment from the flush mounting surface position. The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the pipe nipples to the sprinklers must be cut.

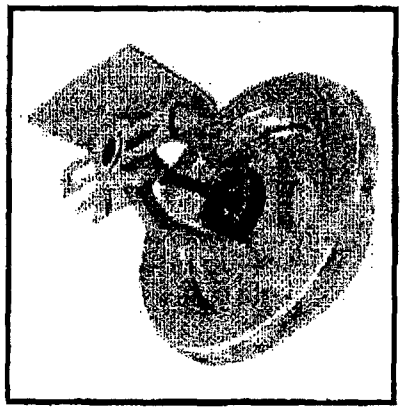
The Series LFII (TY1334) has been designed with heat sensitivity and water distribution characteristics proven to help in the control of residential fires and to improve the chance for occupants to escape or be evacuated.

WARNINGS

The Series LFII (TY1334) Residential Horizontal Sidewall Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association, in addition to the standards of any other authorities having jurisdiction. ***Failure to do so may impair the performance of these devices.***

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. The installing contractor or sprinkler manufacturer should be contacted with any questions.





IMPORTANT

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

Sprinkler/Model Identification Number

SIN TY1334

Components:
1 - Frame
2 - Button Assembly
3 - Sealing Assembly
4 - Bulb
5 - Compression Screw
6 - Deflector *

* Temperature rating is indicated on top of Deflector.

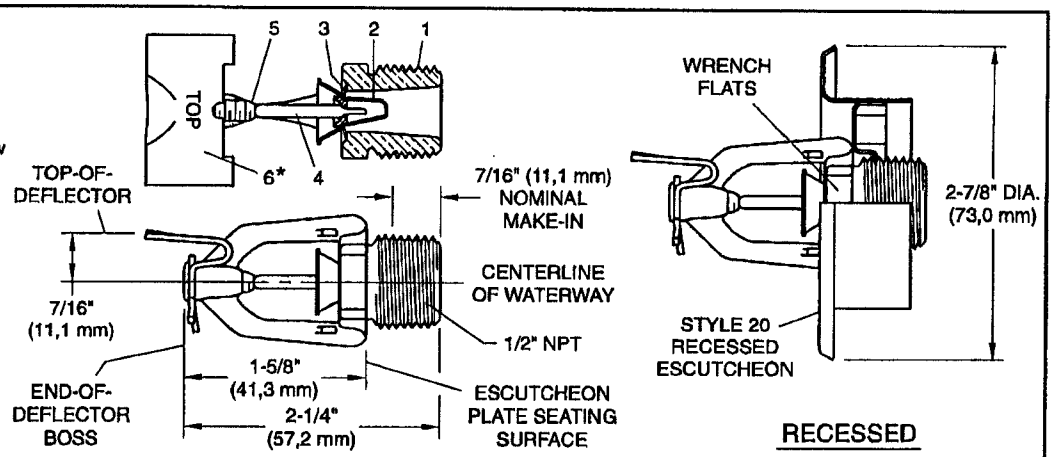


FIGURE 1
SERIES LFII (TY1334) RESIDENTIAL
HORIZONTAL SIDEWALL AND RECESSED HORIZONTAL SIDEWALL SPRINKLERS

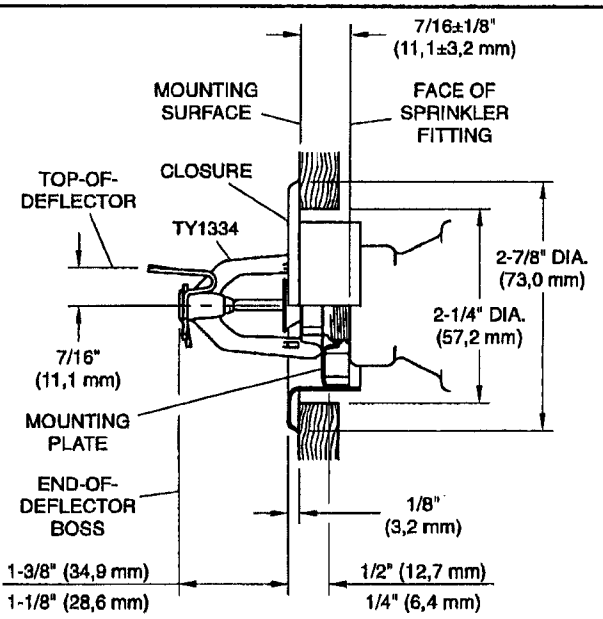


FIGURE 2
STYLE 20 RECESSED ESCUTCHEON
FOR USE WITH THE SERIES LFII (TY1334)
RESIDENTIAL HORIZONTAL SIDEWALL SPRINKLER

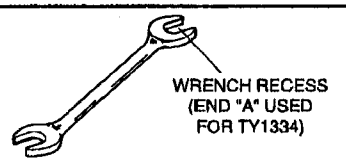


FIGURE 3
W-TYPE 6 SPRINKLER WRENCH

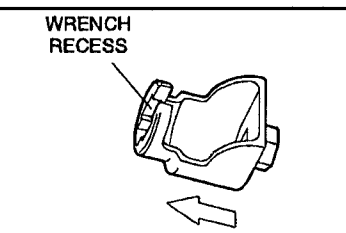


FIGURE 4
W-TYPE 7 RECESSED
SPRINKLER WRENCH

Technical Data

Approvals:
UL and C-UL Listed. NYC Approved under MEA 44-03-E.

Maximum Working Pressure:
175 psi (12,1 bar)

Discharge Coefficient:
K = 4.2 GPM/psi$^{1/2}$ (60,5 LPM/bar$^{1/2}$)

Temperature Rating:
155°F/68°C or 175°F/79°C

Finishes:
White Polyester Coated,
Chrome Plated, or Natural Brass

Physical Characteristics:

Frame	Brass
Button	Bronze
Sealing Assembly	Beryllium Nickel w/Teflon†
Bulb	3 mm dia. Glass
Compression Screw	Bronze
Deflector	Copper

†Dupont Registered Trademark

Operation

The glass Bulb contains a fluid that expands when exposed to heat. When the rated temperature is reached, the fluid expands sufficiently to shatter the glass Bulb allowing the sprinkler to activate and flow water.

Design Criteria

The Series LFII (TY1334) Residential Horizontal Sidewall Sprinklers are UL and C-UL Listed for installation in accordance with the following criteria.

NOTE

When conditions exist that are outside the scope of the provided criteria, refer to the Residential Sprinkler Design Guide TFP490 for the manufacturer's recommendations that may be acceptable to the local Authority Having Jurisdiction.

System Type. Only wet pipe systems may be utilized.

Hydraulic Design. The minimum required sprinkler flow rate for systems designed to NFPA 13D or NFPA 13R are given in Table A, B, C, and D as a function of temperature rating and the maximum allowable coverage areas. The sprinkler flow rate is the minimum required discharge from each of the total number of "design sprinklers" as specified in NFPA 13D or NFPA 13R.

For systems designed to NFPA 13, the number of design sprinklers is to be the four most hydraulically demanding sprinklers. The minimum required discharge from each of the four sprinklers is to be the greater of the following:

- The flow rates given in Tables A, B, C, and D for NFPA 13D and 13R as a function of temperature rating and the maximum allowable coverage area.
- A minimum discharge of 0.1 gpm/sq. ft. over the "design area" comprised of the four most hydraulically demanding sprinklers for the actual coverage areas being protected by the four sprinklers.

Obstruction To Water Distribution. Locations of sprinklers are to be in accordance with the obstruction rules of NFPA 13 for residential sprinklers.

Operational Sensitivity. The sprinklers are to be installed with an end-of-deflector-boss to wall distance of 1-3/8 to 6 inches or in the recessed position using only the Style 20 Recessed Escutcheon as shown in Figure 2.

In addition the top-of-deflector-to-ceiling distance is to be within the range (Ref. Table A, B, C, or D) being hydraulically calculated.

Sprinkler Spacing. The minimum spacing between sprinklers is 8 feet (2,4 m). The maximum spacing between sprinklers cannot exceed the width of the coverage area (Ref. Table A) being hydraulically calculated (e.g., maximum 12 feet for a 12 ft. x 12 ft. coverage area, or 16 feet for a 16 ft. x 20 ft. coverage area).

Installation

The Series LFII (TY1334) must be installed in accordance with the following instructions:

NOTES

Do not install any bulb type sprinkler if the bulb is cracked or there is a loss of liquid from the bulb. With the sprinkler held horizontally, a small air bubble should be present. The diameter of the air bubble is approximately 1/16 inch (1,6 mm).

A leak tight 1/2 inch NPT sprinkler joint should be obtained with a torque of 7 to 14 ft.lbs. (9,5 to 19,0 Nm). A maximum of 21 ft.lbs. (28,5 Nm) of torque is to be used to install sprinklers. Higher levels of torque may distort the sprinkler inlet with consequent leakage or impairment of the sprinkler.

Do not attempt to compensate for insufficient adjustment in an Escutcheon Plate by under- or over-tightening the Sprinkler. Readjust the position of the sprinkler fitting to suit.

The Series LFII Horizontal Sidewall Sprinklers must be installed in accordance with the following instructions.

Step 1. Horizontal sidewall sprinklers are to be installed in the horizontal position with their centerline of waterway perpendicular to the back wall and parallel to the ceiling. The word "TOP" on the Deflector is to face towards the ceiling with the front edge of the Deflector parallel to the ceiling.

Step 2. With pipe thread sealant applied to the pipe threads, hand tighten the sprinkler into the sprinkler fitting.

Step 3. Tighten the sprinkler into the sprinkler fitting using only the W-Type 6 Sprinkler Wrench (Ref. Figure 3). With reference to Figure 1, the W-Type 6 Sprinkler Wrench is to be applied to the wrench flats.

The **Series LFII Recessed Horizontal Sidewall Sprinklers** must be installed in accordance with the following instructions.

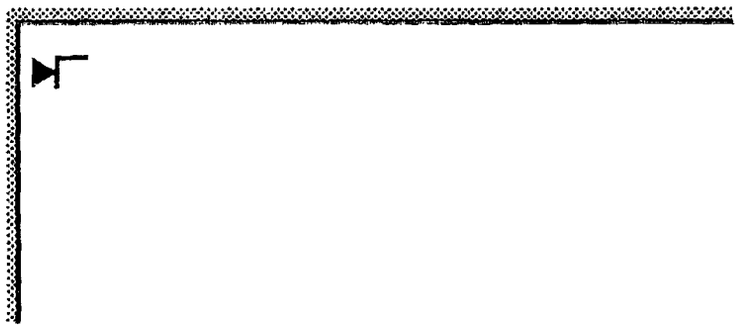
Step A. Recessed horizontal sidewall sprinklers are to be installed in the horizontal position with their centerline of waterway perpendicular to the back wall and parallel to the ceiling. The word "TOP" on the Deflector is to face towards the ceiling.

Step B. After installing the Style 20 Mounting Plate over the sprinkler threads and with pipe thread sealant applied to the pipe threads, hand tighten the sprinkler into the sprinkler fitting.

Step C. Tighten the sprinkler into the sprinkler fitting using only the W-Type 7 Recessed Sprinkler Wrench (Ref. Figure 4). With reference to Figure 1, the W-Type 7 Recessed Sprinkler Wrench is to be applied to the sprinkler wrench flats.

Step C. After the wall has been installed or the finish coat has been applied, slide on the Style 20 Closure over the Series LFII Sprinkler and push the Closure over the Mounting Plate until its flange comes in contact with the wall.

(Continued on Page 8)



ELEVATION

Maximum Coverage Area [a] Width x Length [b] Ft. x Ft. (m x m)	Maximum Spacing Ft. (m)	Minimum Flow [c] and Residual Pressure			
		Top-Of-Deflector- To- Ceiling: 4 to 6 Inches (100 to 150 mm)		Top-Of-Deflector- To- Ceiling: 6 to 12 Inches (100 to 150 mm)	
		155°F/68°C	175°F/79°C	155°F/68°C	175°F/79°C
12 x 12 (3,7 x 3,7)	12 (3,7)	12 GPM (45,4 LPM) 8.2 psi (0,57 bar)	12 GPM (45,4 LPM) 8.2 psi (0,57 bar)	13 GPM (49,2 LPM) 9.6 psi (0,66 bar)	13 GPM (49,2 LPM) 9.6 psi (0,66 bar)
14 x 14 (4,3 x 4,3)	14 (4,3)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)	16 GPM (60,6 LPM) 14.5 psi (1,00 bar)	17 GPM (64,3 LPM) 16.4 psi (1,13 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
16 x 16 (4,9 x 4,9)	16 (4,9)	16 GPM (60,6 LPM) 14.5 psi (1,00 bar)	16 GPM (60,6 LPM) 14.5 psi (1,00 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
16 x 18 (4,9 x 5,5)	16 (4,9)	19 GPM (71,9 LPM) 20.5 psi (1,41 bar)	19 GPM (71,9 LPM) 20.5 psi (1,41 bar)	21 GPM (79,5 LPM) 25.0 psi (1,72 bar)	21 GPM (79,5 LPM) 25.0 psi (1,72 bar)
16 x 20 (4,9 x 6,1)	16 (4,9)	23 GPM (87,1 LPM) 30.0 psi (2,07 bar)	23 GPM (87,1 LPM) 30.0 psi (2,07 bar)	26 GPM (98,4 LPM) 38.3 psi (2,64 bar)	26 GPM (98,4 LPM) 38.3 psi (2,64 bar)

(a) For coverage area dimensions less than or between those indicated, it is necessary to use the minimum required flow for the next highest coverage area for which hydraulic design criteria are stated.

