



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
May 9, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, 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. REGULAR AGENDA - 12:00PM

- 1.A. **2500 Wyatt Earp Way – Modification to Administrative Conditional Use Permit** – The Applicant Proposes to Install a Shade Structure in the Urban Park Zoning District, the Frontage Protection Zone, the Entry Corridor Protection Overlay, & the Sensitive Land Overlay. PL-24-06082
(A) Public Hearing; (B) Action
- 1.B. **71 Daly Avenue - Historic District Review** - The Applicant Requests Historic District Review Approval to Construct an Addition to the Rear of a Significant Historic Structure Located within the Historic Residential - 1 (HR - 1) Zoning District. PL-22-05309
(A) Public Hearing; (B) Action

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.**

Planning Department Staff Report



Subject: 2500 Wyatt Earp Way
Application: PL-24-06082
Authors: Lillian Zollinger, Planner II
Meredith Covey, Planner I
Date: May 9, 2024
Type of Item: Modification to Administrative Conditional Use Permit

Recommendation

(I) Review the proposed Outdoor Recreation Equipment, (II) conduct a public hearing, and (III) consider approving the Modification to Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (see Exhibit A).

Description

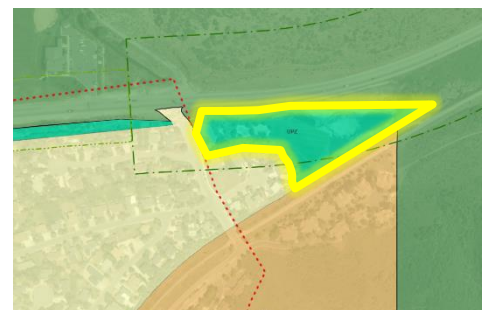
Applicant: Park City Municipal, represented by Matt Twombly
Location: 2500 Wyatt Earp Way, aka Prospector Park
Zoning District: Urban Park District, Sensitive Land Overlay, Frontage Protection Zone, Entry Corridor Protection Overlay
Adjacent Land Uses: Residences, Open Space
Reason for Review: The Planning Director reviews and takes Final Action on Modifications to Administrative Conditional Use Permits¹

ACUP Administrative Conditional Use Permit
ECPO Entry Corridor Protection Overlay
FPZ Frontage Protection Zone
LMC Land Management Code
SLO Sensitive Land Overlay
ROW Right-of-Way
UPZ Urban Park District

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

Background

2500 Wyatt Earp Way is the location of Prospector Park in the Urban Park Zoning District (UPZ), the Frontage Protection Zone (FPZ), the Entry Corridor Protection (ECPO) Overlay, and the Sensitive Land Overlay (SLO). Plans for Prospector Park were approved in 1984 under the 1981 Land Management Code. Planning approvals for this site over the years

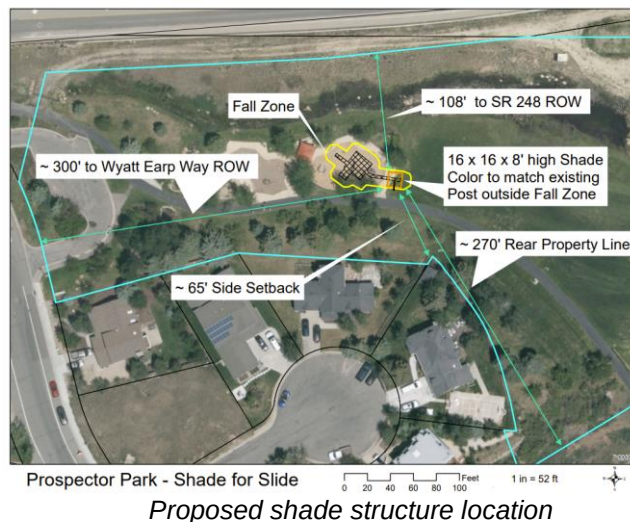
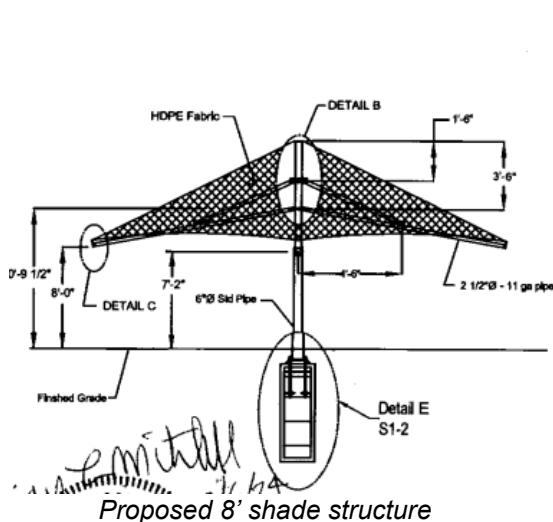


¹ LMC [§ 15-1-8](#)

include a 2005 Administrative Conditional Use Permit (see Exhibit C) to replace existing play structures and a 2009 Planning Department Administrative Conditional Use Permit (see Exhibit D) approval for a shade structure.

On March 3, 2022, the Planning Director approved an Administrative Conditional Use Permit (ACUP) (PL-21-05102) for replacement Outdoor Recreation Equipment at Prospector Park (see Exhibit B for the ACUP Final Action letter). Per Condition of Approval 3, the Applicant must submit a Modification application for proposed changes.

The Applicant is proposing to modify the ACUP to add an additional shade structure above the slide.



The Development Review Committee reviewed the proposal on April 16, 2024, and the Snyderville Basin Water Reclamation District requested Condition of Approval 8.²

Please see the draft Final Action Letter for full analysis and recommended Findings of Fact, Conclusions of Law, and Conditions of Approval.

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 April 25, 2024. Staff mailed courtesy notice to adjacent

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

property owners on April 25, 2024.³

Public Input

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

Alternatives

- The Planning Director may approve the Modification to the ACUP;
- The Planning Director may deny the Modification to the ACUP and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: March 3, 2022 ACUP Final Action Letter

Exhibit C: 2005 ACUP

Exhibit D: 2009 ACUP

Exhibit E: Proposed Plans

³ LMC [§ 15-1-21](#)



Planning Department

May 9, 2024

Park City Municipal Corporation
PO Box 1480
Park City, UT 84060
CC: Ken Fisher/Matt Twombly
(435) 615-5411
ken@parkcity.org

NOTICE OF PLANNING DIRECTOR

Description

Address: 2500 Wyatt Earp Way, Prospector Park
District: Urban Park, Frontage Protection Zone, Entry Corridor
Protection Overlay
Application: Modification to Administrative Conditional Use Permit (PL-22-05102)
Project Number: PL-24-06082
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: March 3, 2022, amended May 9, 2024
Project Summary: The applicant proposes to add a shade cover over the previously approved playground equipment.

Action Taken

On March 3, 2022, and on May 9, 2024 the Planning Director conducted a public hearing and approved a Modification to an Administrative Conditional Use Permit for the replacement of Outdoor Recreational Equipment at Prospector Park to include a shade structure in the Urban Park Zone, Frontage Protection Zone, and Entry Corridor Protection Zone, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 2500 Wyatt Earp Way, Prospector Park.
2. The Site is in the Urban Park Zoning (UPZ) District, the Frontage Protection Zone (FPZ), and the Entry Corridor Protection Overlay (ECPO).
3. The Applicant proposes to replace and upgrade existing Outdoor Recreation



Planning Department

Equipment.

