



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
July 3, 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 May 1, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **316 Woodside Avenue – Grant** – The Applicant Requests a \$24,500 Grant to Restore a Bay Window, Covered Porch Railing and Posts, and to Rehabilitate Exterior Doors and Windows of the Landmark Historic Structure. PL-24-06132
(A) Public Hearing; (B) Action

416 Park Avenue – Grant – The Applicant Requests a \$7,300 Grant for Interior Roof Repairs to Replace Broken Beams and Reinforce the Landmark Historic Structure. PL-23-05935
(A) Public Hearing; (B) Action

2465 Doc Holiday Drive – Grant – The Applicant Requests a \$25,000 Grant to Assist with the Reconstruction of a Rear Deck Determined to Contribute to the Historic Integrity of a Significant Historic Structure. PL-24-06131
(A) Public Hearing; (B) Action

6.B. **81 Daly Avenue** – The Applicant Requests Relocation and Reconstruction of a Significant Historic Structure in the Historic Residential – 1 Zoning District. PL-23-05683 (45 mins.)
(A) Public Hearing; (B) Action

- 6.C. **7700 Marsac Avenue** – The Applicant Proposes Replacing the Roof and Attaching Cables to Stabilize Ontario Water Tank E. PL-24-06168
(A) Public Hearing; (B) Action

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 MAY 1, 2024**

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

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Lillian Zollinger, City Planner; Dave Thacker, Chief Building Official

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 PM and conducted a roll call. All board members were present. Board Members Hodgkins and Long attended virtually.

2. MINUTES APPROVAL

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

MOTION: Board Member Beatebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from April 3, 2024. Board Member Hutchings 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, reported that there is a Resolution scheduled for City Council review on May 2, 2024, declaring May as Historic Preservation Month in Park City. The Resolution is to honor the work of the Historic Preservation Board, the Park City Historical Society, and Friends of Ski Mountain Mining History.

4. PUBLIC COMMUNICATIONS

Jeff Love was in the process of finishing a historic renovation on his Park City property. In March of 2023, the Historic Preservation Board awarded him a grant of \$18,500 to rebuild the bay window above his garage. The project took longer than anticipated to

complete, and he submitted the paperwork in January. After reviewing the Grant Program Agreement, he decided to decline the funds. This decision was made in part due to the issuance of a 1099 for the full grant amount as it is considered taxable income. Additionally, the agreement covers a five-year term. If the owner sells in the first year, 100% of the grant must be repaid. In the second year, that decreases to 80%, then 60% in the third year, and 20% in year four. The Trust Deed specifies that the grantee shall pay the City a recapture amount of the grant plus interest of 12% compounded monthly, accruing from the date of the disbursement of the grant.

Mr. Love stated that he only lived in his last two homes for three years each. He has no plans to sell his current home but is unsure if he will stay there for five years. Considering the tax consequences, he would have to own the house for four years to break even. It was his belief that 12% interest is very high and he would like the City to consider improving those terms for future applicants. He also recommended that the Historic Preservation Grant Program Agreement be attached to the application so applicants are aware of the terms prior to beginning the process. Had he been fully aware of the requirements, he would not have applied for the grant.

Mr. Love reported that he spoke with representatives of Saint Luke's Episcopal Church, who were unaware of the grant program. He believes they are an ideal recipient because they would not have tax implications, the property needs to be painted, a new roof, and plumbing repairs, and they have limited resources. A church representative has spoken with Senior Historic Preservation Planner, Caitlyn Tubbs. Mr. Love thanked the Historic Preservation Board for their consideration.

Board Member Stephens stated that the 20% per year figure was modeled after the Investment Tax Credit recapture. He did not recall 12% interest being discussed. Board Member Hutchings indicated that his Historic Preservation Board grant also included the 12% interest recapture. He believes some interest is justified because it is City money. Board Member Beatiebrox stated that it adds to the implied burden of the tax implications. Mr. Love commented that it makes it less appealing for individuals, but more appealing for non-profits.

Board Member Stephens reported that the City's intention is always to encourage restoration. They are trying to avoid house flipping. Mr. Love responded that ownership should not matter because once you receive the money, you have fulfilled the mission of preservation.

Mr. Love asked if it was possible to pass his grant to Saint Luke's. Planning Director Ward stated that it could be scheduled for discussion. Planner Hobbs has the next round of grants scheduled for Board review, so they can take it into consideration during that discussion. Chair Scott clarified that the grant program is now reviewed quarterly.

Mr. Love stated that his home is on the National Register of Historic Places, which he was initially uneasy about until he learned about the available tax credits. There are over

100 Summit County properties on the National Register of Historic Places, most in Park City. The state and federal tax credits are very helpful, and he found the process easier and credits more beneficial than the Historic Preservation Board Grant. Chair Scott thanked him for his feedback.

5. WORK SESSION

A. 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.

City Planner, Lillian Zollinger, reported that Senior Historic Preservation Planner, Caitlyn Tubbs, was out of town, so she was filling in. Planner Zollinger works with non-historic structures in the Historic District. 81 Daly Avenue is a significant historic structure that was built circa 1911. A Panelization Plan was approved in 2004, and it was deconstructed in 2005. Four of the panels were removed and wrapped in a tarp until 2019. In 2011, the Chief Building Official determined that the panels were dangerous and unsalvageable. It was also found that the panels were not dismantled or stored as required. The historic structure is no longer on the property. The applicant is requesting to relocate and reconstruct the structure.

Typically, three criteria need to be met for the Historic Preservation Board to make a decision, but for this property, only the third criterion applies. The Historic Preservation Board must find the proposal meets LMC Section 15-11-13(A)(3)(c) by determining unique conditions that warrant the proposed relocation on the Site:

1. The historical context of the Historic Structure has 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.
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.
3. The historical integrity and significance of the Historic Structure will not be diminished by relocation and/or reorientation.
4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The structure no longer exists, so the purpose of the work session is to obtain the Historic Preservation Board's input on what they would like to see moving forward.

The applicant, Martin Paris commented on the claim that the panels were not being stored as required and asserted that they were maintained with fidelity and inspected once per year by licensed contractors. He added that the panels were already in poor condition when he purchased the property. They were dismantled in 2005 by former Planning Commissioner, Ron Ivie, and the Planning Department ordered that the building be demolished in 2019.

Mr. Paris indicated that he is the largest property owner on Daly Avenue and he has owned his property for over two decades. It was his opinion that the property does not meet the requirements to be listed in the Historic Site Inventory. The original 807-square-foot structure was built between 1905 and 1911. It was modified in the mid-1900s and increased to 1,230 square feet. The house designated on the Historic Site Inventory in 2009 was substantially larger than the original structure. He asserted that the renovations performed in the mid-1900s destroyed the property's essential historic form. He further stated that the remaining historic panels, as well as additional panels from the mid-1900s renovation, were destroyed without following policies and procedures. It was his position that the historic structure no longer exists and should be removed from the Historic Site Inventory.

The Planning Department requires that any new structure be 800 square feet like the original, unimproved home. Mr. Paris will comply with that requirement but is requesting a 15-foot setback for the new structure.

Chair Scott thanked Mr. Paris for the information. He summarized the issue and Mr. Paris' position that the active home on the Historic Sites Inventory for 81 Daly Avenue does not exist. Board Member Beatlebrox responded that it is on the record and the fact that Joe Grover lived on the site makes it historically significant. She expressed concern that it was not properly panelized and the panels had to be destroyed. She understood that Mr. Paris would like to restore the original structure with a modified setback.

Planning Director Ward clarified that the City has a record of the original dimensions, and Mr. Paris understood that the original structure must be reconstructed. The question before the Board is relocation. Many historic structures on Daly Avenue are located at the rear of the property, and one historic site on Daly Avenue currently has an addition being constructed in front of the historic structure. The Historic Preservation Board must decide if the criterion is met by reconstructing the historic structure forward on the site so that an addition can be built behind it. After that decision is made, the next work session will cover the proposed reconstruction and which historic structure it needs to conform with. In order for the applicant to create a design for approval, the Historic Preservation Board must first decide if relocating the structure is within the Code requirements.

Board Member Beatlebrox recalled that a different historic structure was allowed to be moved forward on its lot due to natural materials encroaching on the structure. Mr. Paris added that there are many examples of historic structures being moved forward, including

his building at 71 Daly Avenue, which was moved forward 40 feet by the previous owner. He added that structures are being removed on the City-owned lot at 330 Daly Avenue for the purpose of development.

It was noted that the Historic Preservation Committee is not currently aware of the expectations placed on the project when panelization was approved. The permit issued at that time was a Conditional Building Permit to remove siding and do exploratory work, not for panelization or demolition. Board Member Stephens recalled that Demolition by Neglect was a topic at that time, and that may have been a factor with this property. He believes the Board needs to understand the original expectations before deciding how to proceed. Planning Director Ward indicated that Staff is in the process of trying to locate that information, and it will be attached to the Staff Report for the next work session.

Mr. Paris recollected that it was panelized with the expectation that it would be rebuilt. It was designated as a historically significant site in 2009 based on the 1995 photo, and it was his belief at that time that the 1283-square-foot structure would be rebuilt. He had owned the property for 15 years when was told that the original 800-square-foot structure must be rebuilt.

Chair Scott noted that more research needs to be done to determine the requirements put in place when depanelization was approved. Board Member Stephens stated that there would be similar verbiage on other surveys from the time. A home may be listed as significant even though major alterations were made, with the understanding that the historic house was still present underneath those renovations. The structure is meant to be taken back to its original state. Planning Director Ward clarified that the current historic site form acknowledges the existing conditions.

Board Member Stephens expressed concern about the panels. At a minimum, the expectation was for the panels to be retained and reused. He stated that it was because of the conditions on Daly Avenue that stricter guidelines on panelization were implemented. Now the Board must address both the potential relocation of the structure and the possibility that the panels were neglected. Board Member Beatlebrox mentioned that the Board has never considered reconstruction because there have always been historical materials available. Chair Scott mentioned that one home in the Historic District was reconstructed on a different lot.

In response to a question from Board Member Beatlebrox, Planning Director Ward indicated that a financial guarantee was recorded on a different property because the Code was modified to address specific concerns. In the later work session, the Planning Commission will recommend Code updates to ensure that the standards are clear and consistent. The issue with 81 Daly Avenue is that the current Code presumes there is an existing structure for reconstruction and relocation. In this case, there is no existing structure or materials. Board Member Beatlebrox asked about the City's recourse if reconstruction of the original Joe Grover home is approved but the guidelines are not followed. Planning Director Ward clarified that the current Code requires both the

financial guarantee and Historic Preservation Plan to be recorded against the property.

Board Member Stephens asked if the use of historic millwork could be required in the reconstruction. If the Historic Preservation Board does not require the use of appropriate building materials, he feels they would be misleading the public because it would not be an accurate restoration. Chair Stephens suggested that it would no longer be a historically significant property if it did not contain historic material. Planning Director Ward indicated that it is currently a Significant Historic Site, so there would need to be a process to remove it from the Historic Sites Inventory in that case. Board Member Beatlebrox reiterated that it is especially significant because Joe Grover, an important and influential Park City resident, lived there. Planning Director Ward stated that the Historic Preservation Board would need to find that "the form, features, detailing, placement, orientation, location will be accurately depicted by means of new construction." That could be based on the as-built drawings, historic records, and photographs, and any conditions the Board deems appropriate could be added.

MOTION: Board Member Holmgren moved to CONTINUE the work session to a date uncertain. Board Member Beatlebrox seconded the motion.

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

Mr. Paris expressed his desire to begin work on the property as soon as possible and asked for clarification on when the Board will reconsider the request. Chair Scott indicated that Staff needs to conduct further research. Ideally, it will be on the following month's agenda, but it could take longer. Mr. Paris indicated that Staff recently performed a Government Records Access and Management Act ("GRAMA") search related to the property and presented their findings to him. He stated that his preference is to build the original house to the exact requirements expected, and his goal is to build a historically accurate structure. Chair Scott thanked him for his time.

B. 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-24-060036.

Planner Zollinger presented the proposed Panelization and Lift Standards. When an applicant proposes panelization, they are required to comply with a specific set of requirements. Staff seeks to improve the recordation and preservation of historic materials, and as such needs codified and consistent standards that all applicants must adhere to when documenting the disassembly of an historic structure. She requested the Historic Preservation Board's input on the draft standards. It was clarified that Standard 2 through Standard 5 apply to panelization, and Standard 6 applies to lifting.

Regarding Item 2 (a) (i), Board Member Beatlebrox stated that a survey should already

be available and should not be included as a requirement for panelization. Planning Director Ward clarified that the survey is required to demonstrate the relationship of the structure on the site. Many historic structures do not meet setback requirements, so the City needs a survey that shows the relationship of the original structure to the site. A survey is required for an application of this scope, but the Planning Department application process precedes the Building Department application, so it must be required for planning review.

A suggestion was made to include detailed drawings of the major materials being used on the house, in particular the siding material to verify the profile and size. It was confirmed that Item 3 covers that requirement. It was further confirmed that physical photographs are not required. Copies or digital images are acceptable.

In response to a question, Planning Director Ward confirmed that the financial guarantee requirement will not change. She further stated that there is no time limit in the Code, but the Planning Department standard is 45 days, and any extension requires additional approval. Chief Building Officer, Dave Thacker, clarified that they worked previously to establish that standard as some historic structures were lifted for a long period of time. The 45-day period begins on the date of permit issuance. Should they exceed that without applying for an exception, at that point it would be an enforcement issue.

Regarding Item 6 (b), a concern was raised that the language needs to be broad enough to give the Building Department authority to review and approve every aspect of the lift. Mr. Thacker indicated that typically a certified structural engineer ensures that all aspects are engineered, but the more clear, concise language would be advisable.

In response to a question regarding the 30-day examination requirement in Item 7 (b), Planner Zollinger clarified that Item 7 pertains primarily to panelization, as there is a 45-day maximum allowed for lifting. She suggested the examination requirement for lifted structures be set at the halfway point. She does not believe 30 days is excessive for panelization. There have been issues with improper documentation, which could be addressed with more frequent reporting. Chair Scott indicated that, if the materials are properly stored, the owner might not have access to them every 30 days. Planning Director Ward responded that documentation would be very important if the materials were moved offsite.

The following changes were discussed and agreed upon:

- Panelization and Lifting will be two separate sections.
- Applicable Standards from Item 2 of the draft will be copied to the Lifting section.
- Item 4 and Item 5 will be combined into a single section on Storage of Historic Materials.

- Item 6 (b) will be reviewed to ensure the language gives the Building Department sufficient authority to review and approve bracing and security measures.
- Item 7 (b) will be added to both Panelization and Lifting sections and indicate the specific Maintenance and Reporting timelines for each.
- The extra parenthesis in Item 7 (b) (ii) will be removed.

Board Member Stephens indicated that there should be a deadline for panelization to prevent loss of materials as happened with 81 Daly Avenue. Planning Director Ward responded that deadlines are currently addressed in the financial guarantee section of the Historical Preservation Plan, but it would be advisable to codify the requirement for a site-specific timeline. Timeframes currently are not addressed until the Building Permit application is submitted, and she agrees that it should be brought into Code so there is an expectation at the beginning of the process.

6. **ADJOURN**

MOTION: Board Member Hutchings moved to ADJOURN. Board Member Stephens seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:37 PM.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

81 DALY AVENUE

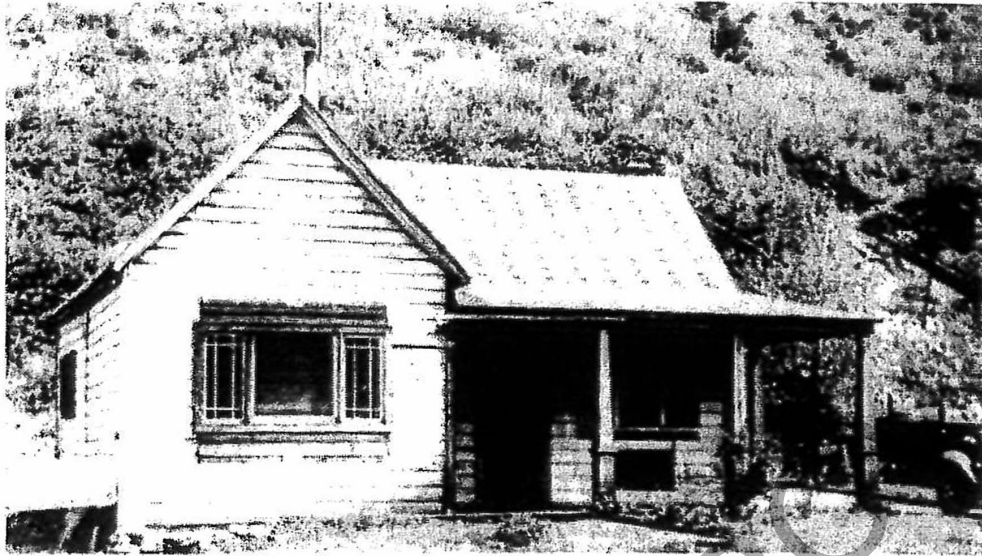
PARK CITY UTAH 84060

HISTORIC PRESERVATION BOARD
MEETING OF MAY 1, 2024

MARTIN PARIS

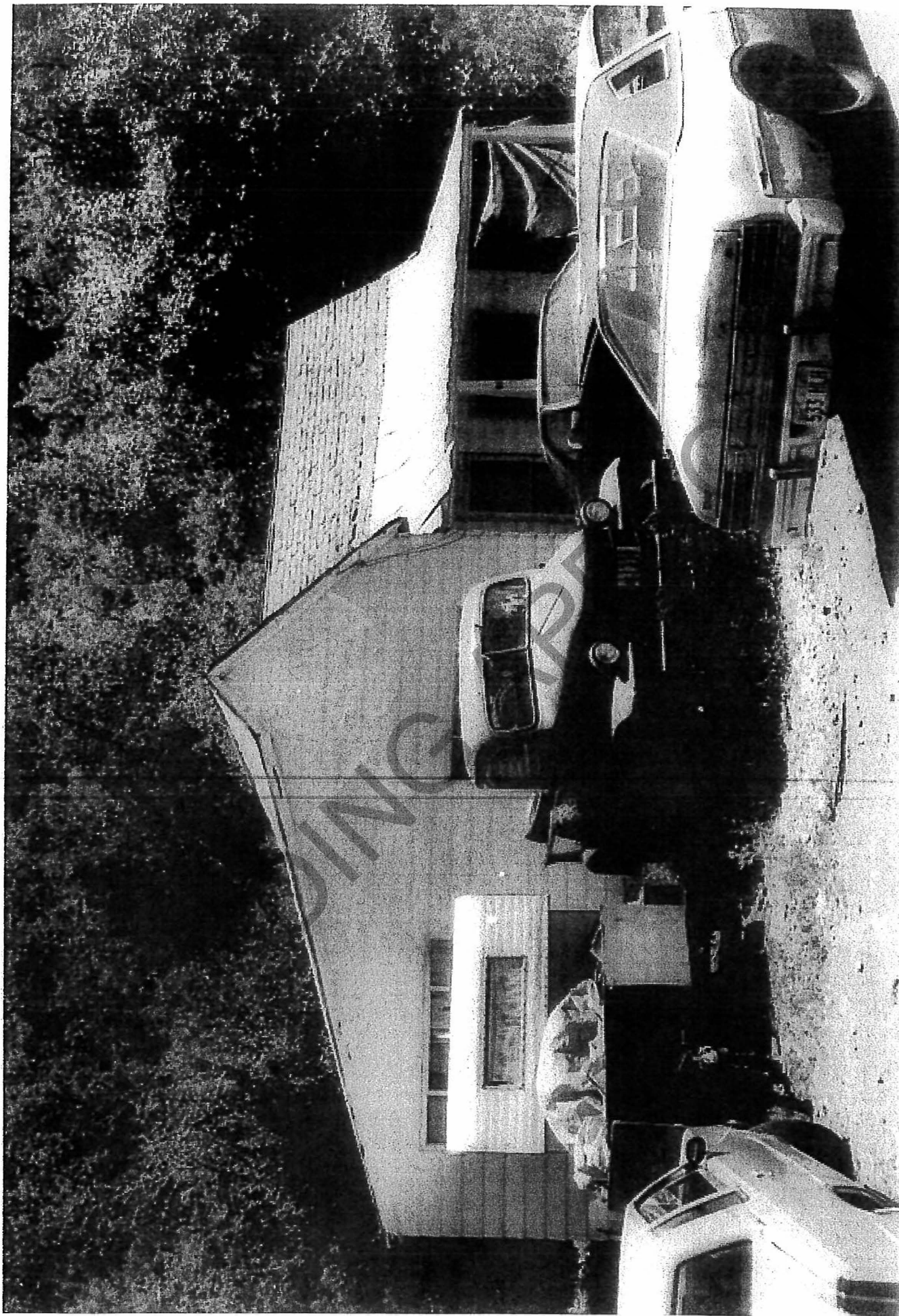
PENDING APPROVAL

The original building of ⁸⁰⁷ ~~807~~ sq feet taken in the 1930's/1940's is shown below::

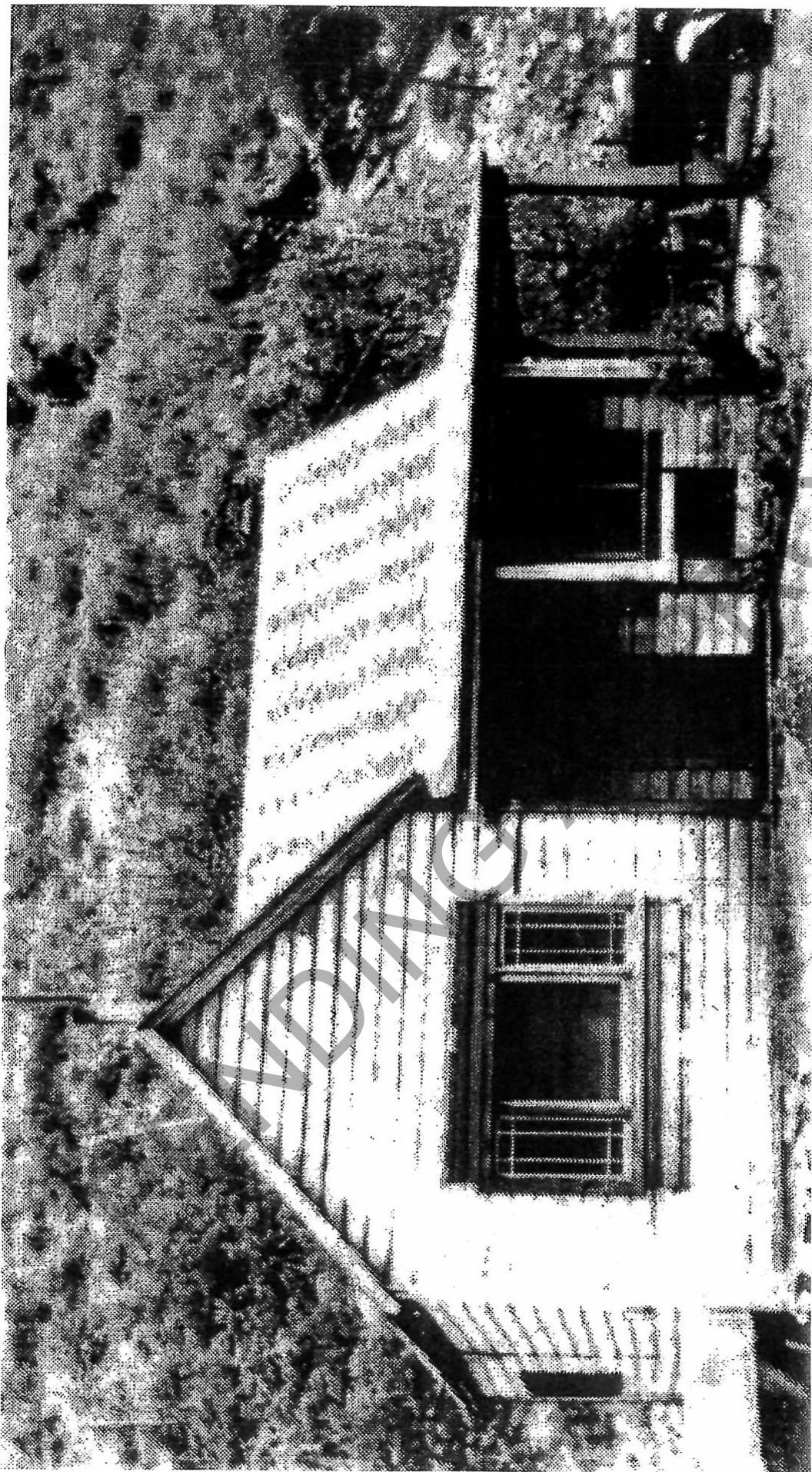


The enlarged building of the late 1940's/early 1950's is shown below:

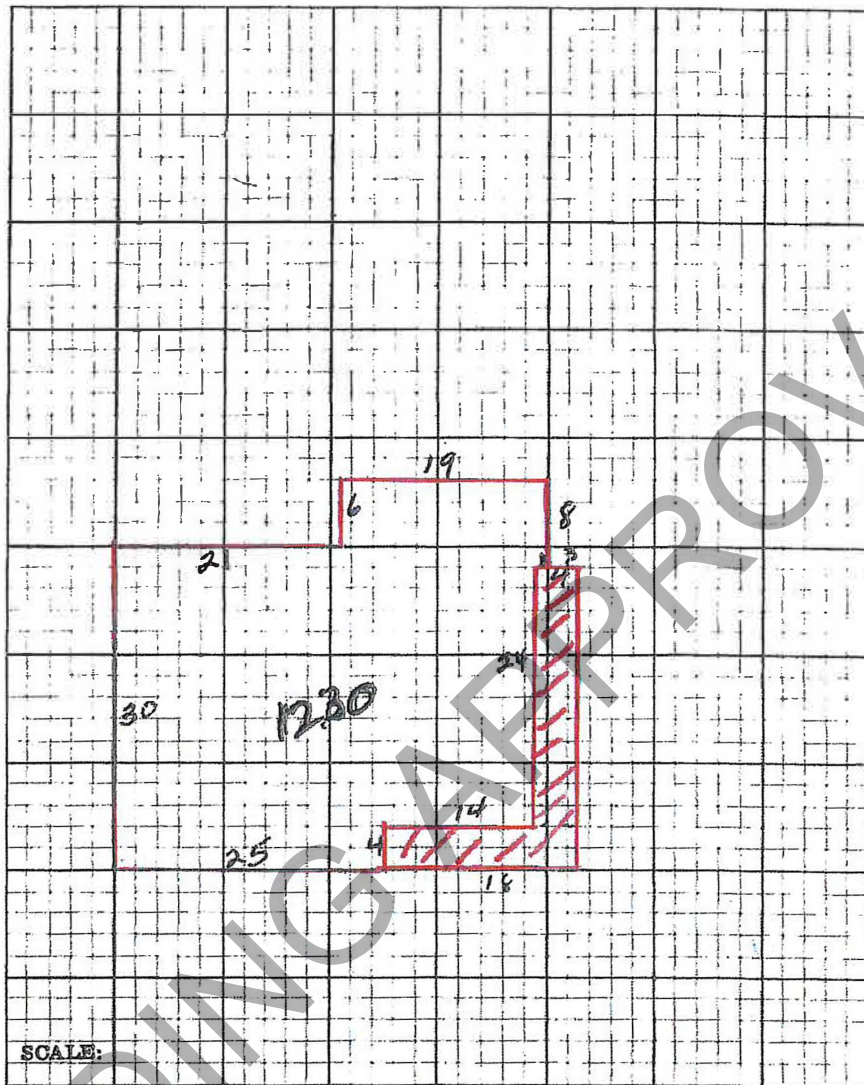




2



3

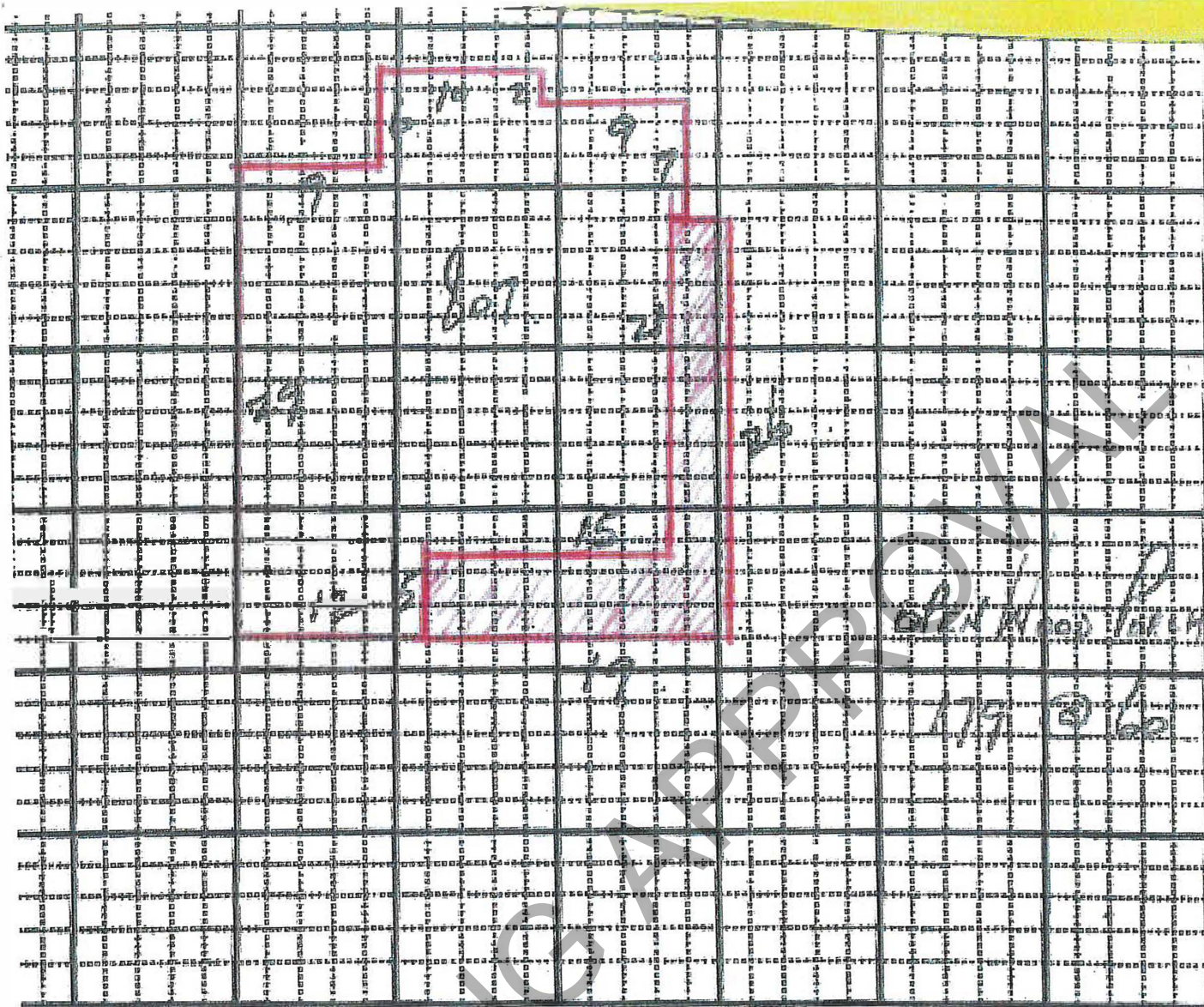


SCALE:

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

Garage — Class 1 Depr. 2% 3%
 Cars 1 Floor Conc Walls Satz Roof RR Doors 1
 Size 14 x 20 Age 1950 Cost 321 x 47%
 1940 Base Cost: 150 x 46 % Depr. 69

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



PENDING

5

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>807</u>	\$	\$ <u>1618</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <u>✓</u>		<u>126</u>
Ext. Walls— <u>BRICK TEX</u>		
Insulated—Floors—Walls—Cigs—		
Roof—Type <u>CSAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small—Med.—Lg.—		
Bays—Small—Med.—Lg.—		
Porches—Front <u>179 @ .60</u> <u>1.7</u>		
Rear <u>@</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{4}$ full-floor <u>No.</u>		<u>40</u>
Basement Apts.—Rooms Fin.—		
Attic Rooms—Fin.—Unfin.—		
Plumbing— <u>Class</u> <u>Tub</u> <u>Trays</u>		
<u>Basin</u> <u>Sink</u> <u>Toilet</u>		
<u>Urns</u> <u>Ftns.</u> <u>Shr.</u>	<u>245</u>	
<u>Dishwasher</u> <u>Garbage Disp.</u>		
Heat—Stove <u>H. A.</u> <u>Steam</u> <u>S.</u> <u>Br.</u>		
<u>Oil</u> <u>Gas</u> <u>Coal</u>		
Air Conditioned—Incinerators—		
Radiant—Pipeless—		
Finish— <u>Hd. Wd.</u> <u>Fir.</u> <u>Floors</u> <u>Hd. Wd.</u> <u>Fir.</u> <u>Conc.</u>		
Cabinets— <u>1</u> <u>Mantels</u>	<u>40</u>	
Tile— <u>Walls</u> <u>Wainscot.</u>		
<u>Floors</u>		
Lighting— <u>Lamp</u> <u>Drops</u> <u>Fix.</u>		<u>80</u>
<u>CELOTEX LINED</u>		

Total Additions and Deductions	<u>392</u>	<u>246</u>	<u>1018</u>
Net Additions or Deductions	<u>246</u>		<u>+ 146</u>

Age <u>30</u> Yrs. by <u>Est. Owner</u>	REPRODUCTION VALUE	
<u>Tenant</u>	Depr. <u>1-2-3-4-5-6</u> <u>51</u> <u>49</u> %	<u>1764</u>
<u>Neighbors</u>	Reproduction Val. Minus Depr.	<u>864</u>
<u>Records</u>		

Remodeled—Est. Cost	Remodeling Inc.	%
Garage—S <u>8</u> O <u>0</u> Depr. 2% 8%	Obsolescence	%
Cars—Walls	Out Bldgs.	%
Roof—Size <u>x</u> Age		%
Floor—Cost <u>0</u> Depreciated Value Garage		%

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

Appraised Oct 1949 By Off & AJ

(6)

date of 81 daly designation

Jessica Nelson <jessica.nelson@parkcity.org>
To: martin paris <martinparis@gmail.com>

Wed, Dec 2, 2020 at 8:38 AM

Mr. Paris,

With much assistance from Caitlyn, I now have the date that 81 Daly was adopted into the Historic Sites Inventory. The Historic Preservation Board adopted it on February 4th of 2009. The reason it was so difficult to find is because it was part of a larger item. Please let us know if you have additional questions.

Packet from Feb 4th 2009 HPB meeting adopting the historic sites inventory

<https://www.parkcity.org/Home/ShowDocument?id=49956>

Minutes for that meeting with recorded vote

<https://www.parkcity.org/Home/ShowDocument?id=14942>

Regards,

Jessica

From: martin paris [mailto:martinparis@gmail.com]

Sent: Wednesday, October 21, 2020 4:49 PM

To: Jessica Nelson

Subject: Re: FW: date of 81 daly designation

thank you for the update. i learned during my visit to the planning department yesterday that you were dealing with various serious family matters. i was saddened to hear that this was the case. i hope things work out well for you.

please understand that i have no business at the moment that is of crushing, time sensitive urgency. feel free to prioritize your personal issues above any tasks on your to-do list which involve my various projects.

i am extremely grateful for the personalized attention you have given me and for how you have diligently tried to do the very best you can (and in the most cost effective way) to resolve my various issues. you should feel no time pressures from me and focus instead on your family issues.

Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Date: February 4, 2009
Type of Item: Administrative

Planning Department

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Topic:

Project Name: Park City Historic Sites Inventory
Applicant: Planning Department
Proposal: Adopt the Park City Historic Sites Inventory (HSI)

Background:

On August 4, the City Council adopted Ordinance 08-33 imposing a temporary moratorium on the demolition of any structure located within the municipal boundaries built before 1962. When the moratorium was imposed, City Council asked staff to develop a strategy for modifying the current way in which buildings are designated as historic so that more of the buildings that give Park City its unique character would be subject to the protections found in the LMC for Historically Significant Buildings.

At an October 2, 2008 work session, the City Council provided direction for staff to move forward in two areas:

- 1) Prepare amendments to Title 15-11-12 Determination of Historical Significance to accommodate "Landmark" and "Significant" designations to broaden the definition of historic properties.
- 2) Prepare an updated Historic Sites Inventory based on the new criteria to be presented to the HPB for adoption once the proposed changes to the LMC are adopted.

On January 7, 2009, the Planning Commission, at a public hearing, discussed the proposed LMC amendments to Title 15-11-12 and forwarded a positive recommendation for adoption by the City Council.

On January 22, 2009, the City Council, at a public hearing, discussed the proposed amendments and approved a resolution adopting LMC amendments to Land Management Code, Section 15-11-12 to establish the Park City Historic Sites Inventory.



The Land Management Code, Section 15-11-12: Park City Historic Sites Inventory specifies that the Planning Department shall maintain an inventory of Historic Sites located with Park City. The inventory is an important community development resource because Historic Sites:

- are eligible for specific Land Management Code exceptions;
- are eligible for Historic Preservation Board matching grants for preservation, rehabilitation, restoration, and reconstruction; and
- may not be demolished without City approval of a Certificate of Appropriateness for Demolition (CAD) Permit.

The Historic Sites Inventory was conducted by the City's Historic Preservation Consultant, and her staff Solutions using criteria set forth in Land Management Code, Section 15-11-12(A): Criteria for Designating Sites to the Park City Historic Sites Inventory.

Four hundred five (405) sites--with a total of five hundred twenty five (525) buildings, accessory buildings, and/or structures--are identified as meeting the criteria for designation to the Historic Sites Inventory. Of these sites, one hundred ninety-two (192) sites meet the criteria for designation as "Landmark" Sites and two hundred thirteen (213) sites meet the criteria for designation as "Significant" Sites. The official inventory of Historic Sites is attached to this report as Exhibit B and is also included on the City's website at <http://www.parkcity.org/citydepartments/planning/hsi/HSI.pdf>. Individual Historic Site Forms, along with digitized support documents, are on file with the Planning Department.

The current Historic Building Inventory includes three hundred fifty-nine (359) sites with a total of four hundred sixteen (416) buildings and/or structures.

Analysis and Discussion:

Sites were evaluated for compliance with the criteria set forth in Land Management Code, Section 15-11-12: Park City Historic Sites Inventory--(A) Criteria for Designating Sites to the Park City Historic Sites Inventory.

If the Historic Preservation Board agree that the Building(s), Accessory Building(s), and/or Structures that are the subject of the proposed HSI comply with the criteria outlined below, they will become the Historic Sites Inventory. In the future, if there are other sites which are the subject of an Application which comply with the criteria below, they will be added to the HSI.

15-11-12. PARK CITY HISTORIC SITES INVENTORY.

The Historic Preservation Board may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic Sites in the community.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
- (b) It retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and
- (c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one of the following:
 - (i) an era that has made a significant contribution to the broad patterns of our history,
 - (ii) The lives of persons significant in the history of the community, state, region, or nation, or
 - (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (Main, Attached, Detached or Public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

- (b) It retains its essential historical form; meaning there are no major alterations that have destroyed the essential historical form. Major alterations that destroy the essential historical form include:
 - (i) Changes in pitch of the main roof of the primary façade if:
 - (a) the change was made after the period of historic significance, or
 - (b) the change is NOT due to any structural failure, or
 - (c) the change is NOT due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous owner.

(ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance, or

(iii) Moving it from its original location to one that is dissimilar to the original, or

X [(iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of-way.] X

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one of the following:

(i) An era of historic importance to the community, or

(ii) Lives of persons who were of historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

Process:

An Owner/Applicant, as provided in the Land Management Code, may file an Application for the removal or addition of a Site from the Historic Sites Inventory at any time for review by the Historic Preservation Board.

Any Final Action regarding the adoption of the Historic Sites Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board's action pursuant to the Land Management Code, Section 15-1-18: Appeals and Reconsideration Process.

Notice:

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. In addition, courtesy notice to property owners of the proposed sites on the HSI (not required by the Land Management Code) regarding this meeting was mailed on January 30, 2009.

The proposed Historic Sites Inventory was also posted on the City website (www.parkcity.org) on January 28, 2009.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. As of writing of this report, there has been no public input.

Alternatives:

- Conduct a public hearing on the Historic Sites Inventory described herein and approve the adoption of the attached resolution adopting the inventory as presented.
- Conduct a public hearing and reject the attached resolution adopting the inventory, providing specific findings for this action.
- Continue action on the resolution to a date certain.

Significant Impacts:

There are no significant fiscal impacts on the City as a result of approving the attached resolution adopting the Park City Historic Sites Inventory.

By approving the attached resolution adopting the Park City Historic Sites Inventory, the HPB will increase the number of properties subject to the protections found in the LMC for Historic Sites. In addition, the HPB will be following a specific policy directive expressed by the City Council on August 4, 2008.

Consequences of *not* taking the Recommended Action:

Not taking the recommended action may result in the demolition of historic structures. If the Historic Sites Inventory is not adopted before the expiration of the TZO on February 7, 2009, structures that would meet the criteria for designation as Landmark or Significant Sites under the LMC amendments may be demolished.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit A) adopting the Park City Historic Sites Inventory.

Exhibits:

Exhibit A - HPB Resolution No. 09-01

Exhibit B - Park City Historic Sites Inventory

Exhibit A - HPB Resolution No. 09-01

**A RESOLUTION ADOPTING THE PARK CITY HISTORIC SITES INVENTORY
PURSUANT TO LAND MANAGEMENT CODE SECTION 15-11-12**

WHEREAS, the Historic Preservation Board is charged with designating Sites to the Park City Historic Sites Inventory; and

WHEREAS, the Planning Department is charged with the responsibility of maintaining an inventory of Historic Sites in Park City

WHEREAS, the Historic Preservation Board has determined that the buildings, accessory buildings, and/or structures designated as either Landmark Sites or as Significant Sites on the Historic Sites Inventory meet the criteria set forth in section 15-11-12 of the Land Management Code; and

WHEREAS, the Historic Preservation Board duly noticed and conducted a public hearing at a regularly scheduled meeting on February 4, 2009;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. INVENTORY ADOPTED. Sites in their entirety including buildings, accessory buildings, and/or structures designated as Landmark Sites or Significant Sites in the Park City Historic Sites Inventory are hereby adopted as the official inventory of historic sites pursuant to Land Management Code, Section 15-11-12, or any successor provision.

SECTION 2. INVENTORY TO BE FILED WITH THE CITY RECORDER. The Historic Sites Inventory shall be kept on file and available to the public at the City Recorder's Office. The support documentation may be kept in the Planning Department so long as it is referenced by the inventory on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 4th day of February, 2009.

HISTORIC PRESERVATION BOARD

Approved as to form:

Todd Ford, Chairperson

Mark Harrington, City Attorney

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 81 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-608

Current Owner Name: TIRESIAS VENTURES LLC Parent Parcel(s):

Current Owner Address: 2907 OCEAN FRONT WALK VENICE, CA 90291

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); 0.22 AC

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints:
- ☐ historic: c.

Drawings and Plans

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

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

- ☐ abstract of title
- ☒ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers

- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

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

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

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

14

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

General Condition of Exterior Materials:

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

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

Foundation: Not verified.

Walls: Drop siding shown in tax photo, aluminum siding in 1995 photograph

Roof: Cross-wing roof form sheathed in asphalt shingles (1995 photo).

Windows: Aluminum frame side sliders (1995 photograph)

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates—known or estimated—when alterations were made): This assessment is based on the most recent photographs (1995) of the actual main building. The T/L cottage was significantly altered by the application of aluminum siding and an addition that extended out from the front gable. Sometime prior to 2006 and according to members of the Planning Department, plans were approved to partially reconstruct the property and recent photographs (assessor and views taken from adjacent properties) indicate the historic material has been removed from the site or is located on site covered by a blue tarp. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting—as seen in 1995—is altered from what is seen in the tax photo in that the entire front yard is being used as a parking area. Currently, of course the lot is devoid of any structures.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material is being preserved in order to be incorporated into the reconstruction.

Feeling (Describe the property's historic character.): Based on the 1995 photographs, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the components propped against a tree provide no historic character.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past. At present the components left on site provide a link only in that they are materials from the mining era.

The property should be re-evaluated following completion of the proposed plans.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1900

13

Builder: ☒ Not Known ☐ Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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

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

6 PHOTOS

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

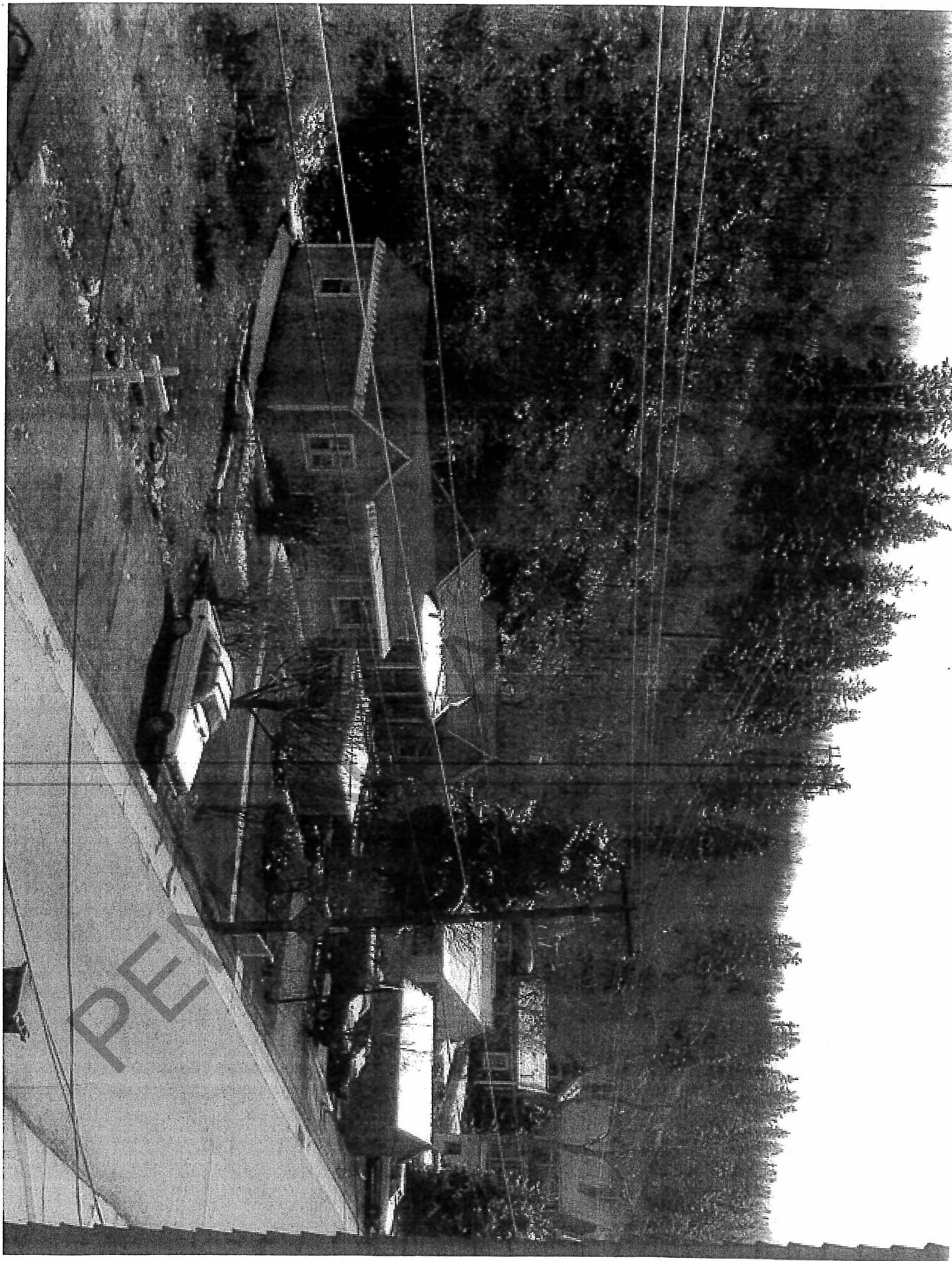
Photo No. 1: Northwest oblique - site. Camera facing southeast, 2008.

Photo No. 2: Northwest elevation (primary façade). Camera facing southeast, 1995.

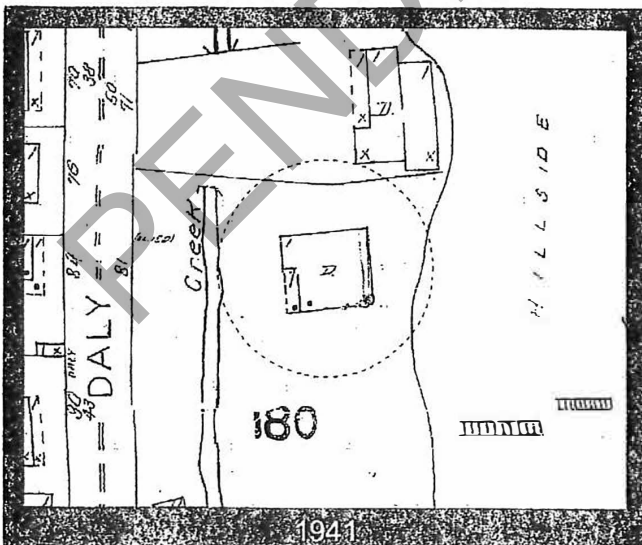
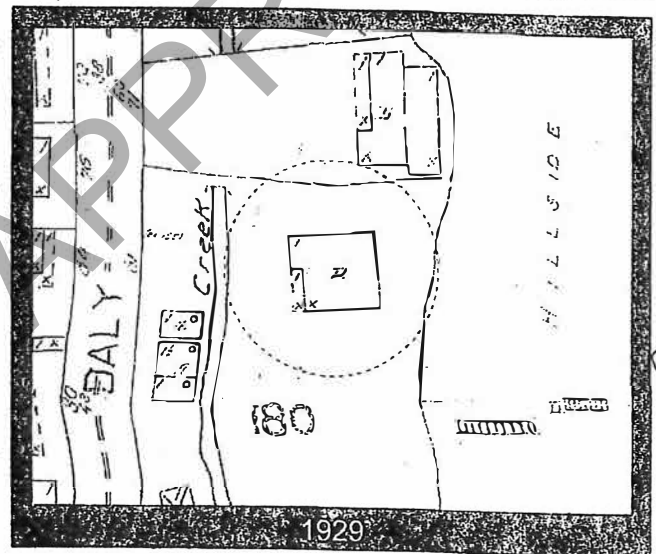
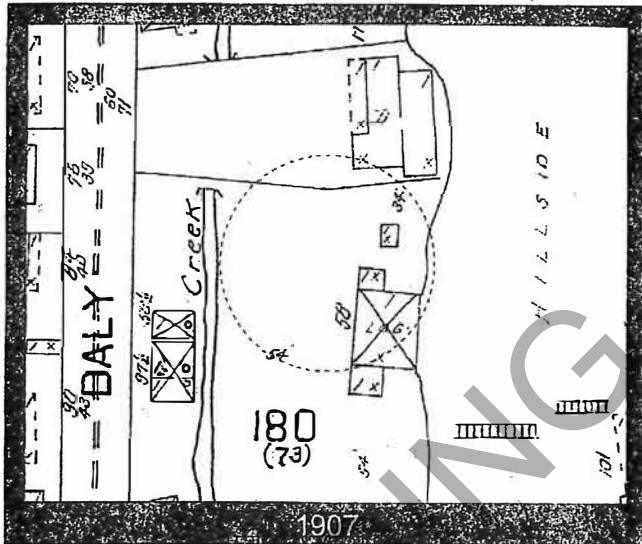
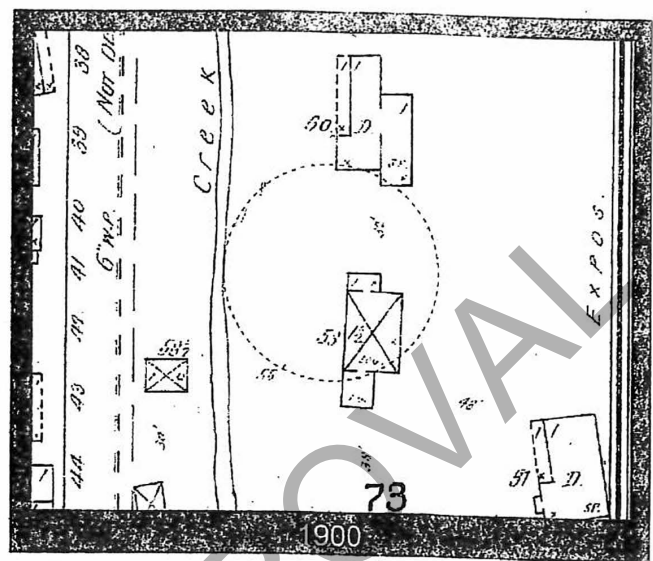
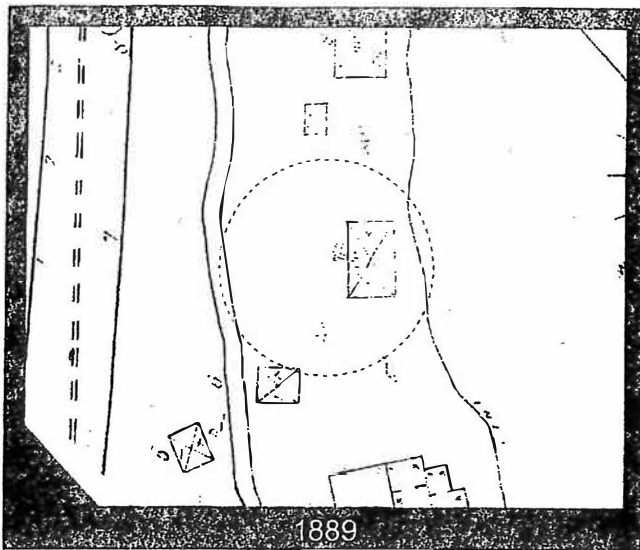
Photo No. 3: Northwest elevation (primary façade). Camera facing southeast, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

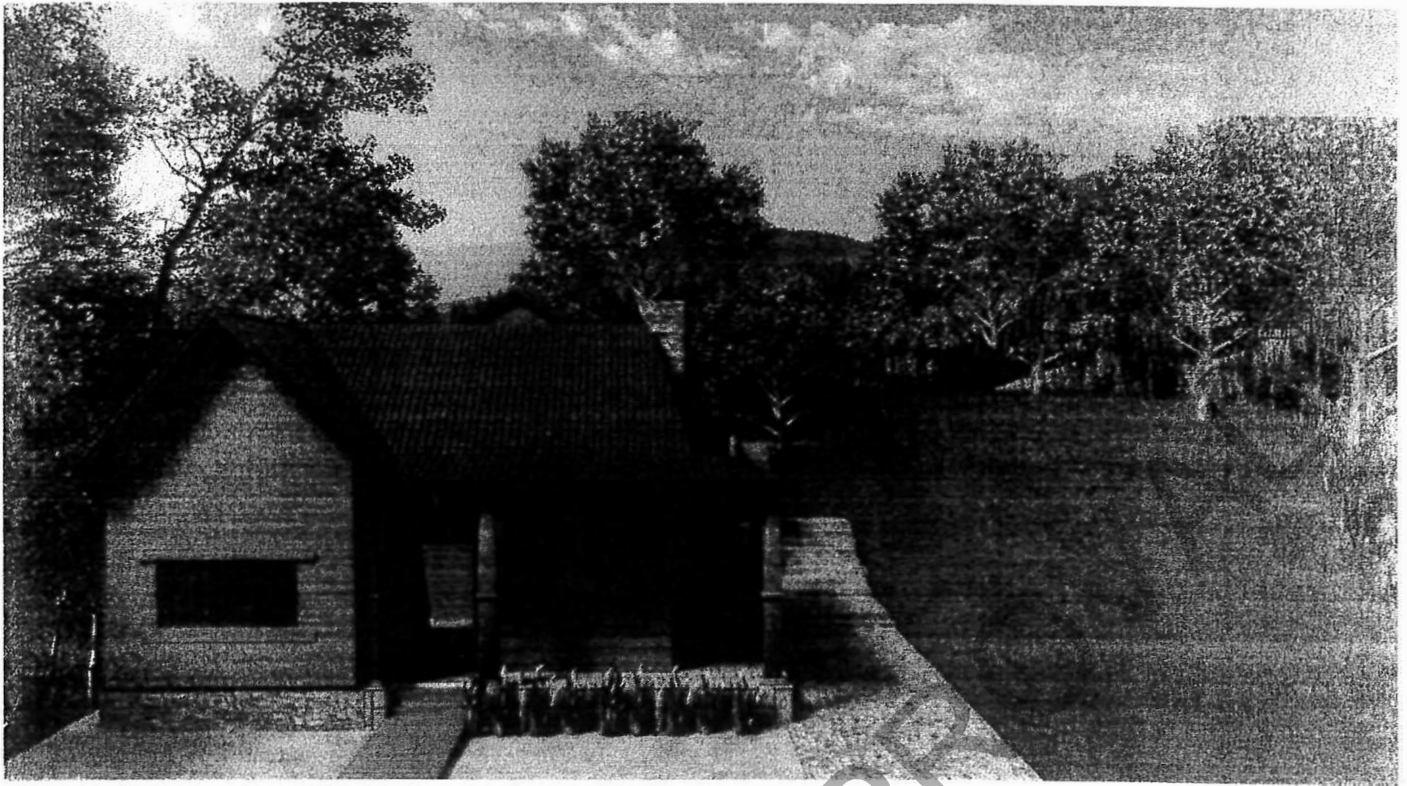
(10)



Hilberdum 1



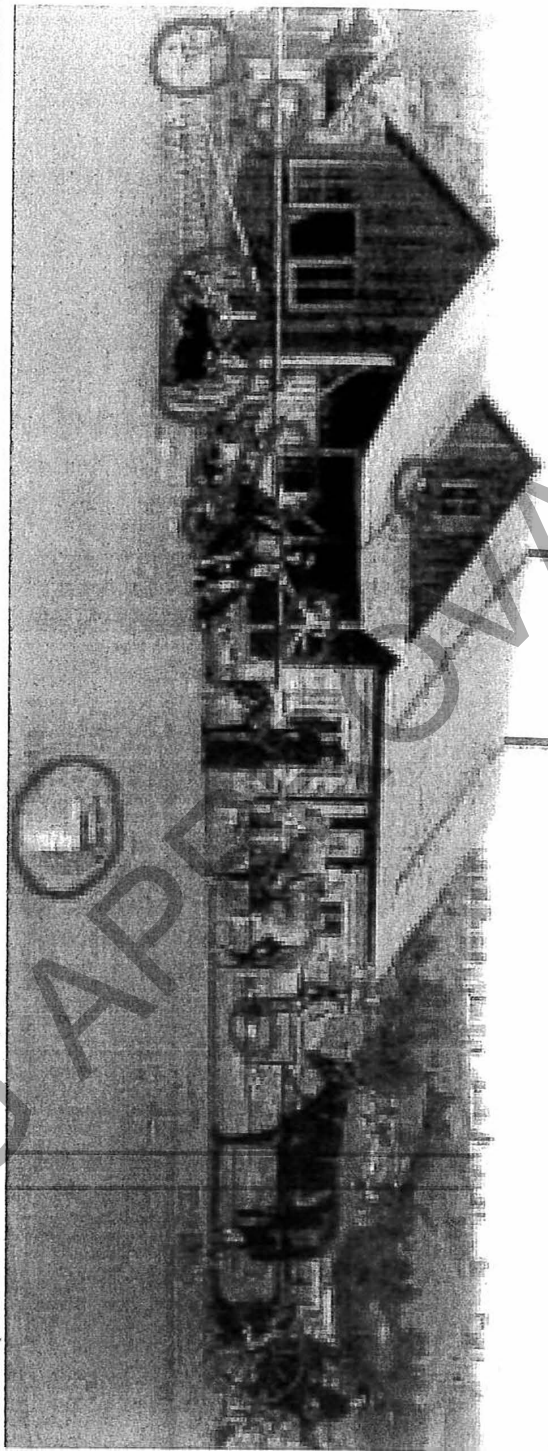
Addendum 3



PENDING APPROVAL

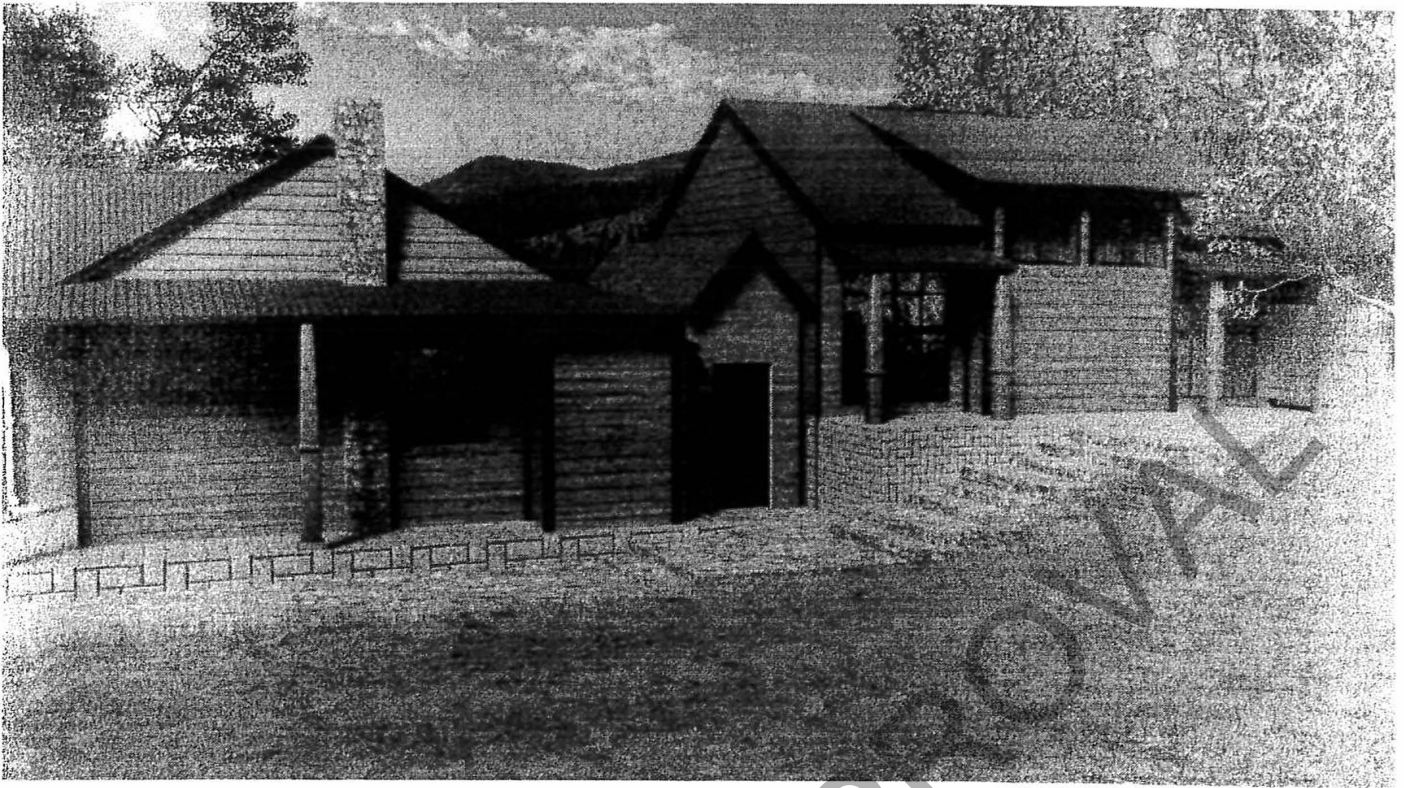
Adendum #

Ad



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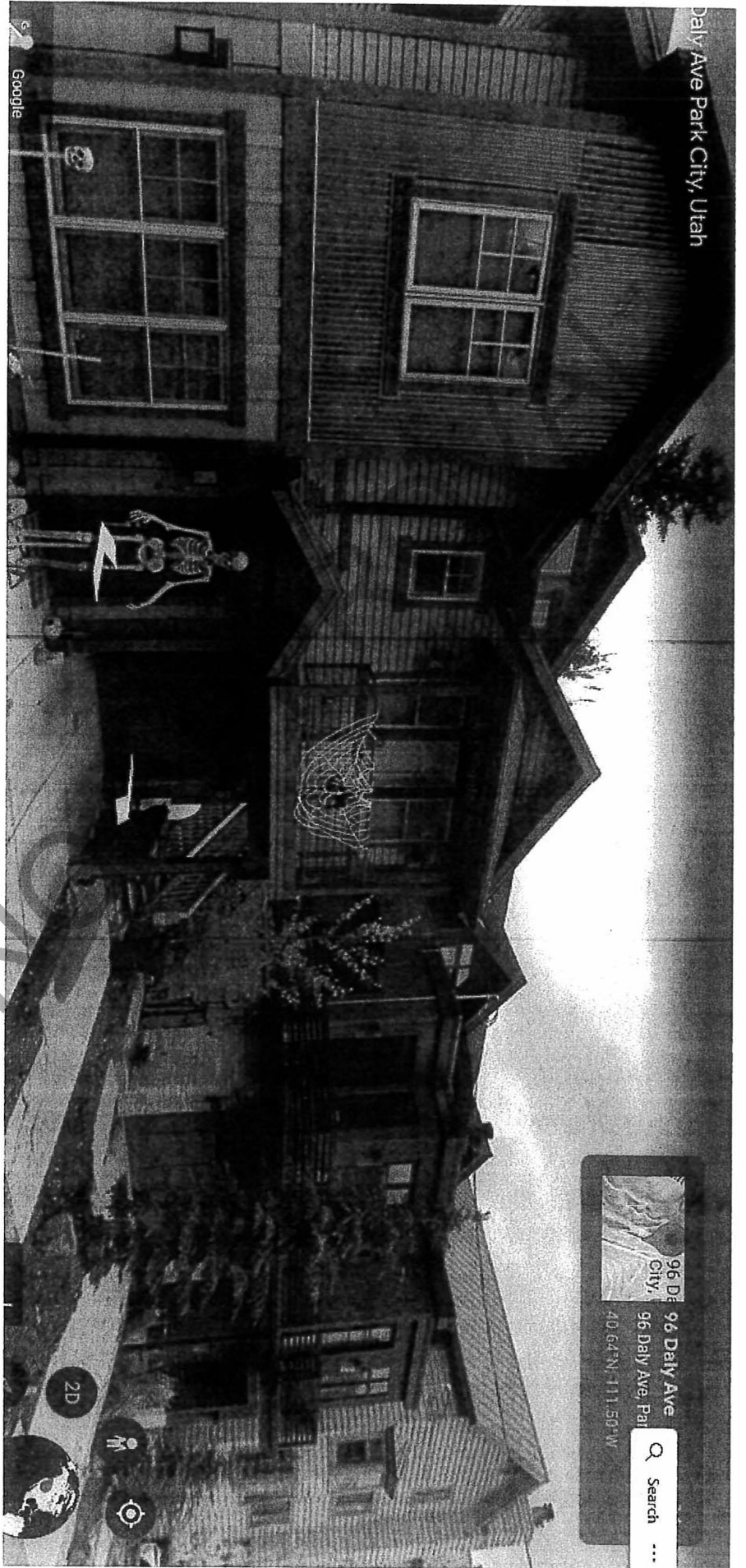
Aldenham



PENDING APPROVAL

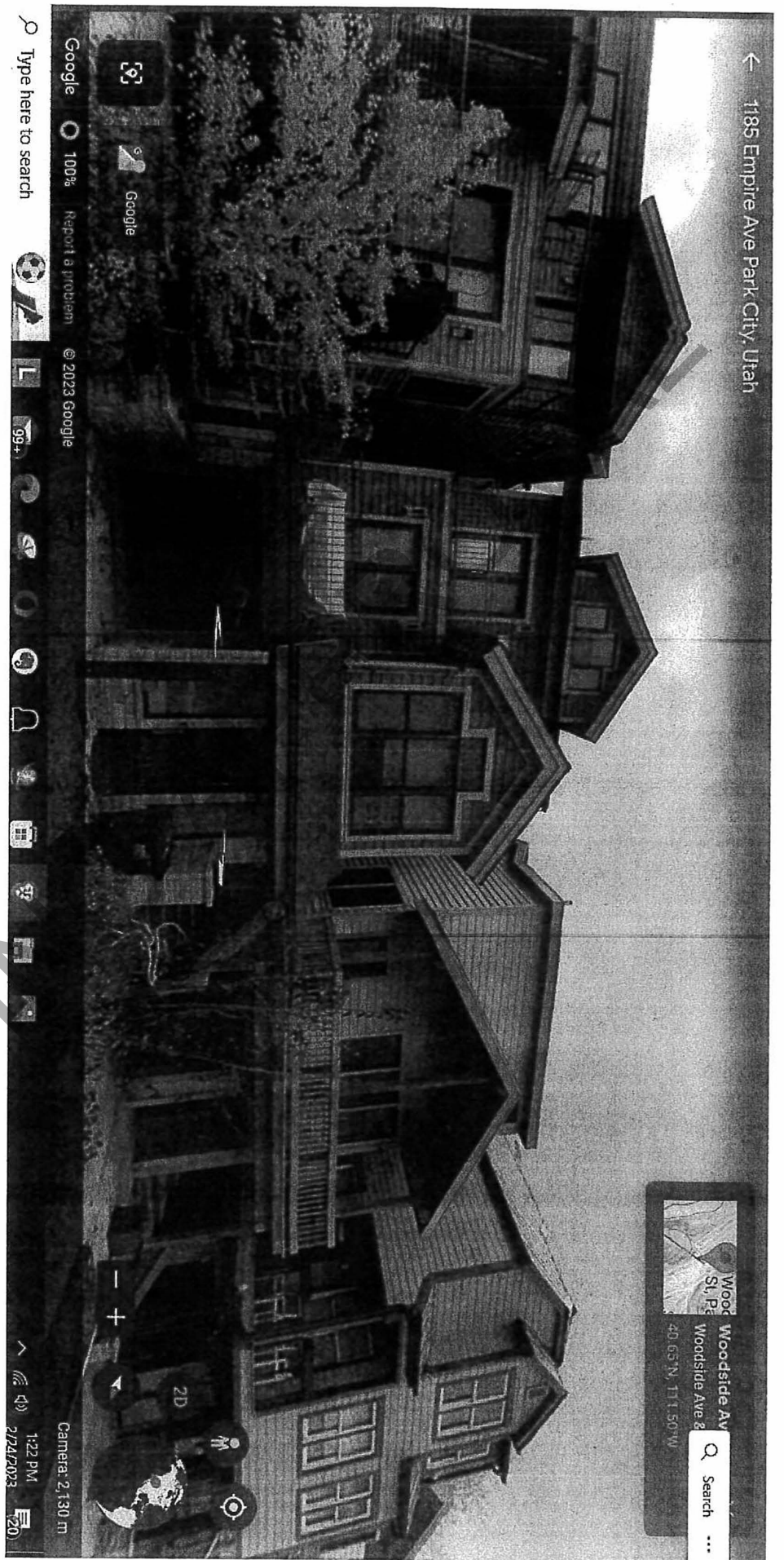
Addendum 4

Daily Ave Park City, Utah



Added 7

PENDING



4 Allen Lane

Historic Preservation Board Staff Report



Subject: 2024 Historic District Grant Program
Applications: 316 Woodside Avenue PL-24-06132
416 Park Avenue PL-23-05935
2465 Doc Holiday Drive PL-24-06131
Author: Rebecca Ward, Planning Director
Date: July 3, 2024
Type of Item: Administrative

Recommendation

(I) Review and score the Historic District Grant Program Applications for 316 Woodside Avenue, 416 Park Avenue, and 2465 Doc Holiday Drive, (II) hold a public hearing, and (III) determine whether grants should be awarded.