(b) Width (backwall where sprinkler is located) x Length (horizontal throw of sprinkler).

(c) Requirement is based on minimum flow in GPM (LPM) from each sprinkler. The associated residual pressures are calculated using the nominal K-factor. Refer to Hydraulic Design Criteria Section for details.

(d) Sidewall sprinklers, where installed under a ceiling with a slope greater than 0 inch rise for a 12 inch run to a slope up to 2 inch rise for 12 inch run, must be located per one of the following:

- Locate the sprinklers at the high point of the slope and positioned to discharge down the slope.
- Locate the sprinklers along the slope and positioned to discharge across the slope.

TABLE A
NFPA 13D AND NFPA 13R HYDRAULIC DESIGN CRITERIA
FOR THE SERIES LFII (TY1334)
RESIDENTIAL HORIZONTAL SIDEWALL AND RECESSED HORIZONTAL SIDEWALL SPRINKLERS
FOR HORIZONTAL CEILING (Maximum 2 Inch Rise for 12 Inch Run)

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CENTRAL

Customer Service/Sales:
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Fax: (215) 362-5385

Series LFII Residential Flush Pendent Sprinklers 4.2 K-factor

General Description

The Series LFII (TY2284) Residential Flush Pendent Sprinklers are decorative, fast response, fusible solder sprinklers designed for use in residential occupancies such as homes, apartments, dormitories, and hotels. When aesthetics is the major consideration, the Series LFII (TY2284) should be the first choice.

The Series LFII are to be used in wet pipe residential sprinkler systems for one- and two-family dwellings and manufactured homes per NFPA 13D; wet pipe residential sprinkler systems for residential occupancies up to and including four stories in height per NFPA 13R; or, wet pipe sprinkler systems for the residential portions of any occupancy per NFPA 13.

The Series LFII (TY2284) has a 4.2 (60,5) K-factor that provides the required residential flow rates at reduced pressures, enabling smaller pipe sizes and water supply requirements.

The flush design of the Series LFII (TY2284) features a separable escutcheon providing 3/8 inch (9,5 mm) vertical adjustment. This adjustment reduces the accuracy to which the pipe drops to the sprinklers must be cut to help assure a perfect fit installation.

IMPORTANT

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

The Series LFII (TY2284) has been designed with heat sensitivity and water distribution characteristics proven to help in the control of residential fires and to improve the chance for occupants to escape or be evacuated.

WARNINGS

The Series LFII (TY2284) Residential Flush Pendent Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association, in addition to the standards of any other authorities having jurisdiction. ***Failure to do so may impair the performance of these devices.***

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. The installing contractor or sprinkler manufacturer should be contacted with any questions.

Sprinkler/Model Identification Number

SIN TY2284

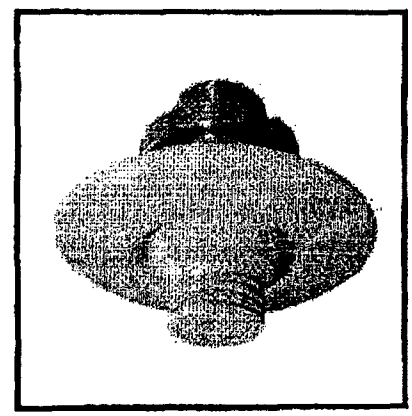
Technical Data

Approvals:
UL and C-UL Listed.

Maximum Working Pressure:
175 psi (12,1 bar)

Discharge Coefficient:
K = 4.2 GPM/psi$^{1/2}$ (60,5 LPM/bar$^{1/2}$)

Temperature Rating:
162°F/72°C



Vertical Adjustment:
3/8 inch (9,5 mm)

Finishes:
Sprinkler and Escutcheon:
White, Chrome, or Black

Physical Characteristics:

Body	Bronze
Deflector	Copper
Valve Cap	Brass
Orifice Seal	Copper
Heat Collectors	Copper

Operation

The sprinkler assembly contains a small fusible solder element. When exposed to sufficient heat from a fire, the solder melts and enables the internal components of the sprinkler to fall away. At this point the sprinkler activates with the deflector dropping into its operated position (Reference Figure 1C), permitting water to flow.

Maximum Coverage Area [a] Ft. x Ft. (m x m)	Maximum Spacing Ft. (m)	Minimum Flow [b] and Residual Pressure For Horizontal Ceiling (Max. 2 Inch Rise for 12 Inch Run)	Minimum Flow [b] and Residual Pressure For Sloped Ceiling (Max. 8 Inch Rise for 12 Inch Run)	Minimum Flow [b] and Residual Pressure For Sloped Ceiling (Max. 8 Inch Rise for 12 Inch Run) Three sprinkler design when there are more than two sprinklers in a compartment.
		162°F/72°C	162°F/72°C	162°F/72°C
12 x 12 (3,7 x 3,7)	12 (3,7)	13 GPM (49,2 LPM) 9.6 psi (0,66 bar)	17 GPM (64,3 LPM) 16.4 psi (1,13 bar)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)
14 x 14 (4,3 x 4,3)	14 (4,3)	13 GPM (49,2 LPM) 9.6 psi (0,66 bar)	17 GPM (64,3 LPM) 16.4 psi (1,13 bar)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)
16 x 16 (4,9 x 4,9)	16 (4,9)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)	17 GPM (64,3 LPM) 16.4 psi (1,13 bar)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)
18 x 18 (5,5 x 5,5)	18 (5,5)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)	19 GPM (71,9 LPM) 20.5 psi (1,41 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
20 x 20 (6,1 x 6,1)	20 (6,1)	22 GPM (83,3 LPM) 27.4 psi (1,89 bar)	24 GPM (90,8 LPM) 32.7 psi (2,25 bar)	N/A

(a) For coverage area dimensions less than or between those indicated, it is necessary to use the minimum required flow for the next highest coverage area for which hydraulic design criteria are stated.

(b) Requirement is based on minimum flow in GPM (LPM) from each sprinkler. The associated residual pressures are calculated using the nominal K-factor. Refer to Hydraulic Design Criteria Section for details.

TABLE A
NFPA 13D AND NFPA 13R HYDRAULIC DESIGN CRITERIA
FOR THE SERIES LFII (TY2284)
RESIDENTIAL FLUSH PENDENT SPRINKLER

Design Criteria

The Series LFII (TY2284) Residential Flush Pendent Sprinklers are UL Listed and C-UL Listed for installation in accordance with the following criteria.

NOTE

When conditions exist that are outside the scope of the provided criteria, refer to the Residential Sprinkler Design Guide TFP490 for the manufacturer's recommendations that may be acceptable the local Authority Having Jurisdiction.

System Type. Only wet pipe systems may be utilized.

Hydraulic Design. The minimum required sprinkler flow rate for systems designed to NFPA 13D or NFPA 13R are given in Table A as a function of temperature rating and the maximum allowable coverage areas. The sprinkler flow rate is the minimum required discharge from each of the total number of "design sprinklers" as specified in NFPA 13D or NFPA 13R.

For systems designed to NFPA 13, the number of design sprinklers is to be the four most hydraulically demanding sprinklers. The minimum required discharge from each of the four sprinklers is to be the greater of the following:

- The flow rates given in Table A for NFPA 13D and 13R as a function of temperature rating and the maximum allowable coverage area.
- A minimum discharge of 0.1 gpm/sq. ft. over the "design area" comprised of the four most hydraulically demanding sprinklers for the actual coverage areas being protected by the four sprinklers.

Obstruction To Water Distribution. Locations of sprinklers are to be in accordance with the obstruction rules of NFPA 13 for residential sprinklers.

Operational Sensitivity. The sprinklers are to be installed in the flush position per Figure 1 with the provided escutcheon.

Sprinkler Spacing. The minimum spacing between sprinklers is 8 feet (2,4 m). The maximum spacing between sprinklers cannot exceed the length of the coverage area (Ref. Table A) being hydraulically calculated (e.g., maximum 12 feet for a 12 ft. x 12 ft. coverage area, or 20 feet for a 20 ft. x 20 ft. coverage area).

Precautionary Warnings for Corrosive Environments. The Series LFII (TY2284) flush sprinkler heads must be installed in a non-corrosive environment. The improper use of corrosive agents such as flux, other products that contain chloride ions described, whether applied internally or externally to the sprinkler system, may result in corrosion of the sprinkler head, or stress corrosion cracking, which in turn may cause the sprinklers heads to develop leaks, operate unexpectedly, or not operate properly.

Accordingly, it is essential that the Series LFII (TY2284) flush sprinkler head be installed only by experienced fire sprinkler engineers, who comply fully with NFPA13, 13D, 13R and 25, ASTM B813, ASTM B828 and Copper Development Association (CDA).

Copper sprinkler system piping. Any time copper piping is used in any part of a fire sprinkler system, the copper piping must be installed in conformance with all applicable standards and requirements for copper piping, including: NFPA13, 13D, 13R and 25, ASTM B813, ASTM B828, and Copper Development Association (CDA). Any soldering in any part of a sprinkler system, either internally or externally, must be done with use of only an ASTM B 813 approved flux. Residual

tyco / Fire & Building Products

Technical Services: Tel: (800) 381-9312 / Fax: (800) 791-5500

CENTRAL

Customer Service/Sales:
Tel: (215) 362-0700 / (800) 523-6512
Fax: (215) 362-5385

Series LFII Residential Concealed Pendent Sprinklers, Flat Plate 4.2 K-factor

General Description

The Series LFII (TY2596) Residential Concealed Pendent Sprinklers are decorative, fast response, fusible solder sprinklers designed for use in residential occupancies such as homes, apartments, dormitories, and hotels.

The cover plate assembly conceals the sprinkler operating components above the ceiling. The flat profile of the cover plate provides the optimum aesthetically appealing sprinkler design. In addition, the concealed design of the Series LFII (TY2596) provides 1/2 inch (12,7 mm) vertical adjustment. This adjustment reduces the accuracy to which the fixed pipe drops to the sprinklers must be cut to help assure a perfect fit installation.

The Series LFII are to be used in wet pipe residential sprinkler systems for one- and two-family dwellings and mobile homes per NFPA 13D; wet pipe residential sprinkler systems for residential occupancies up to and including four stories in height per NFPA 13R; or, wet pipe sprinkler systems for the residential portions of any occupancy per NFPA 13.

The Series LFII (TY2596) has a 4.2 (60,5) K-factor that provides the required residential flow rates at reduced pressures, enabling smaller pipe sizes and water supply requirements.

The Series LFII (TY2596) has been designed with heat sensitivity and water distribution characteristics proven to help in the control of residential fires and to improve the chance for occupants to escape or be evacuated.

The Series LFII (TY2596) Residential Concealed Pendent Sprinklers are shipped with a Disposable Protective Cap. The Protective Cap is temporarily removed for installation, and then it can be replaced to help protect the sprinkler while the ceiling is being installed or finished. The tip of the Protective Cap can also be used to mark the center of the ceiling hole into plaster board, ceiling tiles, etc. by gently pushing the ceiling product against the Protective Cap. When the ceiling installation is complete the Protective Cap is removed and the Cover Plate Assembly installed.

IMPORTANT

Always refer to Technical Data Sheet TFP700 for the "INSTALLER WARNING" that provides cautions with respect to handling and installation of sprinkler systems and components. Improper handling and installation can permanently damage a sprinkler system or its components and cause the sprinkler to fail to operate in a fire situation or cause it to operate prematurely.

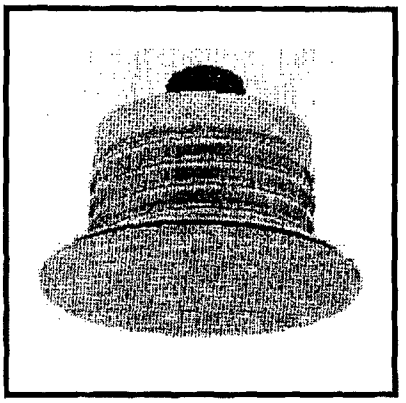
WARNINGS

The Series LFII (TY2596) Residential Concealed Pendent Sprinklers described herein must be installed and maintained in compliance with this document, as well as with the applicable standards of the National Fire Protection Association, in addition to the standards of any other authorities having jurisdiction. ***Failure to do so may impair the performance of these devices.***

The owner is responsible for maintaining their fire protection system and devices in proper operating condition. The installing contractor or sprinkler manufacturer should be contacted with any questions.

Sprinkler/Model Identification Number

SIN TY2596



Technical Data

Approvals:
UL and C-UL Listed. NYC Approved under MEA 44-03-E.