4. The plans for Prospector Park were approved in 1984.
5. **The proposal to construct a shade structure complies with Urban Park District requirements outlined in LMC § 15-2.26.**
 - The Applicant proposes to install a shade structure over existing playground equipment.
 - Outdoor Recreation Equipment is defined in the Land Management Code (LMC) § 15-15-1 as, "Playground equipment and accessory park related amenities, such as swing sets, slides, jungle gyms, sand boxes, picnic tables, volleyball nets, baseball backstops, basketball standards, frisbee golf holes, soccer goals, and similar amenities." The shade structure falls under this definition.
 - Outdoor Recreation Equipment is an Administrative Conditional Use in the UPZ and requires an ACUP pursuant to LMC § 15-2.26-2(B)(2)
 - The Applicant has an approved ACUP, the addition of the shade structure is a modification to that ACUP. Pursuant to LMC § 15-2.26-3, "All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district, or public Right-of-Way." The proposed shade structure is 108' from the SR 248 Right-of-Way (ROW), 270' from the southeast Property Line, 65' from the south property line, and 300' from the Wyatt Earp Way ROW and compliant with Setbacks.
 - Pursuant to LMC § 15-2.26-4, "No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade." The proposed shade structure is eight feet and compliant with Height.
6. **The proposal to construct a shade structure complies with Frontage Protection Zone and Entry Corridor Protection Overlay requirements outlined in LMC Chapter 15-2.20.**
 - The FPZ and ECPO are overlays to preserve Park City's scenic view corridors and to provide significant landscaping between development and S.R. 224 and S.R. 248 pursuant to LMC Chapter 15-2.20.
 - 2500 Wyatt Earp Way falls within 100' of the FPZ. LMC § 15-2.20-4 requires that all Construction Activity between 30' and 100' from the



Planning Department

nearest ROW require a Conditional Use Permit. The proposed shade structure is 108' from S.R. 248 and 300' from Wyatt Earp ROW and does not require a Conditional Use Permit.

- LMC § 15-2.20-5 establishes, in part, the EPCO as 250' from Utah Highway 248 east of Wyatt Earp Way. LMC § 15-2.20-5(O)(1) states "The permanent installation of outdoor recreational equipment that requires a fixed, impervious location on or above the ground (a Structure) is allowed as an administrative Conditional Use within the Setback Area but at least thirty feet (30') outside of the Utah Department of Transportation (UDOT) Right-of-Way." The proposed shade structure is within the 250' EPCO, but more than 30' from the UDOT ROW and compliant with this requirement.

7. The proposal to construct a shade structure complies with Sensitive Land Overlay requirements outlined in LMC § 15-2.21.

- The proposed shade structure will be built on an existing disturbed area used for existing playground equipment and not significantly impact the surrounding environment.

8. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	Complies: This is an existing Site, utilized for Outdoor Recreation. There are no proposed changes to the Lot, and minimal changes proposed to add a shade structure to the existing playground.
Traffic	Complies: The shade structure will not increase playground capacity and therefore does not trigger a <u>Traffic Impact Study</u> .
Utility Capacity	Condition of Approval 8: The Snyderville Basin Water Reclamation District (SBWRD) requests the applicant install the shade structure's post on the north side to avoid impeding access to an easement on the south side.



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Emergency Vehicle Access	Complies: The shade structure will not impede Emergency Vehicle Access, as determined by the Park City Fire District on April 16, 2024.
Parking	See Condition of Approval 7: The park is a legal Non-Complying Structure in compliance with the LMC in effect at the time of project approval in 1984 and pursuant to the March 3, 2022, Final Action Letter, the Applicant shall install one parking space as ADA accessible. The shade structure will not increase the playground capacity and therefore will not increase the parking requirement.
Internal Vehicular and Pedestrian Circulation System	No required mitigation.
Fencing, Screening, and Landscaping	No required mitigation
Building Mass, Bulk, and Orientation	No required mitigation
Useable Open Space	No required mitigation
Signs and Lighting	See Condition of Approval 5: Per the March 3, 2022, Final Action Letter, the Applicant shall install signage regarding parking regulations.
Physical Design and Compatibility with Surrounding Structures	Complies: The proposed shade structure design will match existing playground equipment.
Noise, Vibration, Odors, Stream, or Other Mechanical Factors	See Condition of Approval 6: The use of the playground must comply with Municipal Code Chapter 6-3, Noise.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	No required mitigation
Expected Ownership and Management	Complies: Park City Municipal Corporation is the owner.



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Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: The Development Review Committee reviewed this on April 16, 2024, and found no issues with the proposal. The property is within the Soils Ordinance Boundary. The site was issued a certificate of compliance.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The proposed Use of the Site is consistent with the Small Town and Natural Setting Goals of the General Plan. This park replacement helps to maintain, improve, and serve the surrounding residential area.

9. The Development Review Committee reviewed the proposal on April 16, 2024, and the Snyderville Basin Water Reclamation District requests Condition of Approval 8.
10. Staff posted notice to the City website, City Hall, and the property on April 25, 2024.
11. Staff mailed courtesy notices to the adjacent property owners on April 25, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.26, *Urban Park Zoning (UPZ) District*, Section 15-2.20-5 *Entry Corridor Protection Overlay (ECPO)*, and Section 15-1-10(E) *Conditional Use Review Process*.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 24, 2022 and reviewed May 9, 2024, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning



Planning Department

Department may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Applicant is responsible for replanting the vegetation removed with a similar species in a similar location.
5. The Applicant shall post signage regarding parking regulations.
6. Use of the playground must comply with Municipal Code Chapter 6-3, Noise.
7. The Applicant shall designate one parking space as ADA accessible.
8. The shade structure's post shall not impede access to SBWRD's easement on the south side of the property.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Project Planner
Meredith Covey, Project Planner



Planning Department

March 3, 2022

Park City Municipal Corporation
PO Box 1480
Park City, UT 84060
CC: Ken Fisher
(435) 615-5411
ken@parkcity.org

NOTICE OF PLANNING DIRECTOR

Description

Address: 2500 Wyatt Earp Way, Prospector Park
District: Urban Park, Frontage Protection Zone, Entry Corridor
Protection Overlay
Application: Administrative Conditional Use Permit for Outdoor Recreation
Equipment in the Urban Park Zoning District, and
Administrative Permit for construction in the Frontage
Protection Zone
Project Number: PL-22-05102
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: March 3, 2022
Project Summary: The applicant proposes to upgrade and install new
outdoor recreation equipment.

Action Taken

On March 3, 2022, the Planning Director conducted a public hearing and approved an Administrative Conditional Use Permit and an Administrative Permit for the replacement of Outdoor Recreational Equipment at Prospector Park in the Urban Park Zone, Frontage Protection Zone, and Entry Corridor Protection Zone, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 2500 Wyatt Earp Way, Prospector Park.
2. The Site is located in the Urban Park Zoning (UPZ) District, the Frontage Protection Zone (FPZ), and the Entry Corridor Protection Overlay (ECPO).