Background

Since 1987, the City has awarded hundreds of thousands of dollars to rehabilitate and preserve Significant and Landmark Historic Structures and Sites through the Historic District Grant Program (HDGP), which is designed to:

Financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structure and Sites to create a community that honors its past and encourages Historic Preservation.

The Board may award up to \$127,136 FY25 for both emergency and competitive grants from the funding sources below:

- Lower Park RDA: \$50,000
- Main Street RDA: \$30,000
- Citywide (General Fund): \$47,136

Please see Exhibit A to view the Lower Park and Main Street RDA boundaries.

Three grant applications totaling \$56,800 have been submitted for review:

Main Street RDA

316 Woodside Avenue - \$24,500
416 Park Avenue - \$7,300

Citywide

2465 Doc Holiday Drive - \$25,000 or lesser amount

If the Board fully awards the three requested grants, \$70,336 will remain this fiscal year.

The City provides a 50% matching grant for eligible work that may include but is not limited to:

- Repairing/restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Electrical updating
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible work includes but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior paint

The Criteria Evaluation below was provided to Applicant's through [the HDGP Application](#). Staff requests the Board please review and score each request prior to the public meeting and determine whether the Applicant qualifies for an award.

Criteria for Evaluating Grants

Criteria Evaluation	Scoring Value
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.	0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.	0: None 1: Insufficient 2: Average 3: Above average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.	0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.	0: None 1: Some 2: Exceeds expectations *Note: If no non-historic elements or alterations are present mark N/A.
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

Requirements for Awarded Grants

Awards over \$25,000 require City Council approval and the property owner to grant a façade easement to the City, a legal document recorded with the County that details the exterior historical features preserved and protected. Façade easements are granted in perpetuity and run with the land, meaning if the property is sold in the future, the City

would still have the right to require conservation or preservation of the exterior features.

Additionally, grant recipients must enter into a five-year lien with the City. If the property is sold within the five-year period, the applicant is responsible for repaying the city a pro-rated amount of the grant disbursement.

Based on public input, the Board requested Applicants be made aware of the lien requirement. Please note that [in the HDGP application](#), the following information is provided and Applicants are required to initial to demonstrate they understand the terms of the HDGP:

Please review and initial the following prior to submitting your grant application:

_____ 1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), 4) a title report to confirm property legal description, and 5) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

_____ 2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

_____ 3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

_____ 4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

_____ **AGREE TO PARTICIPATE**
_____ **DO NOT AGREE TO PARTICIPATE**

Additionally, we provided Applicants with a draft copy of the lien for their review.

Requested Grants

316 Woodside Avenue, a Significant Historic Site

This Significant Historic Site was constructed circa 1889 and is uniquely situated, facing the 3rd Street Public Stairs. The Applicant is in the process of rehabilitating the Historic Structure and constructing an addition.



Figure 1: 1920s photograph



Figure 2: 1940s tax photo



Figure 3: 1982 photo showing the bay window the applicant proposes to restore



Figure 4: Side facade showing the Historic bay window altered with French doors

On May 4, 2022, the Historic Preservation Board determined the bay window projection on the side of the Significant Historic Structure was significant and could not be removed to accommodate a transitional element for an addition ([Packet](#), Item 6.D; [Minutes](#), p. 18). The Applicant revised the plans accordingly and on July 5, 2023, the Historic Preservation Board approved Material Deconstruction of a portion of the historic side and rear of the Significant Historic Structure to facilitate an addition on the secondary façade facing Woodside Avenue ([Packet](#), Item 6.A; [Minutes](#), p. 2).

The Applicant requests a \$24,500 grant to:

- Restore the historic bay window
- Restore porch railing and posts
- Rehabilitate exterior doors and windows
- Rehabilitate historic roof framing
- Preserve historic siding (Exhibit B)

416 Park Avenue, a Landmark Historic Structure

According to the 1984 National Registration nomination form, this is a one-story frame pyramid house with a hip roof and a lower level below as the lot slopes downward. Typical of the pyramid house is the square plan, the symmetrical façade with a door set between two pairs of windows, and the porch spanning the façade.



Figure 5: 1940s tax photo



Figure 6: 2013 photo

There is a record of a grant application dating back to 1989 for this property, but the details are unavailable. In 2010, the Applicant was awarded a \$1,750 grant to replace soffit vents, plywood, and roof vents. In 2020, the Applicant was denied a \$9,528.61 grant to replace the roof. In 2021, the Applicant was awarded a \$3,850 grant to remove and replace roofing materials. This year, the Applicant requests \$7,300 for interior roof repairs to replace broken beams and reinforce the roof (Exhibit C).

On December 6, 2023, the Board reviewed the request ([Packet](#), Item 6.B). The Board requested the Applicant provide more information, including the documents required as part of the building permit review ([Minutes](#), p. 10). Please see Exhibit D to review the Applicant's Structural Calculations submittal and Exhibit E to review the Applicant's Roof Retrofit Letter.

2465 Doc Holiday Drive, a Significant Historic Structure

On April 3, 2024, the Historic Preservation Board determined a rear deck on the Significant Historic Structure contributed to the Historic Integrity of the Structure and required the rear deck to be reconstructed ([Packet](#), Item 6.A, [Minutes](#), p. 2). The Applicant requests a \$25,000 grant to assist with the reconstruction of the Historic rear deck, but notes in their application they are open to a lesser amount depending on the maximum amount of funds available (Exhibit F).



Figure 7: 2013 photo



Figure 8: 2013 photo showing the two-story rear deck

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 19, 2024. The *Park Record* published courtesy notice on June 19, 2024.¹

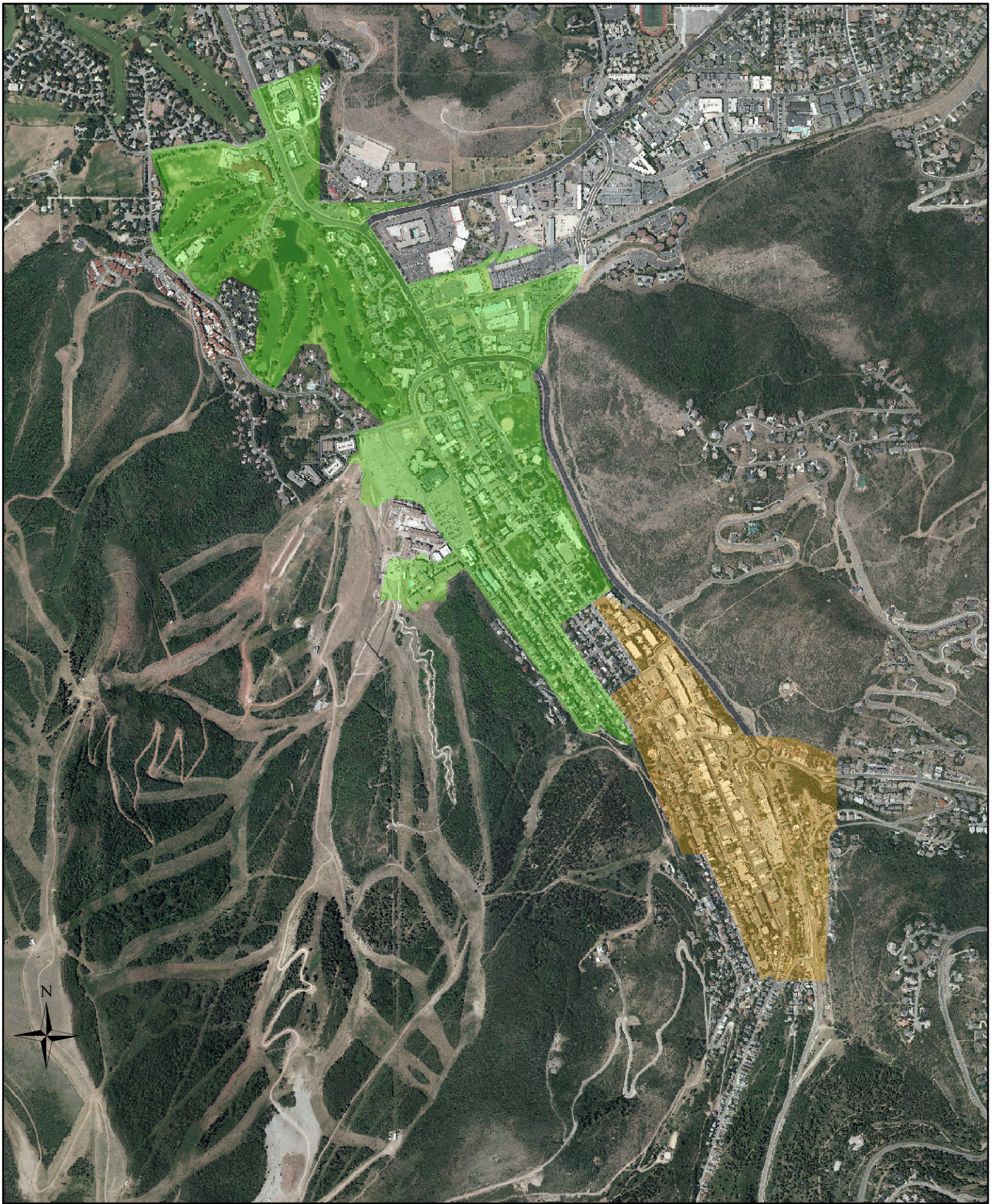
Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

- Exhibit A: RDA Boundary Map
- Exhibit B: 316 Woodside Avenue Application
- Exhibit C: 416 Park Avenue Application
- Exhibit D: 416 Park Roof Retrofit Letter
- Exhibit E: 416 Park Structural Calculations Report
- Exhibit F: 2465 Doc Holiday Application

¹ LMC [§ 15-1-21](#)



0 0.25 0.5 Miles

Legend

- Main Street RDA
- Lower Park Ave RDA

PROJECT DESCRIPTION

The project is comprised of two significant components – the remodel of the existing historic structure and the addition of a new structure to provide off street parking and additional living space. The remodel of the existing historic structure will repair, restore and modernize the structure, exterior finishes and the interior layout. The project will address a few notable components that directly impact the structure's historic status:

- In May of 2022 the Historic Preservation Board determined that the small “bump out” on the rear of the structure is historically significant to the site. That bump out was historically a bay window. The bay window was removed sometime after 1982 and replaced by non-historic French doors. We will remove the non-historic French doors and restore the bump out to a historically appropriate looking bay window.



- The historic west facing covered porch on the north façade was enclosed to make an outdoor storage closet sometime after 1982. This covered porch will serve at the connection point of the addition. As part of that process we will restore the porch railing and other architectural components to make the connection point appear historically appropriate.
- The historic roof framing will be repaired and rehabilitated to address structural concerns identified in an engineering report commissioned when I purchased the home.
- The existing exterior doors and windows (all non-historic materials) will be replaced with new energy efficient doors and windows in a style appropriate for the home and in line with the historic district design guidelines.
- The historic siding on the home will be preserved as appropriate including repairing any damage and repainting the home to properly protect the wood.

WORK ITEMS

1. **Restoration of Bay Window**
 - a. Work Item Cost:
 - i. \$6,300
 - b. Methods Proposed:

- i. Restoration of the historic bay window on the west facade (Woodside Ave) that was previously removed and replaced with non-historic French style doors. The front, facing west, will be reconstructed by re-framing the wall, setting of the correct size & style window and applying historically correct sizes & style of panels & finish casing/ trim. The two sides of the bay will each receive a replacement window but will not require re-framing the wall. There may be trim that is damaged & needs replacement. All work will be done using historically correct casing, trim and panels in as close to the original work from the photo documentation.
- c. Location of Work:
 - i. West facade of the home facing Woodside Ave in the bump out (historic bay window) that the HPB determined to be contributory to the home's historic designation.
- d. Historic Materials:
 - i. No
- e. Work Item Completion Date:
 - i. September – October 2024

2. Restoration of Covered Porch Railing and Posts

- a. Work Item Cost:
 - i. \$5,000
- b. Methods Proposed:
 - i. Addition of new, historically appropriate, deck railing and posts to restore the historic deck railing on the NW corner of the historic structure that was previously removed and enclosed into an outdoor storage closet.
- c. Location of Work:
 - i. NW corner of home where covered porch structure was
- d. Historic Materials:
 - i. No
- e. Work Item Completion Date:
 - i. March 2025

3. Rehabilitation of Exterior Doors & Windows

- a. Work Item Cost:
 - i. \$20,000
- b. Methods Proposed:
 - i. Replacement of exterior doors and windows on historic façade
- c. Location of Work:
 - i. All historic facades
- d. Historic Materials:
 - i. No
- e. Work Item Completion Date:
 - i. September – October 2024

4. Rehabilitation of Historic Roof Framing

- a. Work Item Cost:
 - i. \$26,000
- b. Methods Proposed:
 - i. Typical repairs and rehabilitation including the additional of additional/new framing if required – to be determined once the framing is exposed.
- c. Location of Work:
 - i. Throughout historic roof structure
- d. Historic Materials:

- i. Yes
 - ii. A structural engineering inspection of the home in September 2020 (during the home buying process) noted issues with the framing size and cracks in the beam end.
- e. Work Item Completion Date:
 - i. September – October 2024

5. Preservation of Historic Siding

- a. Work Item Cost:
 - i. \$10,000
- b. Methods Proposed:
 - i. Repair damage as required, sand, seal and paint siding
- c. Location of Work:
 - i. Exterior of all historic facades where historic materials still exist
- d. Historic Materials:
 - i. Yes
 - ii. Varying conditions – siding needs repairs, maintenance and new paint throughout
- e. Work Item Completion Date:
 - i. Ongoing July 2024 – May 2025

PROPOSED TIMELINE

The work on the historic structure will occur as part of a larger addition and remodel to the home. Demolition (no historic materials will be demolished) has begun (May 2024) and will be followed by construction of the foundation for the new addition and driveway. Each item will be complete over the next twelve months as listed on each item in the application details attached.

HISTORIC DISTRICT GRANT PACKET

**2024 FISCAL YEAR
(JULY 2024 – JUNE 2025)
QUARTER TWO**

**INFORMATION GUIDE
AND APPLICATION**

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

MISSION STATEMENT:

The Park City Historic District Competitive Grant Program (Grant Program) is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

ELIGIBILITY:

Competitive Grants are available for Historic Residential or Commercial Structures listed on the [Park City Historic Sites Inventory](#) (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that is paid by way of reimbursement once the applicable work has been completed.

*Please contact the Planning Department with questions regarding eligibility.

Competitive Grant:

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HSI, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- **Rehabilitation:** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

ELIGIBLE PROJECTS: (any items not listed below are not eligible for grant funding)

- Repairing, Restoring, and Replacing Windows
- Repointing Masonry
- Reconstructing Historic Porches

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

- Restoring or Repairing Historic Features
- Repairing or Restoring Roofs

Application:

Applications may be submitted to the Planning Department starting at 8 a.m. Mountain Standard Time (MST) on March 22, 2024, and will be accepted through May 15, 2024, at 5:00 p.m. MST. Work proposed to be supported with grant funds must be **completed before June 30, 2025**, to qualify for the grant reimbursement. Applications shall be submitted in person, by email (planning@parkcity.org), or by mail.

Please note: if submitting application via email please ensure attached files are less than 8MB in size. If over this size please send via FTP link such as Google Drive or Dropbox.

The Planning Department is in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation
ATTN: Park City Historic Preservation Planner, Planning Department
P.O. Box 1480
Park City, UT 84060

*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.
WORK MUST BE PROPOSED BETWEEN APRIL 1, 2024 AND JUNE 30, 2025 IN ORDER TO BE CONSIDERED.*

Please review and initial the following prior to submitting your grant application:

MS 1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), 4) a title report to confirm property legal description, and 5) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

MS 2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

MS 3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

MS 4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

☒ **AGREE TO PARTICIPATE**
☐ **DO NOT AGREE TO PARTICIPATE**

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

AMOUNT

EXPIRATION

DENIED

BLDG PERMIT

PROJECT INFORMATION

NAME: Matt Safchik

ADDRESS: 316 Woodside

TAX ID: THBLT-A

OR

SUBDIVISION:

OR

SURVEY: THIBAUT PLAT AMENDMENT LOT #: A BLOCK #:

APPLICANT INFORMATION

NAME: Matt Safchik

MAILING
ADDRESS:

PHONE #: () - FAX #: () -

EMAIL:

APPLICANT REPRESENTATIVE INFORMATION

NAME:

PHONE #: () -

EMAIL:

PRIMARY
ADDRESS:

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

SUBMITTAL REQUIREMENTS

1. Completed and signed **Historic District Grant Application**.
2. Written **Project Description** describing the proposed scope of work, detailed specifications, and reason for applying for a Historic District Grant.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Proposed Work and Estimated Costs** of the proposed eligible improvements (page 6).
5. **Proposed Timeline** of the proposed project (page 8).
6. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application **will not** be accepted without this approval letter. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
7. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
8. **Color Photographs** of existing conditions. Include a general view of the building and setting, including the building in the context of the streetscape; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED WORK AND ESTIMATED COSTS

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Restoration of Bay Window	See attached	West facade of the home facing Woodside Ave in the bump out (historic bay window) that the HPB determined to be contributory to the home's historic designation.	Yes ☒ No ☐
Work Item Cost: \$6,292			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Restoration of Covered Porch Railing and Posts	See attached	NW corner of home where covered porch structure was	Yes ☒ No ☐
Work Item Cost: \$5,000			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Rehabilitation of exterior doors and windows	Replacement of all exterior doors and windows	Historic facades	Yes ☒ No ☐
Work Item Cost: \$20,000			If Yes, please detail the current condition:

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Rehabilitation of Historic Roof Framing	See attached	Throughout historic roof structure	☒ Yes ☐ No
Work Item Cost: \$26,000			If Yes, please detail the current condition: See attached

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Preservation of historic siding	See attached	Exterior of historic facades	☒ Yes ☐ No
Work Item Cost: \$10,000			If Yes, please detail the current condition: Various - see attached

Total Grant Request: \$ 24,500 (Amount Requested from City)
Total Owner's Match: \$ 42,800 (Owner's Portion of Total Budget)
Total Project Budget: \$ \$67,300 (Grant Request + Match)
 Owner(s) Match Source: Personal funding

If you have questions regarding the application or submittal process please contact
 Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED TIMELINE (around 100 words)

The work on the historic structure will occur as part of a larger addition and remodel to the home. Demolition (no historic materials will be demolished) has begun (May 2024) and will be followed by construction of the foundation for the new addition and driveway. Each item will be complete over the next twelve months as listed on each item in the application details attached.

CRITERIA FOR SELECTION

Selection of Historic District Grant Awardees is based on the use of preservation best practices throughout the course of the project. Please review Land Management Code [Chapter 15-13: Design Guidelines for Historic Districts and Historic Sites](#), the [Secretary of the Interior's Standards for Rehabilitation](#), and project-specific [Preservation Briefs](#) before drafting your project description. The focus of the Historic District Grant Program is to incentivize the preservation, rehabilitation, reconstruction, and restoration of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation best practices.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: Matt Safchik
Name of Applicant: Matt Safchik
Mailing Address: [REDACTED] PRINTED
Phone: [REDACTED] Fax: _____
Email: [REDACTED]
Type of Application: Self

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Matt Safchik
Mailing Address: [REDACTED] PRINTED
Street Address/ Legal Description of Subject Property:
316 Woodside Ave
THIBAUT PLAT AMENDMENT LOT A
Signature: Matt Safchik Date: 05.13.2024

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

AMOUNT

EXPIRATION

DENIED

BLDG PERMIT

PROJECT INFORMATION

NAME:

Roof repair due to snow/ice damage

ADDRESS:

416 Park Ave
Park City, UT

TAX ID:

SUBDIVISION:

SURVEY:

LOT #:

BLOCK #:

OR

OR

APPLICANT INFORMATION

NAME:

Jack & Ramona Mayer

MAILING
ADDRESS:

PHONE #:

FAX #: () -

EMAIL:

APPLICANT REPRESENTATIVE INFORMATION

NAME:

PHONE #:

EMAIL:

PRIMARY
ADDRESS:

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

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ELIGIBILITY:

Competitive Grants are available for Historic Residential or Commercial Structures listed on the Park City Historic Sites Inventory (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that is paid by way of reimbursement once the applicable work has been completed.

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- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

ELIGIBLE PROJECTS: (any items not listed below are not eligible for grant funding)

- Repairing, Restoring, and Replacing Windows
- Repointing Masonry
- Reconstructing Historic Porches
- Restoring or Repairing Historic Features
- Repairing or Restoring Roofs

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

Application:

Applications may be submitted to the Planning Department starting at 8 a.m. Mountain Standard Time (MST) on August 25, 2023, and will be accepted through November 3, 2023, at 5:00 p.m. MST. If selected, Applicants will be notified by December 31, 2023. Work proposed to be supported with grant funds must be **completed before June 30, 2025**, to qualify for the grant reimbursement. Applications shall be submitted in person, by email (planning@parkcity.org), or by mail.

Please note: if submitting application via email please ensure attached files are less than 8MB in size. If over this size please send via FTP link such as Google Drive or Dropbox.

The Planning Department is in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation
ATTN: Park City Historic Preservation Planner, Planning Department
P.O. Box 1480
Park City, UT 84060

THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDED OF FUNDS FOR WORK ALREADY COMPLETED. WORK MUST BE PROPOSED BETWEEN JANUARY 1, 2024 AND JUNE 30, 2025 IN ORDER TO BE CONSIDERED.

Please review and initial the following prior to submitting your grant application:

 1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), and 4) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

 2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

 3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

 4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

☐ **AGREE TO PARTICIPATE**
☐ **DO NOT AGREE TO PARTICIPATE**

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

SUBMITTAL REQUIREMENTS

1. Completed and signed **Historic District Grant Application**.
2. Written **Project Description** describing the proposed scope of work, detailed specifications, and reason for applying for a Historic District Grant.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Proposed Work and Estimated Costs** of the proposed eligible improvements (page 6).
5. **Proposed Timeline** of the proposed project (page 8).
6. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application **will not** be accepted without this approval letter. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
7. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
8. **Color Photographs** of existing conditions. Include a general view of the building and setting, including the building in the context of the streetscape; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED WORK AND ESTIMATED COSTS

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
Interior Roof Repair (Attic)	Replace broken beams and reinforce	416 Park Ave	Yes / <u>No</u>
Work Item Cost: \$14,600. ⁰⁰			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Total Grant Request: \$ 7,300.00 (Amount Requested from City)
Total Owner's Match: \$ 7,300.00 (Owner's Portion of Total Budget)
Total Project Budget: \$ 14,600.00 (Grant Request + Match)
 Owner(s) Match Source: Insurance

If you have questions regarding the application or submittal process please contact
 Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED TIMELINE (around 100 words)

Work to be completed by 12/1/2023

CRITERIA FOR SELECTION

Selection of Historic District Grant Awardees is based on the use of preservation best practices throughout the course of the project. Please review Land Management Code [Chapter 15-13: Design Guidelines for Historic Districts and Historic Sites](#), the [Secretary of the Interior's Standards for Rehabilitation](#), and project-specific [Preservation Briefs](#) before drafting your project description. The focus of the Historic District Grant Program is to incentivize the preservation, rehabilitation, reconstruction, and restoration of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation best practices.

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant:

Ramona Mayer

Name of Applicant:

Ramona Mayer

Mailing Address:

[REDACTED]

Phone:

[REDACTED]

Fax:

Email:

[REDACTED]

Type of Application:

Grant Request

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner:

PRINTED

Mailing Address:

Street Address/ Legal Description of Subject Property:

Signature:

Date:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

December 8, 2023

Ramona Meyer
416 Park Ave.,
Park City, UT. 84060

RE: 416 Park Ave – Residence Investigation
MES Job Number: 23257
Roof Retrofit Letter

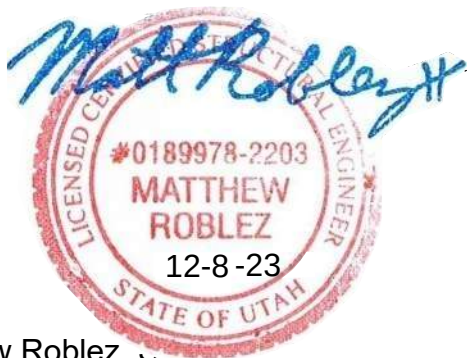
Dear Ramona,

We are writing this letter at your request in response to the Inspection comment.
On December 5, 2023, Tevi Lawson made an observation visit to the address listed
above to observe the roof attic that is been retrofitted.

The contractor has been instructed to perform several retrofits consisting of sistering
roof rafters, bracing rafters to reduce the spans, supporting loose rafters on both side of
the fireplace with a 2x post. Retrofit recommendation can be seen in the photos below.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely yours,



Matthew Roblez, J.
Professional Engineer

Tevi Lawson
Staff Engineer

1983-2023

Over 35 Years of Providing Quality Engineering & Surveying
www.mcneilengineering.com



McNEIL ENGINEERING™

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com



PHOTO 1



McNEIL ENGINEERING™

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com



PHOTO 2



PHOTO 3



PHOTO 4



McNEIL ENGINEERINGTM

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com



PHOTO 5

CALCULATIONS

EXISTING RAFTER WITH NEW PLY IS ADEQUATE

Wood Beam (ASD) (version 170) — Rafter

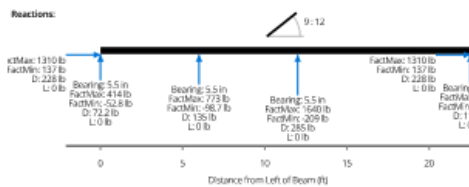
Created with ClearCalcs.com



Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	Rafter RETROFIT updated PASS
References:			

Summary

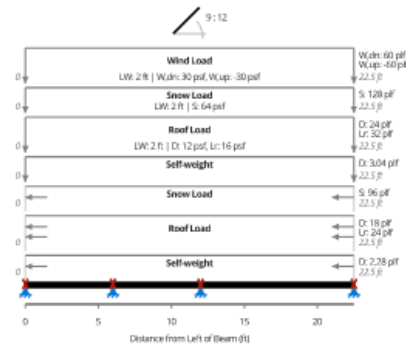
		Primary Loading
		height=5.5 in
		width=3 in
Member	2 plies - 2x6 D.Fir-L No. 2	
81% Moment Utilization	$M/M' = -1560 \text{ lb}\cdot\text{ft} / 1920 \text{ lb}\cdot\text{ft}$	
42% Shear Utilization	$V/V' = 962 \text{ lb} / 2280 \text{ lb}$	
15% Bearing Utilization	$R/R' = 1640 \text{ lb} / 11\,000 \text{ lb}$	
Minimum Bearing Length (End Supports)	$\ell_{b,min,end} = 0.355 \text{ in}$	
Minimum Bearing Length (Int Supports)	$\ell_{b,min,int} = 0.817 \text{ in}$	
43% Governing Live / Short-Term Deflection	$\delta_{ST} = -0.3 \text{ in} (L/421)$	
11% Governing Long-Term Deflection	$\delta_{LT} = -0.107 \text{ in} (L/1180)$	
Governing Long-Term Deflection	$\delta_{LT} = -0.107 \text{ in}$	



Key Properties

Beam Plan Length	$L_X = 18 \text{ ft}$
Continuous Bracing for Lateral Torsional Buckling	Top Braced

Loads



Design Conditions

Design Code for Load Combinations	International Building Code (IBC) 2018
-----------------------------------	--

Member Properties

Cross-Sectional Area	$A = 16.5 \text{ in}^2$
Strong Axis Moment of Inertia	$I_{xx} = 41.6 \text{ in}^4$
Section Modulus	$S = 15.1 \text{ in}^3$
Base Allowable Bending Stress	$F_b = 900 \text{ psi}$
Base Allowable Shear Stress	$F_v = 180 \text{ psi}$
Base Perpendicular Compression Allowable Stress	$F_{c\perp} = 625 \text{ psi}$
True Modulus of Elasticity	$E_{true} = 1\,600\,000 \text{ psi}$
Apparent Modulus of Elasticity	$E_{app} = 1\,600\,000 \text{ psi}$
Modulus of Elasticity for Deflections	$E = 1\,600\,000 \text{ psi}$

Elastic Modulus (NDS 2018 2.3)

Adjusted Modulus of Elasticity	$E' = 1\,600\,000 \text{ psi}$
--------------------------------	--------------------------------

Section Bending (NDS 2018 2.3)

Size Factor	$C_{Fb} = 1.3$
Incising Factor	$C_{ib} = 1$

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C_{D,b}^+ = 1.15$
Governing Beam Stability Factor - Positive Bending	$C_L^+ = 1$
Adjusted Bending Strength - Positive Bending	$F_b^{*+} = 1550 \text{ psi}$

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C_{D,b}^- = 1.15$
Governing Beam Stability Factor - Negative Bending	$C_L^- = 0.984$

BEAM SUPPORTING CENTER POST IS ADEQUATE

Wood Beam (ASD) (version 177) — Generic Beam

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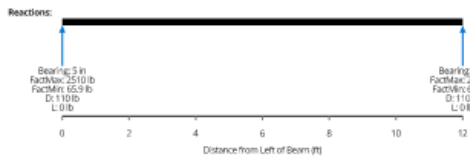


Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	HORIZONTAL BEAM updated PASS
References:	NDS 2018 (ASD)		

Summary



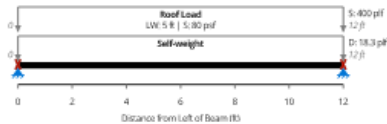
Member	3 plies - 1-3/4x11-7/8 Microllam LVL 2.0E+2600Fb	
24% Moment Utilization	$M/M' =$	7530 lb*ft / 32 000 lb*ft
18% Shear Utilization	$V/V' =$	2510 lb / 13 600 lb
13% Bearing Utilization	$R/R' =$	2510 lb / 19 700 lb
Minimum Bearing Length (End Supports)	$\ell_{b,min,end} =$	0.637 in
14% Governing Live / Short-Term Deflection	$\delta_{ST} =$	-0.141 in (L/1020)
1% Governing Long-Term Deflection	$\delta_{LT} =$	-0.0162 in (L/8880)
Governing Long-Term Deflection	$\delta_{LT} =$	-0.0162 in



Key Properties

Beam Plan Length	$L_X =$	12 ft
Continuous Bracing for Lateral Torsional Buckling		Top Braced

Loads



Design Conditions

Design Code for Load Combinations	International Building Code (IBC) 2018
-----------------------------------	--

Member Properties

Cross-Sectional Area	$A =$	62.3 in ²
Strong Axis Moment of Inertia	$I_{xx} =$	733 in ⁴
Section Modulus	$S =$	123 in ³
Base Allowable Bending Stress	$F_b =$	2600 psi
Base Allowable Shear Stress	$F_v =$	285 psi
Base Perpendicular Compression Allowable Stress	$F_{c\perp} =$	750 psi
True Modulus of Elasticity	$E_{true} =$	2 000 000 psi
Apparent Modulus of Elasticity	$E_{app} =$	N/A psi
Modulus of Elasticity for Deflections	$E =$	2 000 000 psi

Elastic Modulus (NDS 2018 2.3)

Adjusted Modulus of Elasticity	$E' =$	2 000 000 psi
Adjusted Shear Modulus	$G' =$	125 000 psi

Section Bending (NDS 2018 2.3)

Volume Factor	$C_V =$	1
---------------	---------	---

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C_{D,b}^+ =$	1.15
Governing Beam Stability Factor - Positive Bending	$C_L^+ =$	1
Adjusted Bending Strength - Positive Bending	$F_b^+ =$	3110 psi

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C_{D,b}^- =$	0.9
Governing Beam Stability Factor - Negative Bending	$C_L^- =$	0.985
Adjusted Bending Strength - Negative Bending	$F_b^- =$	2400 psi

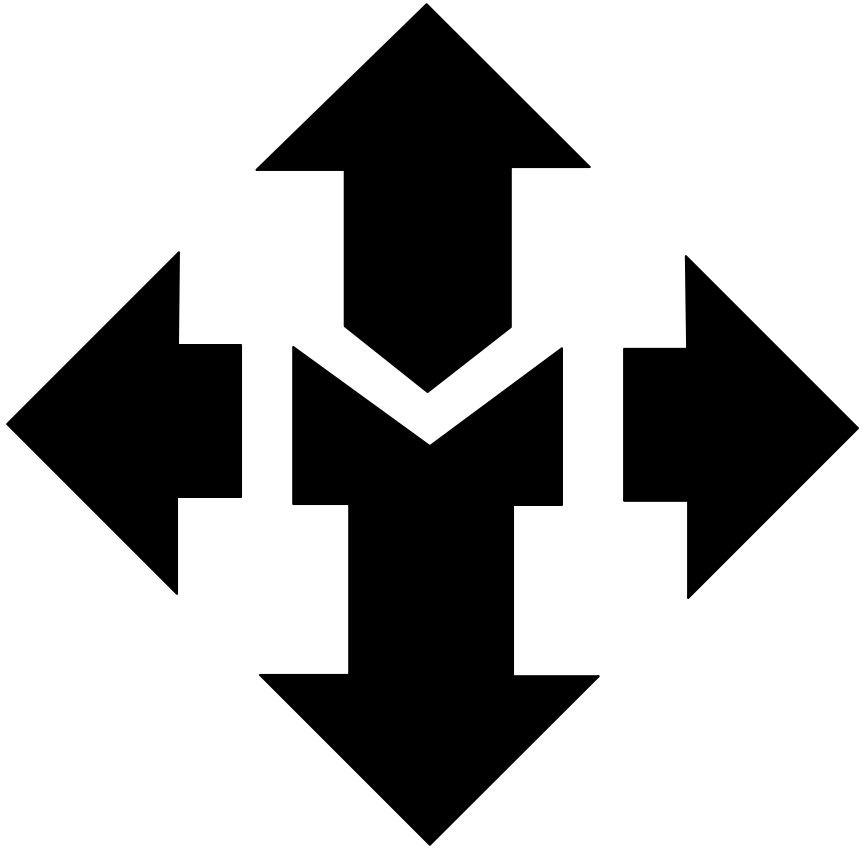
Shear Design (NDS 2018 3.4)

Governing Duration Factor	$C_D =$	1.15
Adjusted Shear Strength	$F_v' =$	328 psi

Bearing (NDS 2018 3.10)

Base Bearing Strength	$F_{c\perp}'/C_b =$	750 psi
-----------------------	---------------------	---------

Comments



Designing For the Future Since 1983TM

McNeil Engineering Structural L.C.