Maximum Working Pressure:
175 psi (12,1 bar)

Discharge Coefficient:
K = 4.2 GPM/psi$^{1/2}$ (60,5 LPM/bar$^{1/2}$)

Temperature Rating:
160°F/71°C Sprinkler with
135°F/57°C Cover Plate

Vertical Adjustment:
1/2 inch (12,7 mm)

Finishes:
Cover Plate:
Flat White, Bright White, Chrome, or Custom

Physical Characteristics:

Body	Brass
Cap	Bronze
Saddle	Brass
Sealing Assembly	Beryllium Nickel w/ Teflon†
Soldered Link Halves	Nickel
Lever	Bronze
Compression Screw	Brass
Deflector	Copper

Maximum Coverage Area [a] Ft. x Ft. (m x m)	Maximum Spacing Ft. (m)	Minimum Flow [b] and Residual Pressure For Horizontal Ceiling (Max. 2 Inch Rise for 12 Inch Run)	Minimum Flow [b] and Residual Pressure For Sloped Ceiling (Greater Than 2 Inch Rise Up To Max. 4 Inch Rise for 12 Inch Run)	Minimum Flow [b] and Residual Pressure For Sloped Ceiling (Greater Than 4 Inch Rise Up To Max. 8 Inch Rise for 12 Inch Run)
		160°F/71°C Sprinkler	160°F/71°C Sprinkler	160°F/71°C Sprinkler
12 x 12 (3,7 x 3,7)	12 (3,7)	13 GPM (49,2 LPM) 9.6 psi (0,66 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
14 x 14 (4,3 x 4,3)	14 (4,3)	14 GPM (53,0 LPM) 11.1 psi (0,77 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
16 x 16 (4,9 x 4,9)	16 (4,9)	16 GPM (60,6 LPM) 14.5 psi (1,00 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)	18 GPM (68,1 LPM) 18.4 psi (1,27 bar)
18 x 18 (5,5 x 5,5)	18 (5,5)	20 GPM (75,7 LPM) 22.7 psi (1,57 bar)	20 GPM (75,7 LPM) 22.7 psi (1,57 bar)	N/A
20 x 20 (6,1 x 6,1)	20 (6,1)	24 GPM (90,8 LPM) 32.7 psi (2,25 bar)	26 GPM (98,4 LPM) 38.3 psi (2,64 bar)	N/A

(a) For coverage area dimensions less than or between those indicated, it is necessary to use the minimum required flow for the next highest coverage area for which hydraulic design criteria are stated.

(b) Requirement is based on minimum flow in GPM (LPM) from each sprinkler. The associated residual pressures are calculated using the nominal K-factor. Refer to Hydraulic Design Criteria Section for details.

TABLE A
NFPA 13D AND NFPA 13R HYDRAULIC DESIGN CRITERIA
FOR THE SERIES LFII (TY2596) RESIDENTIAL CONCEALED PENDENT SPRINKLER

Guide Pin Housing . . . . . Bronze
Guide Pins . . . . . Stainless Steel
Support Cup . . . . . Steel
Cover Plate . . . . . Copper
Retainer . . . . . Brass
Cover Plate Ejection Spring . . . . . Stainless Steel

†DuPont Registered Trademark

Operation

When exposed to heat from a fire, the Cover Plate, which is normally soldered to the Support Cup at three points, falls away to expose the Sprinkler Assembly. At this point the Deflector supported by the Arms drops down to its operated position. The fusible link of the Sprinkler Assembly is comprised of two link halves that are soldered together with a thin layer of solder. When the rated temperature is reached, the solder melts and the two link halves separate allowing the sprinkler to activate and flow water.

Design Criteria

The Series LFII (TY2596) Residential Concealed Pendent Sprinklers are UL and C-UL Listed for installation in accordance with the following criteria.

NOTE
When conditions exist that are outside the scope of the provided criteria, refer to the Residential Sprinkler Design Guide TFP490 for the manufacturer's recommendations that may be acceptable to the Authority Having Jurisdiction.

System Type. Only wet pipe systems may be utilized.

Hydraulic Design. The minimum required sprinkler flow rate for systems designed to NFPA 13D or NFPA 13R are given in Table A as a function of temperature rating and the maximum allowable coverage areas. The sprinkler flow rate is the minimum required discharge from each of the total number of "design sprinklers" as specified in NFPA 13D or NFPA 13R.

For systems designed to NFPA 13, the number of design sprinklers is to be the four most hydraulically demanding sprinklers. The minimum required discharge from each of the four sprinklers is to be the greater of the following:

- The flow rates given in Table A for NFPA 13D and 13R as a function of temperature rating and the maximum allowable coverage area.
- A minimum discharge of 0.1 gpm/sq. ft. over the "design area" comprised of the four most hydraulically demanding sprinklers for the actual coverage areas being protected by the four sprinklers.

Obstruction To Water Distribution. Locations of sprinklers are to be in accordance with the obstruction rules of NFPA 13 for residential sprinklers.

Operational Sensitivity. The sprinklers are to be installed relative to the ceiling mounting surface as shown in Figure 3.

Sprinkler Spacing. The minimum spacing between sprinklers is 8 feet (2,4 m). The maximum spacing between sprinklers cannot exceed the length of the coverage area (Ref. Table A) being hydraulically calculated (e.g., maximum 12 feet for a 12 ft. x 12 ft. coverage area, or 20 feet for a 20 ft. x 20 ft. coverage area).

Installation

The Series LFII (TY2596) must be installed in accordance with the following instructions:

NOTES
Damage to the fusible Link Assembly during installation can be avoided by handling the sprinkler by the frame arms only (i.e., do not apply pressure to the fusible link Assembly).

A leak tight 1/2 inch NPT sprinkler joint should be obtained with a torque of 7 to 14 ft.lbs. (9,5 to 19,0 Nm). A maxi-

B04-10066

DEMOLITION PERMIT

BUILDING INSPECTION DEPARTMENT
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
(435) 615-5100

Building Permit Number:	B-DEMO B04-10066	Date of Application: Date Issued: Permit Expires:	12/27/2004
Job Address: Parcel No:	81 DALY AVE PC PC-608	Status:	APPROVED
Owner of Property: Mailing Address:	MARTIN PARIS	Phone #: Zip:	
Contractor: Mailing Address:	DALEY EXCAVATORS LLC 6460 MOUNTAIN VIEW DR PARK CITY UT	Phone #: Zip: St. Lic #:	4356498678 84098 983580225501

Work Description: demo

Kind of Const: SDMO SINGLE FAMILY DEMOLITION

Class Code: # of Buildings: 0 # of Units: 0

PERMIT FEE SCHEDULE

Permit Fee.....	$20.00
Investigation Fee.....	$0.00
Special Inspection Fee..	$0.00
Reinspection Fee.....	$0.00
1% State Surcharge.....	$0.20
WAIVE FEE (y/n)..... N	
TOTAL FEES.....	$20.20

Conditions:

SIGNATURE _____ DATE 4/12/05

9623

DALEY EXCAVATORS LLC 04-88
6460 MT. VIEW DR. 649-8678
PARK CITY, UT 84098

97-154/1240 273
912577288

DATE 4/12/05

PAY TO THE ORDER OF PCMC

$ 20.00

twenty dollars 00/100 DOLLARS

Security Features Included. Details on Back.

BANK ONE.
Bank One, NA
Salt Lake City, Utah 84101
www.BankOne.com

FOR Permit 81

⑈009623⑈ ⑆124001545⑆ 912577288⑈

RECEIPT

PARK CITY MUNICIPAL CORPORATION

P.O BOX 1480
PARK CITY, UTAH 84060
PHONE 615-5221

DATE 4/12/05

REC'D FROM Daley Excavation

CREDIT CARD ☐ CASH ☐ CHECK ☒ 20 20

#9623

81 Daly Ave Demo

WATER SERVICE	
BUSINESS LICENSE	
FINES	
PARKING TICKET NO.	
PARKING PERMIT	
MISC.REVENUES	
BUILDING PERMIT 1504-1006	2000
PLAN CHECK FEES	
CONNECTION FEE	
METER	
WATER DEV.	
1% STATE	20
IMPACT OPEN SPACE	
IMPACT PUBLIC SAFETY	
IMPACT STREETS	
IMPACT	
ELECTRICAL	
PLUMBING	
MECHANICAL	
SIGN PERMIT	

61116 REC'D BY

CONSTRUCTION MITIGATION PLAN

PERMIT #: _____

ADDRESS: _____

CONTRACTOR: Daley excavators LLC 6460 Mt View Dr. AC 84098
Name, Address, Contact Person, Phone Numbers 1435 649-8678

1. **Hours of Operation are 7:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 6:00 p.m. on Sundays. Comments:** _____

2. **Parking will not block reasonable public and safety vehicle access, will remain on same side of street and on pavement only. Within paid and permit only areas, an approved parking plan will be obtained from the Public Works Department. Comments:** _____

3. **Deliveries will be during hours of operation only. Comments:** _____

4. **Stockpiling & Staging will be on site and within the approved limits of disturbance fence. Comments:** _____

5. **Construction Phasing if necessary, may be required and will be authorized by the Building Official. Comments:** _____

6. **Trash Management & Recycling - Construction site will provide adequate storage and program for trash removal and will keep site clean daily. Recycling is encouraged. Comments:** _____

7. Control of Dust & Mud will be controlled daily. Gravel will be placed in the egress and ingress areas to prevent mud and dirt from being tracked on streets. Water will be on site to prevent dust. Comments: _____

8. Noise will not be above 65 decibels which violates the noise ordinance and will not be made outside the hours of operation. Comments: _____

9. Grading & Excavation will be during hours of operation and trucking routes may be restricted to prevent adverse impacts.
Cubic Yards to be removed: _____ Destination: _____
Comments: _____

10. Temporary Lighting if used, will be approved by the Planning Department. Comments: _____

11. Construction Sign will be posted on site and in a location that is readable from the street. The sign will not exceed 12 square feet in size and 6 feet in height. The lettering will not exceed 4 inches in height and will include the following information: Contractor name, address, phone number and emergency contact information. Comments: _____

12. Other Issues: Dogs will be prohibited from construction site. Information will be provided to neighboring property owners to help them be aware of project and to keep the lines of communication open. Comments: _____

13. Erosion Control: Storm Water Management Plan - Attachment A - will be reviewed, signed and attached to this construction mitigation plan. Comments: _____

Contractor Signature: Jon L Lake Date: 4/12/05

Approved By: _____ Date: _____

PARK CITY PERMIT APPLICATION

DATE OF APPLICATION: 12-27-04 PERMIT NUMBER: B04-100666

ESTIMATED VALUATION:

PROPERTY ADDRESS: 81 Daly Ave Park City

PROPOSED PERMIT USE: demolition

ARCHITECT: Christine Morr PHONE #: 801-259-6051

E-MAIL ADDRESS: shimmeringlight2@msn.com FAX #:

CONTRACTOR NAME (as it appears on your license): Daley Excavators LLC

LICENSE #: 358022 5501 PHONE #: 1435 649-8678

OWNER OF PROPERTY: Martin Paris PHONE #: 1435 602 9317

OFFICE USE ONLY BELOW THIS LINE

Comments: Approved by Planning Dept. 12-27-04 PSTR

Approved by: KURT A SINISTER

CREG-PETERSON 640-2672

FEES

PLAN

PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060
PHONE (435) 615-5100

Property Address 61 DALY Lot No. Date 4/21/05

Contractor DEMO Time 11:30

Permit No. 10065

Reason for Inspection ☒ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

Inspection Kind
☐ COMM. ☒ RES.

☐ BLDG. ☐ MECH. ☐ SPECIAL ☐ ELEC. ☐ ZONING ☐ FIRE SPRINKLER ☐ PLBG. ☐ PREINSPECTION ☐ HOUSING

☐ grading	☐ struct. steel	☐ underground	☐ flush test
☐ footings	☐ masonry	☐ insulation	☐ pressure test
☐ foundation	☐ columns	☐ drywall	☐ water meter
☐ retain wall	☐ frame	☐ susp. ceiling	☐ laterals
☐ slab	☐ rough	☐ trusses	☐ final
☐ rebar	☐ nailing	☐ power	☐ other

RESULTS OF INSPECTION

see comments for explanation

☒ WORK APPROVED ☐ WORK INCOMPLETE ☐ WORK IN VIOLATION ☐

☐ make necessary corrections ☐ prior violations not corrected
☐ reinspection required ☐ prior violations corrected
☐ reinspection fee required prior to reinspection ☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate structure or unit. ☐ Building inaccessible/locked. ☐ Need Revised Plans Approved. ☐ Approved plans not available.

☐ Issued Stop Work Order, Do Not Proceed With Work
☐ Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

DEMO

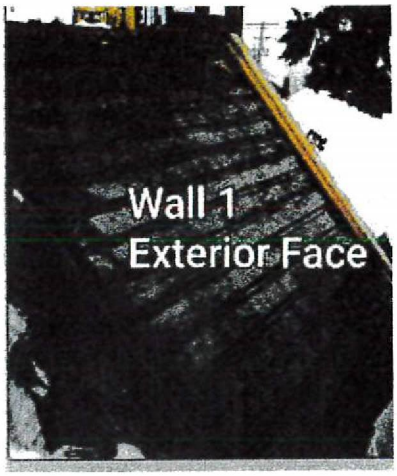
BUILDING REMOVED
SITE GRADED

OLD WALL SECTION STORED
ON SITE

OK TO CLOSE

159751

Signed _____ Park City Building Inspector



Downhill Side of House?
← Back Side of House ???