Planning Department

3. The Applicant proposes to replace and upgrade existing Outdoor Recreation Equipment.
4. The plans for Prospector Park were approved in 1984.
5. Staff reviewed the 2500 Wyatt Earp Way Administrative Conditional Use Permit and Administrative Permit Application for compliance with LMC Chapter 15-2.26, Urban Park Zoning (UPZ) District, Chapter 15-2.20, Frontage Protection Zone, and Section 15-2.20-5 Entry Corridor Protection Overlay (ECPO).
6. Staff posted notice to the City website, City Hall, and the property on February 17, 2022.
7. Staff mailed courtesy notices to the adjacent property owners on February 18, 2022.
8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.26, Urban Park Zoning (UPZ) District, Section 15-2.20-5 Entry Corridor Protection Overlay (ECPO), and Section 15-1-10(E).
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 24, 2022, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Applicant is responsible for replanting the vegetation removed with a similar species in a similar location.
5. The Applicant shall post signage regarding parking regulations.
6. Use of the playground must comply with Municipal Code Chapter 6-3, Noise.



Planning Department

7. The Applicant shall designate one parking space as ADA accessible.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.lederer@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Milliken".

Gretchen Milliken,
Planning Director

CC: Lillian Lederer, Project Planner



Department of Community Development
Engineering • Building Inspection • Planning

FILE COPY

March 9, 2005

NOTICE OF REVIEW OF ADMINISTRATIVE CONDITIONAL USE PERMIT
TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. The application is for an administrative conditional use permit, with review and approval by the Planning Staff.

Project Location: 2350 Wyatt Earp Way
Applicant: Park City Municipal Corporation
Project Description: A conditional use permit request to re-construct the playground and implement park improvements at the existing Prospector Park

Staff has determined that the proposal complies with requirements of the Land Management Code regarding administrative conditional use permits. As a courtesy, we are sending this notice to surrounding property owners. If you have any questions or comments regarding the proposal, please contact me at (435) 615-5065 during normal business hours prior to March 23, 2005.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks T. Robinson".

Brooks T. Robinson
Senior Planner

BTR/rr

PROSPECTOR PARK
2350 Wyatt Earp Way
2/03/05

The proposed project will replace the existing outdated and dilapidated playground equipment at the existing Prospector Park. The proposed improvements are detailed on the attached plans. There would be a small wooden bridge over the drainage ditch. The ditch would use river bed stones to resemble a dry river/creek bed. The drinking fountain would be replaced. The playground would be divided into a 2-5 year old play area with a sand box and a 5-12 year old play area. There would be stamped colored concrete walkways between and around the play areas to contain the wood fiber mulch play surface. Additional trees will be planted around the play areas for shade. Any excavated soils will be used to enhance the small sledding hill at the South end of the property by the Rail Trail path connection. All soils will be capped in compliance with the City's Soil Ordinance.





Department of Community Development
Engineering • Building Inspection • Planning

March 23, 2005

Matt Twombly
Park City Municipal Corp.
P.O. Box 1480
Park City, UT 84060

NOTICE OF ADMINISTRATIVE ACTION

<u>Project Name</u>	Prospector Park Playground
<u>Project Description</u>	Administrative Conditional Use Permit

<u>Date of Action</u>	March 23, 2005
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Action Taken: The City Staff APPROVED the proposed Administrative Conditional Use Permit based on the following:

Findings of Fact:

1. The proposed park is located at 2350 Wyatt Earp Way in the Recreation and Open Space (ROS) zone with Frontage Protection Overlay.
2. Outdoor Recreational Equipment is an Administrative Conditional Use within the ROS zoning district and within the Frontage Protection Zone.
3. The lot is approximately 1.5 acres in size.
4. An existing playground will be removed.
5. All Structures are located at least 30 feet from the State Highway right-of-way.
6. Age-appropriate play structures are proposed in two locations.
7. Water is available for irrigation and possible drinking fountain.
8. Parking is available at the park.
9. No lighting is proposed.
10. Additional trees will be planted to help define the space and soften and screen the playground from the highway and adjacent residential buildings.

Conclusions of Law:

1. As conditioned, the CUP is consistent with all requirements of the Park City Land Management Code.
2. As conditioned, the CUP is consistent with all requirements of the General Plan.
3. The Use will be Compatible with surrounding Structures in use, scale, mass and circulation.

4. The effects of any differences in use or scale have been mitigated through careful planning.

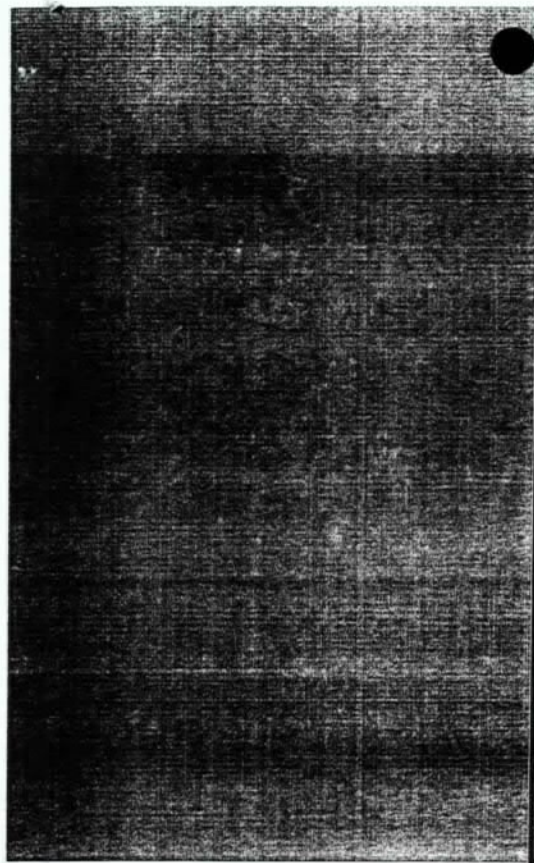
Conditions of Approval:

1. A Construction Mitigation Plan is required prior Building Permit issuance.
2. A sign permit is required for any change in the existing identification sign.
3. This approval shall expire one year from March 23, 2005.

Sincerely,

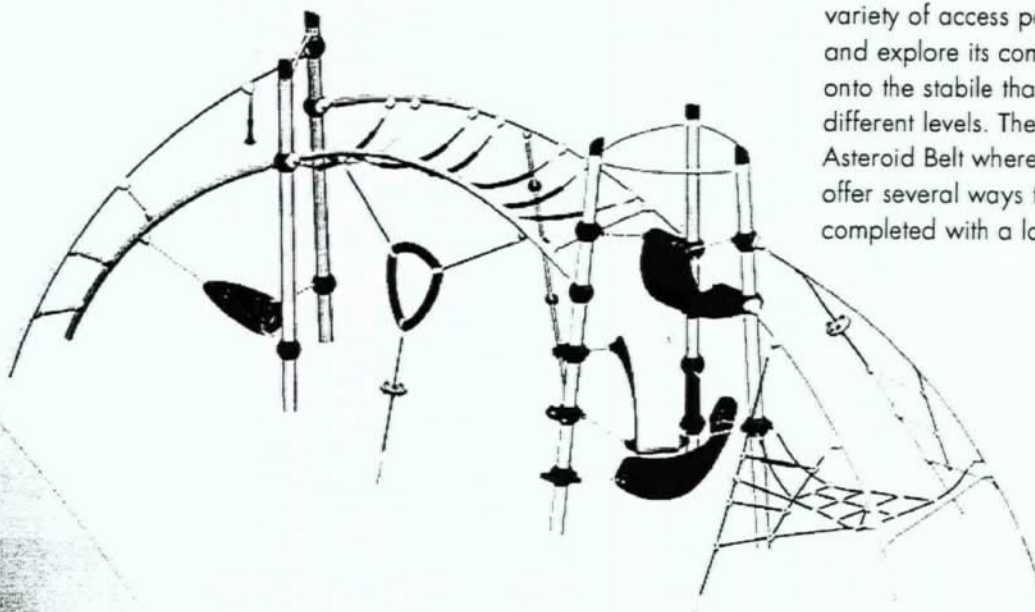
A handwritten signature in black ink, appearing to read "Brooks T. Robinson", with a long horizontal flourish extending to the right.