8610 South Sandy Parkway – Suite 200

Sandy, UT 84070

Ph: 801-255-7700 fax: 801-255-8071



Structural Calculations

For

Utah Flood & Fire Network

Attn: Jeff Leavitt

416 Park Ave – Residence Investigation & Retrofit

416 Park Ave., Park City, UT. 84060



IMPORTANT

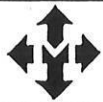
If the seal is not in green ink and the signature is not in red or blue ink, then this is an unauthorized copy and is to be rejected as unsanctioned and unusable.

June 16, 2023

McNeil Engineering assumes responsibility only for the items addressed herein and does not assume responsibility for the remainder of the structure. No site observations are scheduled to verify the understanding of the contractor or the proper installation of the items addressed.

These calculations have been authorized for use at the property shown above. No provisions have been made for the re-use of these calculations on any other property.

2 3 2 5 7



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PAVEMENT & ROOF CONSULTING

PROJECT

416 Park Ave – Residence Investigation & Retrofit

416 Park Ave., Park City, UT. 84060

DATE

06-16-23

SHEET

OF

DESIGNED BY

TAL

PROJECT NO.

23257

GENERAL:

UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION.

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE.. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED;

ROOF DEAD LOAD: 15 PSF.

ROOF SNOW LOAD:

Pf = 80 PSF

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE	SPECIES	GRADE
SILL PLATES 2 x 4	D.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	D.F.	NO. 2 OR BETTER.

ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.

VERTICAL FRAMING LUMBER: (U.N.O.)

ALL STUDS	D.F.	NO. 2
ALL POSTS	D.F.	NO. 1
ALL OTHER LUMBER U.N.O	D.F.	STANDARD OR BETTER.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL HOLDDOWNS LOCATIONS.

AT EXTERIOR LOCATIONS, USE APA RATED SHEATHING EXTERIOR. WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX".

PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION.

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS.

SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.



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GENERAL (CONTINUED):

CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY, AND SHALL BE SUBMITTED TO THE ENGINEER AT LEAST 2 WEEKS PRIOR TO THE PLACEMENT OF CONCRETE. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO PLACING ANY CONCRETE SO THAT THE ENGINEER MAY HAVE THE OPPORTUNITY TO REVIEW THE WORK.

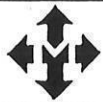
CONCRETE TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY. THE TESTING AGENCY SHALL TEST (4) CYLINDERS FROM EACH CLASS OF CONCRETE USED EACH DAY. A MINIMUM OF (1) SAMPLE MUST BE TAKEN FROM EACH 50 CUBIC YARDS OF CONCRETE.

LOCATION	SPECIAL	SLUMP	AGGREGATE	COMPRESSIVE
-	INSPECT.	(MAX)	(MAX SIZE)	STRENGTH (PSI)
STEM WALLS	NO	5	1" DIA	3000(2500 USED IN DESIGN)

USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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ELEVATION VIEW OF RESIDENCE

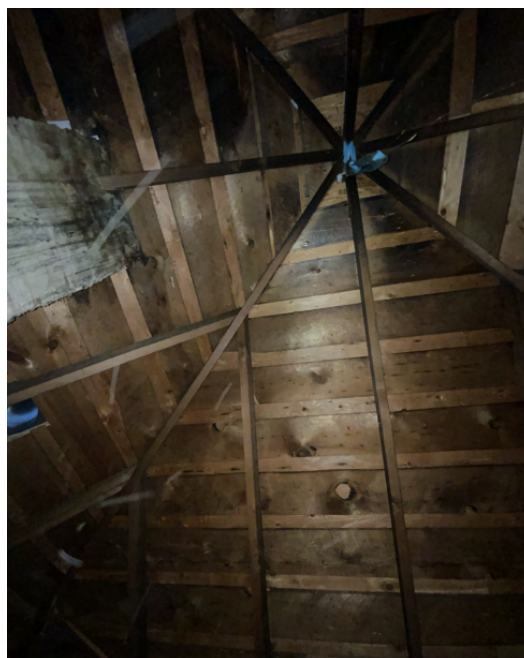
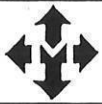


PHOTO: INSIDE OF ATTIC VIEW



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VERTICAL POST HAS
BROKEN CAUSING
RAFTER TO START
DEFLECTION
(SEE PHOTO 2)

PHOTO 1: INSIDE OF ATTIC VIEW



AREA SHOWING
RAFTER DEFLECTION

PHOTO2: INSIDE OF ATTIC VIEW

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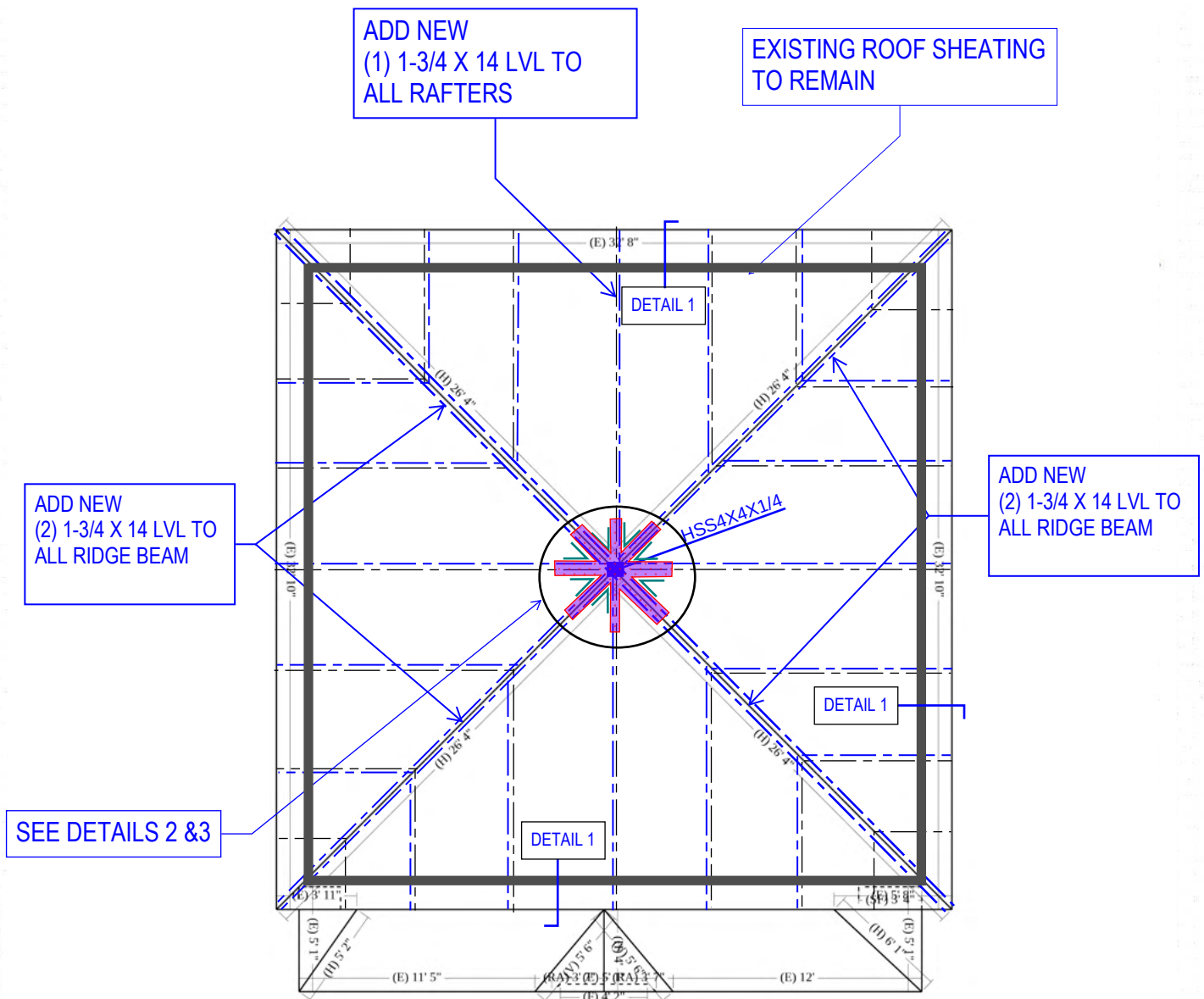
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ROOF RETROFIT RECOMMENDATIONS



ROOF FRAMING PLAN



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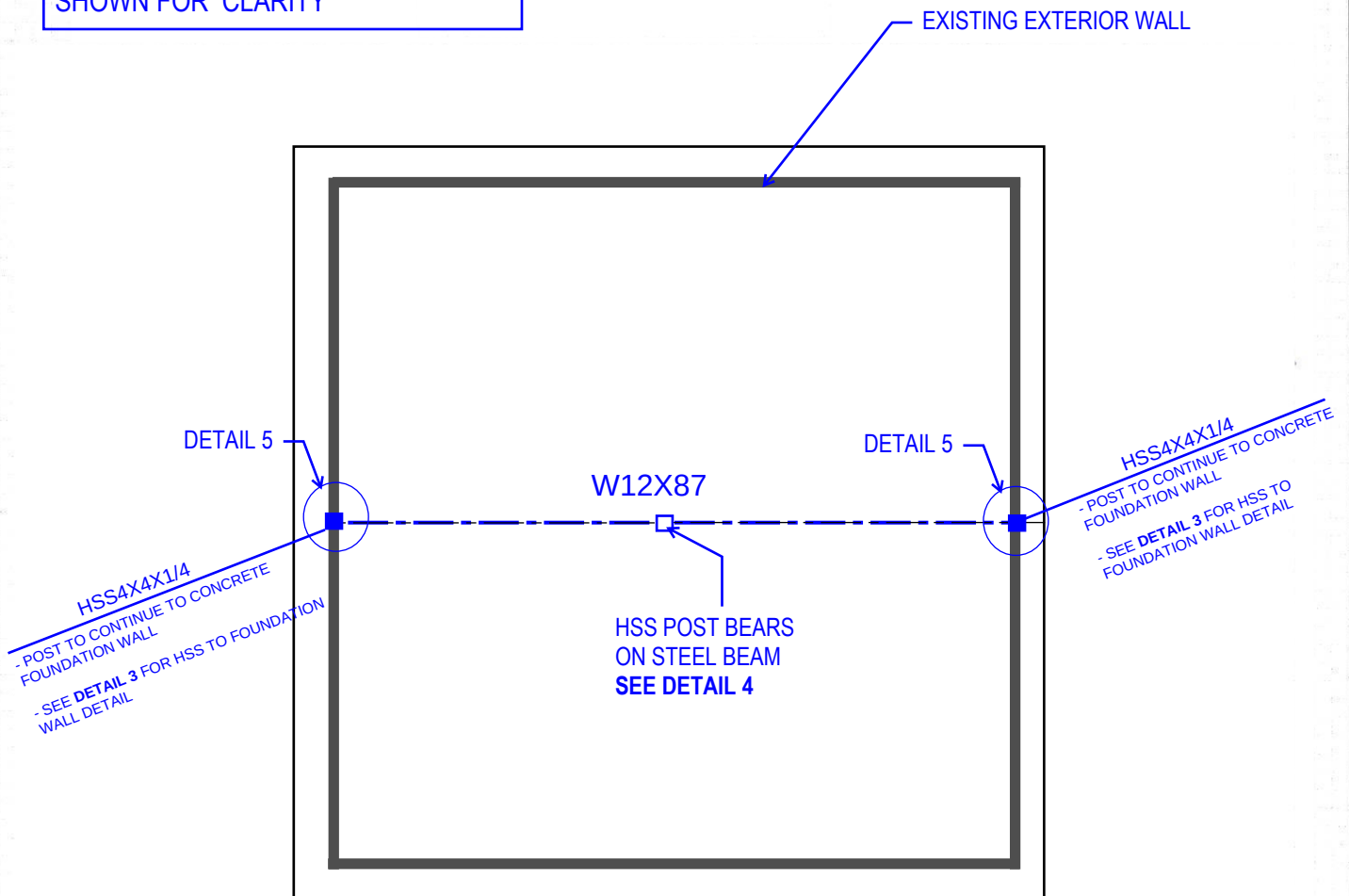
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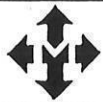
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NOTE:
OTHER CEILING ELEMENT ARE NOT
SHOWN FOR CLARITY



PARTIAL CEILING FRAMING PLAN



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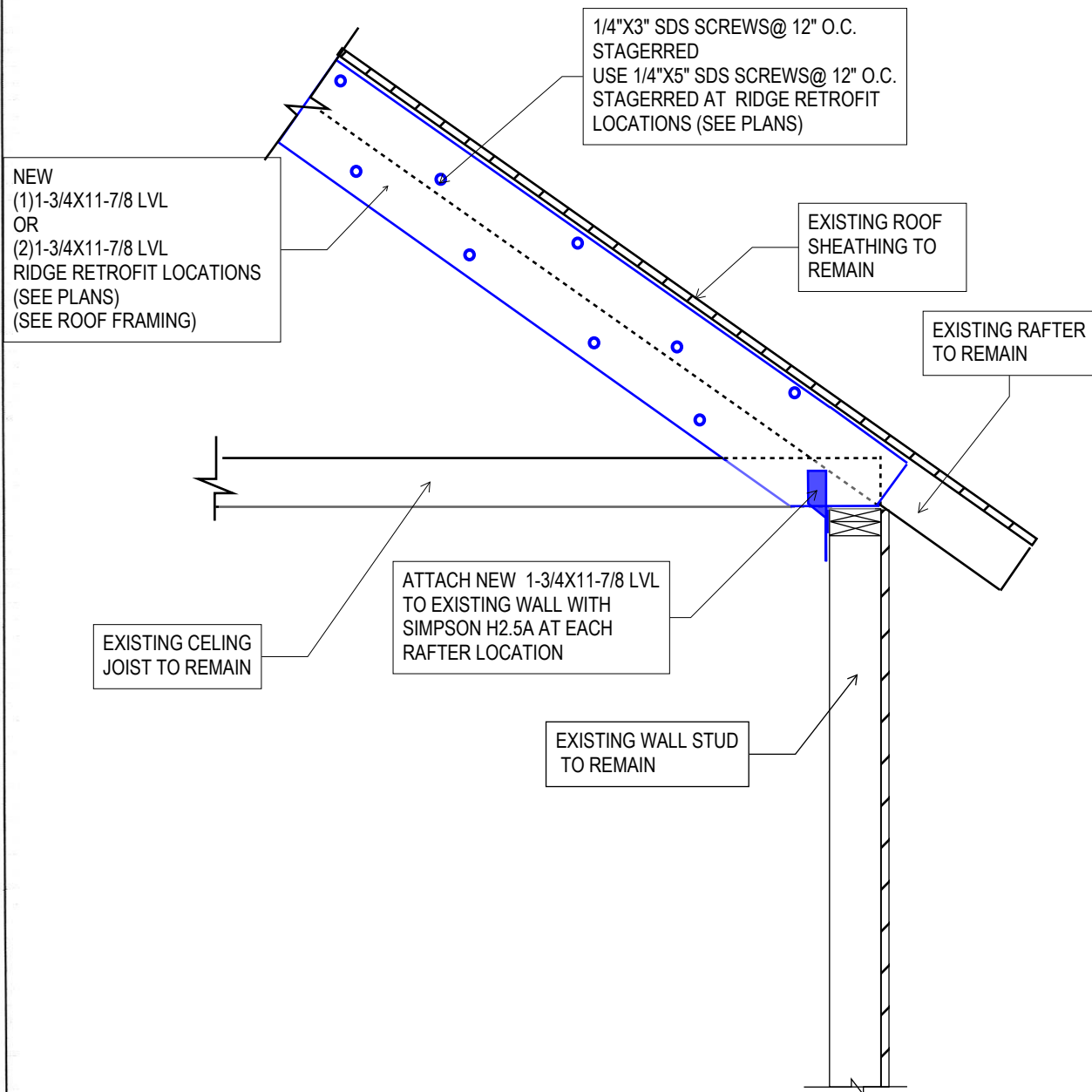
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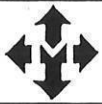
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DETAIL 1 : HSS TO BEAM CONNECTION DETAIL



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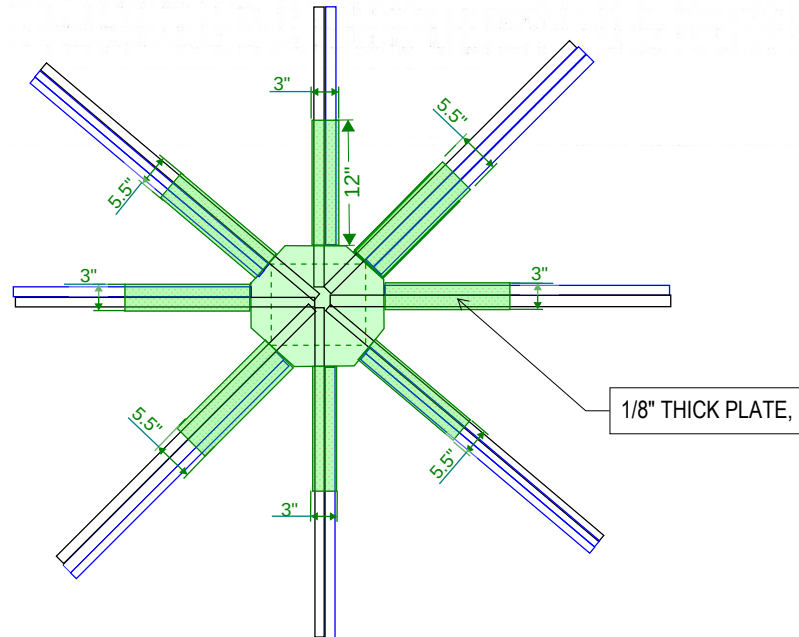
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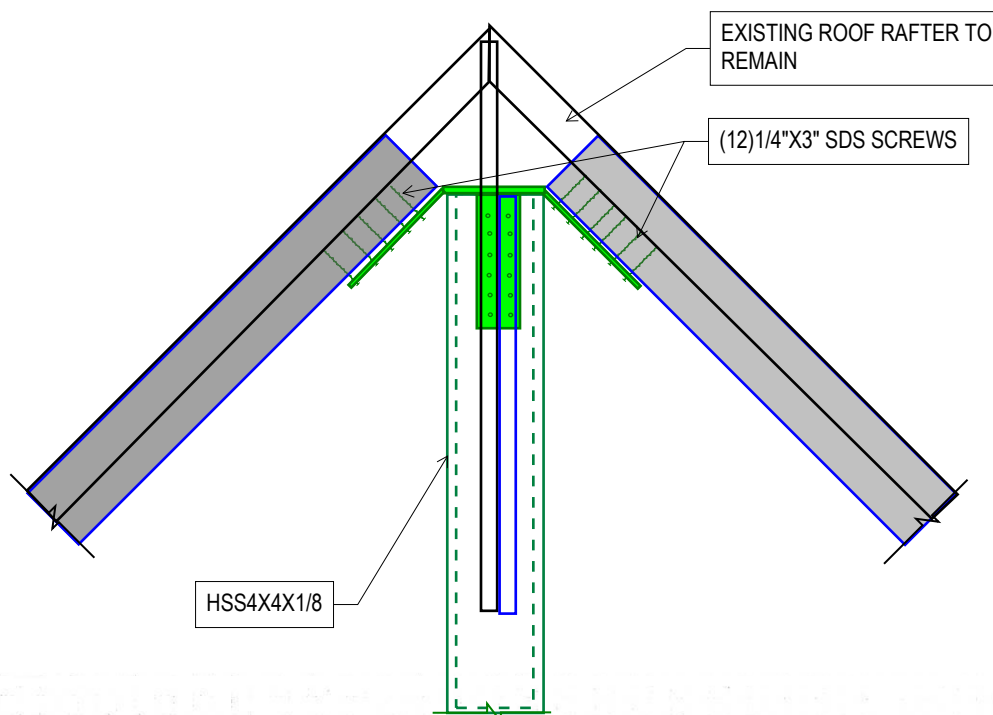
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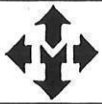
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DETAIL 2 : PLAN VIEW OF ATTIC COLUMN TOP CONNECTION



DETAIL 3 : SECTION VIEW OF ATTIC COLUMN TOP CONNECTION



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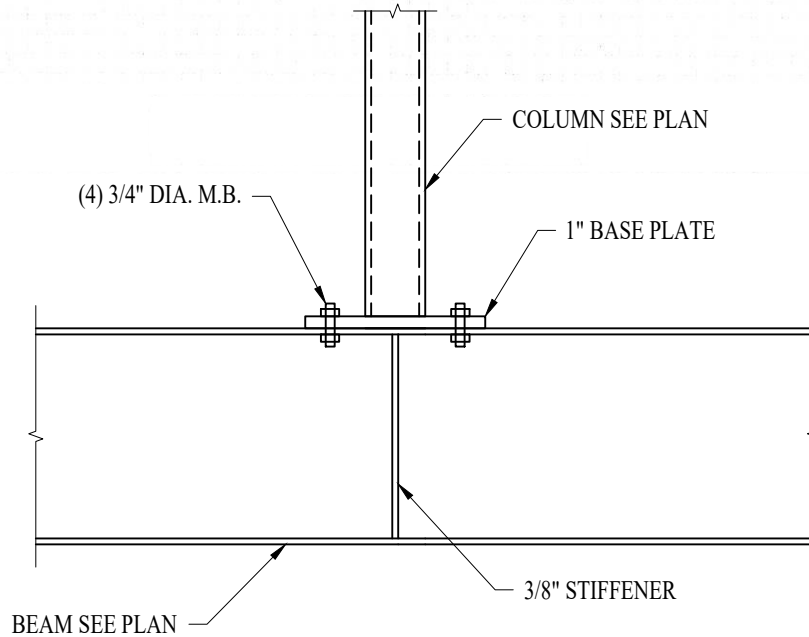
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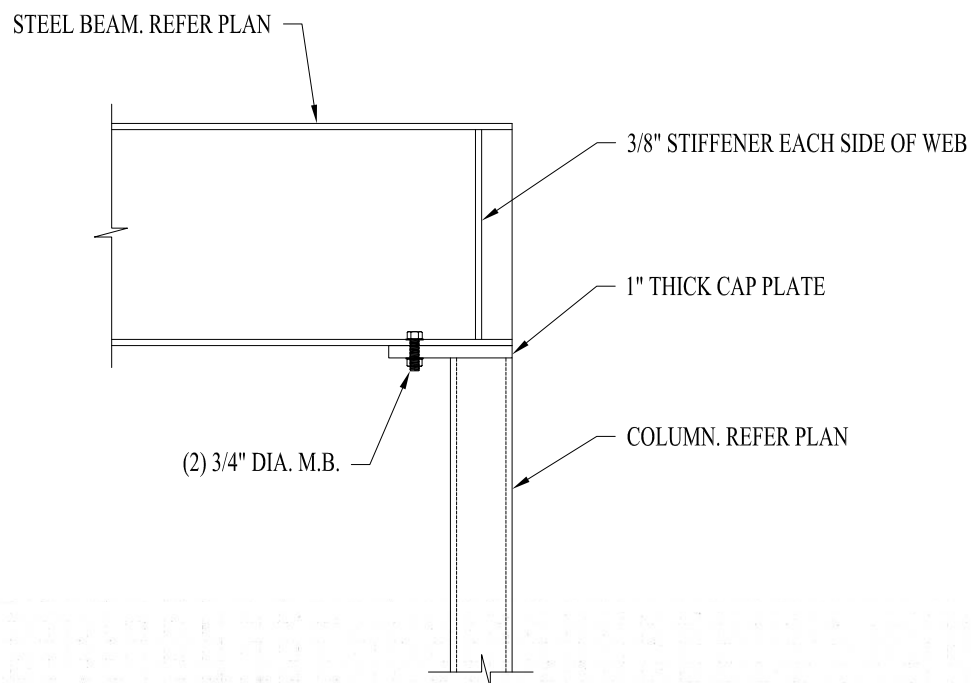
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DETAIL 4 : HSS TO BEAM CONNECTION DETAIL



DETAIL 5 : BEAM TO HSS COLUMN DETAIL



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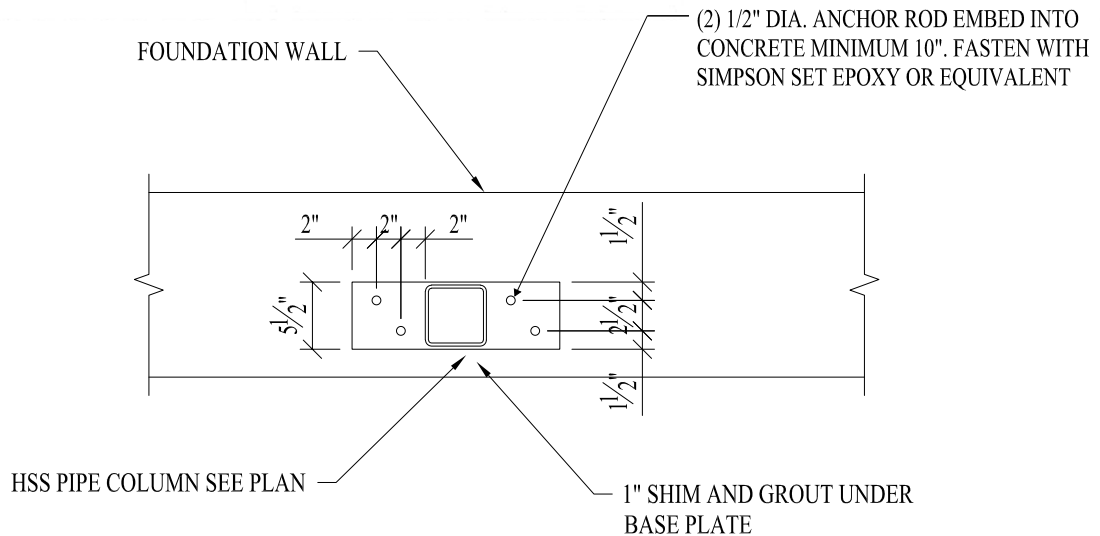
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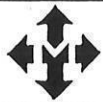
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DETAIL 5 : HSS TO FOUNDATION WALL DETAIL



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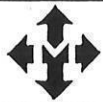
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PHOTO 3: BACK ELEVATION SHOW DECK

Upper and Lower decks have been examined and it is our opinion that their conditions can be classified as good.
Good condition is defined as "Item is sound and performing its function, although it may show signs of normal wear and tear"



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PHOTO 4: BACK ELEVATION SHOW DECK

the railing shows some
broken vertical elements
that need to be replaced



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**STRUCTURAL CALCULATIONS
(SEE NEXT SHEETS)**

Utah Ground Snow Load Map

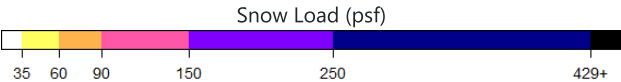
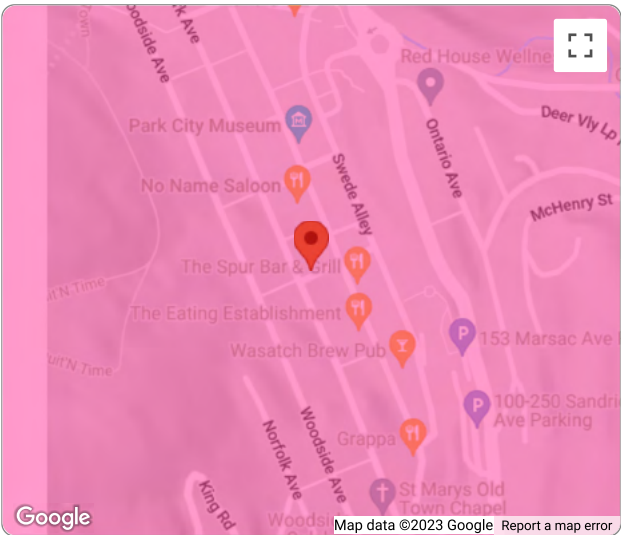


Latitude: 40.643
Longitude: -111.496
Elevation: 7,237 ft

Ground Snow Load:

113 psf / 5.44 kPa

$$0.7 \times 113 = 79.1 \text{ lbs}$$



**This document is not legally binding. The user is urged to verify ground snow load values with the local authority having jurisdiction.*

These ground snow load values represent 50-year ground snow load estimated value at a 2% probability of exceedance for the location given. The grid used in the map is 3350ft by 3350ft. Elevations for these grid cells were estimated by aggregating data from 100ft by 100ft USGS digital elevation models and may not coincide with the actual site elevation. These predictions are calculated using the process outlined in The Utah Snow Load Study.¹

Final predictions given are bounded at a lower limit for a minimum ground snow load of 21 psf to meet ASCE 7. Estimated values for snow loads at elevations significantly higher than all nearby stations lead to unreasonably high snow load estimates, therefore, the predictions in the map are not allowed to extend beyond the highest 50-year station ground snow load of 429 psf. Elevations over 9,000 ft are also considered less accurate due to the limited number of stations at these elevations. The results shown in this report have included a warning if the results have reached or exceeded the upper limit.

While great efforts have been made to ensure these predictions are as accurate as possible, designers must use expert judgement to ensure that such predictions are appropriate for their particular project. The SEAU and the authors cannot accept responsibility for prediction errors or any consequences resulting therefrom.

¹ Bean, Brennan; Maguire, Marc; and Sun, Yan, "The Utah Snow Load Study" (2018). Civil and Environmental Engineering Faculty Publications. Paper 3589.