Front Facade
← Porch

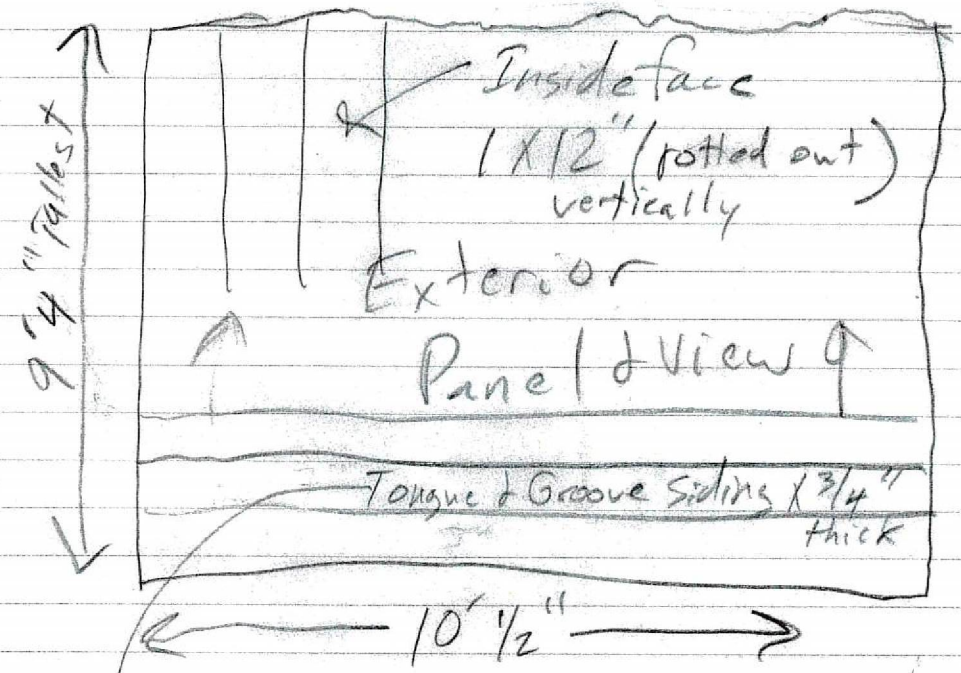
Uphill Side

3 of 17

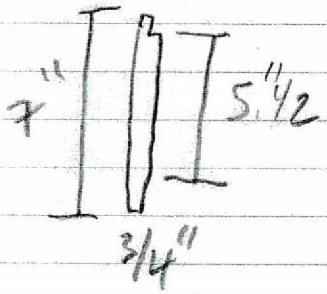
Panel 1

Lot 81
Daily Ave.
Old Walls

Also
See photos.



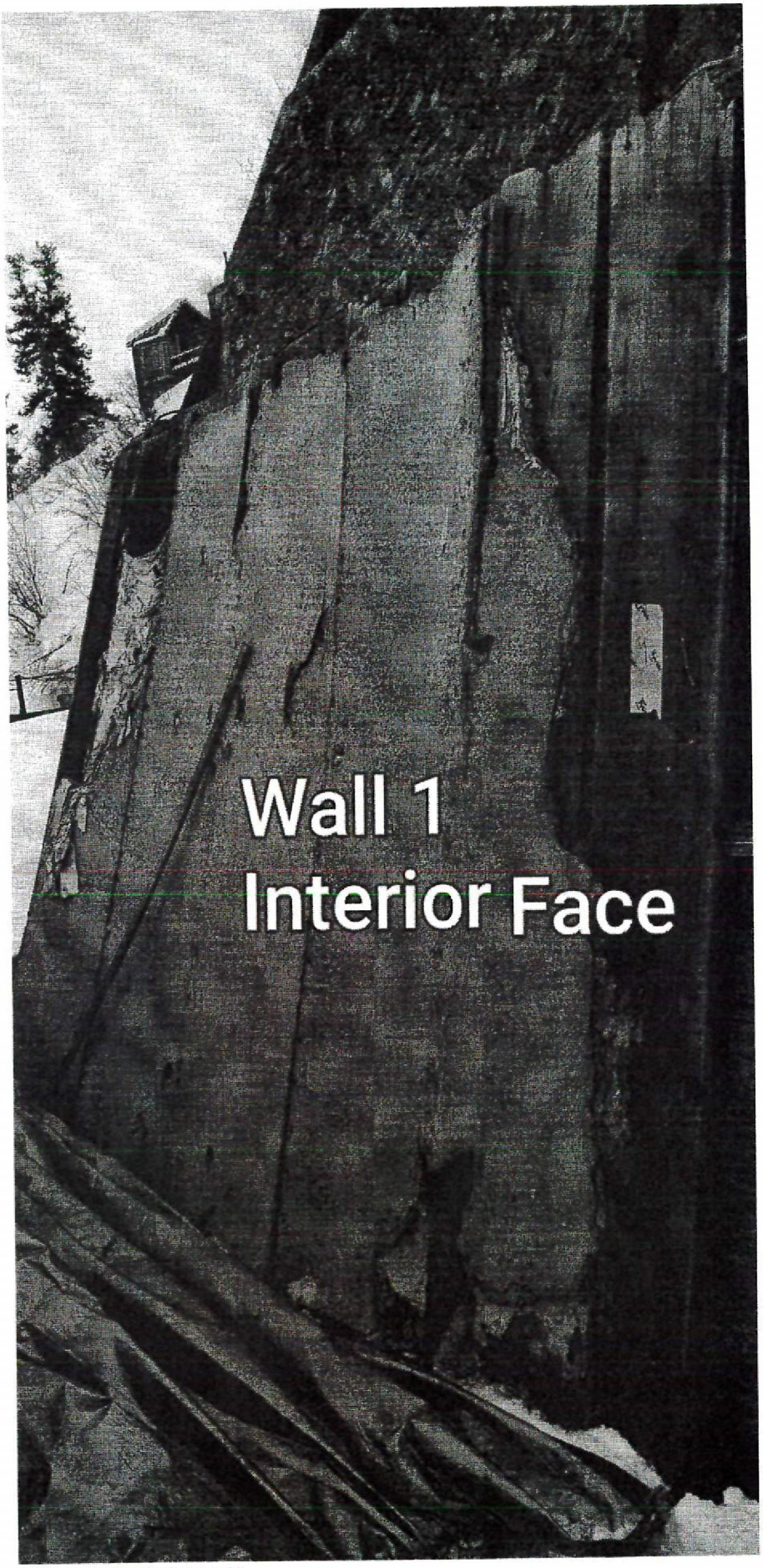
Profile



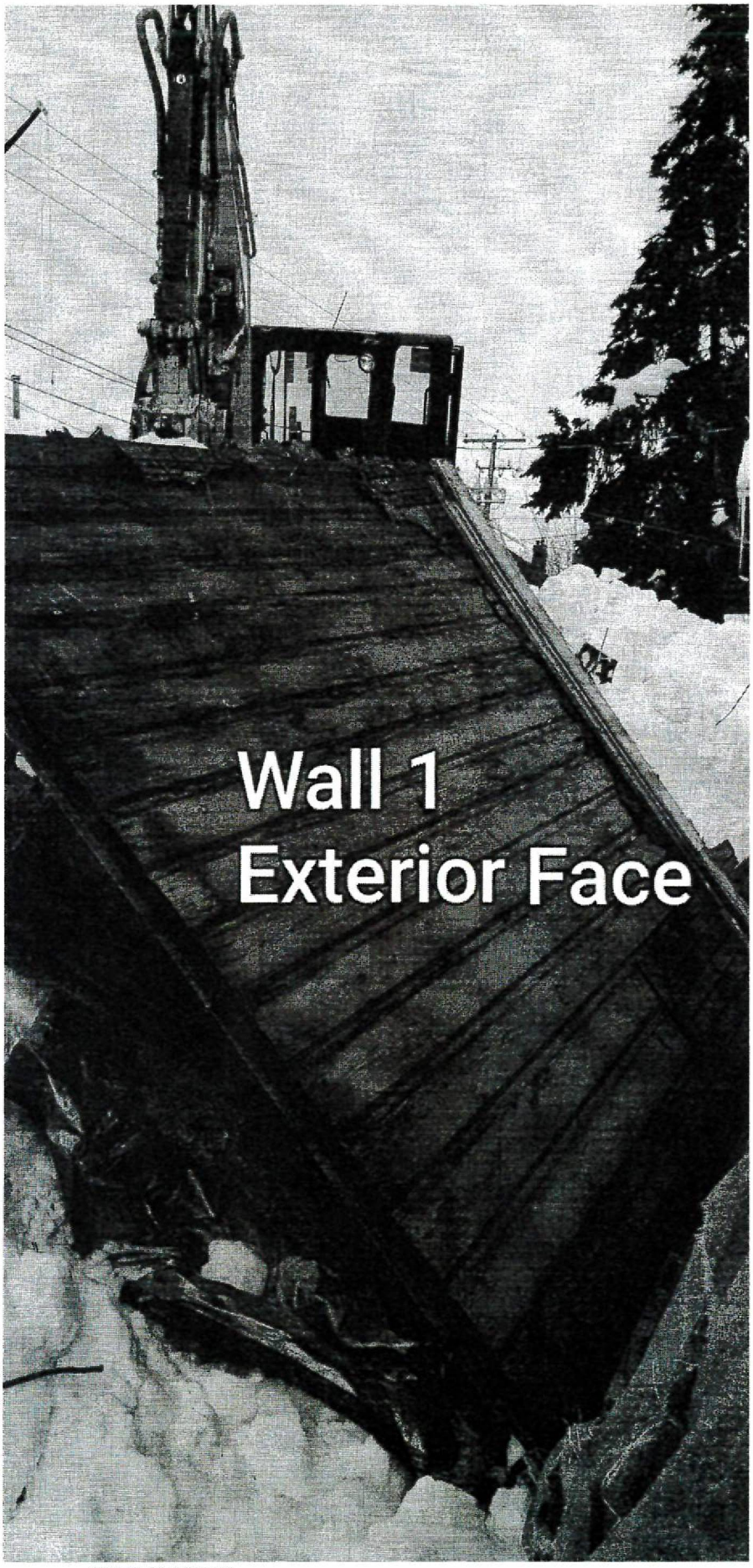
Thickness of wall different to determine 3 to 6"

DRT Packet 6.5.19

3 of 107


Wall 1
Interior Face

5 7 17

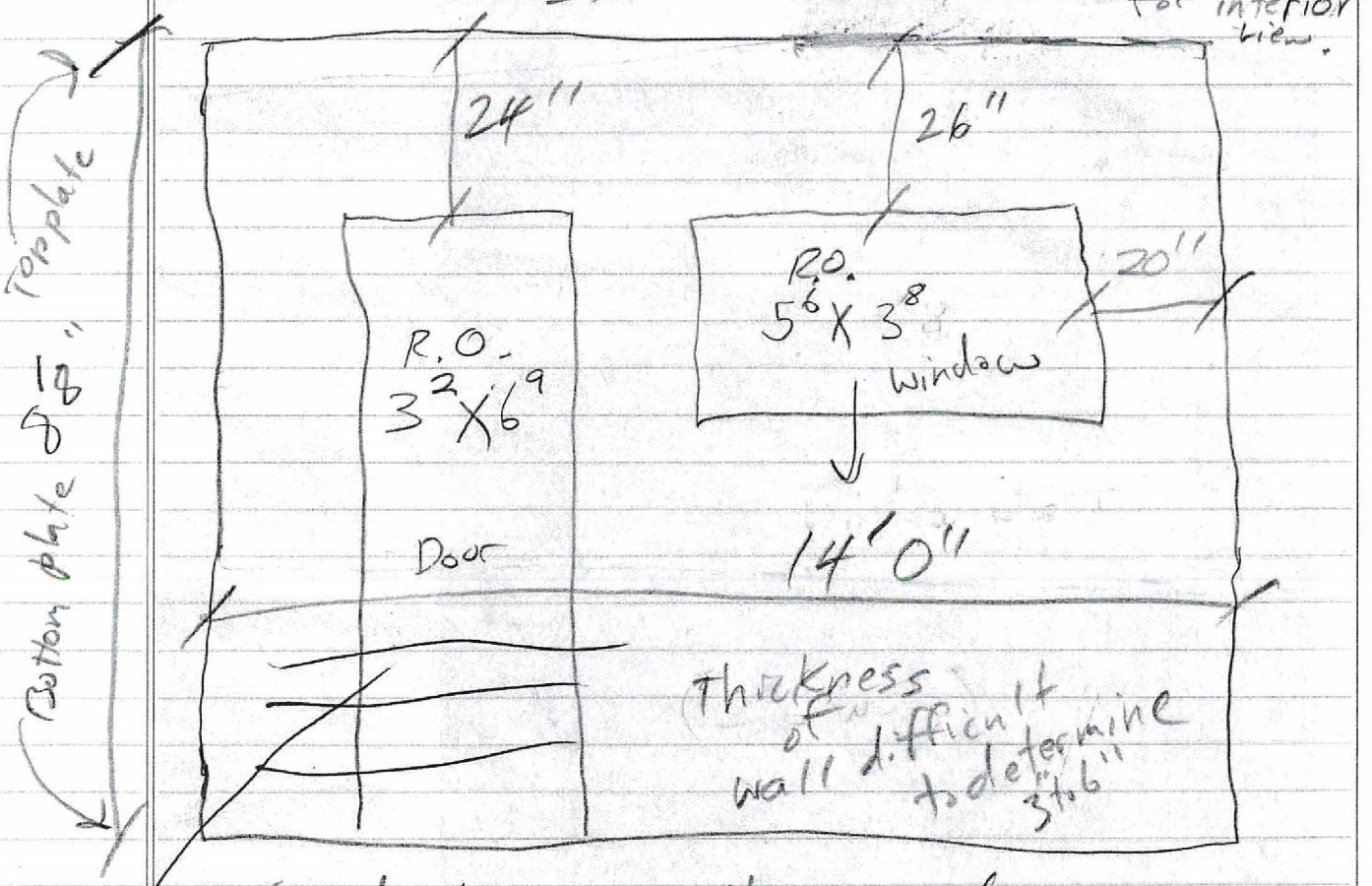


5 7 17

6 of 17

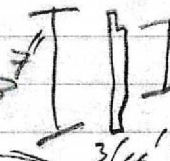
Panel 2

(Panel with old building permit
Exterior View / See pictures for interior view.