Brooks T. Robinson
Senior Planner



Consists of:

- Quasar - XY9002
- Azimuth - XY9007
- Asteroid Belt - XY9008
- Astro 3 - XY9015
- Climbing Steps (3) - XY9025



Adara • GXY 906

There is a climbing net at one end of the Adara with a three-dimensional design that offers a variety of access points, and invites you to stay and explore its comforts. Or you can transfer onto the stabile that has playshells placed at different levels. The route continues into the Asteroid Belt where the wiggling rubber belts offer several ways to maneuver. The track is completed with a landing on the triangular plate.



TECHNICAL INFORMATION



Adara · GXY 906

Best user age: 5-12 years

Manual installation: 19-23 hours / 2 installers

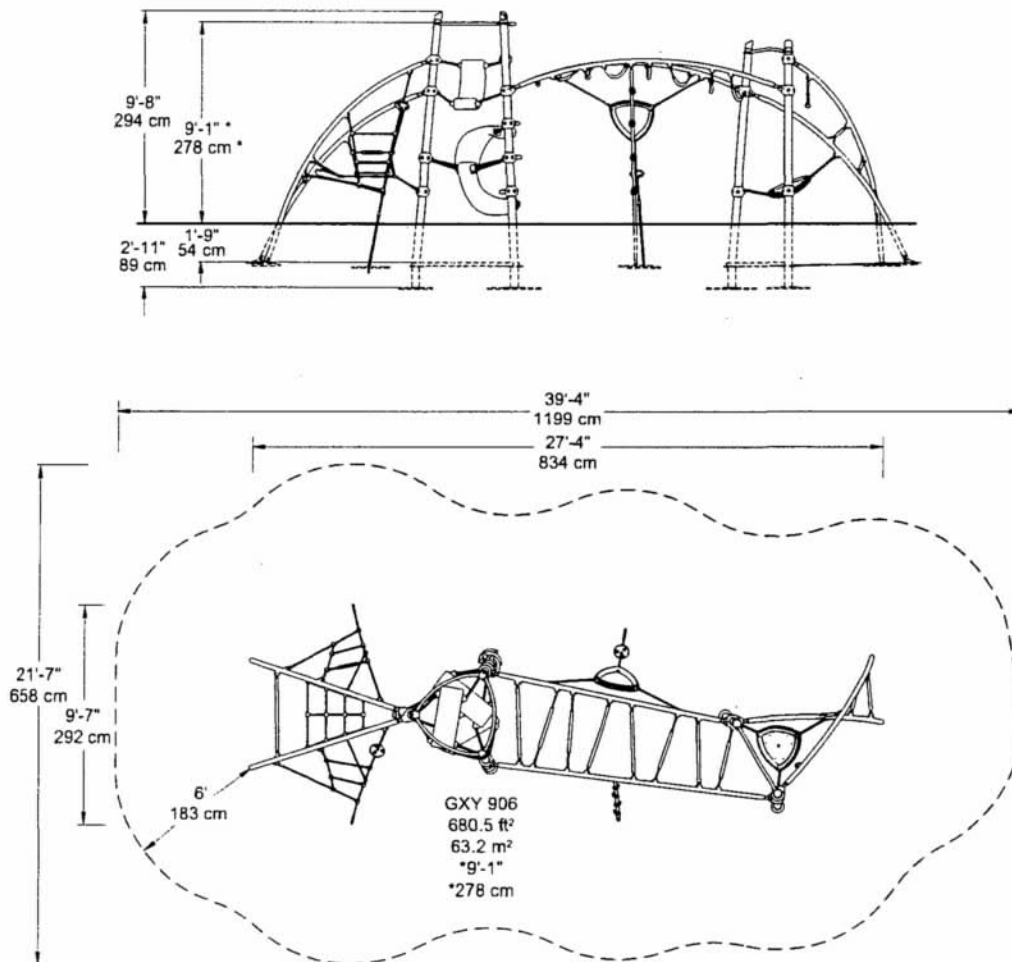
Mechanical installation: 15-18 hours / 2 installers

Free height of fall: See drawing

Space required: See drawing

Footings

In-ground steel poles with base plates, prepared for anchoring by means of concrete. Also available for surface installation by means of expansion bolts.