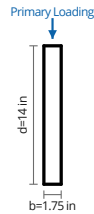
Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	Member Schedule

	Calculation	Member	Quantity	Comments
96%	Rafter RETROFIT	1-3/4x14 Microllam LVL 2.0E-2600Fb	22.5 ft	
88%	HORIZONTAL BEAM	W12X87	32 ft	
53%	COLUMN SUPPORT FOR HORIZONTAL BEAM	HSS4X4X.125	10 ft	



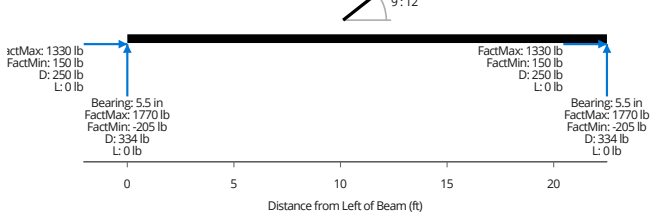
Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	Rafter RETROFIT PASS
References:	NDS 2018 (ASD)		

Summary



Member	1-3/4x14 Microllam LVL 2.0E-2600Fb
69% Moment Utilization	$M/M' = 9980 \text{ lb}\cdot\text{ft} / 14\,500 \text{ lb}\cdot\text{ft}$
33% Shear Utilization	$V/V' = 1770 \text{ lb} / 5350 \text{ lb}$
25% Bearing Utilization	$R/R' = 1770 \text{ lb} / 7220 \text{ lb}$
Minimum Bearing Length (End Supports)	$\ell_{b,min,end} = 1.35 \text{ in}$
96% Governing Live / Short-Term Deflection	$\delta_{ST} = -0.96 \text{ in (L/281)}$
38% Governing Long-Term Deflection	$\delta_{LT} = -0.376 \text{ in (L/719)}$
Governing Long-Term Deflection	$\delta_{LT} = -0.376 \text{ in}$

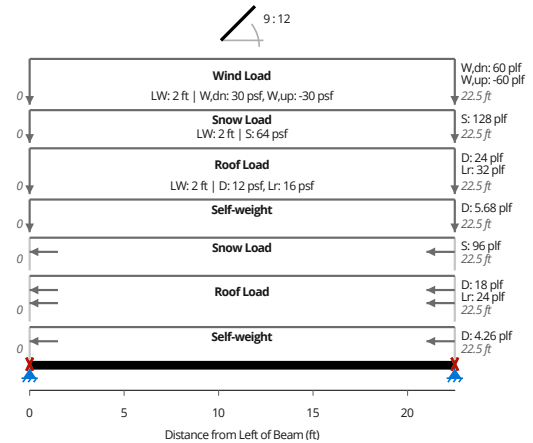
Reactions:



Key Properties

Beam Plan Length	$L_X = 18 \text{ ft}$
Continuous Bracing for Lateral Torsional Buckling	Top Braced

Loads



Design Conditions

Design Code for Load Combinations	International Building Code (IBC) 2018
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Member Properties

Cross-Sectional Area	$A = 24.5 \text{ in}^2$
Strong Axis Moment of Inertia	$I_{xx} = 400 \text{ in}^4$
Section Modulus	$S = 57.2 \text{ in}^3$
Base Allowable Bending Stress	$F_b = 2600 \text{ psi}$
Base Allowable Shear Stress	$F_v = 285 \text{ psi}$
Base Perpendicular Compression Allowable Stress	$F_{c\perp} = 750 \text{ psi}$
True Modulus of Elasticity	$E_{true} = 2\,000\,000 \text{ psi}$
Apparent Modulus of Elasticity	$E_{app} = N a N \text{ psi}$
Modulus of Elasticity for Deflections	$E = 2\,000\,000 \text{ psi}$

Elastic Modulus (NDS 2018 2.3)

Adjusted Modulus of Elasticity	$E' = 2\,000\,000 \text{ psi}$
Adjusted Shear Modulus	$G' = 125\,000 \text{ psi}$

Section Bending (NDS 2018 2.3)

Volume Factor	$C_V = 0.979$
---------------	---------------

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C_{D,b}^+ = 1.15$
Governing Beam Stability Factor - Positive Bending	$C_L^+ = 1$
Adjusted Bending Strength - Positive Bending	$F_b^{'+} = 3050 \text{ psi}$

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C_{D,b}^- = 1.6$
Governing Beam Stability Factor - Negative Bending	$C_L^- = 0.125$

Adjusted Bending Strength -
Negative Bending

$$F'_b = 540 \text{ psi}$$

[Shear Design \(NDS 2018 3.4\)](#)

Governing Duration Factor

$$C_D = 1.15$$

Adjusted Shear Strength

$$F'_v = 328 \text{ psi}$$

[Bearing \(NDS 2018 3.10\)](#)

Base Bearing Strength

$$F'_{c\perp}/C_b = 750 \text{ psi}$$

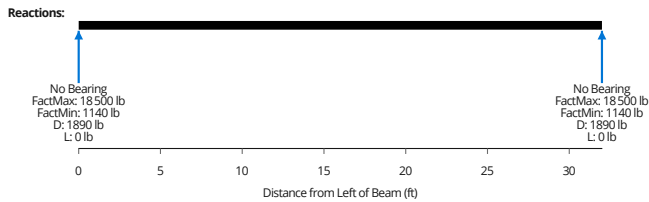
[Comments](#)



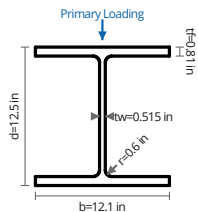
Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	HORIZONTAL BEAM PASS
References:	AISC 360-16 (ASD)		

Summary

88%	Allowable Bending Moment Strength	$M_n/\Omega = 325\,000\text{ lb}\cdot\text{ft}$
14%	Allowable Shear Strength	$V_n/\Omega = 129\,000\text{ lb}$
86%	Critical Deflection	$\delta_{gov} = -1.83\text{ in}$
	Critical Deflection Ratio	$L/\Omega = 210$
	Dead Load Deflection	$\delta_D = -0.151\text{ in}$

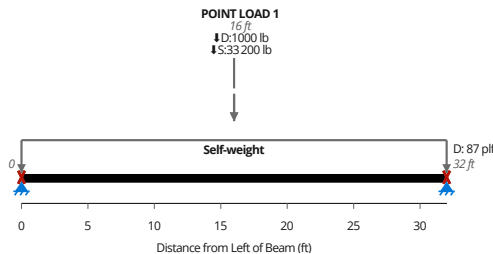


Key Properties



Designation	W12X87
Yield Strength	$F_y = 50\,000\text{ psi}$
Beam Plan Length	$L_x = 32\text{ ft}$
Continuous Bracing for Lateral Torsional Buckling	Bottom flange

Loads



Design Criteria

Design Code for Load Combinations	Code = International Building Code (IBC) 2018
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Member Properties

Gross Area	$A_g = 25.6\text{ in}^2$
Moment of Inertia	$I = 740\text{ in}^4$
Section Modulus	$S = 118\text{ in}^3$
Fully Plastic Length	$L_p = 10\text{ ft}, 10.1\text{ in}$
Elastic Global Buckling Length	$L_r = 43\text{ ft}, 0.5\text{ in}$

Section Classification (AISC 360-16 B4)

Section Classification - Flanges	Compact
Section Classification - Web	Compact

Section Flexural Capacity (AISC 360-16, Chapter F)

Plastic Moment Resistance	$M_p = 550\,000\text{ lb}\cdot\text{ft}$
Nominal Cross-Section Bending Resistance	$M_{sx} = 550\,000\text{ lb}\cdot\text{ft}$

Flexural Capacity - Positive Bending (AISC 360-16, Chapter F)

Longest Unbraced Segment - Positive Bending	$L_{u\max} = 32\text{ ft}, 0\text{ in}$
Lateral-Torsional Buckling Governs? - Positive Bending	$LTB_{\text{flag}}^+ = \text{Yes}$
Governing LTB Resistance - Positive Bending	$M_{LTB}^+ = 542\,000\text{ lb}\cdot\text{ft}$

Flexural Capacity - Negative Bending (AISC 360-16, Chapter F)

Lateral-Torsional Buckling Governs? - Negative Bending	$LTB_{\text{flag}}^- = \text{No}$
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Shear Capacity (AISC 360-16, Chapter G)

Shear Slenderness	$h/t_w = 18.9$
Web Shear Strength Coefficient	$C_{v1} = 1$
Nominal Shear Capacity	$V_n = 193\,000\text{ lb}$

Comments

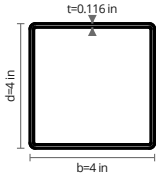


Client:	Flood and Fire	Date:	Jun 9, 2023
Author:	tevi lawson	Job #:	23257
Project:	23257 - 416 Park Avenue	Subject:	COLUMN SUPPORT FOR HORIZONTAL BEAM PASS
References:	AISC 360-16 (ASD)		

Summary

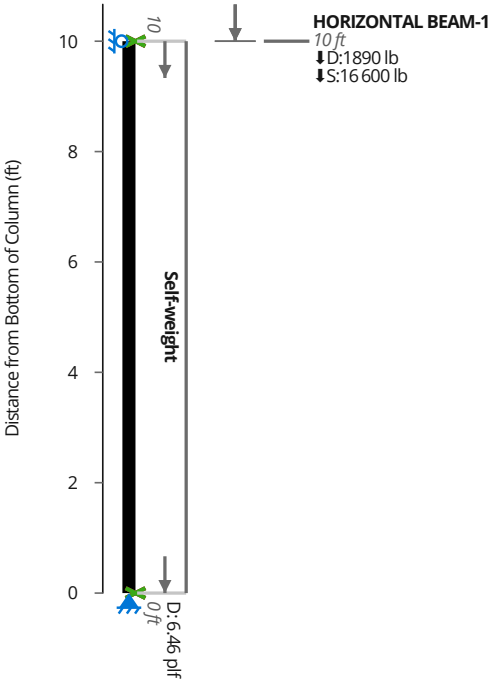
Axial Demand	$P_a = 18\,600\text{ lb}$
53% Column Allowable Compressive Strength	$P_n/\Omega = 34\,800\text{ lb}$
Governing Load Combination	$LC_{gov} = D+H+F+S$

Key Properties

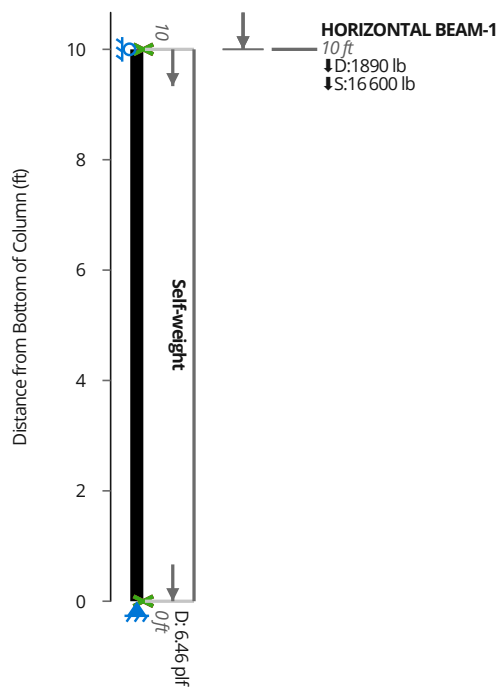


Designation	HSS4X4X.125
Yield Strength	$F_y = 50\,000\text{ psi}$
Column Height	$L = 10\text{ ft}$
Continuous Bracing for X-Axis Buckling	Yes
Continuous Bracing for Y-Axis Buckling	No
Continuous Bracing for Lateral Torsional Buckling	No

Loads



Weak Axis Loads



Design Criteria

Design Code for Load
Combinations

International Building
Code (IBC) 2018

Member Properties

Gross Area	$A = 1.77 \text{ in}^2$
Moment of Inertia about X-axis	$I_x = 4.4 \text{ in}^4$
Moment of Inertia about Y-axis	$I_y = 4.4 \text{ in}^4$

Section Classification (AISC 360-16 Section B4)

Section Classification in Bending - Flanges	Non-Compact
Section Classification in Bending - Web	Compact
Section Classification in Compression	$sect_{class,c} = \text{Not Slender}$

Capacity in Pure Axial Loading (AISC 360-16, Chp E)

Compression Safety Factor	$\Omega_c = 1.67$
X-Axis Slenderness	$L_{cx}/r_x = 0$
Nominal Flexural Buckling Strength (X-Axis)	$P_{n,x} = 88\,500 \text{ lb}$
Y-Axis Slenderness	$L_{cy}/r_y = 75.9$
Nominal Flexural Buckling Strength (Y-Axis)	$P_{n,y} = 58\,000 \text{ lb}$

Comments

HISTORIC DISTRICT GRANT PACKET

**2024 FISCAL YEAR
(JULY 2024 – JUNE 2025)
QUARTER TWO**

**INFORMATION GUIDE
AND APPLICATION**

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

HISTORIC DISTRICT COMPETITIVE GRANT INFORMATION GUIDE

MISSION STATEMENT:

The Park City Historic District Competitive Grant Program (Grant Program) is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory and those Structures and Sites that are eligible for listing on the Historic Sites Inventory to create a community that honors its past and encourages Historic Preservation.

ELIGIBILITY:

Competitive Grants are available for Historic Residential or Commercial Structures listed on the [Park City Historic Sites Inventory](#) (HSI) and for Structures and Sites eligible for listing. Structures and Sites currently not listed on the HSI may be eligible* for funding to offset some costs to designate the site to the HSI. The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that is paid by way of reimbursement once the applicable work has been completed.

*Please contact the Planning Department with questions regarding eligibility.

Competitive Grant:

Competitive Grant to be awarded for applications to designate a Structure or Site to the HSI, or for those Landmark and Significant Historic Sites listed on the HSI, projects defined as "Preservation, Rehabilitation, and/or Restoration" in the Land Management Code:

- **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses on ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- **Rehabilitation:** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

ELIGIBLE PROJECTS: (any items not listed below are not eligible for grant funding)

- Repairing, Restoring, and Replacing Windows
- Repointing Masonry
- Reconstructing Historic Porches

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

- Restoring or Repairing Historic Features
- Repairing or Restoring Roofs

Application:

Applications may be submitted to the Planning Department starting at 8 a.m. Mountain Standard Time (MST) on March 22, 2024, and will be accepted through May 15, 2024, at 5:00 p.m. MST. Work proposed to be supported with grant funds must be **completed before June 30, 2025**, to qualify for the grant reimbursement. Applications shall be submitted in person, by email (planning@parkcity.org), or by mail.

Please note: if submitting application via email please ensure attached files are less than 8MB in size. If over this size please send via FTP link such as Google Drive or Dropbox.

The Planning Department is in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation
ATTN: Park City Historic Preservation Planner, Planning Department
P.O. Box 1480
Park City, UT 84060

*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDING OF FUNDS FOR WORK ALREADY COMPLETED.
WORK MUST BE PROPOSED BETWEEN APRIL 1, 2024 AND JUNE 30, 2025 IN ORDER TO BE CONSIDERED.*

Please review and initial the following prior to submitting your grant application:

RC 1) I (we) understand I (we) will be required to provide copies of 1) invoices for the work, 2) proof of payment (e.g. receipts, invoices marked "paid", etc.), 3) a W-9 (grant income must be reported on income taxes), 4) a title report to confirm property legal description, and 5) photographs of the completed work. These items must be submitted to the City once the work is completed in order to begin the release of the grant monies.

RC 2) I (we) understand I (we) will be required to sign a Historic Preservation Agreement, Trust Deed, and Trust Deed Note and record such instruments with the Summit County Recorder's Office for a term of 5 years. Following the passage of 5 years and my (our) satisfaction of the requirements of the Historic Preservation Agreement the City shall, upon written request, record a release of these documents with the Summit County Recorder's Office.

RC 3) I (we) understand a grant award exceeding \$25,000 USD will require the recordation of a Historic Preservation Easement on my (our) property. In the event my (our) project is awarded \$25,000 USD or more, I (we) agree to provide a Historic Preservation Easement to Park City Municipal Corporation in a form acceptable to the City Attorney and agree to have such easement agreement recorded on my (our) property with the Summit County Recorder's Office.

RC 4) I (we) understand Park City Municipal Corporation is constructing a database of current and prior grant award recipients' projects. This database may include exterior photographs of my (our) property but will not include interior photographs of the property. I (we) understand participation in this database is voluntary and (select one):

RC
—

AGREE TO PARTICIPATE
DO NOT AGREE TO PARTICIPATE

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

HISTORIC DISTRICT COMPETITIVE GRANT APPLICATION

For Office Use Only

ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

AMOUNT

EXPIRATION

DENIED

BLDG PERMIT

PROJECT INFORMATION

NAME: JACK R. AND LORELEI CLARK - REAR PATIO REBUIULD

ADDRESS: 2465 DOC HOLLIDAY DRIVE
PARK CITY, UT 84065

TAX ID: OR

SUBDIVISION: PROSPECTOR PARK OR

SURVEY: LOT #: BLOCK #:

APPLICANT INFORMATION

NAME: JACK R. AND LORELEI CLARK

MAILING
ADDRESS:

PHONE #: () FAX #: () -

EMAIL: RANDYCLARKFAMILY@GMAIL.COM

APPLICANT REPRESENTATIVE INFORMATION

NAME:

PHONE #: () -

EMAIL:

PRIMARY
ADDRESS:

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

SUBMITTAL REQUIREMENTS

1. Completed and signed **Historic District Grant Application**.
2. Written **Project Description** describing the proposed scope of work, detailed specifications, and reason for applying for a Historic District Grant.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Proposed Work and Estimated Costs** of the proposed eligible improvements (page 6).
5. **Proposed Timeline** of the proposed project (page 8).
6. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application **will not** be accepted without this approval letter. Note: This submittal may be waived if the application is related to a Determination of Significance application for a historic site not currently listed on the Historic Sites Inventory.
7. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
8. **Color Photographs** of existing conditions. Include a general view of the building and setting, including the building in the context of the streetscape; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED WORK AND ESTIMATED COSTS

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
REBUILD PATIO COVER			Yes / No ✓
Work Item Cost: 50,000			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Work Item	Method(s) Proposed (Please Be Specific)	Location of Work	Historic Materials? Circle One
			Yes / No
Work Item Cost:			If Yes, please detail the current condition:

Total Grant Request: \$ \$50000 (Amount Requested from City)

Total Owner's Match: \$ _____ (Owner's Portion of Total Budget)

Total Project Budget: \$ \$50000 (Grant Request + Match)

Owner(s) Match Source: NOTE: WE ARE ASKING FOR COMPLETE FUNDING FROM THE CITY. WE DO NOT EXPECT THAT.
PLEASE ADVISE ON MAXIMUM AMOUNT OF FUNDS AVAILABLE.

If you have questions regarding the application or submittal process please contact
 Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

PROPOSED TIMELINE (around 100 words)

AS SOON AS THIS GRANT APPLICATION IS DISPOSED AND PERMITS IN PLACE,
WE WILL START WORK. THE TIMELINE IS +- 6 WEEKS

CRITERIA FOR SELECTION

Selection of Historic District Grant Awardees is based on the use of preservation best practices throughout the course of the project. Please review Land Management Code [Chapter 15-13: Design Guidelines for Historic Districts and Historic Sites](#), the [Secretary of the Interior's Standards for Rehabilitation](#), and project-specific [Preservation Briefs](#) before drafting your project description. The focus of the Historic District Grant Program is to incentivize the preservation, rehabilitation, reconstruction, and restoration of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation best practices.

If you have questions regarding the application or submittal process please contact Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 
Name of Applicant: Jack R. Clark
Mailing Address:  PRINTED
Phone:  Fax: _____
Email: 
Type of Application: BUILDING PERMIT/GRANT APPLICATION

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: JACK R. AND LORELEI CLARK TRUST
Mailing Address:  PRINTED
Street Address/ Legal Description of Subject Property:
2465 DOC HOLLIDAY DRIVE
PARK CITY, UT 84065
Signature:  Date: 5/1/24

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the application or submittal process please contact
Senior Planner Caitlyn Tubbs at Caitlyn.Tubbs@parkcity.org or 435-615-5063 or visit www.parkcity.org.

Historic Preservation Board Staff Report



Subject: 81 Daly Avenue
Significant Historic Site
Application: PL-23-05684
Author: Rebecca Ward, Planning Director
Date: July 3, 2024
Type of Item: Reconstruction and Relocation

Recommendation

(I) Review the request to Reconstruct and Relocate a Significant Historic Structure at 81 Daly Avenue, (II) conduct a public hearing, and (III) consider directing staff to draft a Final Action Letter within ten days outlining the Board's determination.

Description

Applicant: Martin Paris

Location: 81 Daly Avenue
Significant Historic Site

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Historic Preservation Board reviews requests to Relocate and Reconstruct Historic Structures.¹

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

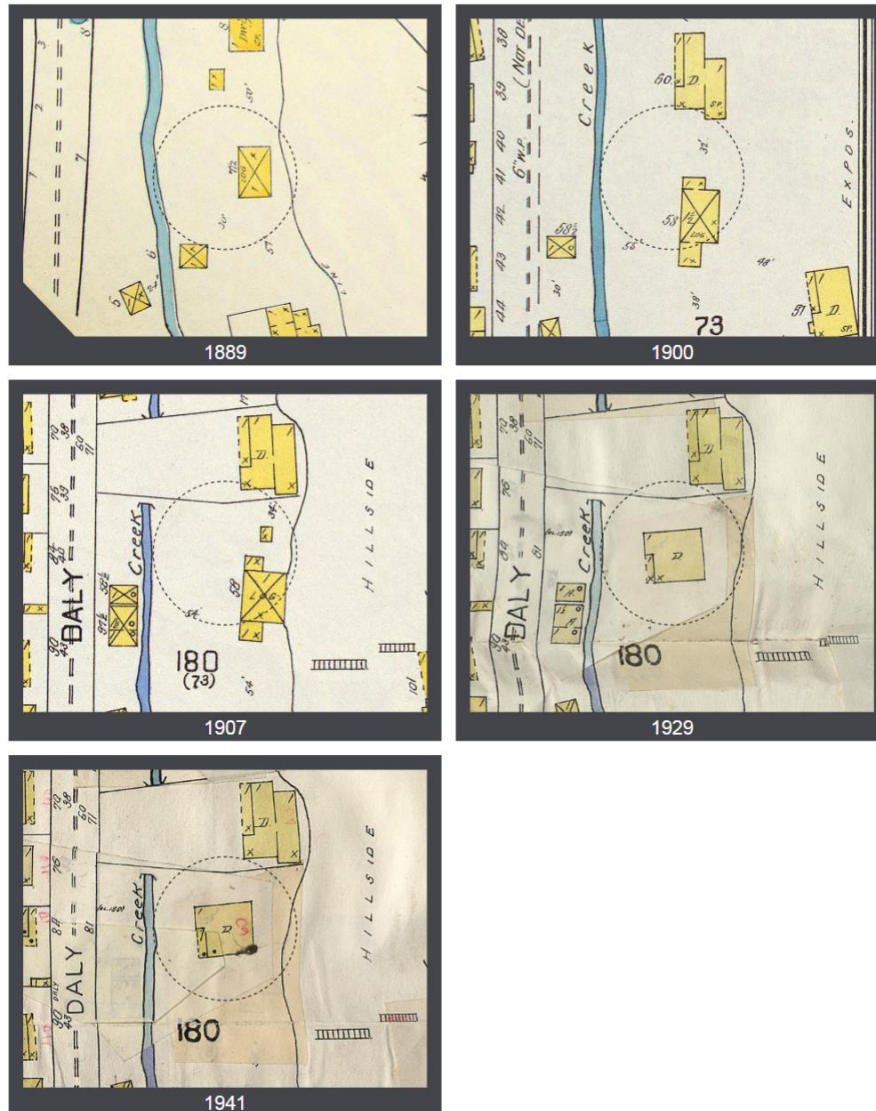
Summary

To accommodate a rear addition, the Applicant requests the Board approve the Relocation of a Significant Historic Structure closer to Daly Avenue—from a Setback that is approximately 40 feet from Daly Avenue up to the 15-foot Historic Residential – 1 Zoning District Front Setback—as part of the Reconstruction of the Structure. Please see Exhibit E to review the Applicant's Plans and Exhibit F to review the Applicant's Summary Memo.

¹ Relocation, LMC [Section 15-11-13](#); Reconstruction, LMC [Section 15-11-15](#)

Background

81 Daly Avenue is a [Significant Historic Structure](#) on Park City's Historic Sites Inventory.² A log structure, believed to be horse stables owned by the mining company, was constructed on the Site sometime before 1889 and remained on the site through 1907. These horse stables were removed and replaced by a miner's cabin sometime around 1911. The footprints of these structures are shown on the Sanborn Insurance Maps:



² LMC [§ 15-11-10\(D\)\(2\)\(e\)](#)



Figure 1: 1940s tax photo of the miner's cabin from the Historic Site Form

On November 10, 2003, the prior property owner, Kelly Marcellin, filed a Determination of Significance application to petition the Historic Preservation Board to remove the Structure from the Historic Sites Inventory, but withdrew the request on February 1, 2004. Included in the 2003 application were photos of 81 Daly Avenue:



Figure 2: 81 Daly Avenue, 2003



Figure 3: 81 Daly Avenue, 2003



Figure 4: 81 Daly Avenue, 2003



Figure 5: 81 Daly Avenue, 2003



Figure 6: 81 Daly Avenue, 2003



Figure 7: 81 Daly Avenue, 2003



Figure 8: 81 Daly Avenue, 2003



Figure 9: 81 Daly Avenue, 2003

On August 10, 2004, the current Applicant, Martin Paris, obtained ownership of the property (Exhibit A, Warranty Deed). On August 12, 2004, Park City issued Building Permit B04-09704, an exploratory demolition permit to remove aluminum siding from the Structure to determine the preservation needs of the historic siding materials beneath. Four panels were identified for preservation (Exhibit B).

On December 27, 2004, the Planning Department approved a panelization and demolition plan for the Significant Historic Structure 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 (Exhibit C).*

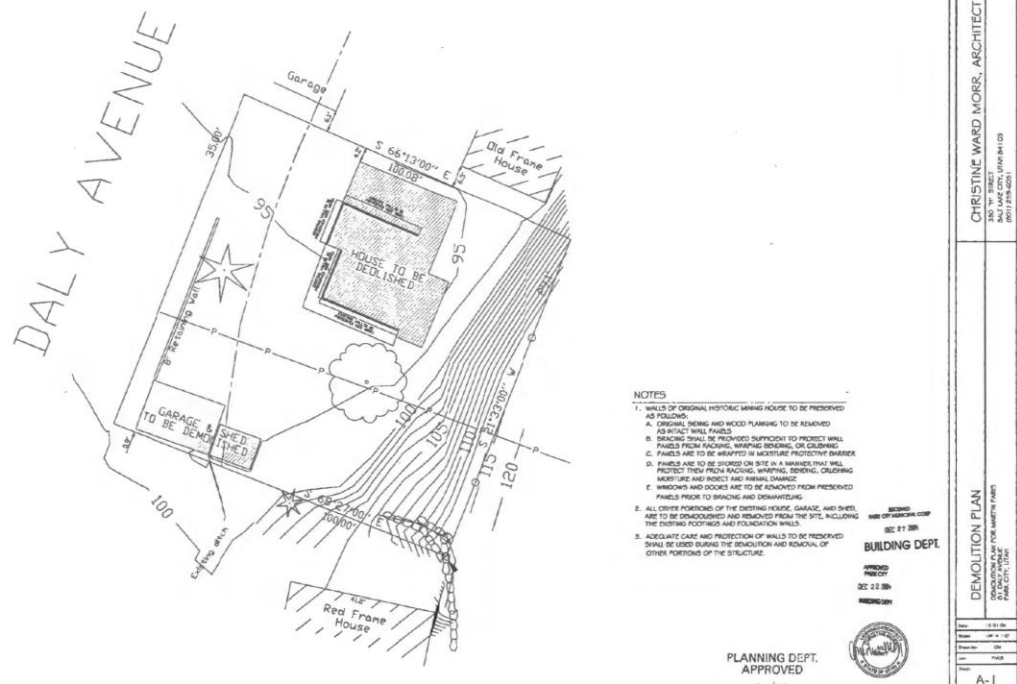


Figure 10: Approved Demolition Plan (2004)

The home was deconstructed in 2005 and the four panels were wrapped in a tarp on-site. On September 15, 2011, the Chief Building Official determined the panels were dangerous pursuant to Sections 6, 7, 8, 12, 13, 14, and 17 of the Abatement of Dangerous Building Code and notified the Planning Director of the findings (Exhibit D).

On November 15, 2018, the Applicant submitted a Historic District Design Review application (PL-18-04034) requesting an examination of the panelized exterior cladding. Due to the condition of the panels, they were removed from the site. No Historic Materials remain.

On May 23, 2023, the Applicant submitted a Historic District Design Review Pre-Application to Reconstruct the demolished Significant Historic Structure and build a rear addition (Exhibit D). The Applicant proposes to Relocate the Significant Historic Structure forward (toward Daly Avenue) from the approximately 40-foot Historic Front Setback to a 15-foot Front Setback to provide additional developable area at the rear of the Site. The Board first reviewed this project on May 1, 2024 ([Packet](#), Item 6.A; [Video](#)).

Analysis

(I) Staff recommends the Historic Preservation Board consider Reconstruction of the Significant Historic Site with recommended Conditions of Approval.

LMC [Section 15-11-15](#) outlines the requirements for Reconstruction of Historic Structures. The Historic Preservation Board must find:

(A)(1) 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.

Not relevant.

(A)(2) The Historic Structure cannot be made safe and/or serviceable through repair.

Not relevant.

(A)(3) 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 the Board determines Reconstruction is appropriate, staff recommends Conditions of Approval:

- Prior to submitting a Historic District Design Review Application for the proposed Reconstruction and addition, the Applicant shall hire a Qualified Historic Preservation Professional, defined in LMC [Section 15-15-1](#) to create as-built measured drawings based on the available historical records and photographs.

A professional with a combination of education in a closely related field of study plus work experience to meet the Secretary of the Interior's Historic Preservation Qualification Standards. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. The standards are set for history, archaeology, architectural history, architecture, and historic architecture.

- The Applicant shall not submit a Historic District Design Review application until the Applicant has hired a professional representative to design plans and required application submittal materials that conform to (1) the Historic Residential – 1 Zoning District requirements outlined in LMC Chapter 15-2.2 and (2) the Historic District Regulations for Historic Residential Sites.
- The Applicant shall work expeditiously to complete (1) Planning Commission approval of a plat amendment to create one Lot for the Significant Historic Site, (2) Historic District Design Review approval, and (3) building permit submittal and issuance within two years of the Historic Preservation Board's approval. The Historic Preservation Board approval

expires two years from the date of Final Action.

(II) Staff recommends the Historic Preservation Board evaluate the request to Relocate the Significant Historic Structure.

Land Management Code (LMC) [Section 15-11-13\(A\)](#) establishes the criteria the Historic Preservation Board reviews for requests to Relocate a Historic Structure on its existing Significant Site. Due to the removal of Historic Materials, not all criteria apply.

(1)(a) A licensed structural engineer certified the Significant Historic Structure can successfully be relocated and the Applicant has demonstrated that a professional building mover will move the building and protect it while being stored.

Not relevant.

(1)(b) The proposed Relocation will not have a detrimental effect on the structural soundness of the Significant Historic Structure.

Not relevant.

LMC [Section 15-11-13\(A\)\(3\)](#) requires the Historic Preservation Board to find the following for Relocation of Significant Historic Structures:

(3)(a) The proposed Relocation will abate demolition of the Significant Historic Structure.

Not relevant.

(3)(b) The Planning Director and Chief Building Official determine the Historic Structure is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.

Not relevant.

(3)(c) The Historic Preservation Board, with input from the Planning Director and Chief Building Official, determines that unique conditions warrant the proposed Relocation of the Structure. Unique conditions shall include all the following:

(1) The historic context of the Historic Structure has 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 Applicant requests Relocating the Significant Historic Structure closer to Daly Avenue to meet the 15-foot Front Setback, rather than the Historic Front Setback of 40 feet. 81 Daly Avenue is between two Significant Historic Structures: 71 Daly Avenue and 97 Daly Avenue. 71 Daly Avenue is set back from Daly Avenue 42 feet. 97 Daly Avenue has a Front Setback of approximately 40 feet.



Figure 11: 71 Daly Avenue, a Significant Historic Site to the north of 81 Daly Avenue



Figure 12: 97 Daly Avenue, a Significant Historic Site to the south of 81 Daly Avenue

The Applicant's request would bring 81 Daly Avenue approximately 25 feet closer to Daly Avenue than the two adjacent Significant Historic Structures.

(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.

Please see the analysis above regarding the character of the adjacent Significant Historic Structures.

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

The proposed Relocation of the Significant Historic Structure will not impact the Historic Integrity of the Significant Historic Structure because due to the loss of the Historic Materials the construction proposed is essentially new.

(4) The potential to preserve the Historic Structure will be enhanced by its relocation.

The Applicant's request requires alterations to a Steep Slope. The undated photo below from the Historic Site Form shows the Significant Historic Structure in its original location, with the Steep Slope behind, a defining character of the site:

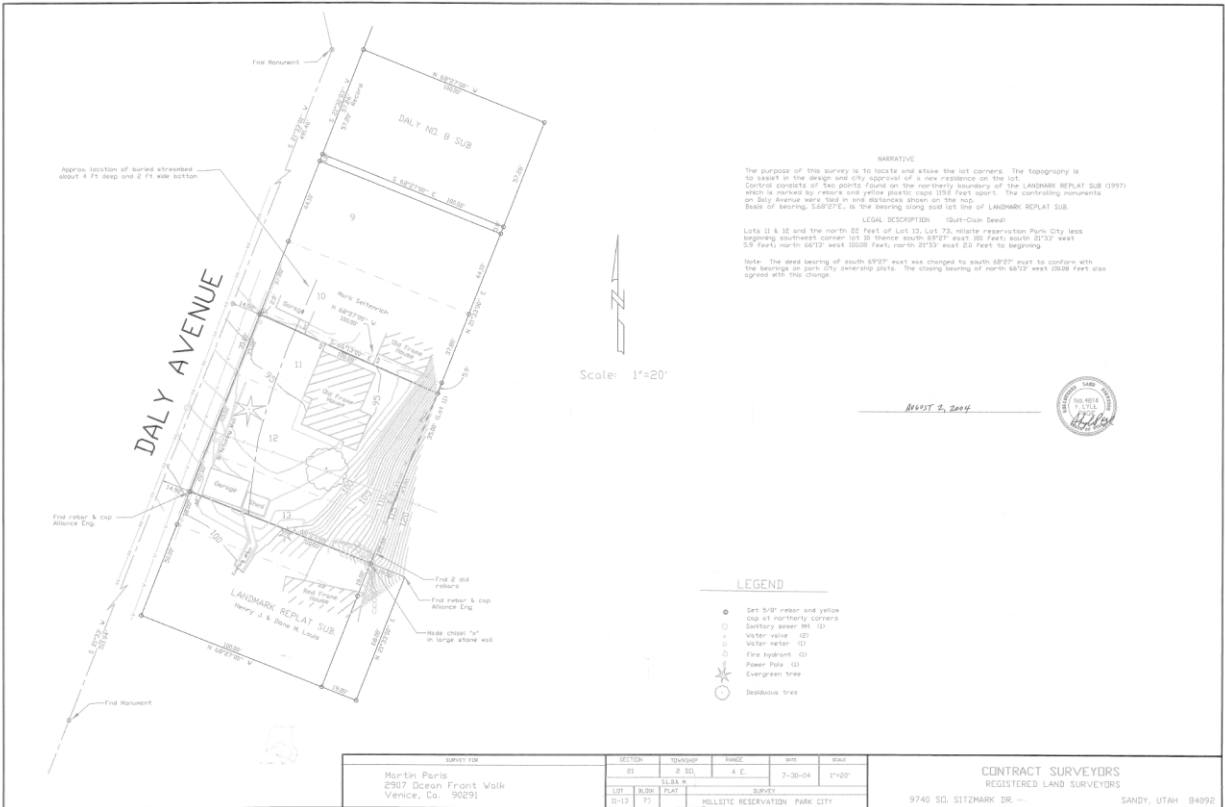


Figure 13: Undated photo from Historic Site Form showing the Steep Slopes behind the Significant Historic Structure



Figure 14: Image from Google Earth showing the current vacant site and Steep Slope at the rear of the property

A 2004 Existing Conditions Survey shows the topography of the site, with the Steep Slope to the rear of the Significant Historic Structure:



LMC [Section 15-13-2 Regulations for Historic Residential Sites](#) states the following:

- (B)(1)(b)(1) Maintain the natural topography and original grading of the site when and where feasible.
- (B)(1)(b)(3) Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

Additionally, LMC [Section 15-13-4 Regulations for Relocation of Intact Structures](#) establishes the following:

- Historic Structures should be rehabilitated in its original location when the historic integrity of the site, Streetscape, or character area will be altered by the Relocation of the Historic Structure.
- When a Structure is permitted to be Relocated, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.
- The setting for a Relocated Historic Structure shall be selected for compatibility with the character of the Structure and character of the original site.
- A Relocated Structure shall be sited in a position similar to its historic orientation and shall maintain its relationship with the street and have a relatively similar setback.

The Applicant proposes Relocating the Significant Historic Structure within 15 feet of Daly Avenue to accommodate a rear addition, which would impact the Steep Slope. The Applicant's proposed renderings are below:



Figure 15: Front Facade



Figure 16: East Facade, which would require significant disturbance to Steep Slopes

81 Daly Avenue is 0.22 acres, approximately 9,580 square feet. The Significant Historic Structure was located toward the north side of the site, leaving area for the development of an addition with a transitional element on the secondary façade to the south of the

Significant Historic Structure, pursuant to LMC [Section 15-13-2](#), without disturbing the Steep Slope.