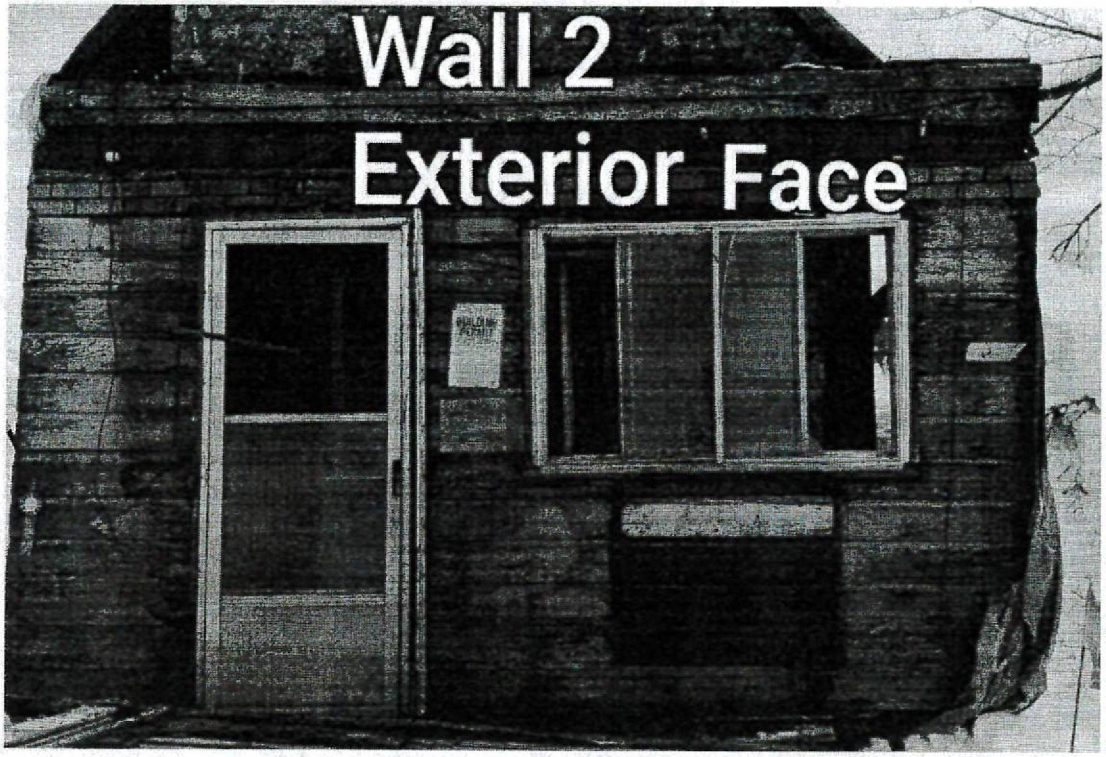


(Old 1X12 on the inside running vertically)

- Trim around door is a wood brick mold standard
- no trim around window
- Horizontal siding



7/7/17



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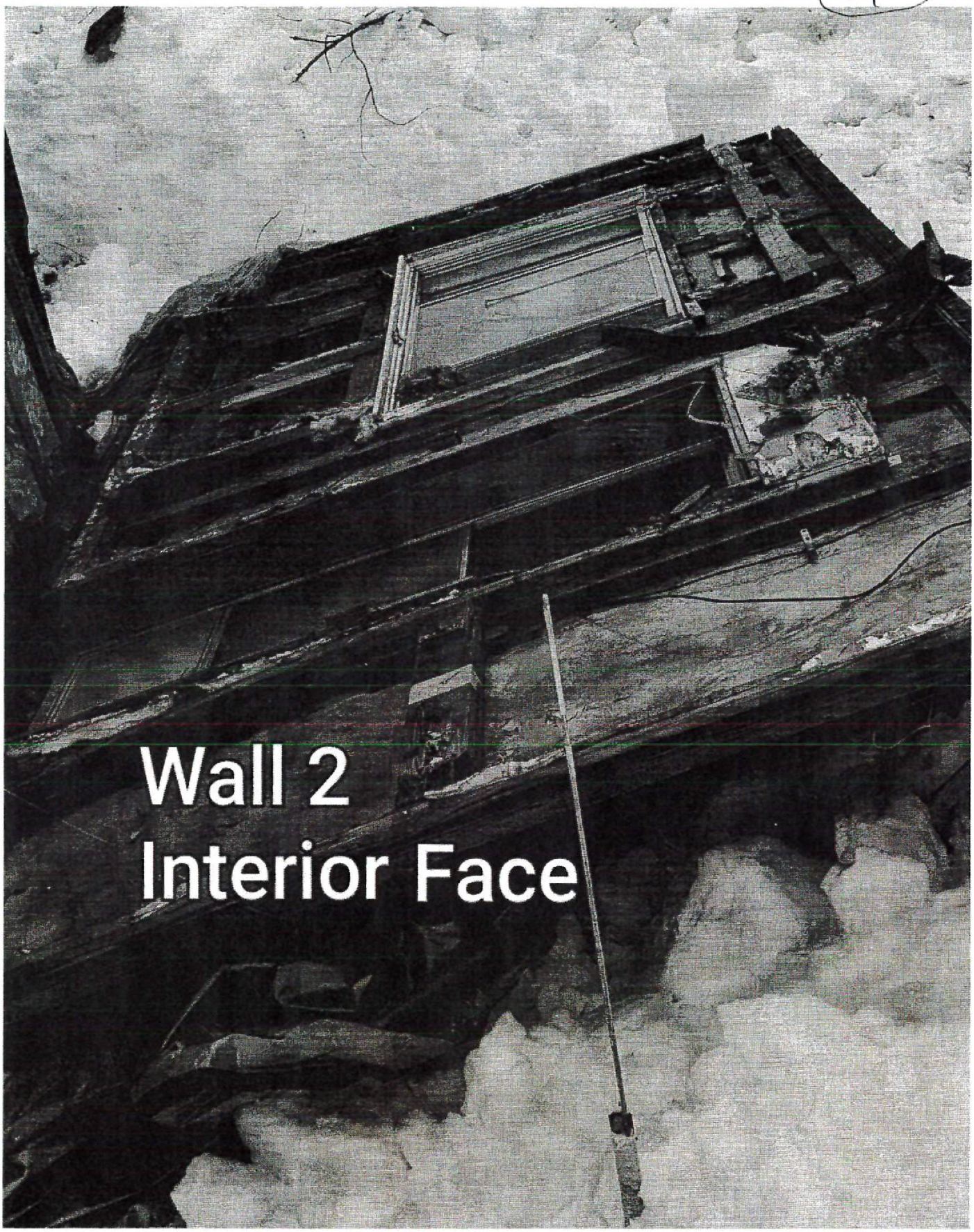
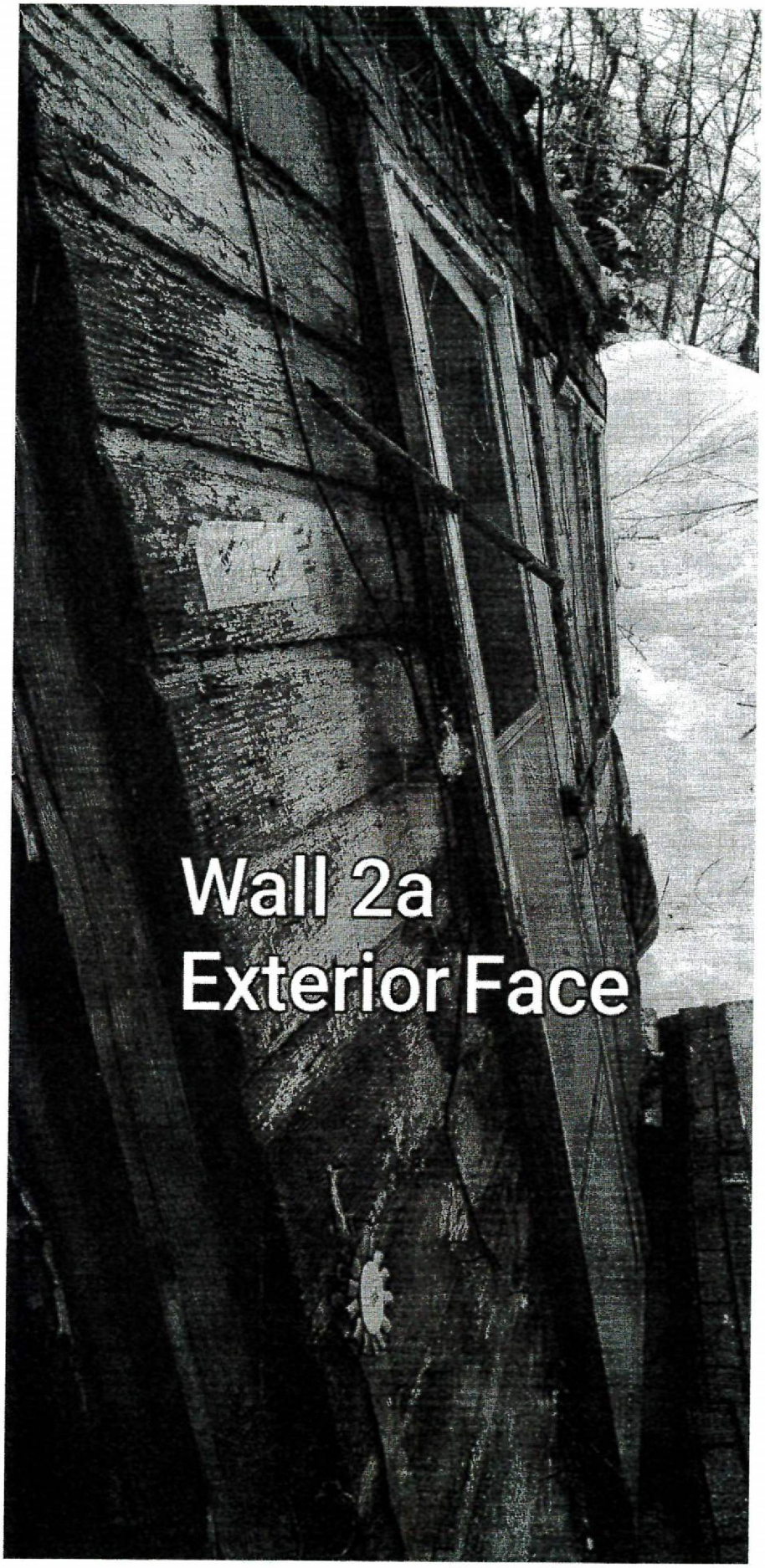
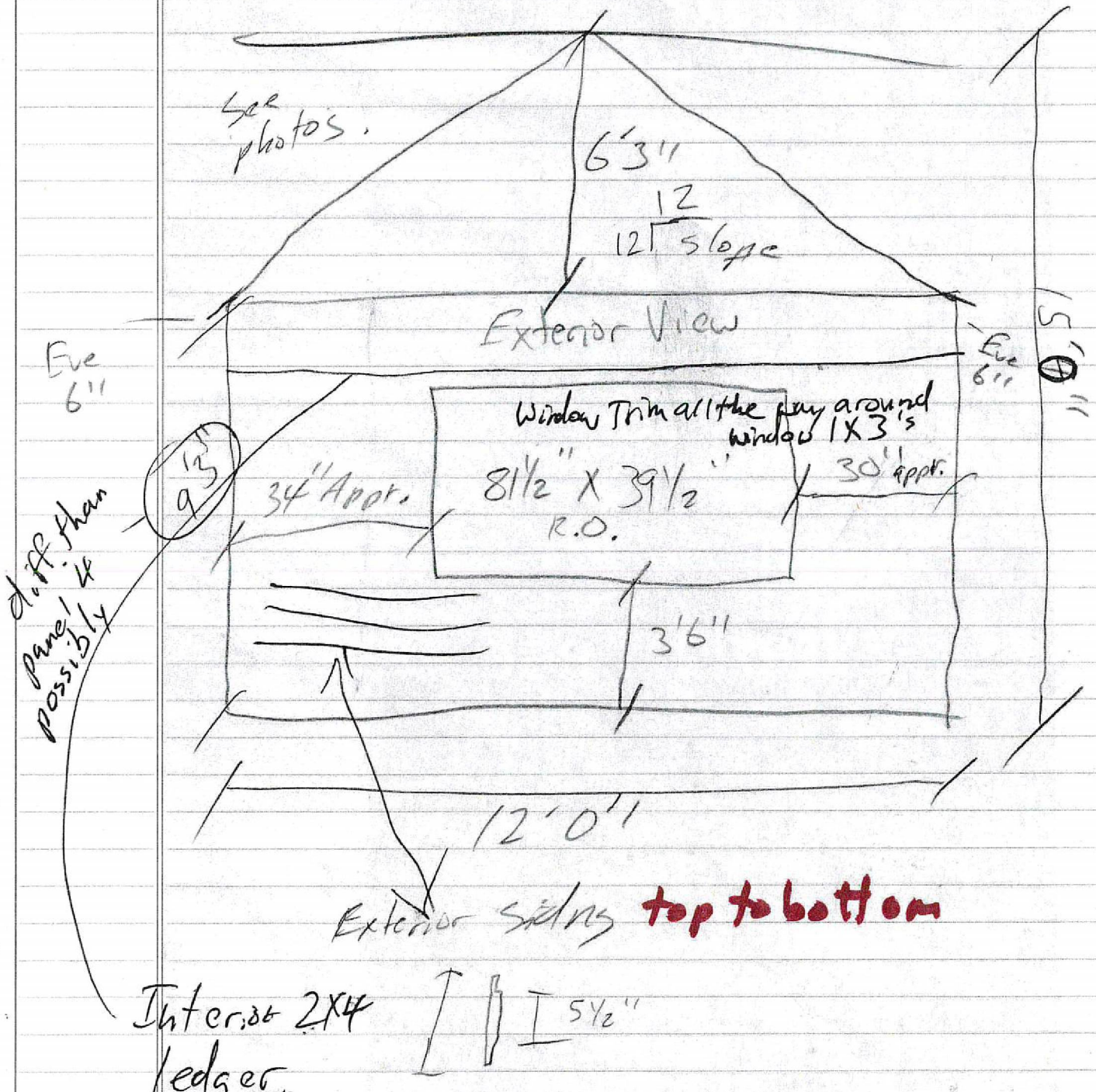