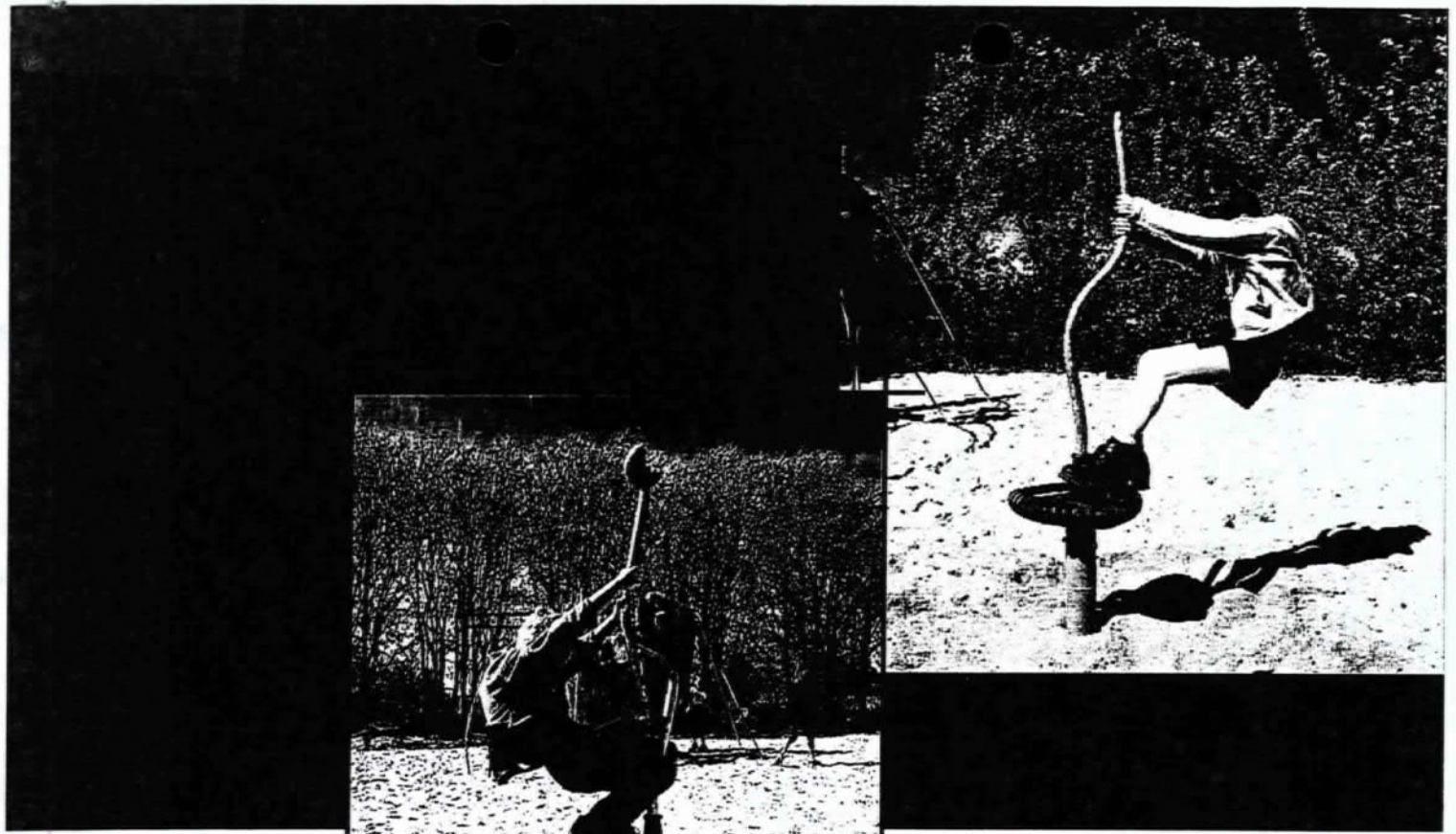
* Free height of fall



Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements in all our products.

Information on free height of fall as well as space required are according to ASTM 1487.

Copyright © KOMPAN A/S 2002



GXY 8014



GXY 8015



GXY 8016

Spica 1 • GXY 8014

Spica 2 • GXY 8015

Spica 3 • GXY 8016

Spica is a uniquely designed, delightful, challenging piece of rotating playground equipment that can be independently placed along a pedestrian street, by a sports center or within a shopping district. It can also be included as part of a group of playground equipment. The three models have different designs and react in different ways to the movement of the child. It is therefore necessary to experiment with its movement and one's center of gravity in order to master Spica's rotations.

RECEIVED

FEB - 3 2005

PARK CITY
PLANNING DEPT.

TECHNICAL INFORMATION



Spica 1 • GXY 8014

Spica 2 • GXY 8015

Spica 3 • GXY 8016

Best user age: 5-12 years

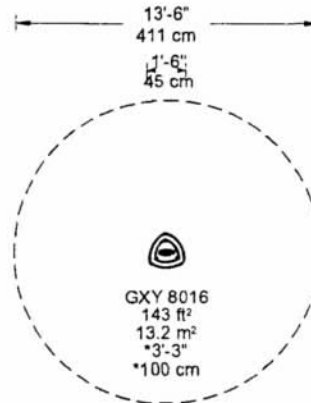
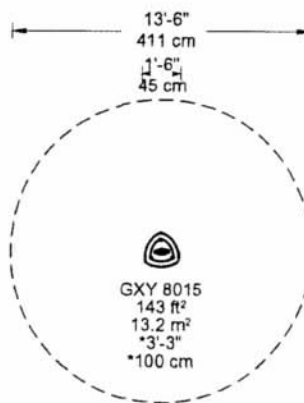
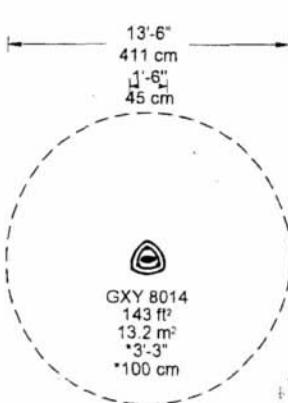
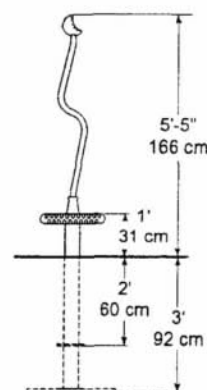
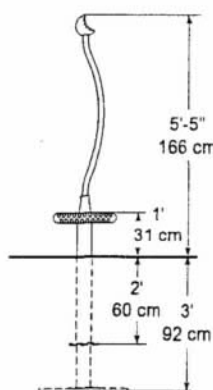
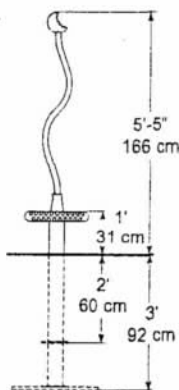
Installation: 2-3 hours / 1 installer

Free height of fall: See drawing

Space required: See drawing

Footing

In-ground steel footing with base plate, prepared for anchoring by means of concrete. Also available for surface installation by means of expansion bolts.



* Free height of fall



Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements in all our products. Information on free height of fall as well as space required are according to ASTM 1487.

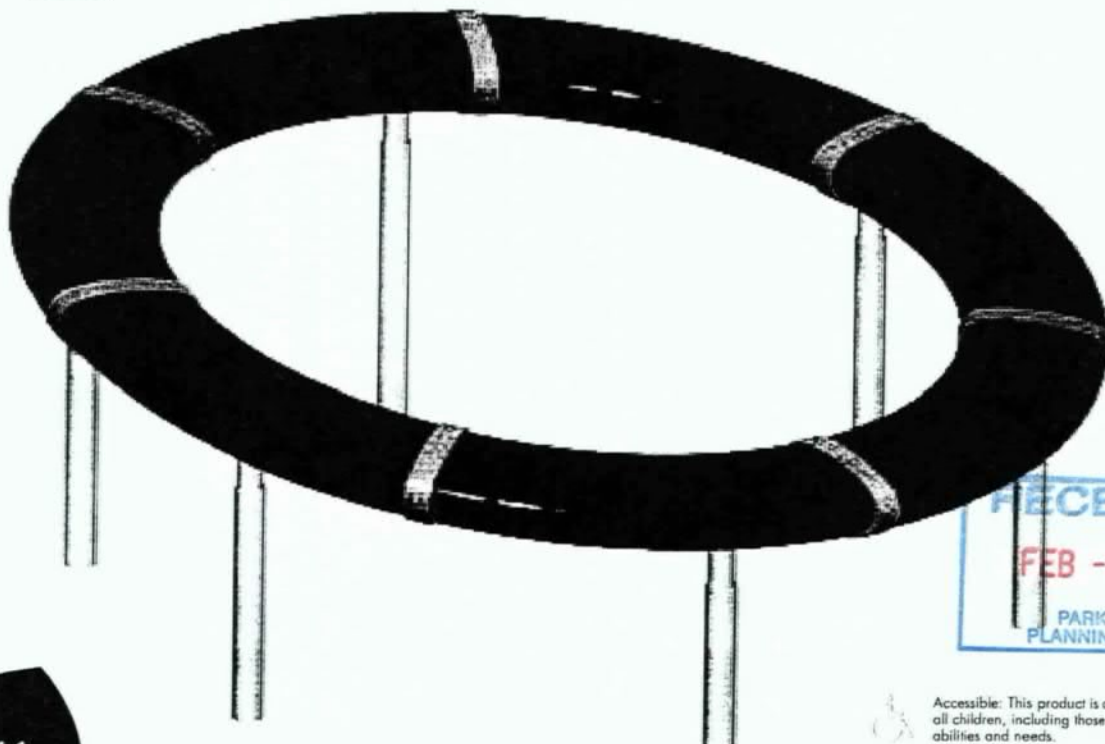
Copyright © KOMPANI A/S 2002



Supernova • GXY 916



- Use your strength and hold your balance! This seems to be the best way to describe the kind of play that takes place on the Supernova. A single child can engage in exploring its possibilities, but together with a whole group of children, this play item expresses its real potential. The large, slanting ring is set in motion by the children. Turning, spinning, balancing or just enjoying the ride are among the countless play options of the Supernova.