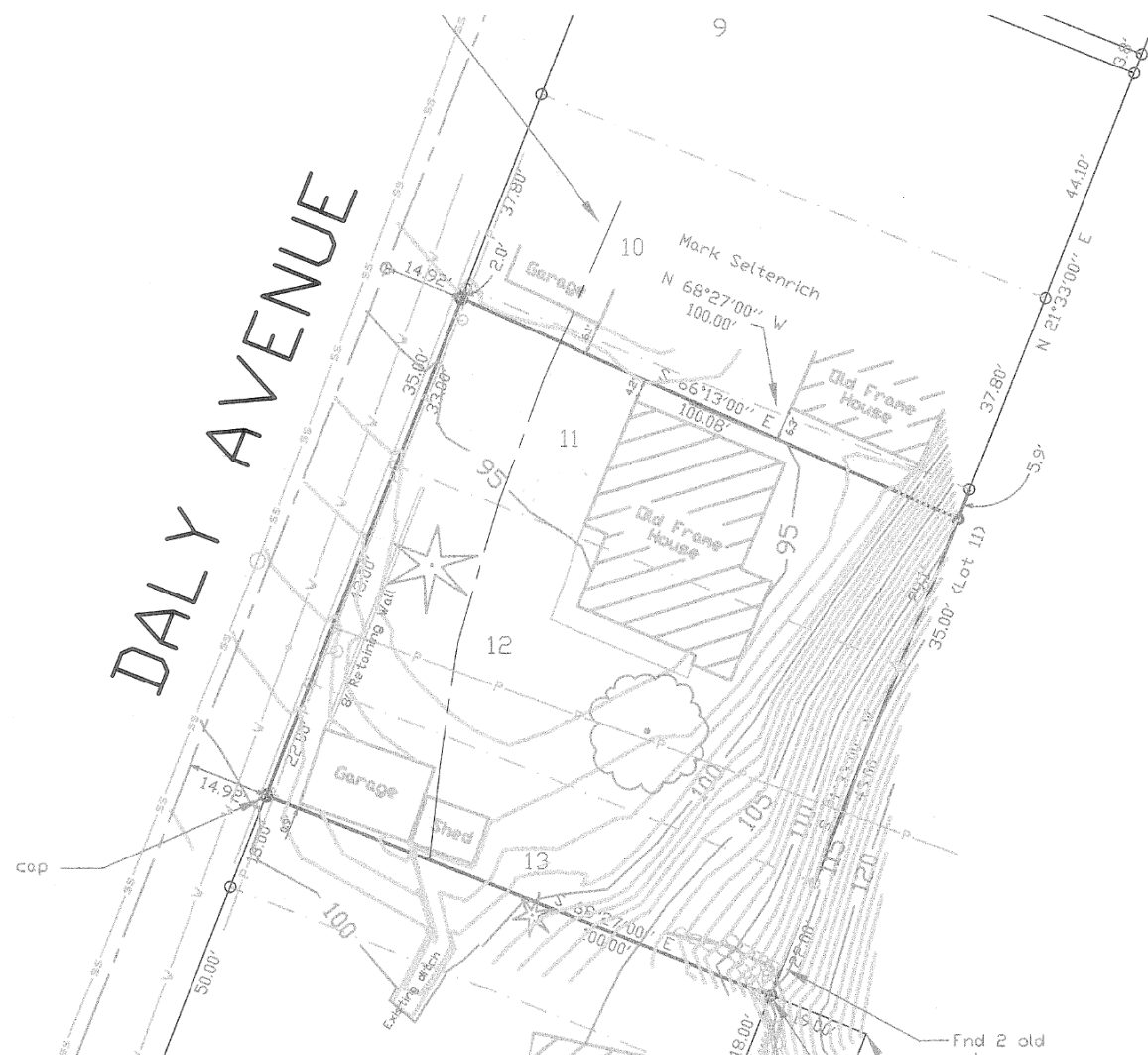


Figure 17: Excerpt from the Applicant's 2004 Survey, illustrating the Lot area to the south of the Significant Historic Structure to accommodate an addition

LMC [Section 15-2.2-3\(F\)](#) establishes a 15-foot Front and 15-foot Rear Setback for the site and the Significant Historic Structure exceeded both required Setbacks. LMC [Section 15-2.2-3\(K\)](#) establishes a minimum 10-foot Side Setback, with a total of 24 feet for Side Setbacks. The Significant Historic Structure was set back from the north Side property line only four feet two inches. LMC [Section 15-2.2-4](#) allows the Significant Historic Structure to encroach into this Side Setback as a Non-Complying Structure. Reconstructing the Significant Historic Structure with this reduced Side Setback allows for an addition to the secondary façade without disturbing the Steep Slope.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 19, 2024. Staff mailed courtesy notice to property owners within 300 feet on June 19, 2024. The *Park Record* published courtesy notice on June 19, 2024.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may direct staff to draft a Final Action Letter to deny the Reconstruction and Relocation.
- The Historic Preservation Board may direct staff to draft a Final Action Letter to approve the Reconstruction and Relocation.
- The Historic Preservation Board may direct staff to draft a Final Action Letter to approve the Reconstruction and deny the Relocation.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: 2004 Warranty Deed

Exhibit B: Building Permit B04-09704

Exhibit C: 2004 Panelization Plan

Exhibit D: 2011 Chief Building Official Determination

Exhibit E: Applicant's Proposal

Exhibit F: Applicant's Summary Memo

³ LMC [§ 15-1-21](#)

MAIL TAX NOTICE TO:

Grantee

2907 Ocean Front Walk

Venice, CA 90291

22172

HIGH COUNTRY TITLE

WARRANTY DEED

Terry L. Marcellin, Conservator for Kelly R. Marcellin, grantor

of Murray, County of _____, State of UT, hereby CONVEY(S) and WARRANT(S) to

TIRESIAS VENTURES, LLC,

, grantee(s)

a Nevada limited liability company

of _____, State of _____,

for the sum of TEN DOLLARS and other

good and valuable consideration, the following described tract of land in Summit County, State of Utah, to wit:

Lots 11 and 12, and the North 22 feet of Lot 13, Block 73, **MILLSITE RESERVATION TO THE PARK CITY SURVEY**, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

Excepting therefrom those portions lying within the following:

BEGINNING at the Southwest corner of Lot 10, Block 73, Millsite Reservation in Park City; and running thence South 68°27' East 100.00 feet; thence South 21°33' West 5.90 feet; thence North 66°13' West 100.08 feet; thence North 21°33' East 2.00 to the point of BEGINNING.

Summit County Tax Serial Number: PC-608

+++

Subject to current general taxes, easements, restrictions, and rights of way of record.

WITNESS, the hand of said grantor, this 10th day of August, A.D. 2004.

Terry L. Marcellin
Terry L. Marcellin, as court-appointed
conservator for Kelly R. Marcellin

00708078 BK01640 Pg01276-01278

ALAN SPRIGGS, SUMMIT CO RECORDER
2004 AUG 17 14:40 PM FEE \$17.00 BY GGB
REQUEST: HIGH COUNTRY TITLE

STATE OF Utah

)
(ss

COUNTY OF Summit

)

On the 10th day of August, A.D. 2004, personally appeared before me

Terry L. Marcellin, Conservator for Kelly R. Marcellin, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public



RECORDERS NOTE
DUE TO THE COLOR OF THE INK
OF THE NOTARY SEAL AFFIXED
TO THIS DOCUMENT, THE
SEAL MAY BE UNSATISFACTORY
FOR COPYING.

BK1640 PG1276

FILED DISTRICT COURT
Third Judicial District

AUG 05 2004

SALT LAKE COUNTY

By _____ Deputy Clerk

ANDERSON & KARRENERBERG
John T. Anderson, #0094
700 Bank One Tower
50 West Broadway
Salt Lake City, Utah 84101-2006
Telephone: (801) 534-1700
Facsimile: (801) 364-7697

Counsel for Conservator

IN THE THIRD JUDICIAL DISTRICT COURT OF SUMMIT COUNTY
STATE OF UTAH

In the Matter of:

KELLY R. MARCELLIN.

)
) **ORDER CONFIRMING PROPOSED**
) **SALE OF REAL PROPERTY AND**
) **APPROVING DISBURSEMENTS OF**
) **NET SALE PROCEEDS**
)
) Civil No. 953600011GC
)

On July 16 and 20, 2004, the Conservator's Motion for Order Confirming Sale of Real Property and Approving Disbursements of Net Sale Proceeds ("Motion") was mailed to Kelly Marcellin ("Protected Person") and filed with the Court, respectively. It appearing that no objection or other response was filed to the Motion and that the Protected Person is in favor of the Motion, and good cause appearing for the entry of an Order formally granting the Motion, it is hereby

ORDERED, ADJUDGED AND DECREED as follows:

1. The Motion shall be, and it hereby is, granted.
2. The court-appointed conservator, Terry Marcellin, shall be, and he hereby is, authorized to execute all documents necessary to sell that certain parcel of real property located at 81 Daly Avenue in Park City, Summit County, Utah ("Property"), more fully described as:

BK1640 PG1277

Lots 11 and 12 and the north 22 ft. of lot 13 lot 73 millsite reservation Park City less beginning southwest corner lot 10 thence south 69° 27' east 100 ft.; south 21° 33' minutes west 5.9 ft.; north 66° 13' west 100.08 ft.; north 21° 33' east 2.0 feet to beginning.

3. At the closing of the sale of the Property, the title company (High Country Title) shall be, and it hereby is, authorized and directed to make the following disbursements:

a. \$19,196.76 to Terry Marcellin as reimbursement for the legal fees, costs, delinquent property taxes, loan fees and time charges (all of which are fully itemized in the conservator's affidavit dated July 16, 2004);

b. \$8,400 to Anderson & Karrenberg for legal fees incurred and costs advanced from April 1 to August 31, 2004; and

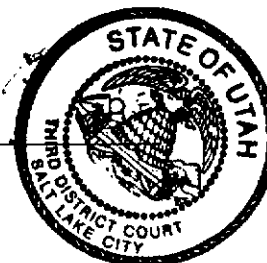
c. The remaining net sales proceeds to Terry Marcellin, who shall be, and he hereby is, directed to deposit the same in a federally insured, interest bearing custodian account for the benefit of Kelly Marcellin.

4. The Conservator shall be, and he hereby is, directed to file with the Court no later than August 31, 2004 a final report of all transactions and events at issue in the Motion.

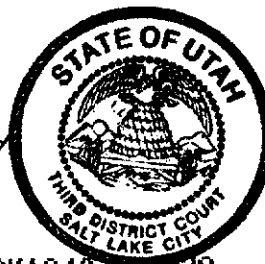
DATED: August 5th, 2004.

BY THE COURT:


District Court Judge



STATE OF UTAH)
COUNTY OF SALT LAKE) ss
I, THE UNDERSIGNED, CLERK OF THE DISTRICT
COURT OF SALT LAKE COUNTY, UTAH, DO HEREBY
CERTIFY THAT THE ANNEXED AND FOREGOING IS A
TRUE AND FULL COPY OF AN ORIGINAL DOCUMENT
ON FILE IN MY OFFICE AS SUCH CLERK.
WITNESS MY HAND AND SEAL OF SAID COURT
THIS 6 DAY OF August, 2004
CLERK OF THE DISTRICT COURT
BY: [Signature] DEPUTY



BK1640 PG1278

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
Mailing Address: 4099 S 380 E
MURRAY UT

Phone #:
Zip: 84107

Contractor:
Mailing Address:

Phone #:
Zip:
St. Lic #:

Work Description: SIDING REMOVAL ONLY

Kind of Const: RES RESIDENTIAL

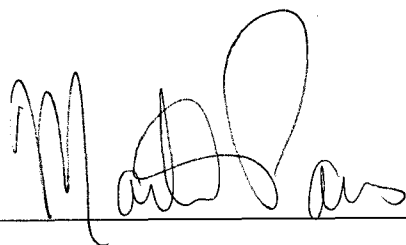
Class Code: # of Buildings: 0 # of Units: 0

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

ARK CITY PERMIT APPLICATION

DATE OF APPLICATION:

8/12/04
?

PERMIT NUMBER:

B04-09704

ESTIMATED VALUATION:

PROPERTY ADDRESS:

81 Daly Avenue

PROPOSED PERMIT USE:

Conditional demolition permit - strip aluminum siding from house for permit evaluation of historical preservation need of cladding underneath.

ARCHITECT:

owner at present

PHONE #:

435-602-9317

E-MAIL ADDRESS:

Martin Paris@comcast.net

FAX #:

310-496-2001

CONTRACTOR NAME (as it appears on your license):

none selected as yet

LICENSE #:

PHONE #:

Tiresias Ventures, LLC

OWNER OF PROPERTY:

Martin Paris, Manager

PHONE #:

435-602-9317

OFFICE USE ONLY BELOW THIS LINE

Comments:

Approved by:

K R.F.
(Signature)

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 Maxwell Jones

CREDIT CARD ☒ CASH ☐

CHECK ☐

20.20

WATER SERVICE	
BUSINESS LICENSE	
FINES	
PARKING TICKET NO.	
PARKING PERMIT	
MISC. REVENUES	
	<u>694-69784</u>
	<u>200</u>
BUILDING PERMIT	
PLAN CHECK FEES	
CONNECTION FEE	
METER	
WATER DEV.	
1% STATE	<u>20</u>
IMPACT OPEN SPACE	
IMPACT PUBLIC SAFETY	
IMPACT STREETS	
IMPACT	
ELECTRICAL	
PLUMBING	
MECHANICAL	
SIGN PERMIT	

64633

REC'D BY

JB

293025400089

PARK CITY FINANCE
445 MARSH AVENUE
PARK CITY, UT 84060

TIME 04:21 PM DATE 08/12/04
4855200206339346

EXP. DATE 11/04
CARD TYPE VI
TERMINAL # 859559
TRAN. TYPE SALE
AUTH. CODE 012658
RECORD # 005

AMOUNT \$ 20.20

SIGNATURE Martin 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	ELEV.	NOZ.	PT	DISC.	Q (GPM)	DIA (IN)	LENGTH	PRESS.
NODES	(FT)	(K)	(PSI)	(GPM)	VEL (FPS)	HW (C)	FL/FT	(FT)	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	ELEV.	NOZ.	PT	DISC.	Q (GPM)	DIA (IN)	LENGTH	PRESS.
NODES	(FT)	(K)	(PSI)	(GPM)	VEL (FPS)	HW (C)	(FT)	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	FV	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		Equivalent Fitting Lengths in Feet				
Diameter (in)	E	T	L	C	B	G	A	D	N	
	Ell	Tee	LngEll	ChkVlv	BfyVlv	GatVlv	AlmChk	DPVlv	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		Equivalent Fitting Lengths in Feet				
Diameter (in)	E	T	F	R	C	S	G	N		
	Ell	Tee	45-Ell	TeeRun	Couplg	SwgChk	GatVlv	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

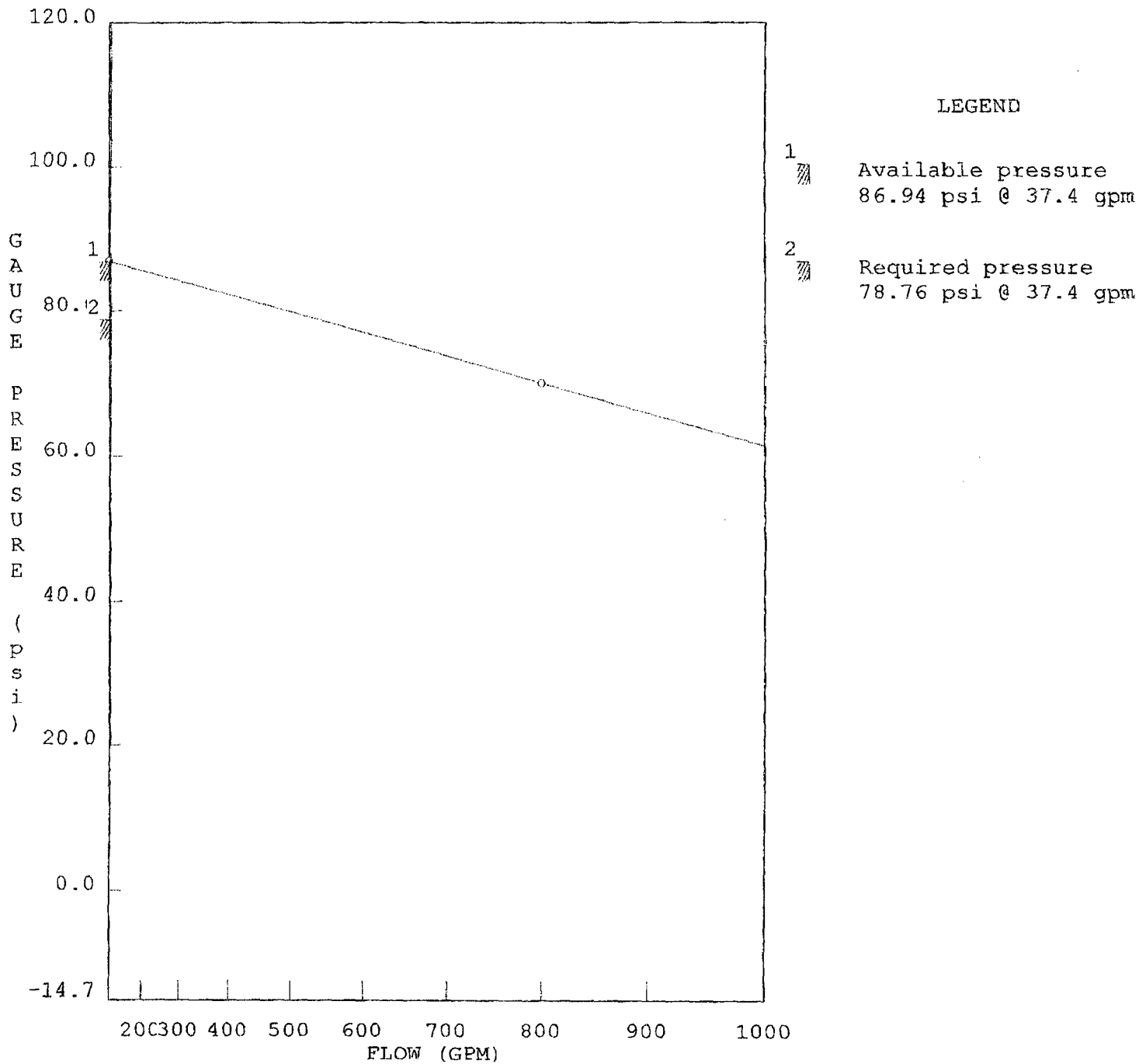
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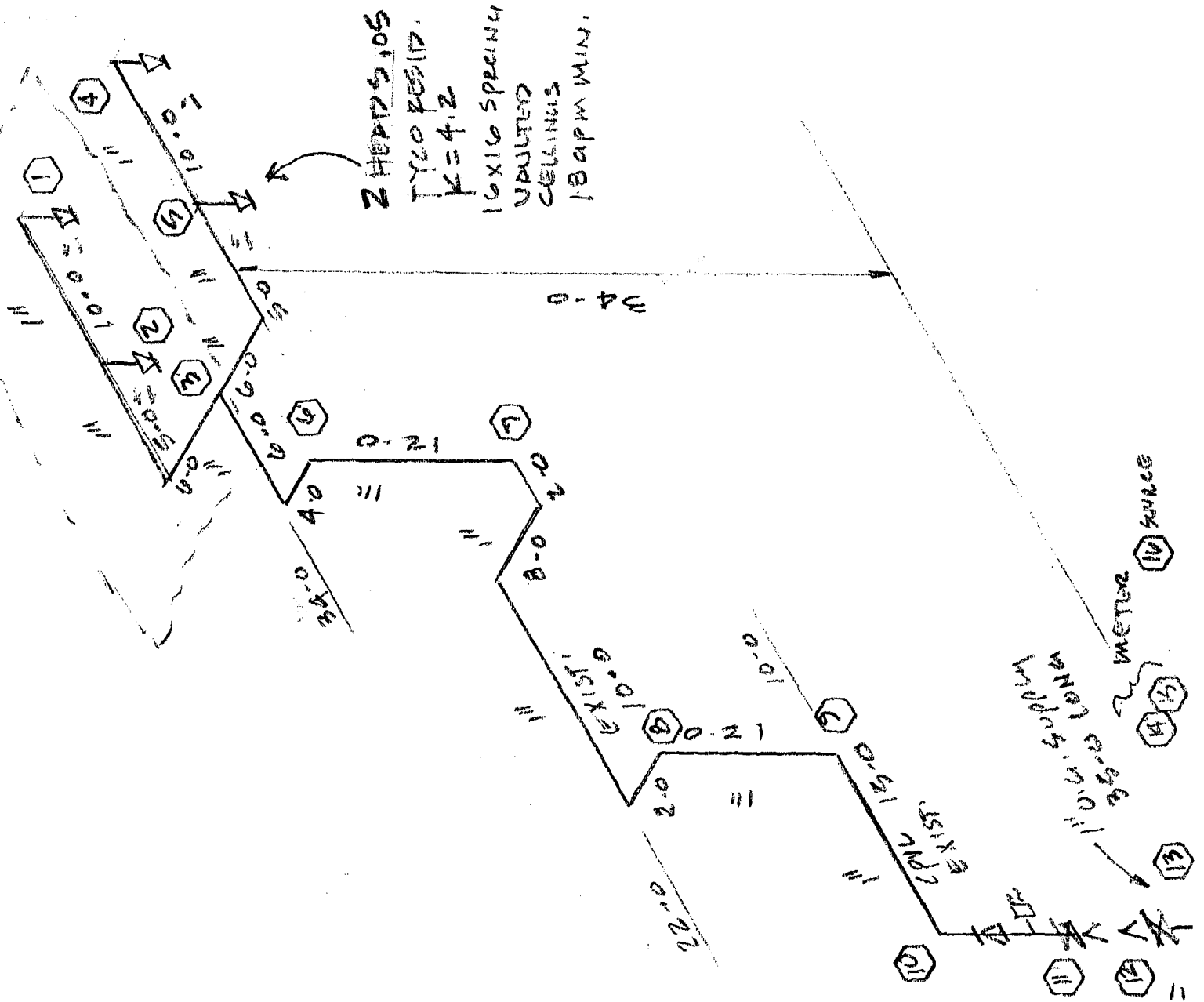
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JOB TITLE: MARTIN PARIS RESIDENCE 4 HEADS

WATER SUPPLY ANALYSIS

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





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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

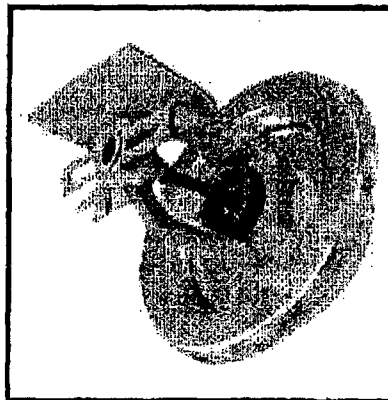
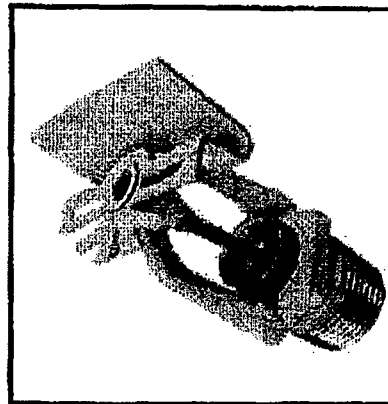
adjustment or up to 1/2 inch (12.7 mm) of total adjustment from the flush mounting surface position. The adjustment provided by the Recessed Escutcheon reduces the accuracy to which the pipe nipples to the sprinklers must be cut.

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.

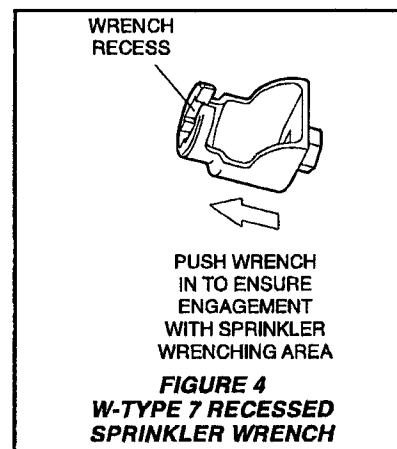
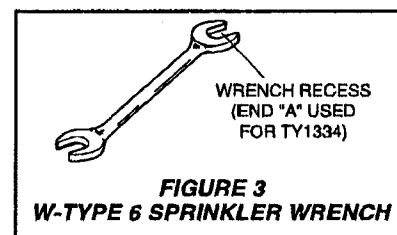
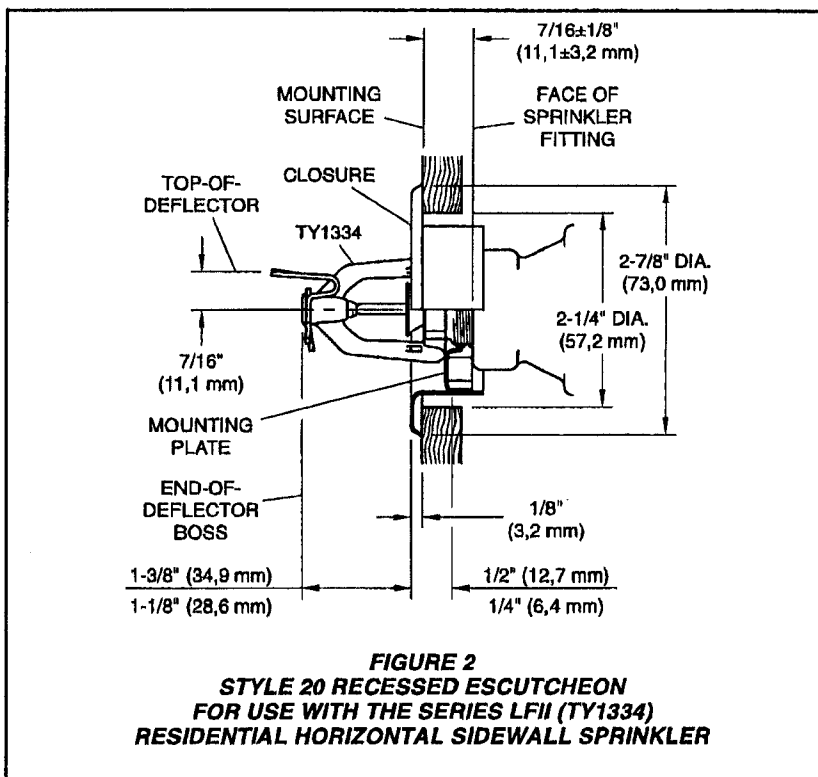
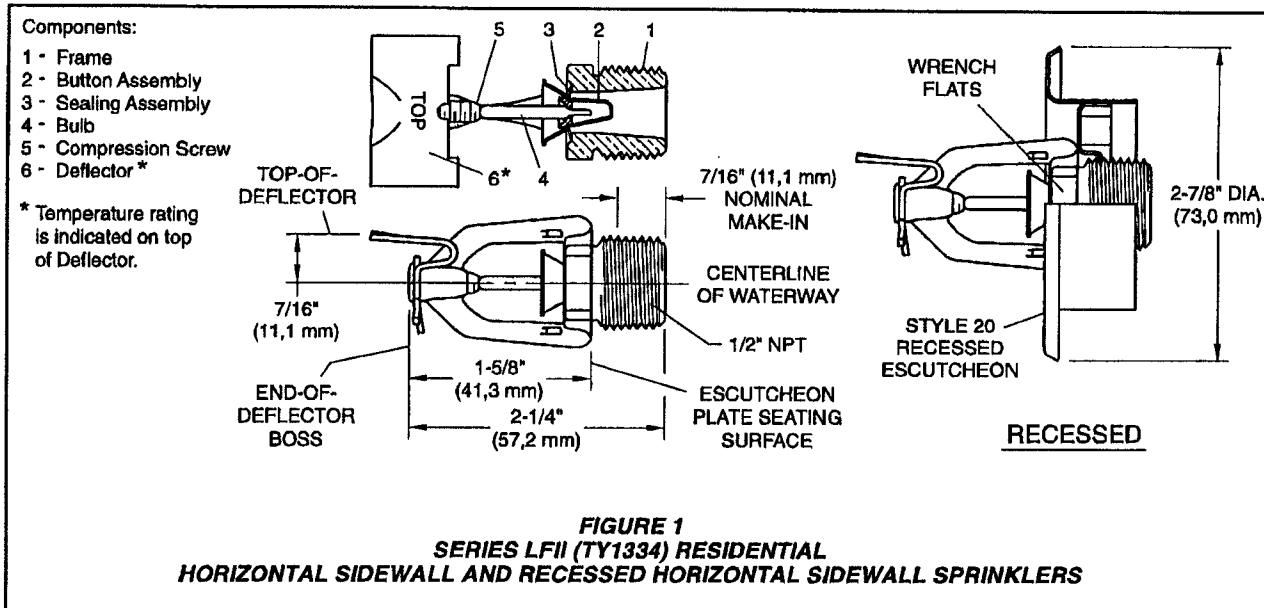


Sprinkler/Model Identification Number

SIN TY1334

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.



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:

$K = 4.2 \text{ GPM/psi}^{1/2}$ (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.

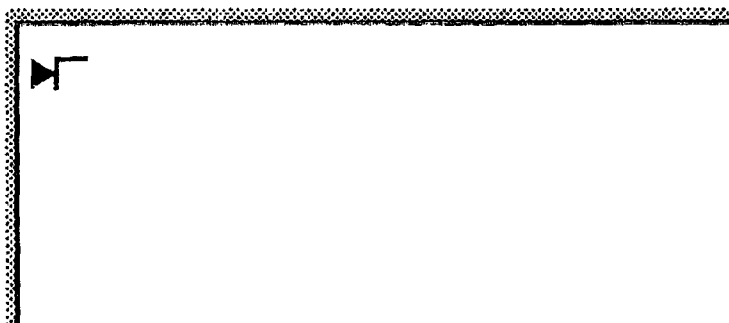
Step A. Recessed horizontal sidewall sprinklers are to be installed in the horizontal position with their centerline of waterway perpendicular to the back wall and parallel to the ceiling. The word "TOP" on the Deflector is to face towards the ceiling.

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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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.

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

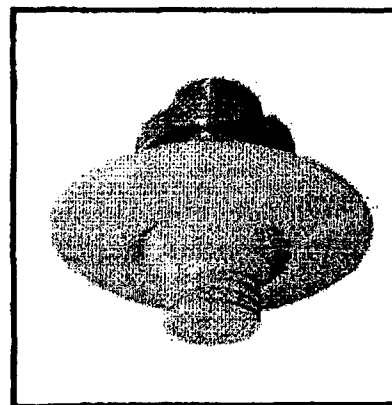
Technical Data

Approvals:
UL and C-UL Listed.

Maximum Working Pressure:
175 psi (12.1 bar)

Discharge Coefficient:
 $K = 4.2 \text{ GPM/psi}^{1/2} (60.5 \text{ LPM/bar}^{1/2})$

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.

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.

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	182°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 NFPA 13, 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: NFPA 13, 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

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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.

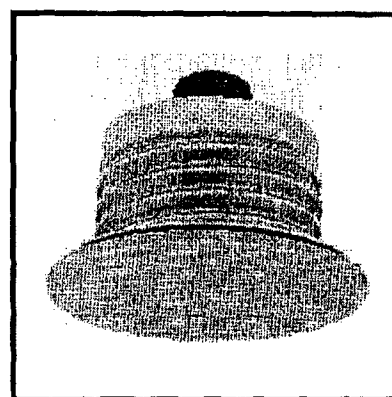
WARNINGS

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

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.

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).

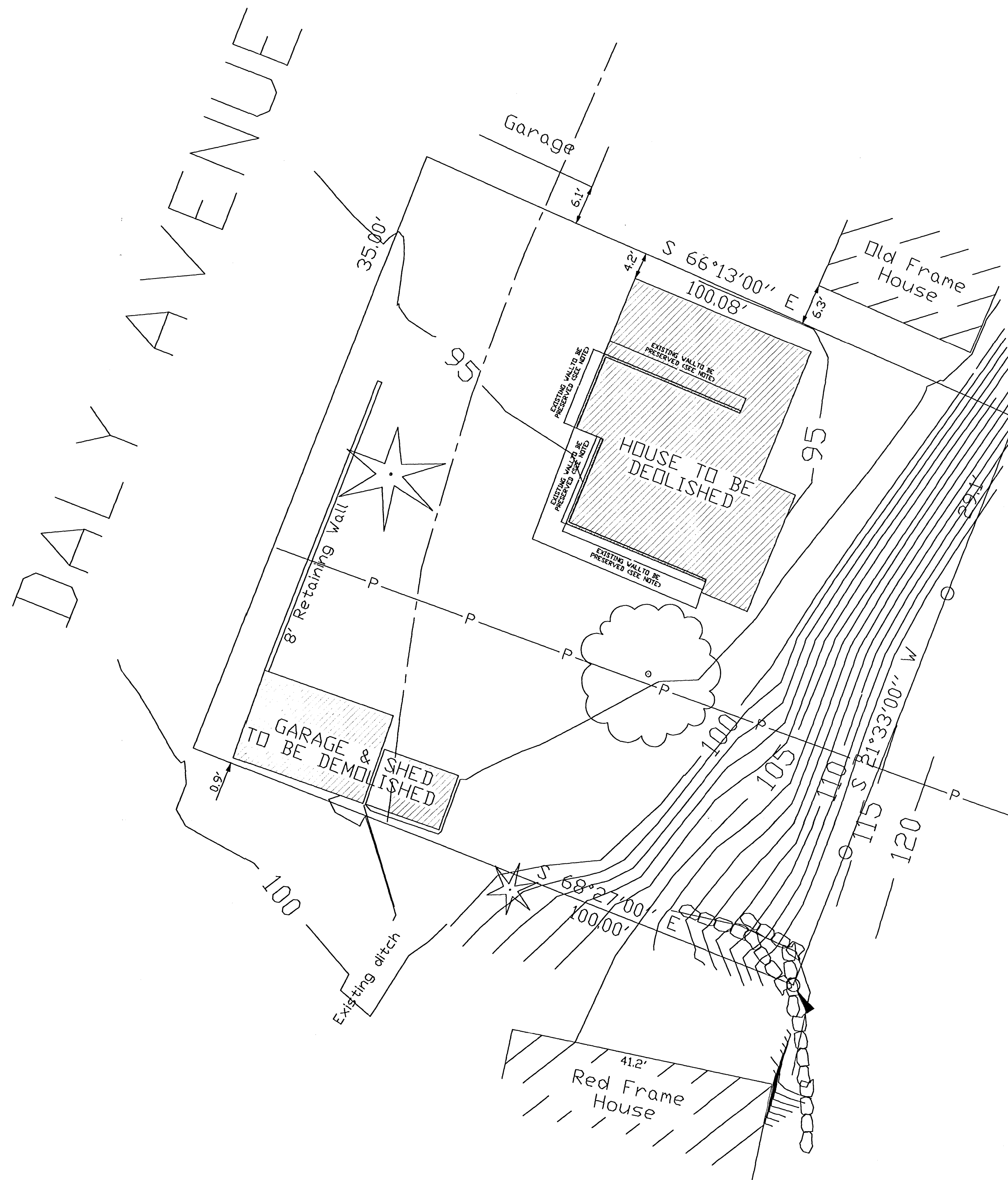
Installation

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-



NOTES

- WALLS OF ORIGINAL HISTORIC MINING HOUSE TO BE PRESERVED AS FOLLOWS;
 - ORIGINAL SIDING AND WOOD PLANKING TO BE REMOVED AS INTACT WALL PANELS
 - BRACING SHALL BE PROVIDED SUFFICIENT TO PROTECT WALL PANELS FROM RACKING, WARPING BENDING, OR CRUSHING
 - PANELS ARE TO BE WRAPPED IN MOISTURE PROTECTIVE BARRIER
 - 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
 - WINDOWS AND DOORS ARE TO BE REMOVED FROM PRESERVED PANELS PRIOR TO BRACING AND DISMANTELING
- ALL OTHER PORTIONS OF THE EXISTING HOUSE, GARAGE, AND SHED, ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE, INCLUDING THE EXISTING FOOTINGS AND FOUNDATION WALLS.
- 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 12-22-04 *Pat*

CHRISTINE WARD MORR, ARCHITECT

360 1/4" 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 1 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



PROPOSAL FOR THE DEVELOPMENT OF THE .22 ACRE CURRENTLY UNDEVELOPED LOT
AT 81 DALY AVE (FORMERLY THE SITE OF A NOW DEMOLISHED HOME ONCE LISTED
ON THE PARK CITY REGISTRY)

There is a very long history involving repeated attempts to gain consensus for the development of this property and the restoration of the home which once stood on it. The story is well documented in the files of the Building Department and the Planning Department. It is beyond the scope of this proposal to go into details of the relevant history but the outlines are worth noting. They are as follows:

- a. I purchased the property in 2004. the property at that time was in advanced stages of disrepair.
- b. Ron Ivey, Director of the Park City Building Department at the time, requested that I disassemble the building and store the relevant panels on the property until a plan was formulated on how to proceed.
- c. The building was disassembled in 2005 by Jim Daley Excavation under the on-site supervision of Ron Ivey and thereafter was kept under protective tarpaulin sheathing and was otherwise protected from the elements.
- d. Several plans were formulated to rebuild the house as it was in 2004 (which was as it was in approximately 1960)
- e. in 2019 the planning department requested that the existing paneling be remeasured. I hired an excavator to lift the wall segments which were being stored. All were largely intact but were still in the advanced stage of disrepair that they had been at the time of my 2004 purchase.
- f. In 2020 the building department (with the concurrence of the planning department) decided that it was now a danger to the community for panels to remain on the 81 daly lot . Instead, they demanded that the panels be destroyed and hauled away. They were. The removal of the building as trash was performed by JWW Excavation
- g. The planning department then concluded unilaterally and without any input or discussion that the building which had been put on the historic registry as it had stood since 1960 should be restored to the way it had looked when built in 1910.
- h. A major problem existed with this request: the 1910 building was approximately 807 sq ft. the post 1960 building WAS approximately 1250 sq ft. I declined the opportunity downsize my property 33% because I considered the request to be arbitrary, capricious and unreasonable in the extreme and without precedent in park city history.
- i. The post 1960 version of the building (which is the version of the building shown in the photographs assembled for the historic registry) had been incorrectly included in the registry in he first place and in violation (by the city itself) of its own policies for classifying buildings for inclusion in the registry.
- j. I have nevertheless offered (under specific circumstances) to do exactly as requested: to not only restore completely the historic house as it stood in 1910 but to restore the entire lot as it seemed to be at the time (which was a working farm with livestock on the premises). The relevant sanborn maps while showing a fluctuating history for the property as a whole consistently show that the property had multiple buildings at various times on the same lot. My goal is therefore to recreate this ambiance. I believe that if successful we will be adding something of great value to the surrounding community while simultaneously increasing the inventory of affordable rental properties in the old town area (something which is a stated planning objective of the city, reiterated multiple times over many years).