8/17

9 1 17

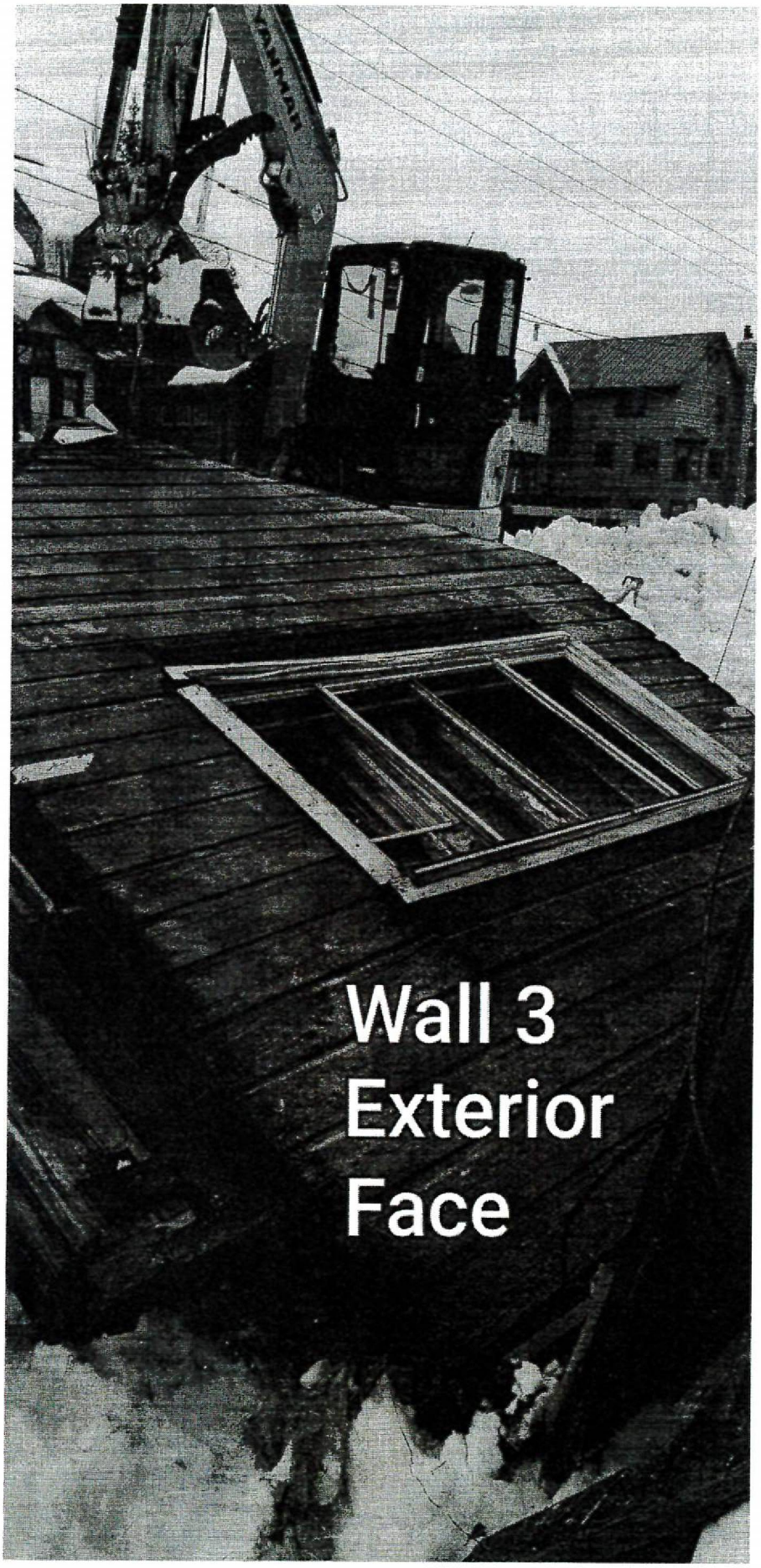


Panel 3



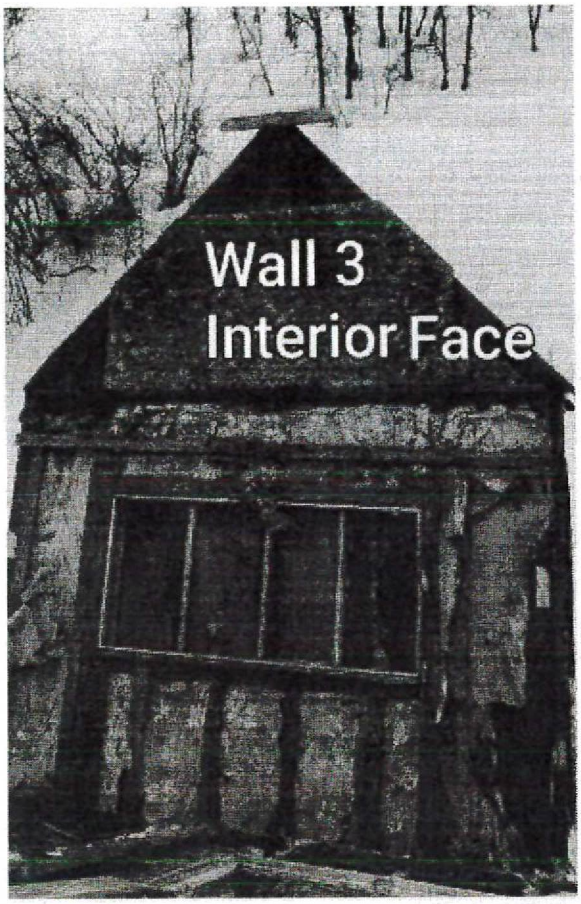
10 of 17

11 7 17



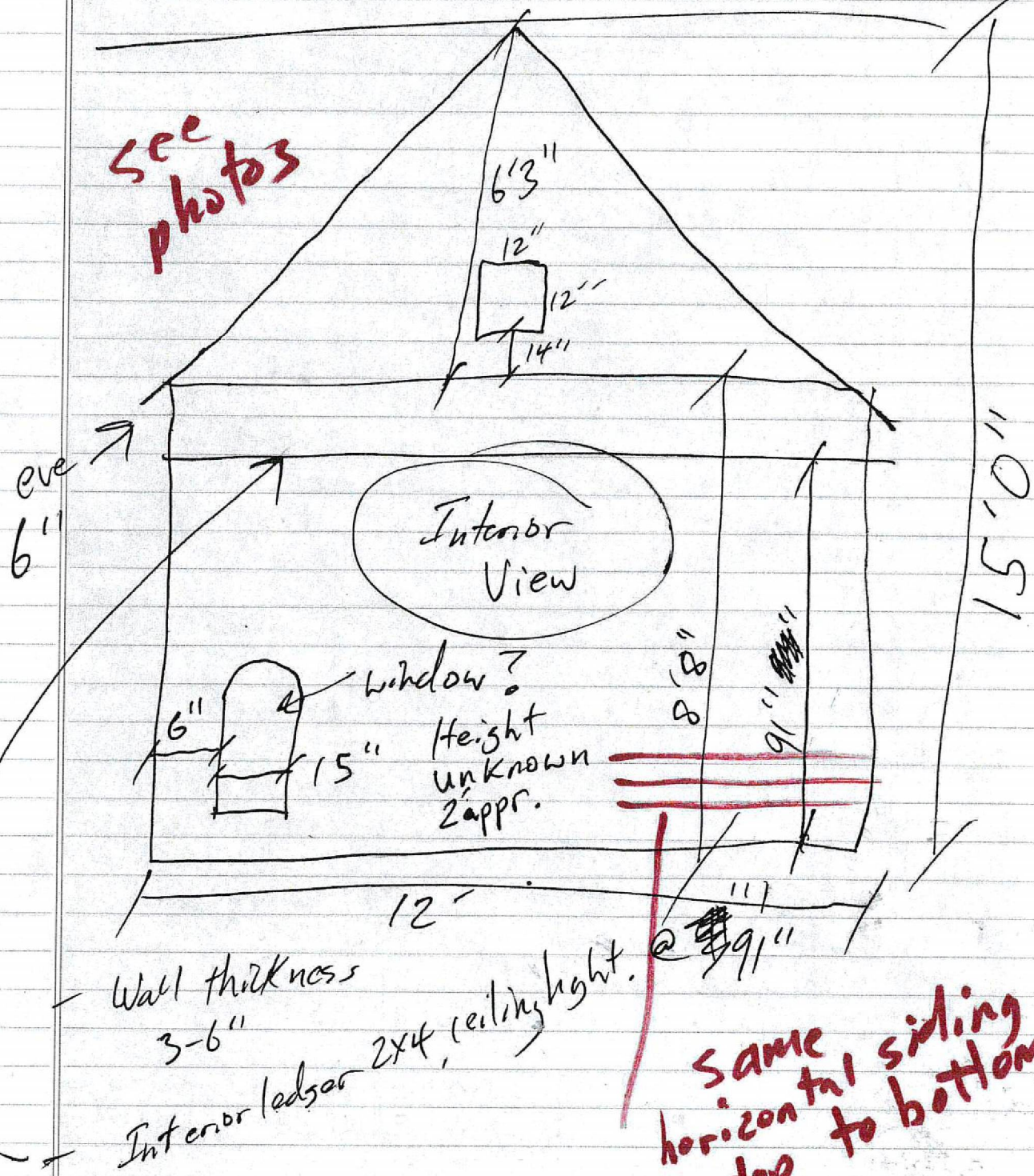
11 7 17

12/7/17

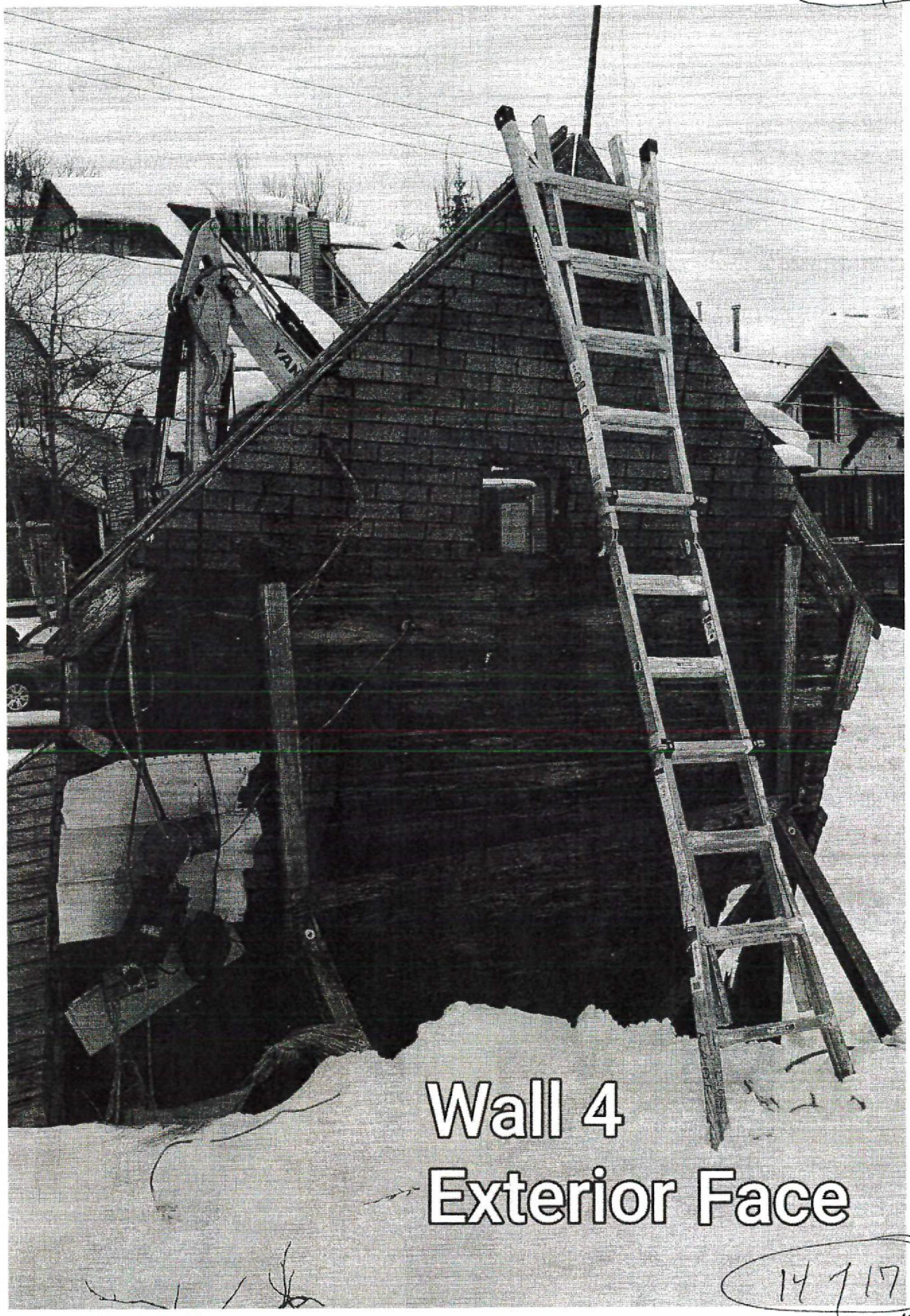


12/7/17

Panel 4

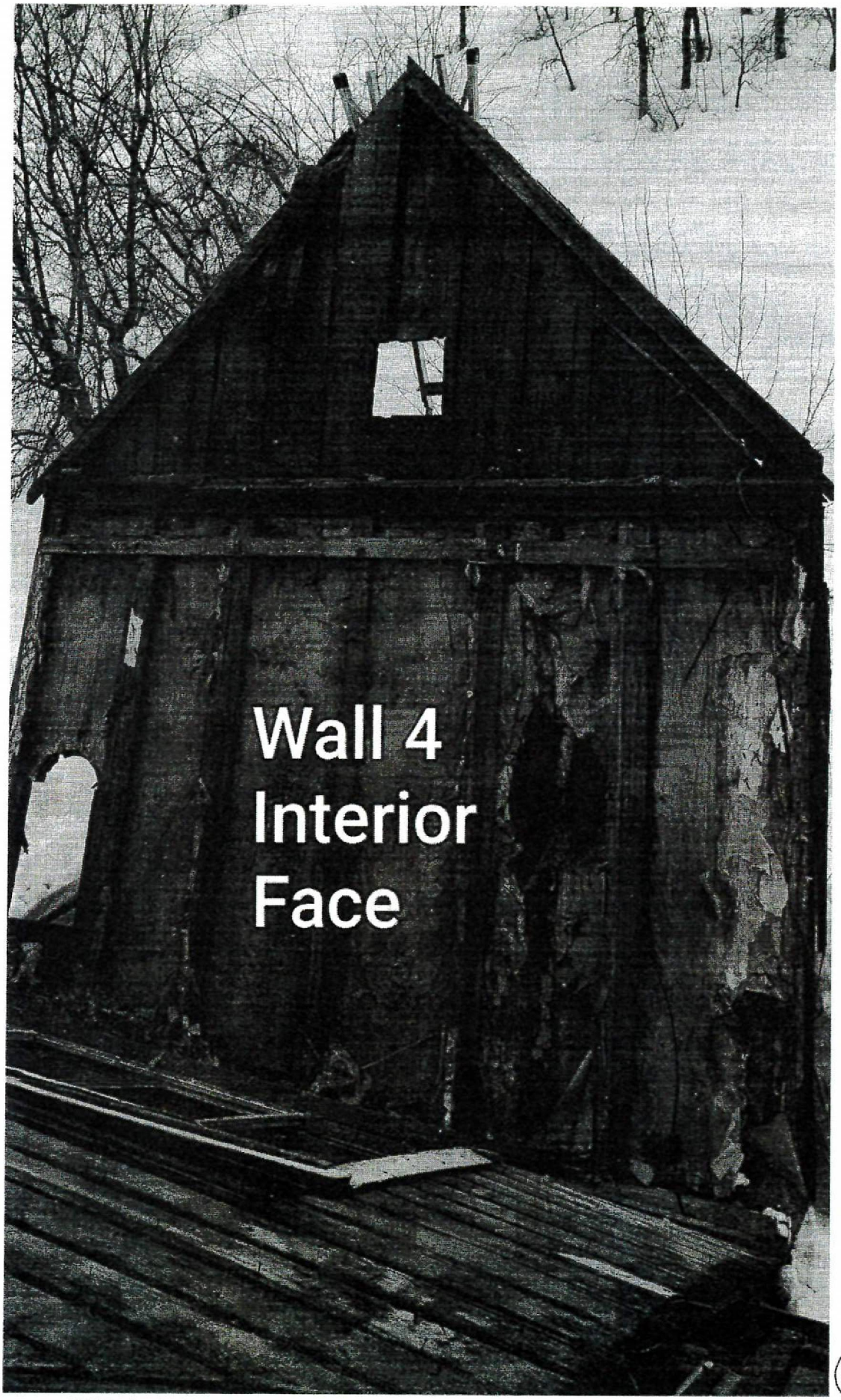

see photos
6'3"
12"
12"
14"
eve
6"
Interior View
15'-0"
window?
6"
15"
Height unknown
2 appr.
91"
91"
12'
Wall thickness
3-6"
Interior ledger 2x4, ceiling light.
same horizontal siding top to bottom

14 of 17



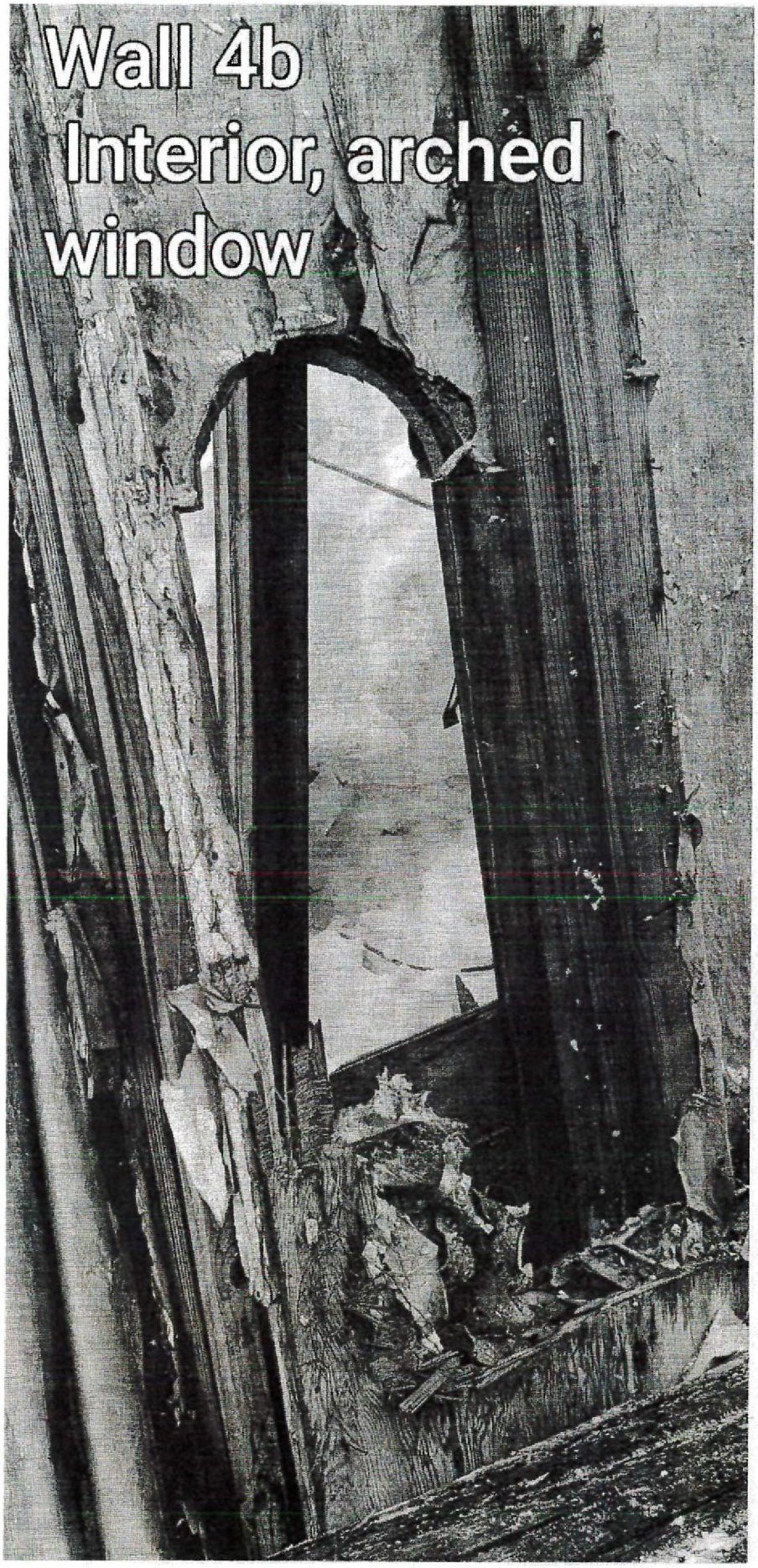
14 of 17

15 9 17



15 9 17

16 of 17



16 of 17

17 7 17

– certification of Measurements –

PRO-CRAFT BUILDERS, CO.

2906 NORTH DESERT FOREST LANE
LEHI,UT 84043
procraftbuild@gmail.com
8018300908

Date: February 21, 2019

To whom it may concern,

As a professional in the construction industry I approve the measurements of the old historical house wall panels on Lot 81 Daily Avenue, Park City, Utah, owner Martin Paris. The process involved machinery to separate each panel to be measured and numbered per request of the Park City Planning Department below.