Accessible: This product is accessible to all children, including those with special abilities and needs.

Supernova · GXY 916

6-12
years



2-3 hours
4 installers



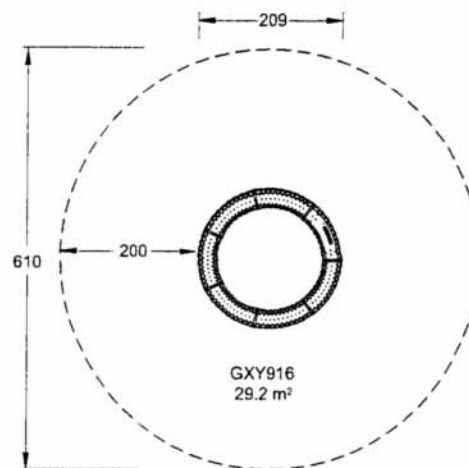
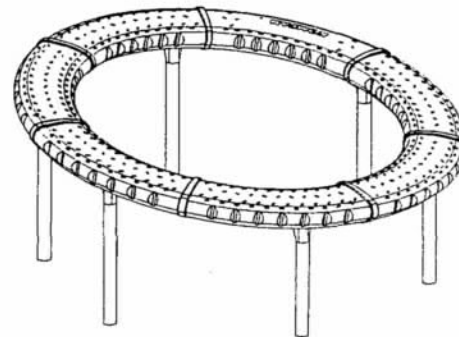
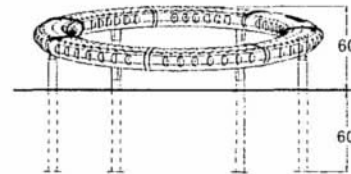
1-2 hours
4 installers

Footings

In-ground steel footing. Also available in a special design for surface installation by means of expansion bolts. Please ask your consultant for more details.

The upper section of this product is pre-assembled and relatively heavy (approx. 125 kg). It takes 4 persons to lift it out of the packing and place it.

KOMPAN recommends that Supernova be installed on a surfacing made of particulate material such as sand, gravel or wood chips with a layer thickness of minimum 200 mm.



* Free height of fall

Supernova · GXY 916

Copyright © KOMPAN A/S 2003



Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements on all our products.

Information on free height of fall as well as space required is according to EN 1176.





Red House - M 7000

The Red House is perfectly scaled for children. The scale of the house make them feel immediately at home. The open structured house facilitates play and communication from inside and out. The benches and tables provide the setting for rest, play, and soaring imaginations as a child finds themselves secure in the size of the home and knowing it's all for them.



TECHNICAL INFORMATION



Red House - M 7000

Best user age: 2-5 years

Space required, including use zone:

16'11" x 18'1" / 517 x 551 cm

Highest designated play surface:

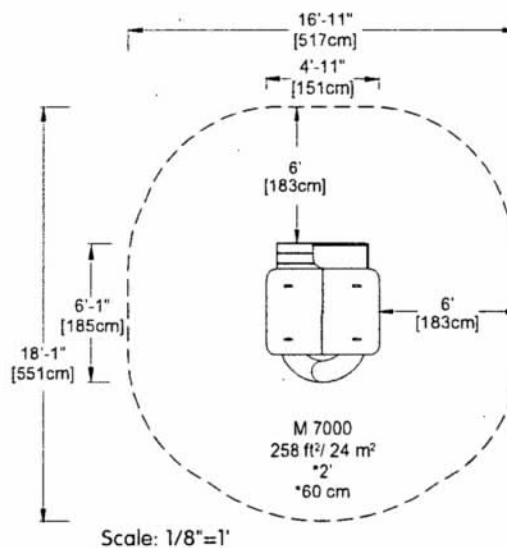
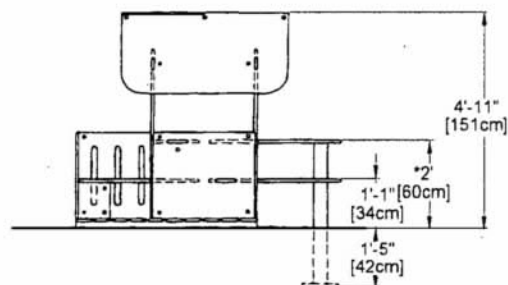
2' / 60 cm

Total Safety Zone Area: 258 ft² / 24 m²

Footing: Steel brackets.

In-ground installation also available.

Also available in blue and yellow.



Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

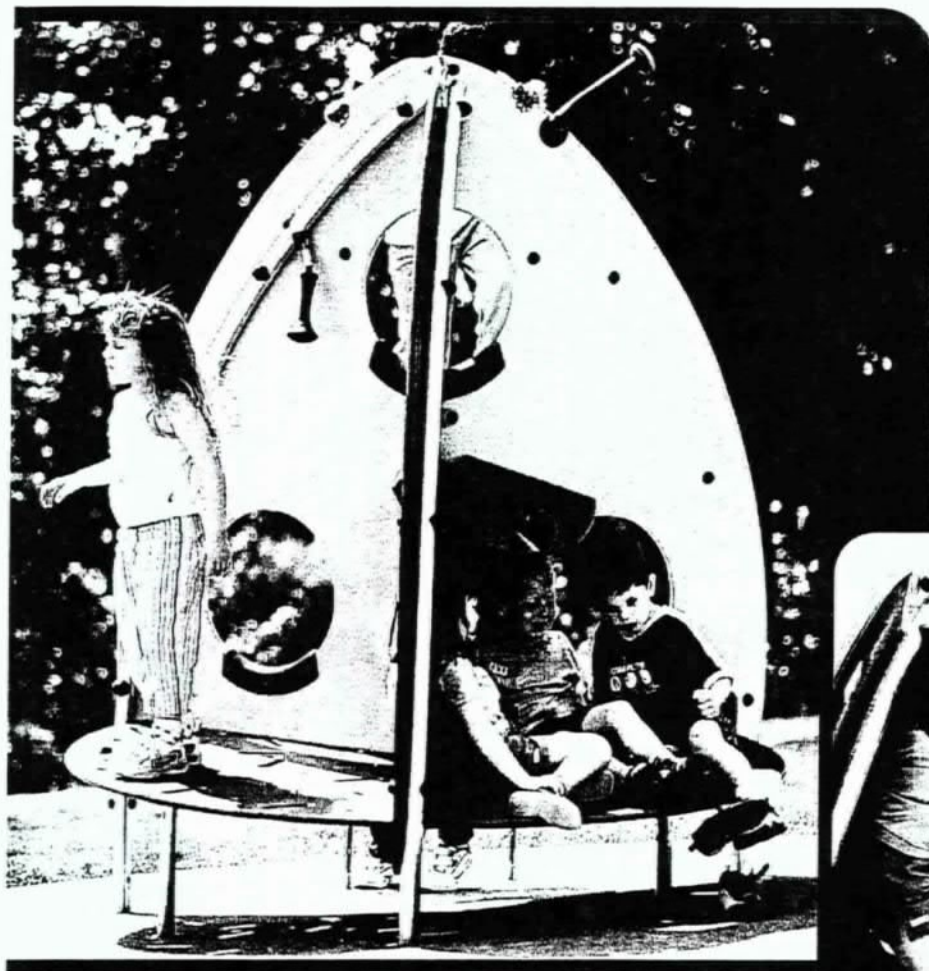
Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements in all our products.