The renderings attached (shown in exhibit WWW; exhibit XXX and exhibit YYY) as well as the proposed site plan (shown in exhibit zzz) show what I have in mind. To realize the plan I will need the Planning Deparment's support to effect the following:

1. Move the historic home forward on the lot to establish a frontyard setback of 20 feet. This would be in order to offset the loss of livable interior space I would sustain by agreeing to shrink the size of my home. There are multiple precedents over the years of such a move being permitted by Park City planning for far less compelling justifications.
2. Provide a waiver to allow more than one structure to be built on a single lot. If this might be difficult to effect, the 81 daly lot could be split into two parcels: one containing the historic home and its rear addition (on a lot approximately 40 feet wide) and the other containing the two proposed barn structures (on the remaining lot which would be approximately 60 feet wide). The two barns can be built as a matter of right by simply subdividing the 81 daly lot into three separate lots: one lot for the historic home and its rear addition; one lot for barn structure #1 and the third lot for barn structure #2. . However, I think that the design possibilities to preserve greenery and neighborhood architectural scale are better served by making both barn structures run parallel to each other and to daly avenue then having them run parallel to each other but perpendicular to daly avenue (as I would be forced to do). The choice therefore is not the number of resultant buildings to be placed on the subdivided 81 daly lot but their orientation.
3. As a seoarate issue I would like guidance considering the possibility of having the proposed new 81 daly lot residences merged into the administrative structure of the Empire Canyon Condominiums HOA located directly across the street. This would have the effect of having the residences converted into condominiums and run with the same administrative structure currently in place for the condominium buildings across the street. The condominiums bylaws restrict rentals in its units to long term residents only and strictly prohibit short-term and specifically nightly rentals.

Thank you for your review.

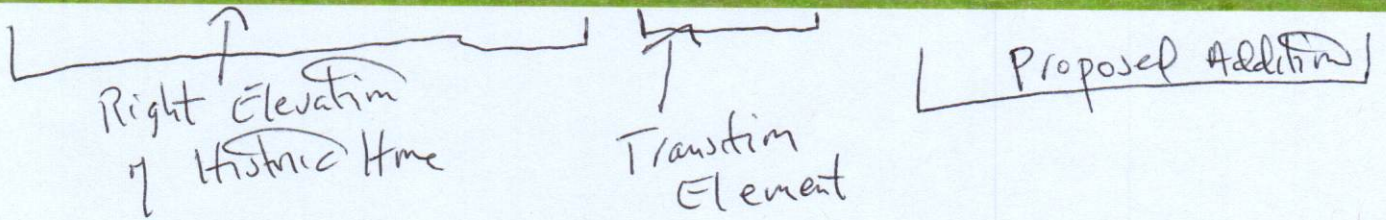


Exhibit WWW
First Elevation of Proposed Development
on 81 Daly

Elevation shows recreated 1910 miner's cab on
downhill side PLUS Two Barn structures
on the uphill side of the 81 Daly
lot.

An accessory building sits in the rear
between the planes of the historic
home and the Barns.

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~~Attachment~~ Exhibit XXX

Right (uphill) Elevation of

- (1) Historic Home
- (2) Transition Corridor
- (3) New rear addition

7/13

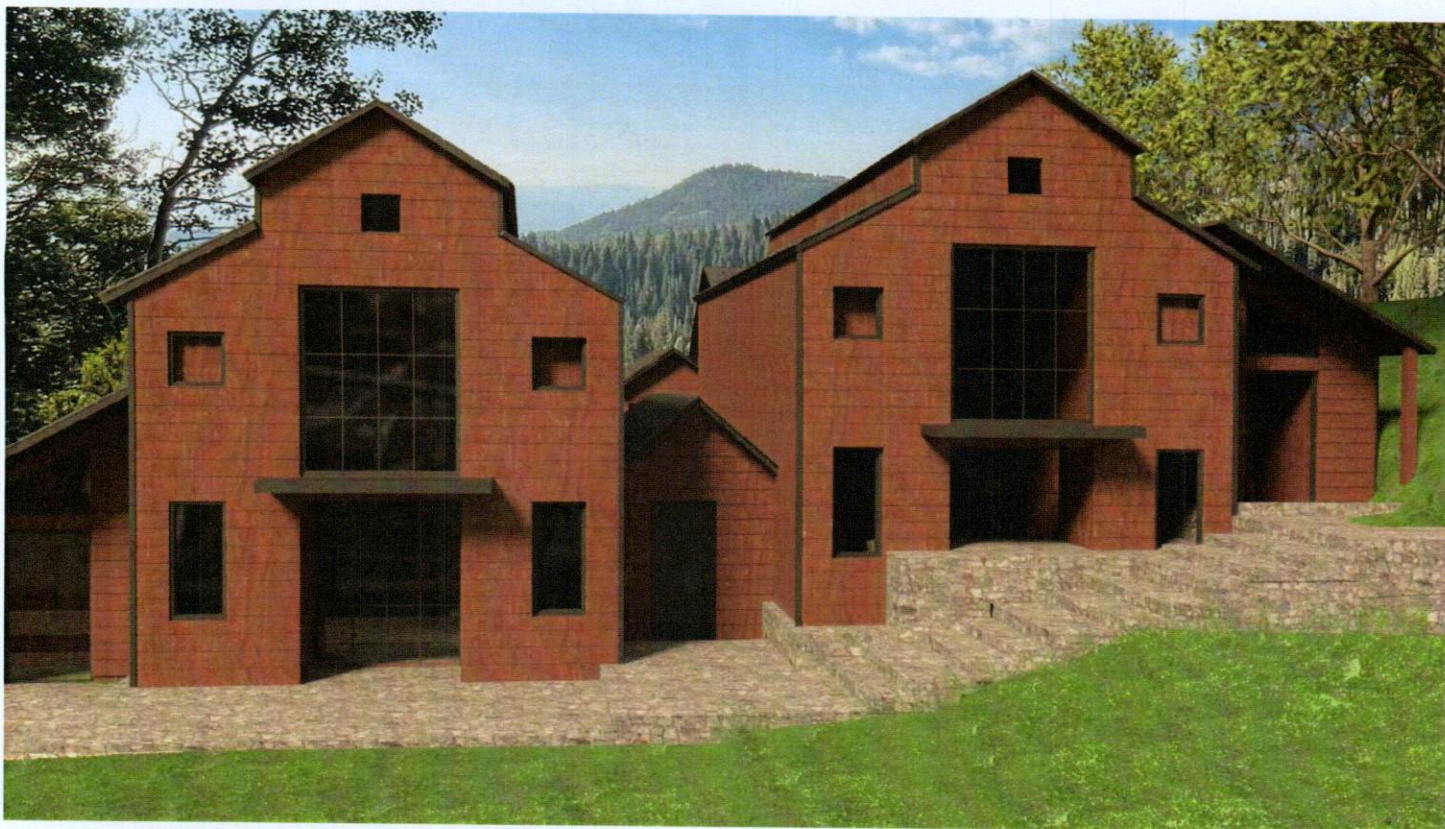


Exhibit YYY
Right (uphill) Elevation of
Barn Structures

8/13

Exhibit 222

Proposed site Plan for 81
Daly Development as either a single
lot or as subdivided into
2 Lots

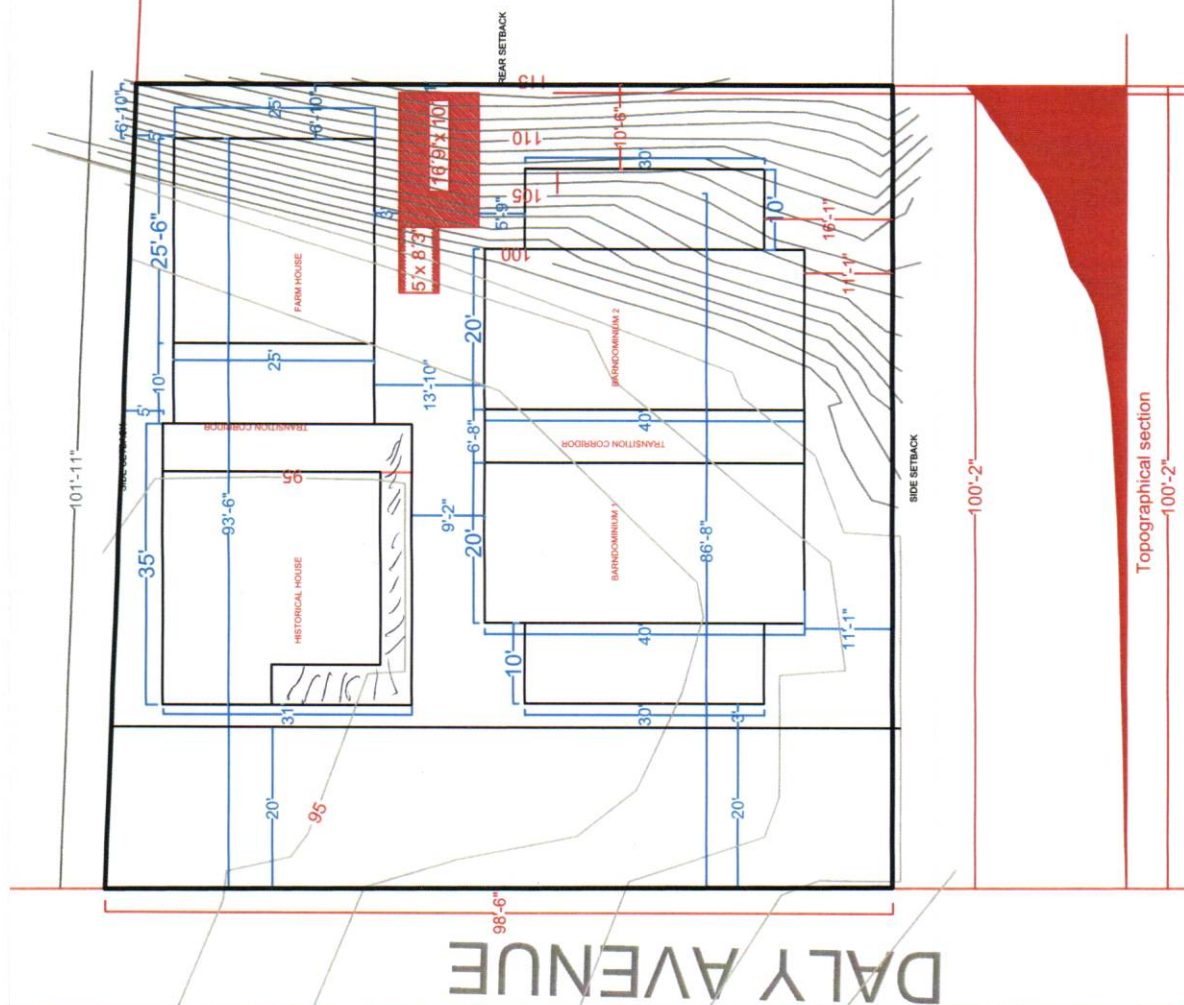


Exhibit AAA

2004 survey by Lyle Page, Surveyor prior to panelization of old miner's mine in 2005 (at request of Building Department)
 Note: electronic file is attached to HPR so the survey image below can be better scaled and manipulated.

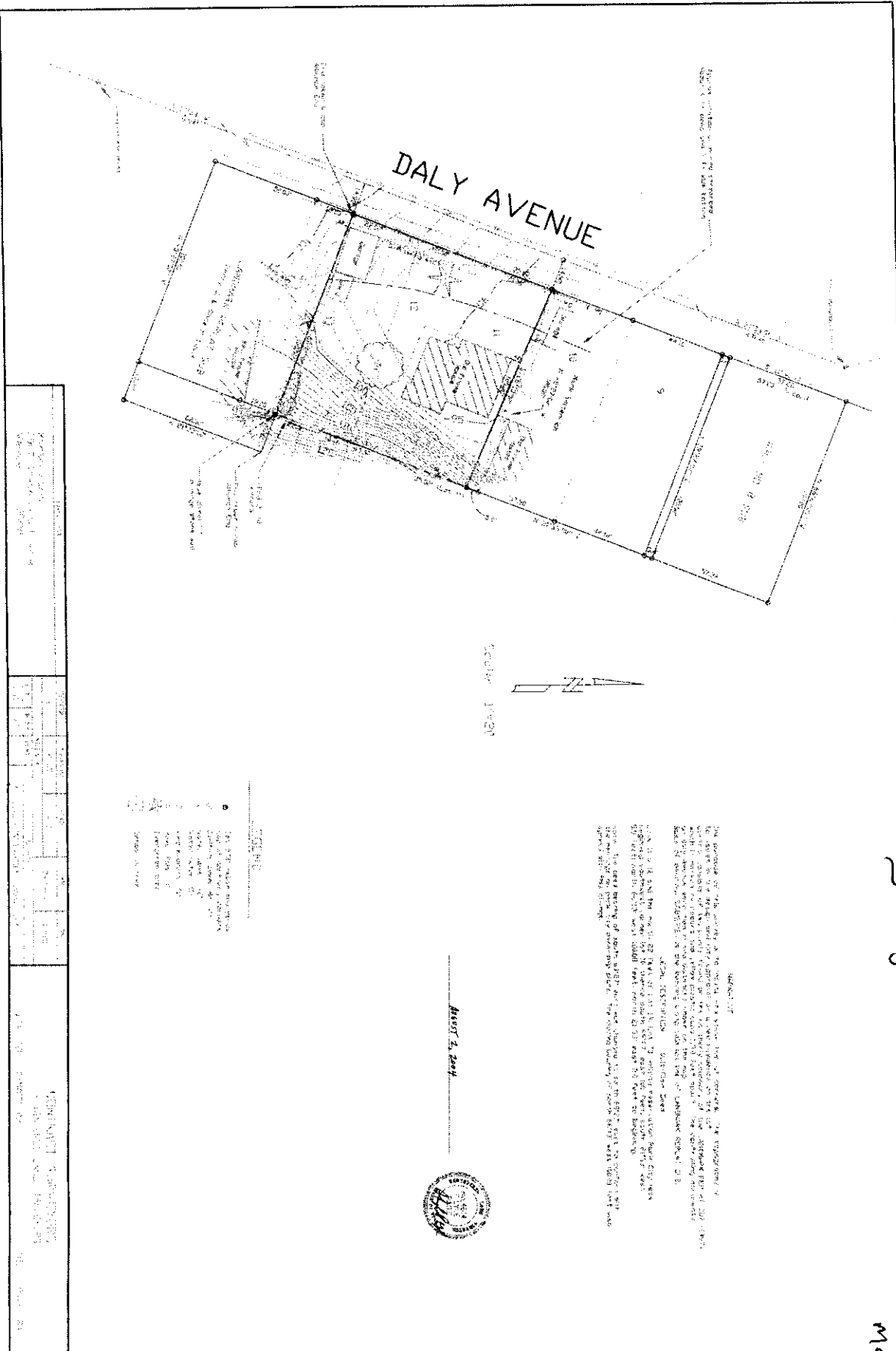




Exhibit CCC

Aerial View as of 2023 showing 81 Daly
in its current state of .22 Acre undeveloped Lot.
71 Daly is immediately adjacent downhill. 96 Daly
is immediately adjacent uphill

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Exhibit DDM Downhill Panasonic Photo
showing existing 81 Daly lot and
immediately adjacent downhill structures

TO: HISTORIC PRESERVATION REVIEW BOARD

FROM: Martin Paris
Tiresias Ventures LLC (owner of record 81 Daly Property)0, 2024

DATE: June 2, 2024

Subject: Summary of Issues Concerning Historical Status of 81 Daly Property

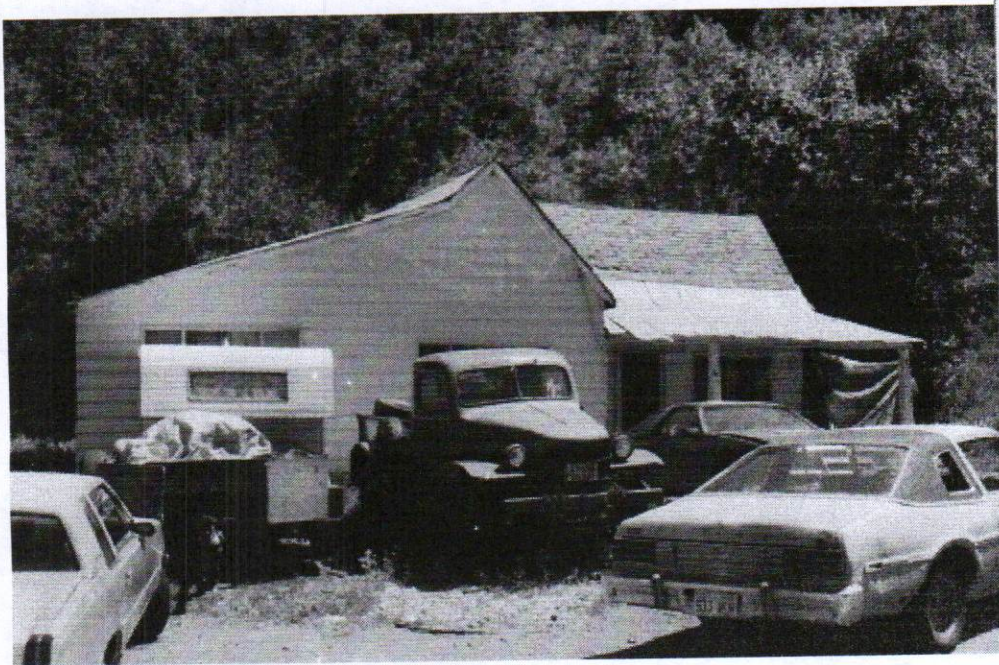
81 Daly Avenue is today a vacant lot. It has been so since 2004 when it was deconstructed and panelized at the order of the Park City Building Department. The work required was performed under the direct on-site supervision of Ron Ivie, then Director of the Park City Building Department. The then non-existent building was placed on the Park City historic registry despite the fact that the building's Historic Site Form prepared at the time (relevant portions attached as Exhibit D) stated that because of extensive significant intrusive remodels of the building most of the "physical evidence from the period that define the typical Park City mining era had been altered and therefore lost."

The building did not meet any of the inclusion criteria required by the LMC at the time it was selected for inclusion on the Park City inventory of historic homes. Therefore it should never have been placed on the registry in the first place. Since the Building initially did not meet any of the criteria for inclusion, it most certainly does not meet any of the very same inclusion criteria required for continued inclusion. The most basic of such criteria is that the building needs to exist. However, it was no longer on the planet earth when it was initially (and in error) selected for inclusion and it similarly does not exist at the present. Indeed, every shred of material associated with the building was destroyed by demand of the Planning and Building Departments in February 2019 for reasons still unclear. The building therefore should be removed from the historic registry for a very basic reason: no building has existed at the 81 daly site for approximately two decades.

For those of us who value park city's historic legacy, however, opportunities for historic preservation still exist

Two versions of the 81 Daly house have existed:

Version #2 (which appeared at some point in the 1950's/early 1960's) is shown in the photo below. Note that extensive invasive and architecturally mutilating changes in the original triangular front facade design element to the left of the porch:



Version #1 of the 81 Daly house (shown below) is the version existing prior to the Version #2 front remodel (which destroyed the home's historic character). The version #1 building is an excellent example of the architectural style prevalent in Park City during Park City's mature mining era. (1894-1930).



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2 of 10

The picture above of version 1 is from the late 1930's/early 1940's . It is described described in the Historic Registry Site Form as an excellent example of the "T" or "L" (also known as the cross-wing) type of cottages which were common during the "mature mining era" of 1894-1930.

All of the relevant architectural design elements of the earlier version #1 house were obliterated by the architecturally insensitive remodel which produced the version #2 house.

The existing homeowner has voluntarily offered to rebuild the version #1 house to assist Park City in its efforts to preserve the best of its architecturally relevant past. (Although the current property owner following legal advice respectfully points out that it is under no legal obligation to do so). The current property owner separately (and respectfully) points out that the version #2 building should simultaneously be de-listed since it meets none of the stipulated elements for inclusion and indeed did not meet any of the clearly stipulated inclusion criteria when it was initially included. Its initial inclusion was therefore an error.

The existing property owner's willingness to rebuild the version #1 original historical home is contingent on one reciprocal concession by Park City. The version #2 building interior space was measured in 2003 at 1250 sq ft (approximately) The version #1 building interior space was measured in the 1940s by the summit county assessor as approximately 825sq ft. The property owner therefore requests permission to rebuild the smaller home with the existing front yard setback currently in use in Park City (15 feet from the front property) rather than the original location of the home which provided for a front yard setback of approximately 37 feet from the property line.

The purpose of the move forward is to allow the homeowner to recapture some of the interior living space which would otherwise be lost by his voluntary agreement to replace the larger home he initially bought with the much smaller home he is agreeing to rebuild..

If the Board agrees to allow this move forward, then this story can have a very happy ending for all concerned (but most of all for the general Park City Community).

The applicant property owner commits that he will undertaken immediately to initiate rebuilding activities with the intent of replacing the current vacant lot with a historic replica of the long-vanished historic home as it is shown in the version #1 photo shown in this document.

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3 7

PLEASE NOTE ATTACHMENTS INCLUDED:

1. **Appendix A** attached (lists the criteria for designating sites as “significant” to the Park City inventory. The criteria are taken directly from LMC 15-11-10 A.2. Note that the version #2 building does not meet any of the criteria set forth in the enabling legislation.
2. **Appendix B** attached lists reasons who a site should be removed from the Park City Historic Inventory as set forth in LMC 15-11-10 C1. Note that the version #2 building meets each criteria cited by the enabling legislation.
3. **Appendix C** attached lists reasons why the Board is authorized to approve relocation of the existing building on the same lot (the most significant reason of which is that version#2 or version #1 have been in existence on the lot or anywhere on the planet earth for somewhere between two decades (version #2) or seven decades (version #1). The reasons cited in Appendix C are derived from LMC Section 15-11-13(A) relocating historic buildings. It should be cited that relocations of certain historical buildings is by no means a rare event in Park City and for appropriate justification and analysis happens with some frequency. The reason to authorize such a relatively minor relocation of a non-existent building is the overwhelming benefit to the city’s historic legacy that such a move will facilitate and bring into existence.
4. **Appendix D** attached contains the descriptive narrative portion of the Historic Site Form prepared in 2007/2008

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APPENDIX A; LMC SECTION LMC 15-11-10 A.2

This section of the LMC lists eligibility hurdles which must be met to include a building as a "significant site" on the Park City Inventory of Historic Homes.

PLEASE NOTE that the currently demolished version #2 of the 81 Daly historic home (which was the version actually placed on the historic registry in 2009 met **NONE** of the inclusion criteria listed and therefore should never have been included in the first place. It was included on the historic registry **IN ERROR**.

LMC 15-11-10 A.2 states that :

a. The proposed building must be at least 50 years old or the site is at least 50 years old or the Site is of Exceptional importance to the community AND.....

COMMENT: DOES NOT COMPLY The larger remodeled version #2 of the 81 daly building was **not in existence** on the planet earth when it was selected for inclusion in 2008. It had been taken down at the direction of the Park City Building Department (Ron Ivie Director) in 2004. at the time it was taken down the building was 44 years old (not the required 50). Using either criteria (it was not in existence when selected for inclusion or whether or not it was 50 years old) the older version no longer satisfied this criterion for inclusion.

b. ...The proposed building retains its historic integrity in terms of location, design, setting, materials and workmanship, feeling and association as defined by the national park service for the national register of historic places AND...

COMMENT: DOES NOT COMPLY The 81 daly building obviously and unarguably did not satisfy this requirement since it no longer existed at the time of its selection for inclusion in the Historic Inventory. That the building did not meet the inclusion criteria (even if it had standing at the time of its selection) is not a subject of debate or good faith disagreement. The assessment that it does not meet the selection criteria stated in this section is unambiguously stated in three separate places in the historic history description form (PC-608) prepared by the Department of Planning at the time it was selected for inclusion.

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c. THE PROPOSED BUILDING IS ...SIGNIFICANT IN LOCAL, REGIONAL OR NATIONAL HISTORY, ARCHITECTURE, ENGINEERING OR CULTURE ASSOCIATED WITH AT LEAST ONE (1) OF THE FOLLOWING:

- (1) an era that has made a significant contribution to the broad patterns of our history or
- (2) The lives of persons significant in the history of the community, state, region or nation; or
- (3)The distinctive characteristics of type,period or method of construction or the work of a notable architect or master craftsman.

COMMENT: DOES NOT COMPLY . The 81 Daly version #2 **failed to meet any** of the three inclusion required list in items "1 through 3" above.. Historical reviews undertaken by the Department of Planning at the time (and cited in the historic inventory form created at the time show no association no assoiation with any historically significant persons (required by item 2). The building is not illustrative of the mature mining era of Park City (as explicitly stated in multiple places in the Historical Inventory Form (PC-608) prepared at the time by the Department of Planning. It is not illustrative of the mature mining era of Park City

No aspect of its architecture is distinctive in any way of any historic period of Park City (as stated very clearly in the PC-608 form prepared at the time). . Indeed, the exact opposite is true. . The building's highly unbalanced and asymmetrical front facade following its major remodel in the 1960s left it representative of no significant period in park city history either than as a monument to very poor design. This fact (while harsh) was recognized by the individuals who profiled the building originally for the Historic Inventory. excerpts below from the historic inventory description of the building (dated november 2008 when the property was accepted for inclusion in the historic inventory are self explanatory):

Quote #1: Workmanship *The PC-608 form states that :based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material is being preserved in order to be incorporated into the reconstruction.*

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QUOTE #2: General Feeling The PC-608 form states that...: Based on the 1995 photographs, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the components propped against a tree provide no historic character.

QUOTE #3: Association With The Past: ..The PC-608 form states:.....: The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; **however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past. At present the components left on site provide a link only in that they are materials from the mining era.**

7-14
14

APPENDIX B: LMC 15-11-10 C 1

This section of the LMC lists criteria to meet when removing a site from the Park City Historic Site Inventory .

LMC 15-11-10 C1 provides that a site can ben removed from the Park City historic inventory when the following conditions are met:

a, The Site no longer meets the criteria set forth in section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed.

COMMENT: COMPLIES The required removal criteria are wholly met by the building currently listed on the park city historic inventory. Indeed, the building did not meet any of the criteria for inclusion in the registry at the time that it was selected for inclusion in the registry. As of the present day no remnants of the version#2 historic building exist on the earth and no remants of the version #1 exist. Prior to being destroyed, the version #1 building's front facade was mutilated by the renovation which produced its larger (version #2) successor. All traces and original materials of the predecessor building were destroyed on an emergency basis by direct orders of the planning and the building department in 2019.. this order to destruct did not follow mandated procedures of the LMC. The remants of the building were destroyed and removed from its lot over the objections of the property owner. as of the date of this document no trace of the version #2 building has existed on the planet earh for almost a decade; no trace of the version #1 building has existed on the planet earth for more than seven decades!

b. The Building (main, attached, detached or public), accessory building and or structure on the site has been demolished and will not be reconstructed.....

COMMENT: The current request **COMPLIES** fully with this LMC provision. both versions of the 81 daly have been destroyed by order of the Park City Planning and Building Departents. The owner has offered to reconstruct the original smaller historic version for the sake of preserving park city history if he is permitted to move the building forward on the lot to meet existing front yard setbacks (15 feet). Maintaining the prior historical setback (approximately 40 feet) with a much smaller home will create an unfair and intolerable

hardship and will leave the owner unable to adequately accommodate the needs of a large family. Therefore the building will not be reconstructed unless permission is granted to move it forward on its historic lot to observe a 15 foot front yard setback.

c. Additional information indicates that the Building, Accessory Building and or Structure on the Site do not comply with the criteria set forth in section 15011-1-(A)1 or 15-11-10(A)(2).

COMMENTS: COMPLIES. The request is 100% Neither version of thin accordance with this requirement. Neither version of the 81 daly building currently exists on the historic lot or anywhere on the planet earth. A non-existent building can not be compliant with the cited provisions of the LMC. . No trace of any of the building components which were used in the construction of the original versions of the building remain either. Therefore no possibility exists of using such predecessor or precursor materials to reassemble the historic building. All traces of the original building were destroyed by order of the Planning and Building Departments in 2019.

APPENDIX C: LMC SECTION 15-11-13 (A):

This section of the LMC provides reasons why the Preservation Board may approve relocation of an historic building.

PLEASE NOTE: This request meets ALL reasons listed in the LMC to justify relocation of a historic building (including relocation to a wholly new property address. ALL that is requested here is a minor adjustment to the building's location on the existing lot (with no change in the building's orientation. No other changes are requested at all).

15-11-13 A:

(1) A DETERMINATION IS MADE THAT THE PROPOSED RELOCATION WILL ABATE DEMOLITION:

COMMENT : This provision is only partially applicable to the present situation. The 81 Daly building has already been disassembled and destroyed by order of the Departments of Building and Planning as an unsafe building not worthy of preservation. However, the proposed relocation **FULFILLS THE SPIRIT OF THIS ACCEPTABLE JUSTIFICATION** since the property owner has made RESURRECTION of the building contingent upon the slight forward adjustment of the building on its existing lot with no other changes (eg building orientation) requested. It is extremely unlikely that historic building be rebuilt unless it is relocated.

(2) A DETERMINATION IS MADE THAT THE “preservation of the building will be enhanced by relocating it”

COMMENT : This provision **SUPPORTS** granting the relocation request since that it is the most direct pathway to insure that the historic building is preserved for posterity. Without the requested relocation, it is unlikely that the building will ever be resurrected and preserved. At present, it does not even exist. Therefore it is 100% accurate to observe that its historic status can neither be enhanced or preserved. The building has to be resurrected for either of the two desired activities to be even be possible.

(3) (i) A DETERMINATION IS MADE THAT “existing setting has been so radically altered that it does not appropriately convey the history of the building and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building....”

COMMENT: This provision **SUPPORTS** the decision to relocate. The fact that the renovation of the 1960's “radically altered the historic building” and irrevocably shattered its value as a showcase of the architectural style of the Mature Mining Era of Park City is (extraordinarily enough) stated quite clearly in the history inventory description which accompanied the decision to include it in the park city historic inventory. (The complete description packet is attached in the packet distributed to the board.). Indeed, the request to relocate and then rebuild the historic 81 Daly is the most clear, direct and unarguable validation of why the building should be relocated that can be offered by the applicant.

(3) (ii) A DETERMINATION IS MADE THAT THE PROPOSED SITE SHALL CONVEY A CHARACTER SIMILAR TO THAT OF THE HISTORIC SITE

COMMENT: This provision **SUPPORTS** the decision to relocate. The proposed site is on the same lot and the building will be unchanged in orientation on the lot. The new location on the very

same lot will be entirely consistent with a large number of Daly Avenue properties from the mature mining area since a large subset were originally built close to the front property line.

(3) (iii) A DETERMINATION IS MADE that the integrity and significance of the historic building will not be diminished by the relocation

COMMENT: This provision **SUPPORTS** a decision to relocate..Clearly the relocation of the building will not in any way diminish the “integrity and significance of the historic building.” The exact opposite is true. The relocation offers the most direct and efficient pathway available to ASSURE the integrity and significance of the historic building and will put the building’s integrity and significance on full display for generations to come.

15-11-13 4 (ii) Alternatives to demolition ... considered include “relocating the building within its original historic historic site”

COMMENT: The requirement set forth in this section has been fully complied with. Alternatives to the relocation have been studied, discussed and examined over more than two decades. No alternatives which have emerged over this period of time come close to the advantages Park City will realize if an approval is granted. The alternative now presented is without doubt the most effective, efficient and direct way forward for the City to realize its goal of preserving for future generations the historic building and its links to the Mature Mining Era of Park City .

11 of 14
13 10 16

Appendix D:

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 81 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-608

Current Owner Name: TIRESIAS VENTURES LLC Parent Parcel(s):

Current Owner Address: 2907 OCEAN FRONT WALK VENICE, CA 90291

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 5.9 FT; N 66°13' W 100.08 FT; N 21°33' E 2.0 FT TO BEG); 0.22 AC

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints:
- ☐ historic: c.

Drawings and Plans

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

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

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

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

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

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

General Condition of Exterior Materials:

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

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

Foundation: Not verified.

Walls: Drop siding shown in tax photo, aluminum siding in 1995 photograph

Roof: Cross-wing roof form sheathed in asphalt shingles (1995 photo).

Windows: Aluminum frame side sliders (1995 photograph)

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This assessment is based on the most recent photographs (1995) of the actual main building. The T/L cottage was significantly altered by the application of aluminum siding and an addition that extended out from the front gable. Sometime prior to 2006 and according to members of the Planning Department, plans were approved to partially reconstruct the property and recent photographs (assessor and views taken from adjacent properties) indicate the historic material has been removed from the site or is located on site covered by a blue tarp. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting--as seen in 1995--is altered from what is seen in the tax photo in that the entire front yard is being used as a parking area. Currently, of course the lot is devoid of any structures.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material is being preserved in order to be incorporated into the reconstruction.

Feeling (Describe the property's historic character.): Based on the 1995 photographs, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the components propped against a tree provide no historic character.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past. At present the components left on site provide a link only in that they are materials from the mining era.