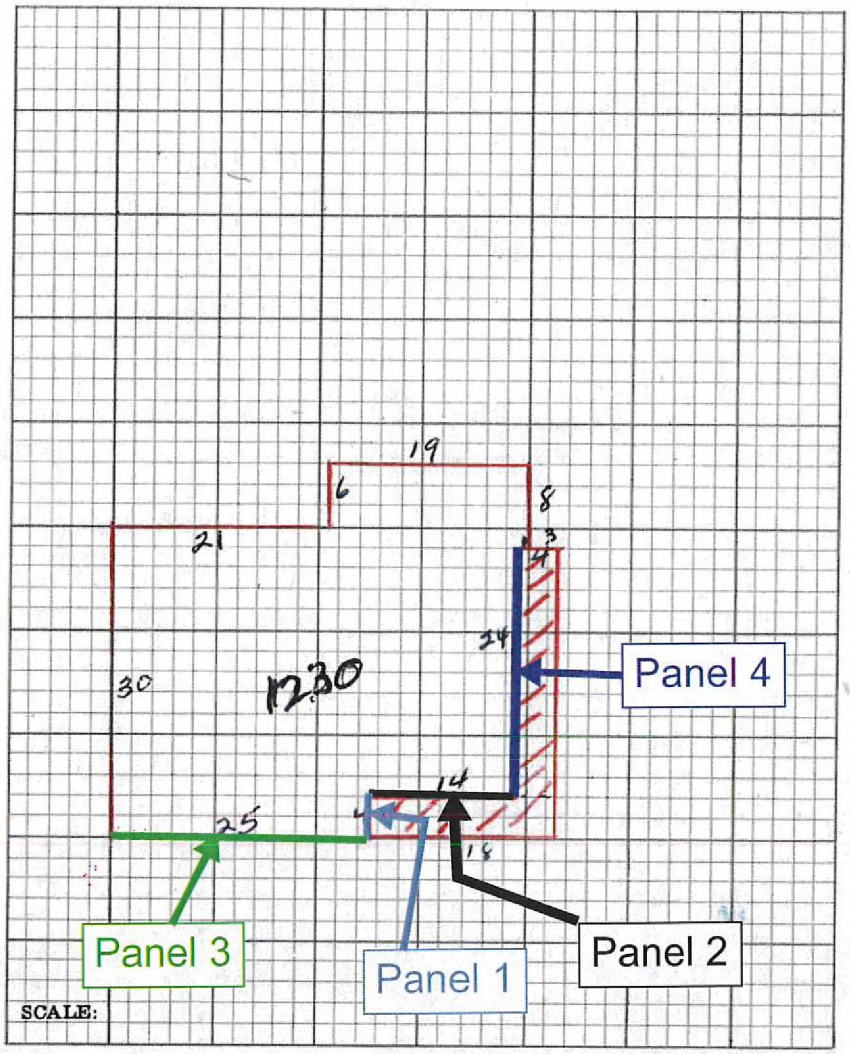
Each panel will be numbered with a paper record attached.

1. Measure each panel for height: tallest portion of the panel; height under each eave.
2. Measure the width of each panel, if there is more than 6 inches in variation more than one measurement is required.
3. Measure the location of each opening from a panel side and bottom of panel.
4. Measure each window or door opening, inside of the frame or trim.
5. Measure the width, depth and length of each piece of trim around windows and doors.
6. Measure the length and width of window mullions.
7. Measure the width (the width of the individual piece, not width across panel) and depth of a representative piece of siding on each panel.
8. Provide accurate photographs of each panel, sufficient to identify the shape of siding materials, placement of windows and trim and any other features need to reconstruct the project.