Information on highest designated play surface as well as space required is according to ASTM 1487-01.

KOMPAN.com (800) 426-9788

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M 7021



Climby Shifter · M 7021

Here you'll find play and climbing for hours for boys and girls! The destination is the rattling antenna on top. Who will get there first? This is real training of the spatial sense: On one side you can choose climbing wall grips, on the other you have holes, and on the third side a rope ladder. Horizontal climbing is possible too, when you climb through the holes, which also make contact between all three sides of the Climby Shifter possible. The floors are slightly slanting, thus presenting a great challenge to the sense of balance!



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CLIMBING



BALANCING



PRETENDING



GATHERING



EXPERIMENTING

TECHNICAL INFORMATION



Climby Shifter · M 7021



7-9 hours
2 installers



159 kg



2003-02-01

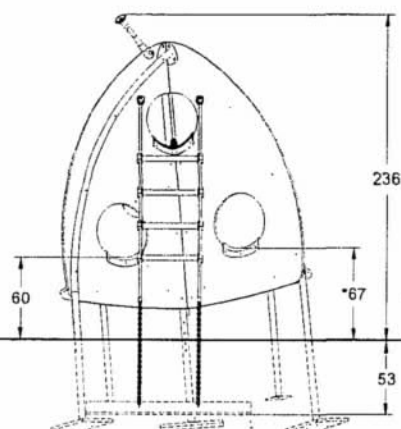
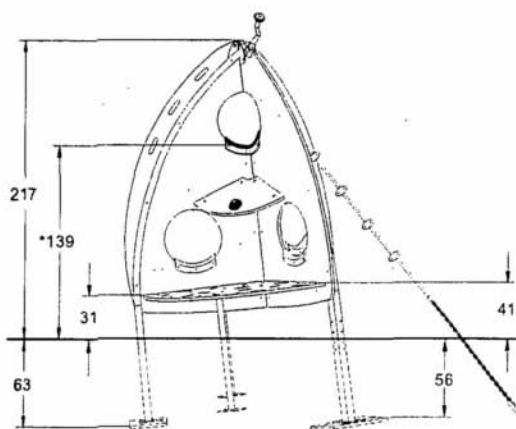
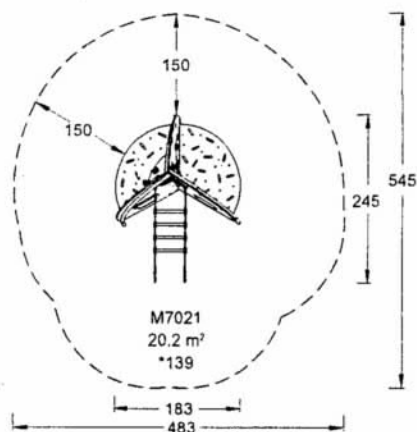


Footing

In-ground steel foundation.

Also available for surface installation.

Concrete anchoring is necessary for installation in loose soil and in playgrounds without supervision.



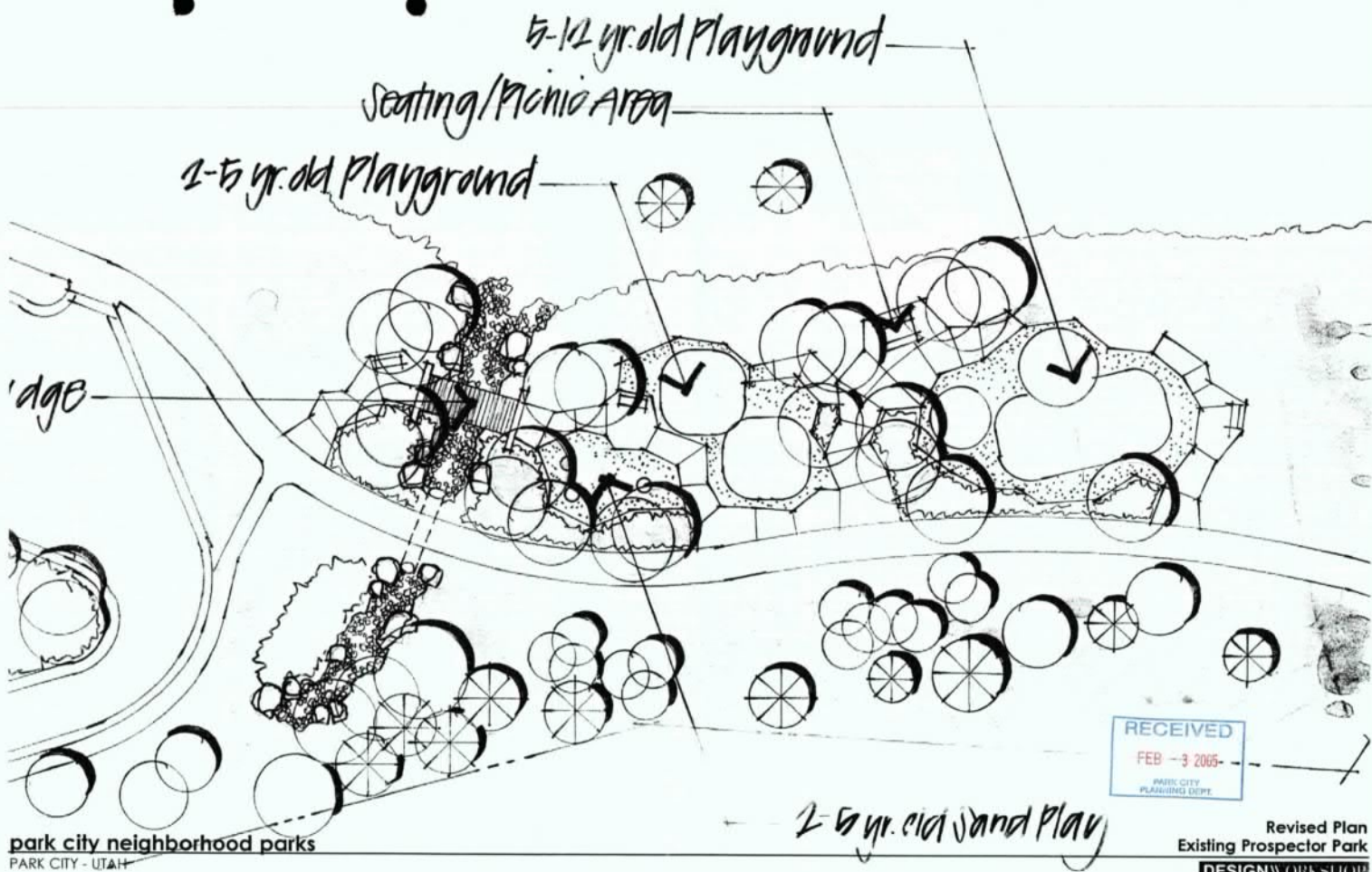
* Free height of fall



Product development is an ongoing process. For this reason we reserve the right to make modifications in the form of product improvements on all our product.

Information on free height of fall as well as space required is according to EN 1176.

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park city neighborhood parks
PARK CITY - UTAH

RECEIVED
FEB -3 2005
PARK CITY
PLANNING DEPT.