The property should be re-evaluated following completion of the proposed plans.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1900

Builder: ☒ Not Known ☐ Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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

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

6 PHOTOS

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

Photo No. 1: Northwest oblique - site. Camera facing southeast, 2008.

Photo No. 2: Northwest elevation (primary façade). Camera facing southeast, 1995.

Photo No. 3: Northwest elevation (primary façade). Camera facing southeast, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Planning Commission Staff Report



Subject: Ontario Water Tank E
Application: PL-24-06168
Author: Rebecca Ward, Planning Director
Date: July 3, 2024
Type of Item: Material Deconstruction

Recommendation

(I) Review the proposed Material Deconstruction to stabilize Ontario Water Tank E, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Doug Ogilvy, Empire Pass Master Owners Association
Location: Parcel PCA-S-98-X
Zoning District: Recreation and Open Space
Sensitive Land Overlay
Adjacent Land Uses: Mine Bench Site
Moonshadow, Argent, and Larkspur Condominiums
Reason for Review: The Historic Preservation Board conducts a public hearing and takes Final Action on Material Deconstruction applications.¹

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Background

On March 5, 2020, the City Council approved a Memorandum of Agreement with the Empire Pass Master Owner Association (EPMOA). The Agreement outlines annual funding for the preservation of 21 historic resources identified in the 2001 Flagstaff² Development Agreement and confirmed in a 2019 SWCA Historic Preservation Plan Update ([Packet](#), Item VII(2), [Minutes](#), p. 9). Each year, the Planning team and representatives of EPMOA identify historic resources to rehabilitate or reconstruct the projects identified in the Memorandum. The project selected for this year is stabilization of Ontario Water Tank E (Exhibit B: Applicant's Narrative).

¹ LMC [Section 15-11-12.5](#)

² Now known as Empire Pass

The Ontario Mine Shaft No. 3—known as the Mine Bench site—is not designated on the Historic Sites Inventory. However, it is identified as a Historic Resource in the Flagstaff Development Agreement Historic Preservation Plan. The 2019 SWCA Historic Preservation Plan Update summarizes the site:

Ontario Mine Shaft No. 3 is located in middle Ontario Canyon, west of and adjacent to State Road 224, also known as the Guardsman Pass road. The associated complex is situated atop a large historic mine waste dump, which is easily seen by visitors passing by on State Road 224. All of the surface works were replaced in the 1970s and consist of a complex of metal buildings that house offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the [former] Silver Mine Adventure museum in the shaft works buildings. There are also various tanks, pieces of mounted equipment, and smaller structures throughout in the complex. Some of the modern buildings are still in use as office and maintenance facilities for United Park City Mines Company.

Although the surface structures are modern, the Ontario No. 3 Shaft is historic and was used almost continually from the late 1870s into modern times. It also represents the last working mine in the Park City area, having ceased mining operations in 1982. Despite the end of mining activities in the area, the shaft is still operational. Until the Silver Mine Adventure was closed in 1999, the shaft was used to transport visitors down into the mine works, and it still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City culinary water system and to the Jordanelle Water Conservancy District. (Bowes et al. 2000:39)

Below are photos of the Mine Bench site:



Figure 23. Overview of Ontario Mine Shaft No. 3, facing northwest.



Figure 24. Overview of Ontario Mine Shaft No. 3 hoist and associated buildings, facing west-northwest.



Figure 25. Overview of Ontario Mine Shaft No. 3 building north of hoist, facing north. Note square-set timbering and tram tower, later additions to building.



Figure 26. Overview of Ontario Mine Shaft No. 3 buildings south of hoist, facing west.



Figure 27. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing northwest.



Figure 28. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing southeast.



Figure 29. Overview of Ontario Mine Shaft No. 3 Waste Dump, from base, facing northwest.



Figure 30. Overview of Ontario Mine Shaft No. 3 Waste Dump, from bottom, facing northwest.



Figure 1: Water Tank E



Figure 2: Water Tank E

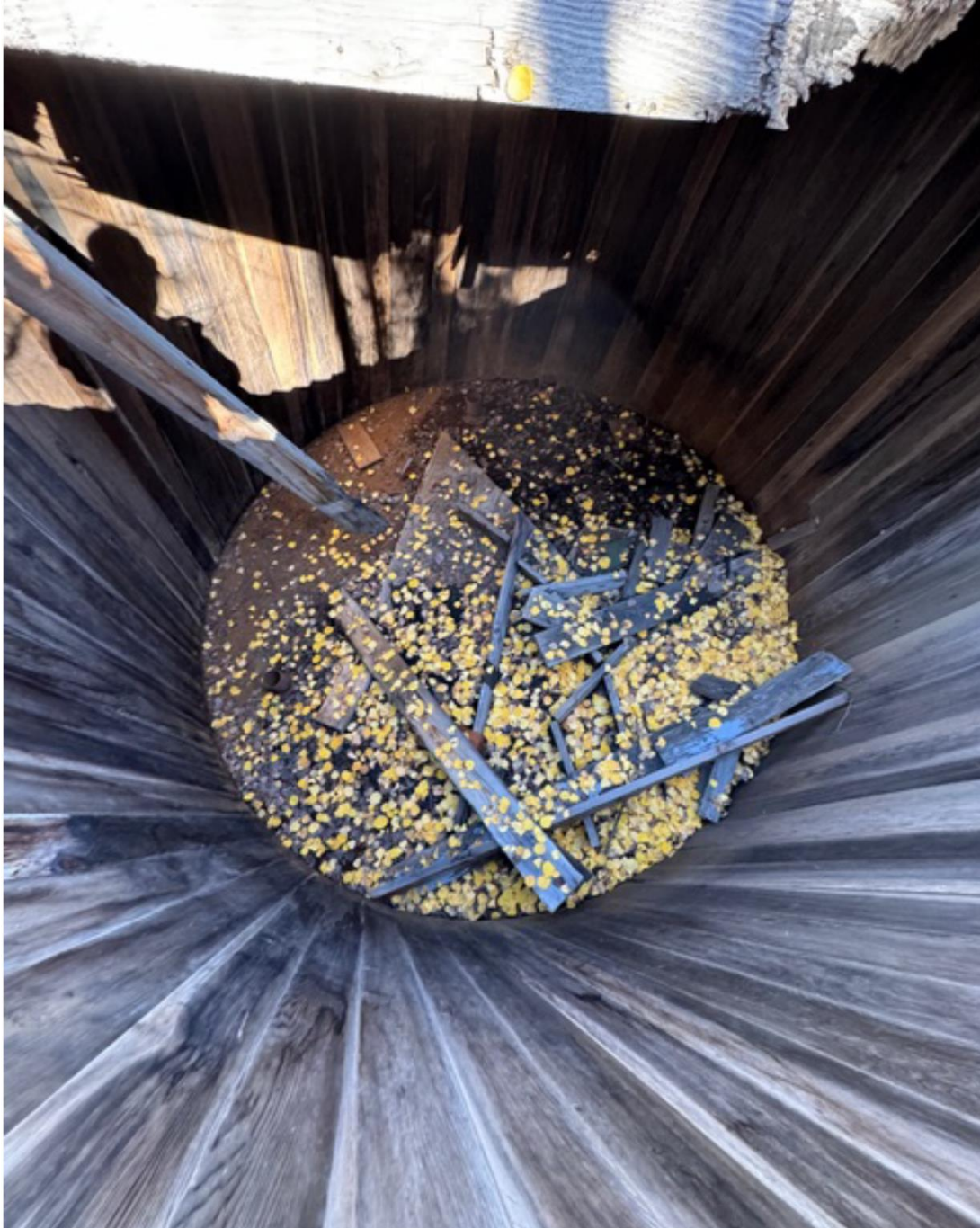


Figure 3: Water Tank Interior

Analysis

(I) The proposal for Material Deconstruction complies with the requirements of Land Management Code Section 15-11-12.5.

The Historic Preservation Board reviews the removal of Historic Material to

accommodate structural upgrades, conducts a public hearing, and takes Final Action.³

The Applicant proposes:

- Removing remnant roof pieces.
- Replacing the roof with internal structure support.
- Attaching cables to the Water Tank with a large, galvanized plate to spread the load over a larger area, anchoring the cables to the ground with typical power pole guy wire components.
- Adding a stiffening angle inside the Water Tank to retain the shape (Exhibit D).
- Reconstructing the hexagonal roof with the interior support of 4x4 posts and pre-cast footers (Exhibit E).

Staff recommends approval of the Material Deconstruction subject to the following Conditions of Approval:

- The Roof Plan shall be updated to include details regarding materials and dimensions for Planning Department review confirming compliance with Land Management Code Chapter 15-13 *Historic District Regulations* prior to Building Permit submittal.
- Prior to removing and replacing Historic Materials, the Applicant shall demonstrate to Planning that the materials are no longer safe and/or serviceable and cannot be repaired to safe and/or serviceable condition. Historic Materials shall not be disposed of prior to advance approval.
- Where Historic materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish.
- The work must be completed and inspected by the Planning and Building Departments prior to November 1, 2024.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on June 19, 2024. Staff mailed courtesy notice to property owners within 300 feet on June 19, 2024. The *Park Record* published courtesy notice on June 19, 2024.⁴

Public Input

Staff did not receive any public input at the time this report was published.

³ LMC [Section 15-11-12.5](#)

⁴ LMC [Section 15-1-21](#)

Alternatives

- The Board may approve the Material Deconstruction.
- The Board may deny the Material Deconstruction and direct staff to make Findings for the denial.
- The Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Engineering Report



Planning Department

July 3, 2024

Doug Ogilvy
Empire Pass Master Owner Association

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: Parcel PCA-S-98-X

Zoning District: Recreation and Open Space
Sensitive Land Overlay

Application: Material Deconstruction

Project Number: PL-24-06168

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 3, 2024

Project Summary: The Applicant proposes Material Deconstruction of the Ontario Water Tank E to stabilize the structure.

Action Taken

On July 3, 2024, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction of remnant roof materials and to stabilize the Ontario Water Tank E according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On March 5, 2020, the City Council approved a Memorandum of Agreement with the Empire Pass Master Owner Association (EPMOA).
2. The Agreement outlines annual funding for the preservation of 21 historic resources identified in the 2001 Flagstaff¹ Development Agreement and confirmed in a 2019 SWCA Historic Preservation Plan Update.

¹ Now known as Empire Pass



Planning Department

3. Each year, the Planning team and representatives of EPMOA identify historic resources to rehabilitate or reconstruct the projects identified in the Memorandum.
4. The project selected for this year is stabilization of Ontario Water Tank E.
5. The Ontario Mine Shaft No. 3—known as the Mine Bench site—is not designated on the Historic Sites Inventory. However, it is identified as a Historic Resource in the Flagstaff Development Agreement Historic Preservation Plan.
6. On May 25, 2023, the City Council reviewed and approved funding for an engineering study of the Ontario Water Tank E to determine structural integrity and to outline stabilization and preservation recommendations.
7. On May 29, 2024, the Applicant applied for Material Deconstruction to facilitate the rehabilitation of the Ontario Water Tanks based on the recommendations of a November 15, 2023 Engineering Report.
8. The Historic Preservation Board reviews the removal of Historic Material to accommodate structural upgrades, conducts a public hearing, and takes Final Action.
9. The Applicant proposes:
 - a. Removing remnant roof pieces.
 - b. Replacing the roof with internal structure support.
 - c. Attaching cables to the Water Tank with a large, galvanized plate to spread the load over a larger area, anchoring the cables to the ground with typical power pole guy wire components.
 - d. Adding a stiffening angle inside the Water Tank to retain the shape
 - e. Reconstructing the hexagonal roof with the interior support of 4x4 posts and pre-cast footers.

Conclusions of Law

1. The Material Deconstruction complies with Land Management Code Section 15-11-12.5.

Conditions of Approval

1. The Roof Plan shall be updated to include details regarding materials and dimensions for Planning Department review confirming compliance with Land Management Code Chapter 15-13 *Historic District Regulations* prior to Building Permit submittal.
2. Prior to removing and replacing Historic Materials, the Applicant shall demonstrate to Planning that the materials are no longer safe and/or serviceable and cannot be repaired to safe and/or serviceable condition. Historic Materials shall not be disposed of prior to advance approval.



Planning Department

3. Where Historic materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish.
4. The work must be completed and inspected by the Planning and Building Departments prior to November 1, 2024.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

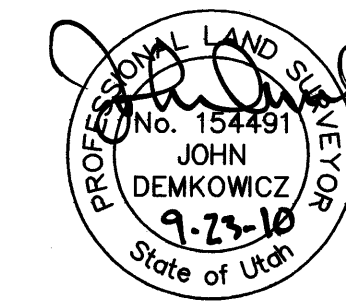
Randy Scott, Historic Preservation Board Chair

ONTARIO WATER TANK
PROPOSED REPAIRS
June 12, 2024

Hidden in the trees above the EPMOA salt shed at the Ontario Mine Bench is a small water tank that was part of the historical Ontario Mine operations. The water tank was identified as an historical resource in the 2000 Flagstaff Historic Preservation Plan. We believe this to be Water Tank E referenced in the report.

The tank is approximately 12' in diameter and 10' high, with vertical wood staves enclosed by steel rods bands. The tank currently has the remains of a failed flat plywood roof that is clearly not historic. The tank sits on an old concrete foundation that does not correspond to the shape of the tank. The tank is listing about 6", presumably due to snow creep over many years.

EPMOA engaged McMullin Engineering to develop a plan to arrest further decay of this tank. We are proposing to brace the tank into the hillside with two guys similar to those used for wooden telephone poles. The guys would be attached to a steel band installed on the inside of the tank near the top. To protect the tank from the weather, we are proposing to construct a hexagonal roof on a new timber "scaffold" structure to be built inside the water tank and not attached to the barrel staves of the tank. The new roof would include overhands of ~9".



SURVEYOR'S CERTIFICATE

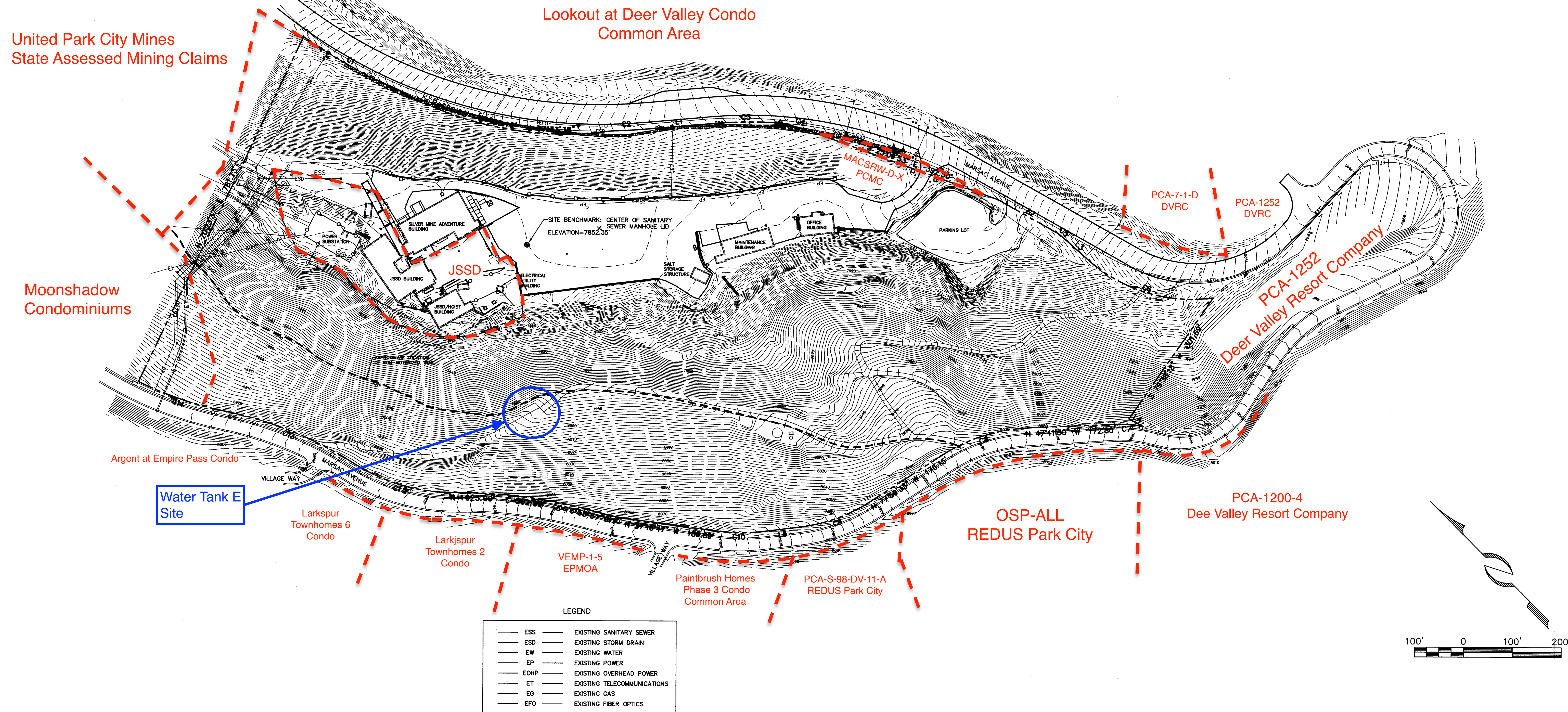
I, John Demkowicz, do hereby certify that I am a registered land surveyor and that I hold certification no. 154491 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1050.77	221.81	12°05'40"
C2	1050.77	68.58	03°44'21"
C3	860.00	136.47	08°05'32"
C4	586.62	78.91	07°42'28"
C5	408.37	16.42	02°18'15"
C6	320.00	276.53	49°30'45"
C7	275.00	62.75	13°04'22"
C8	351.56	185.62	30°15'03"
C9	340.00	152.67	25°43'36"
C10	375.00	97.76	14°56'10"
C11	325.00	48.46	08°32'36"
C12	375.00	216.83	33°07'47"
C13	775.00	285.77	21°07'36"
C14	725.00	187.79	14°50'26"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 50°02'39" E	142.82
L2	S 15°46'27" E	141.56
L3	S 03°30'00" E	63.08
L4	S 17°09'46" E	32.98
L5	N 52°12'57" W	74.75

NOTES

1. Site Benchmark: Center of sanitary sewer manhole lid
Elevation=7852.35'
2. This topographic map is based on a field survey performed in November, 2006, May 22, 2008, and aerial topography.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: JOHN DEMKOWICZ MARSHALL KING BLAKE MYERS MICHAEL DEMKOWICZ	EXISTING CONDITIONS MAP ONTARIO MINE BENCH 7700 MARSAC AVENUE	SHEET 1 OF 1
	DATE: 9/23/10	FOR: TALISKER JOB NO.: 1-5-10 FILE: X:\Empire\dwg\src\topo2010\010510.dwg	



23.73

ONTARIO WATER TANK STABILIZATION

November 15, 2023

DOUGLAS OGILVY
EPMOA
PO Box 99
Kamas, UT 84036

RE—FIELD OBSERVATIONS

DEAR DOUG—

I visited the Ontario Water Tank on October 20, 2023 to observe the existing condition and discuss options to stabilize the tank. This report summarizes my observations.

- 1) The existing foundation appears to be in good condition and does not appear to have experienced differential settlement (see Photo 1).
- 2) The tank body has shifted, but the staves and hoops are still intact (see Photo 2 and Photo 3). It is unclear what has caused the tank to shift, but snow is a logical cause.
- 3) The roof appears to have been replaced, and has deteriorated to the point much of it is gone (Photo 4).

As discussed on site, it seems reasonable to stabilize the tank by doing the following:

- 1) Replace the roof; supported by an internal structure.
- 2) Attach cables to the tank and tie these back to the ground in two directions, as shown in Photo 5. These cables would attach to the tank with a large, galvanized plate to spread the load over a larger area, shown in Photo 6. The cables would be anchored to the ground with typical power pole guy wire components.
- 3) Add a stiffening angle inside the tank, just below the top to retain the top shape of the tank.

Based on my observations, it is feasible to stabilize the tank with a reasonable effort.

Respectfully,

Paul W. McMullin, SE, PhD
STRUCTURAL ENGINEER



PHOTOS



Photo 1—Existing foundation



Photo 2—Water tank looking East

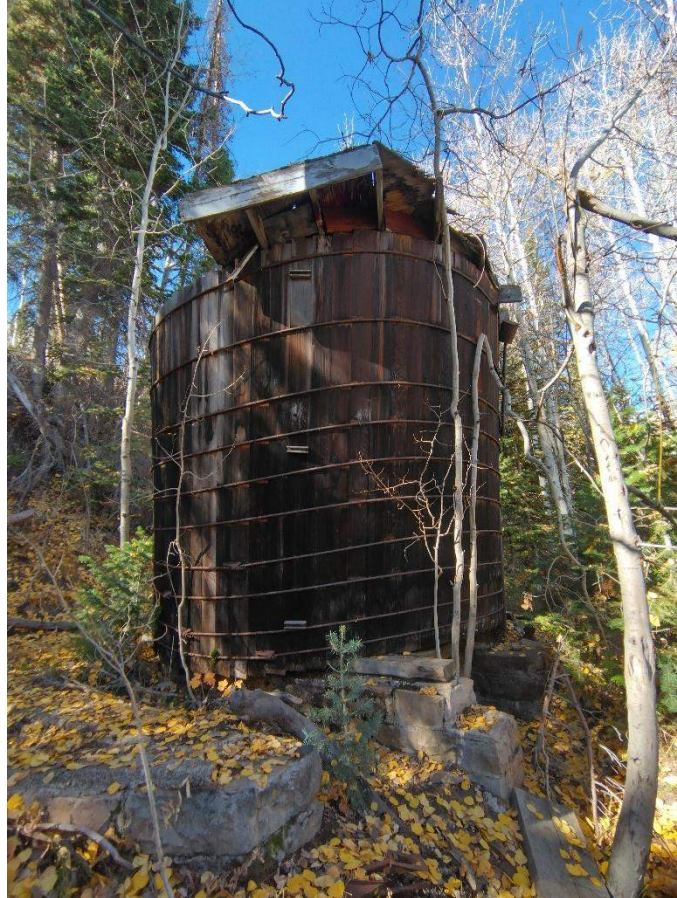


Photo 3—Water tank looking West



Photo 4—Water tank roof condition

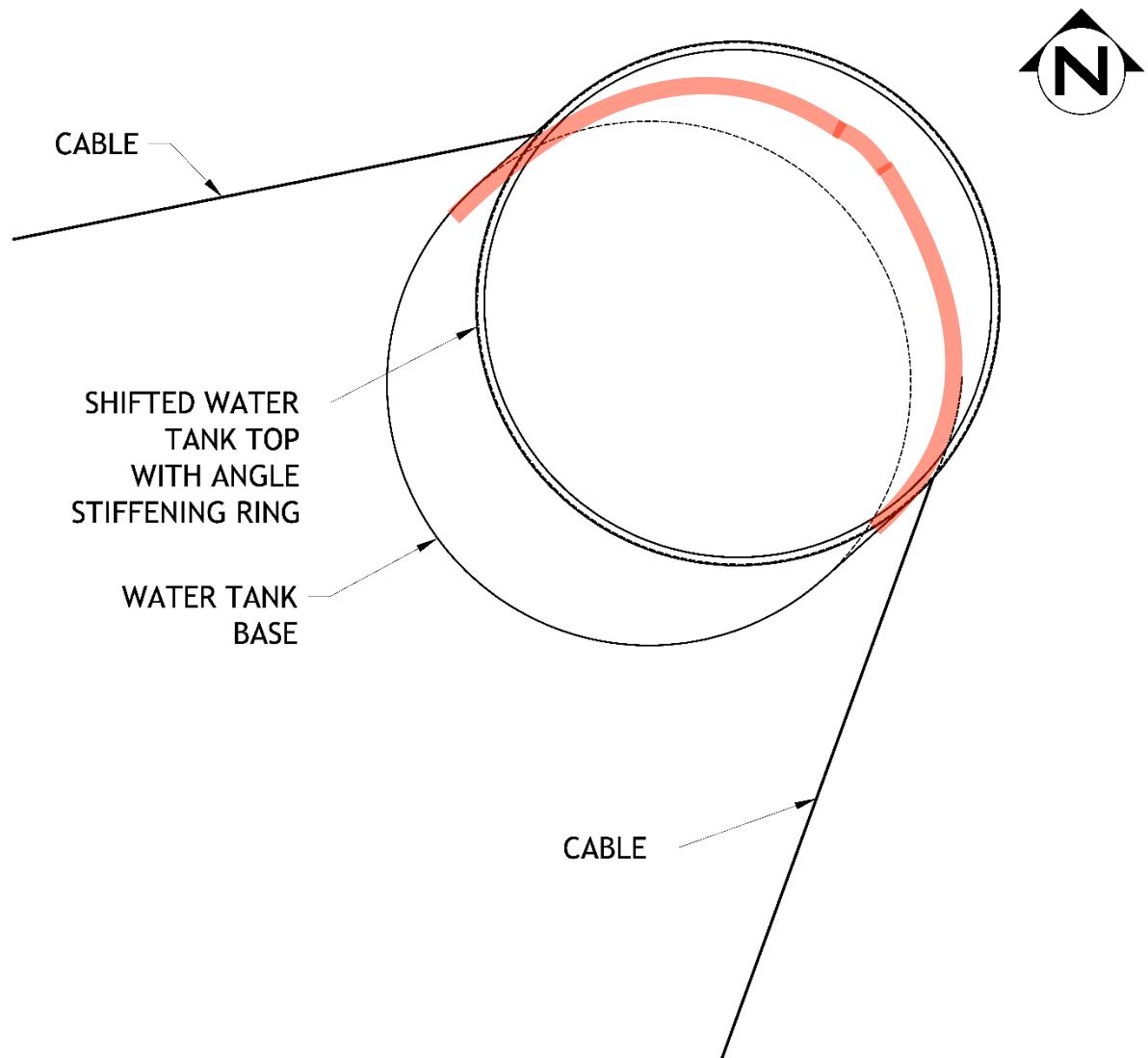


Photo 5—Proposed stabilization, plan view

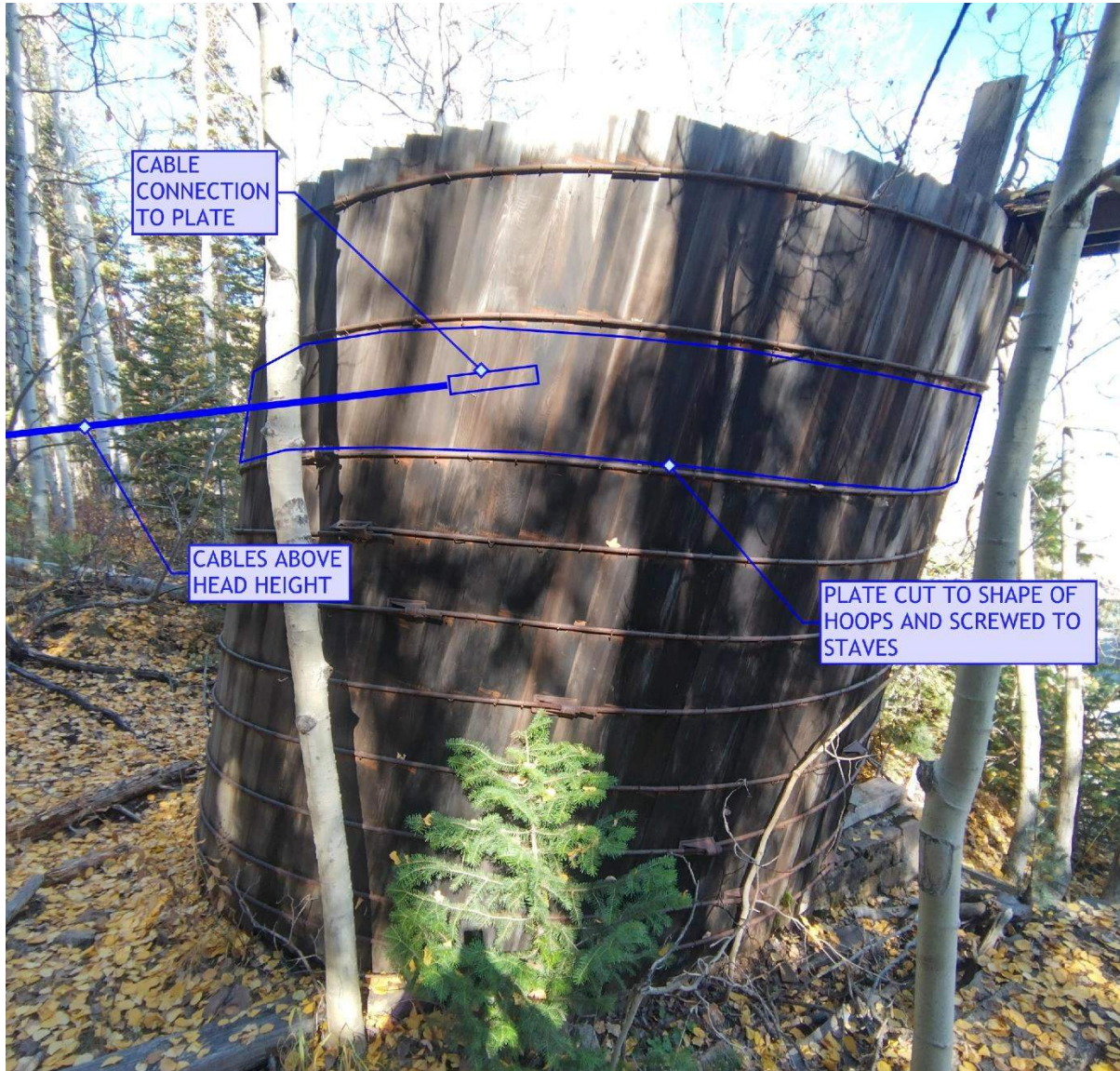
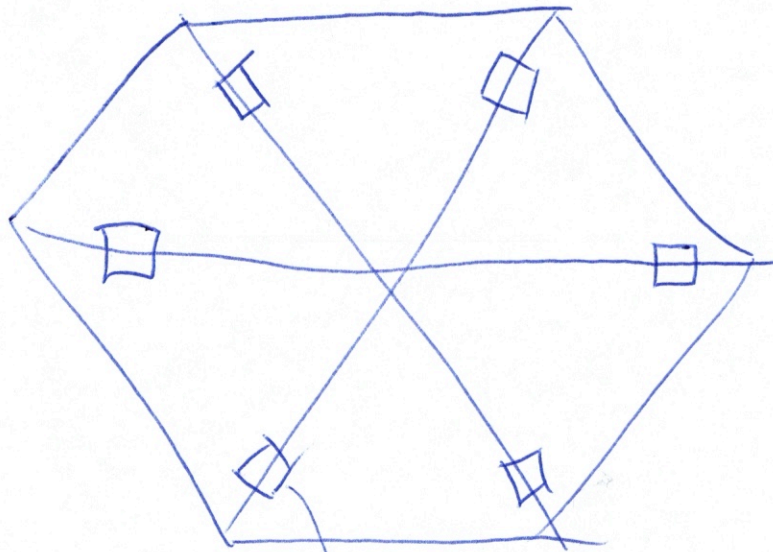


Photo 6—Proposed stabilization, side view

Ontario Water Tank

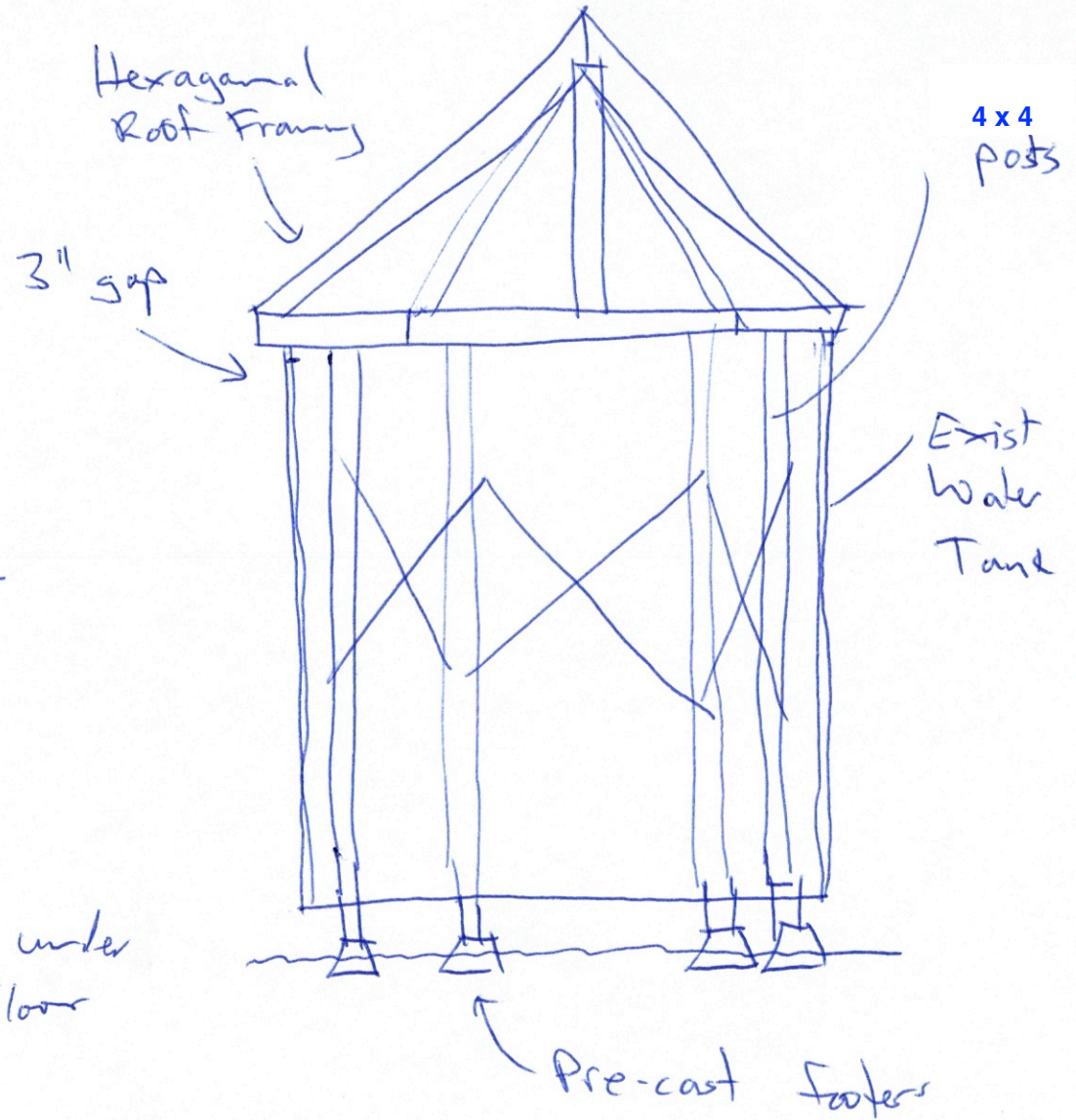
1-3-23

Frame post structure on ground.



Pre-cast footer under
- avoid ~~roof~~ floor
structure.

Plan



Elevation

- Install and brace posts prior to cutting to length