Signature: Kade Holman

Kade Holman, President, G.C.
#9036577-5501

4 Total Walls



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% 8%

Cars 1 Floor Conc Walls Stucco Roof RR Doors 1

Size 14 x 20 Age 1950 Cost 321 x 47%

[redacted] 1940 Base Cost [redacted] x 46 % Depr. 148

Total 145

REMARKS

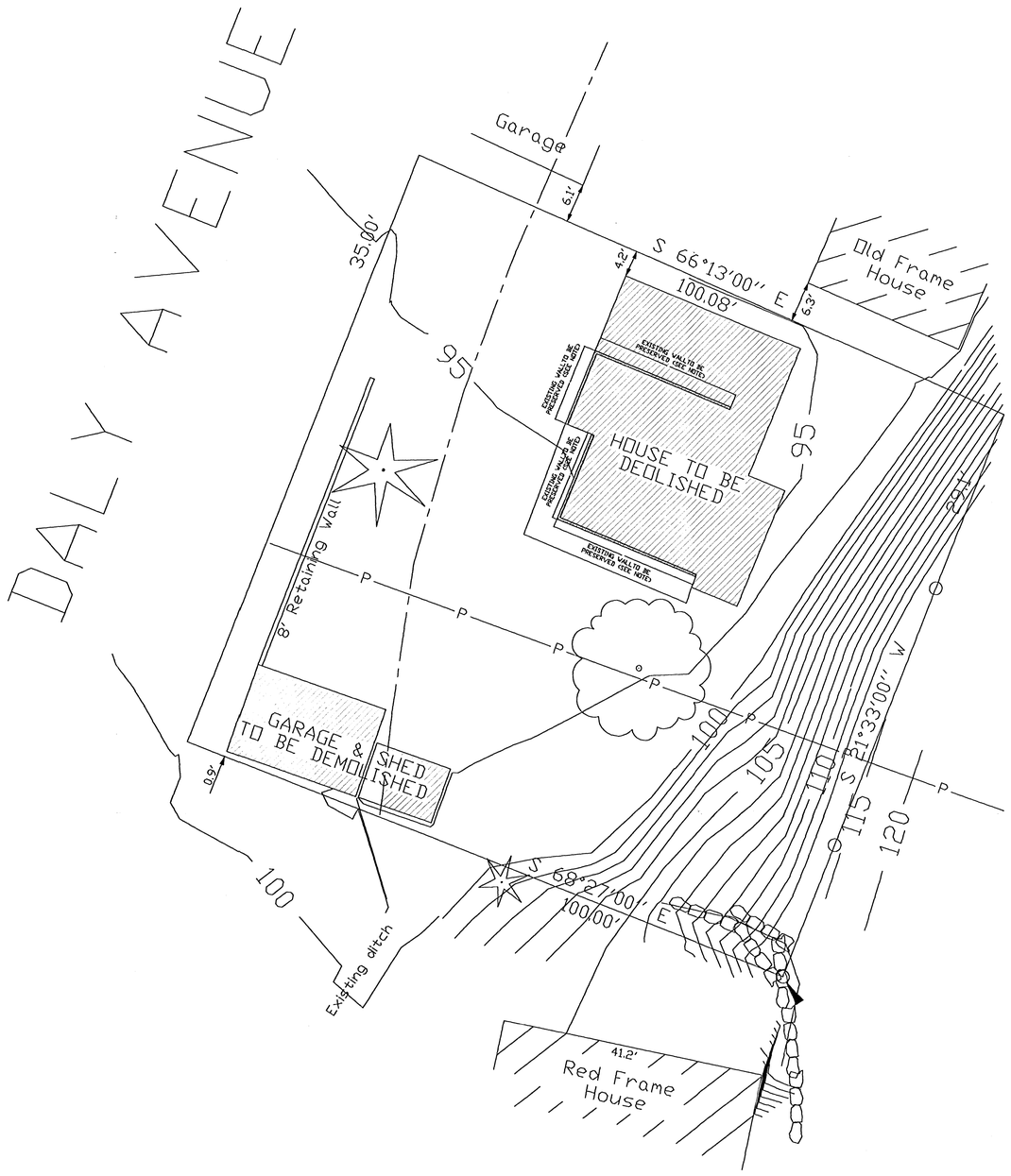
Average Year of Construction Computation:

1911 $ 4564 = 76 % X 55 Year = 4180

1965 $ 1424 = 24 % X 1 Year = 24

Average Year of Construction 1924 4204

44



NOTES

1. WALLS OF ORIGINAL HISTORIC MINING HOUSE TO BE PRESERVED AS FOLLOWS;
   - A. ORIGINAL SIDING AND WOOD PLANKING TO BE REMOVED AS INTACT WALL PANELS
   - B. BRACING SHALL BE PROVIDED SUFFICIENT TO PROTECT WALL PANELS FROM RACKING, WARPING BENDING, OR CRUSHING
   - C. PANELS ARE TO BE WRAPPED IN MOISTURE PROTECTIVE BARRIER
   - D. PANELS ARE TO BE STORED ON SITE IN A MANNER THAT WILL PROTECT THEM FROM RACKING, WARPING, BENDING, CRUSHING MOISTURE AND INSECT AND ANIMAL DAMAGE
   - E. WINDOWS AND DOORS ARE TO BE REMOVED FROM PRESERVED PANELS PRIOR TO BRACING AND DISMANTELING
2. ALL OTHER PORTIONS OF THE EXISTING HOUSE, GARAGE, AND SHED, ARE TO BE DEMOOLISHED AND REMOVED FROM THE SITE, INCLUDING THE EXISTING FOOTINGS AND FOUNDATION WALLS.
3. ADEQUATE CARE AND PROTECTION OF WALLS TO BE PRESERVED SHALL BE USED DURING THE DEMOLITION AND REMOVAL OF OTHER PORTIONS OF THE STRUCTURE.

RECEIVED
PARK CITY MUNICIPAL CORP
DEC 27 2004
BUILDING DEPT.

APPROVED
PARK CITY
DEC 22 2004
BUILDING DEPT

PLANNING DEPT.
APPROVED
DATE 12-27-04

LICENSED ARCHITECT
CHRISTINE MORR
NO. 329077
STATE OF UTAH

REVISIONS:	BY
-	-
-	-
-	-
-	-
-	-
-	-
-	-

CHRISTINE WARD MORR, ARCHITECT
380 "H" STREET
SALT LAKE CITY, UTAH 84103
(801) 259-6051

DEMOLITION PLAN

DEMOLITION PLAN FOR MARTIN PARIS
81 DALY AVENUE
PARK CITY, UTAH

Date:	12-21-04
Scale:	1/4" = 1'-0"
Drawn by:	CM
Job:	PARIS
Sheet:	A-1
Sheet of	# Sheets

Patricia Abdullah

From: Thomas Eddington
Sent: Thursday, September 15, 2011 05:52 PM
To: Kayla Sintz; Patricia Abdullah
Subject: FW: 81 Daley
Attachments: image001.gif; image002.gif

For the file

Thanks

From: Chad Root
Sent: Thursday, September 15, 2011 2:15 PM
To: Thomas Eddington
Subject: 81 Daley

Thomas,

The panels at 81 Daley are past the point of saving for any structural or historic significance. The weather protection that was used did not protect the siding/structure from the elements and have decomposed to the point that even if the panels were free for someone to use they would probably not even use them for a kids fort. Under the Abatement of Dangerous Building Code they would be considered to be dangerous and should not be used on a structure per section 6, 7, 8, 12, 13, 14 and 17 of the Abatement of Dangerous Building Code. If you have any questions feel free to give me a call.

Chadley Root
445 Marsac Ave
Park City Utah 84060
Department of Building Safety
CBO/Fire Code Official
435-615-5115

PARK CITY
1884

Historic Preservation Board
Staff Report

Subject: **Standards for Panelization and Lifts of Historic Structures**
Application: **PL-24-06003**
Author: **Historic Preservation Team**
Date: **April 3, 2024**
Type of Item: **Work Session**

Recommendation
(I) Review the proposed standards for panelization and lifts of Historic Structures and provide feedback to the Planning Team.

Summary
HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Park City is home to over 400 designated historic resources and Historic Character is identified in the General Plan as a priority of the community[1]. Park City has enacted and updated the Land Management Code (LMC) to reflect these goals and strategies while also providing for compatible infill within the Historic Districts. Chapter 15-11: Historic Preservation of the LMC outlines procedures applicants must complete to obtain approval to lift or panelize a Structure. In an effort to maximize the protection of historic materials, staff has drafted standards for the documentation and protection of historic materials to be lifted or panelized.

Staff requests the Historic Preservation Board review the drafted Panelization and Lift Standards and provide initial feedback. Staff will return with updates and a draft ordinance for the Board's consideration at a future meeting.

Exhibits
Exhibit A: Draft Panelization and Lift Standards

[1] General Plan, Historic Character Goals and Objectives

15-13-6(E) Standards for Documentation and Protection of Disassembled Historic Materials

1) General

   Prior to commencing disassembly of historic materials the applicant shall document the structure and/or materials in their existing state and location, as provided by this section.

2) Documentation of Existing Conditions
   a. As part of an application for Material Deconstruction or Disassembly and Reassembly, the Applicant shall provide the following:
      i. A survey showing the existing conditions of the subject property. This survey shall include, at minimum, all existing Structures, easements, rights of way, utilities, Significant Vegetation, and site topography.
      ii. Scaled as-built drawings depicting all facades of the Historic Structure noting dimensions and materials.
      iii. Numbered color photographs of each façade of the Structure depicting the entirety of the façade from grade to the ridgeline of the roof. Architectural details (e.g. ornamentation, brick patterns, etc.) shall be photographed separately.
         1. The Applicant shall prepare a site plan showing the Structure and labeling the locations from which the photographs are taken of each façade. The photograph numbers shall be listed on the site plan corresponding to the feature(s) they depict.
      iv. Written documentation of the condition of all historic materials with accompanying photographs.
         1. Any damage caused by weather, pests, or insects shall be noted and photographed and a pest removal or mitigation plan shall be provided.
      v. A maintenance, security, and monitoring plan by which the Applicant will continually observe, preserve and protect the historic materials for the duration of the project, subject to the requirements outlined in Subsection 7 of this Section.
3) Documentation of Deconstruction
   a. The Applicant shall mark or number historic materials for Disassembly with a non-abrasive and non-staining material to ensure they are stored and reconstructed or reattached in their original configuration.
   b. The Applicant shall mark up the as-built drawings of the Structure(s) with the same markings or numbers corresponding to the removed or deconstructed historic materials.
   c. The Applicant shall document the process of deconstructing the historic materials by photographing or taking a video of the deconstruction.
   d. If the Structure(s) suffer damage at any point during the deconstruction process the Applicant shall halt the deconstruction and document the damaged components.
4) Requirements for On-Site Storage of Historic Materials
   a. Preparation of On-Site Storage site

i. The Applicant shall grade the subject property to ensure a flat surface on which the historic materials may be stored. The surface shall be compacted to minimize any settling of fill or soil and to avoid wracking or warping of the historic materials.
ii. The on-site storage shall provide a fully-enclosed weather-proof, durable enclosure that fully encompasses the historic materials. The enclosure shall be secured to prevent theft of or damage to historic materials.

5) Requirements for Transportation of Historic Materials
   a. Historic materials shall be stored in a fully-enclosed, weatherproof, and secured space.
   b. If a Site cannot accommodate on-site storage of the historic materials an Applicant may store the materials off-site. The Applicant shall obtain a written agreement from the owner of the off-site property allowing the storage of the materials; a copy of this approval shall be submitted to the Planning Department.
   c. Historic Materials shall be transported by a licensed and bonded transportation company and shall be loaded into the transport vehicle as gently and carefully as possible. To minimize cargo shifting during transportation the Applicant and/or transportation company shall provide details regarding stabilizing the historic materials within the vehicle body.
   d. The Applicant shall provide photographs or video of the historic materials being loaded into the transport vehicle and unloaded at the storage site and provide copies thereof to the Planning Department.
   e. If the historic materials are damaged at any point the Applicant shall document the damage and provide a report to the Planning Department.
6) Requirements for Lifting Historic Structures
   a. The Applicant shall obtain an Engineer's Report confirming the Structure is stable enough to be lifted. This Report shall include a plan to brace and secure the Structure while it is lifted.
   b. The Applicant shall install bracing and security measures as required or recommended by the engineer.
7) Ongoing Maintenance and Reporting Requirements
   a. The Applicant shall submit an ongoing Maintenance and Reporting Plan for the Historic Structure(s) prior to beginning the lift or deconstruction processes.
   b. The Maintenance and Reporting Plan shall include, at minimum:
      i. One (1) examination of the historic materials at least once every thirty (30) calendar days.
         1. The Applicant shall take photos or video of the materials inspection and note any damage or concerns.
      ii. Any anticipated maintenance (paint, sand, humidity control, etc.) planned for the materials during the deconstruction or lift processes). The Applicant shall keep a log of all maintenance done on historic materials, noting the date, maintenance official, and the action taken including before and after photographs.
   c. The monthly Report shall be provided to the Project Planner, Historic Preservation Planner, and Planning Director outlining the current condition of the materials and any

damage or concerns. The Applicant shall also note any apparent damage to the historic materials' enclosure as it may result in a loss of weather protection.