Revised Plan
Existing Prospect Park

DESIGNWORKSHOP



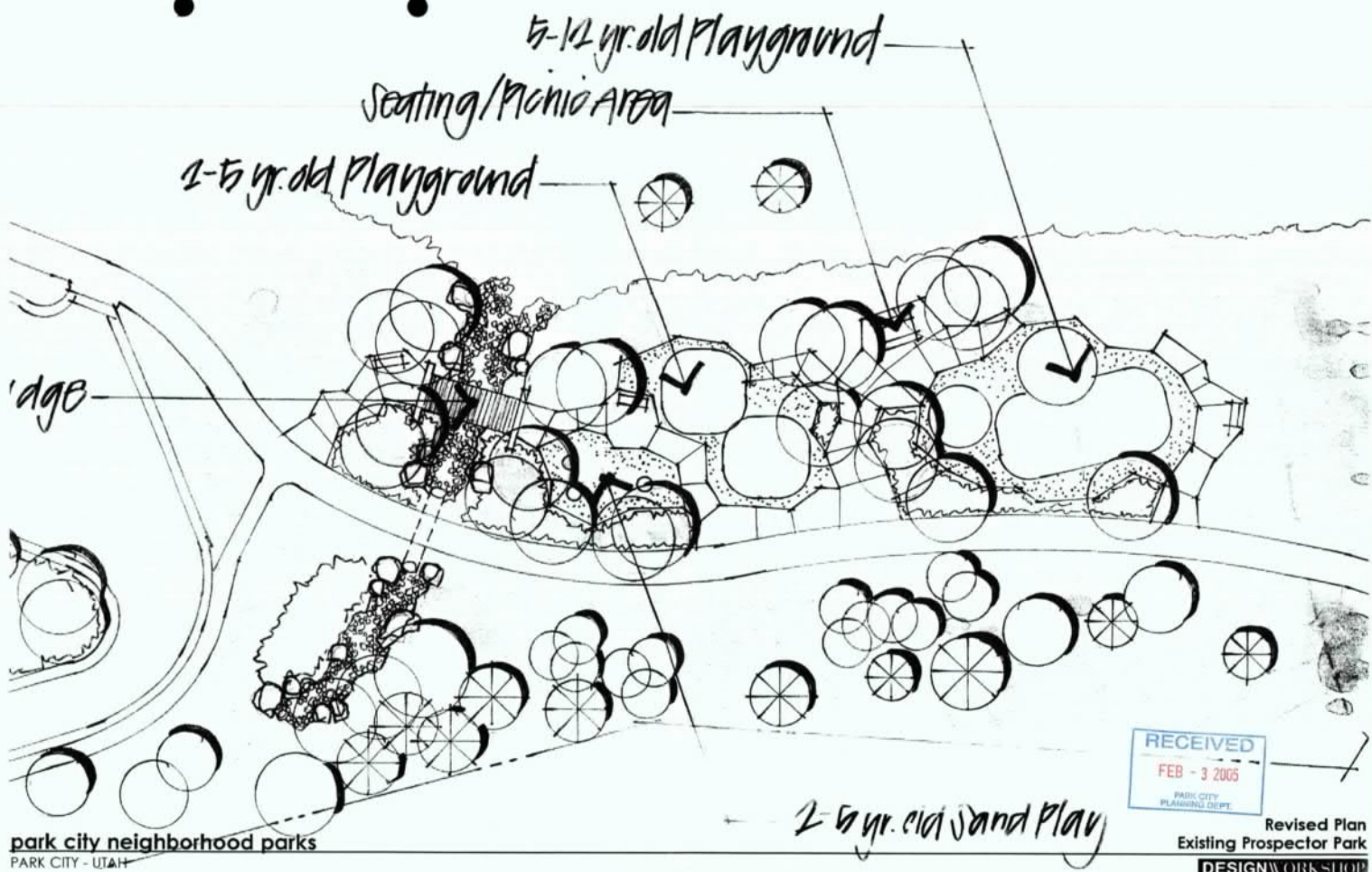
This drawing is subject to change without notice and is not to be used for construction purposes. The City of Park City Planning Department is not responsible for the accuracy of the information provided in this drawing. The user of this drawing assumes all liability for any errors or omissions. The City of Park City Planning Department is not responsible for the accuracy of the information provided in this drawing. The user of this drawing assumes all liability for any errors or omissions.

PROSPECTOR PARK

0 40 80 160 240 320 Feet

FEB - 3 2005
400 PARK CITY PLANNING DEPT







This drawing is neither a legally recorded map nor a survey. It is a planning document only. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes.

PROSPECTOR PARK



FEB - 3 2005





Building • Engineering • Planning

November 9, 2009

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-09-00794
<u>Subject</u>	Prospector Park Shade Structure
<u>Description</u>	Administrative Conditional Use Permit
<u>Action Taken</u>	Approved
<u>Date of Action</u>	October 30, 2009

On ^{October}~~November~~ 30, 2009 the Park City Planning Department Staff made an official determination of Approval of your application based on the following:

Findings of Fact

1. The shade Structure is located in the Recreation and Open Space District (ROS) within the Entry Corridor Protection Overlay (ECPO).
2. The property was posted for ten days and notice letters were mailed to nearby property owners. One nearby resident expressed concern via the telephone. They felt the shade structure was not necessary and was a waste of money.
3. The shade material is fire resistant.
4. Wicked Shade will install the shade Structure.
5. Footings are four feet (4') deep.
6. The shade Structure is fifteen feet (15') by fifteen feet (15').
7. The shade Structure is located at least seventy feet (70') from the Utah Department of Transportation (UDOT) Right-of-Way.
8. A Development Review Committee reviewed this application. All issues brought up at that time have been addressed.
9. No additional parking is required with the proposed.
10. No lighting or signage is proposed with this application.
11. Project is accessed by public road.
12. A Public Park Facility is an Administrative Conditional Use Permit within the Entry Corridor Protection Overlay of the Recreation and Open Space District.

Conclusions of Law

1. The Conditional Use Permit is consistent with the Park City Land Management Code, Chapter 15-1-10.
2. The Conditional Use Permit is consistent with the Park City General Plan.
3. The proposed modified use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All standard conditions of approval apply to this Conditional Use Permit.
2. Any area affected by the construction of this shade Structure will be re-vegetated to existing condition.
3. Disrupted soils will be dealt with in the procedure directed by Park City Environmental Coordinator, Jeff Schoenbacher.
4. Locations of footings will be clear of all utilities and storm drain.
5. Construction and mitigation approval must first be obtained from the Building Department prior to construction.

If you have questions regarding your project or the action taken please don't hesitate to contact me at 435.615.5071 or jacquelyn.mauer@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Mauer', with a long horizontal stroke extending to the right.

Jacquelyn Mauer
Planner



Building • Engineering • Planning

October 20, 2009

**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS**

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. After review, the Planning Department has found the project to be in preliminary compliance. Final action will be made by the Planning Department on Thursday, October 29th.

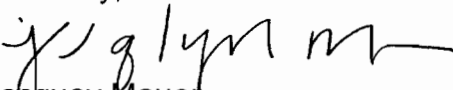
Project Location: 2500 Wyatt Earp Way

Applicant: Park City Municipal Corporation

Project Description: The proposed project is for a shade Structure to be located in Prospector Park. The shade Structure measures fifteen feet (15') by fifteen feet (15'). It is made of a steel frame with a fabric cover.

If you have any questions or comments regarding the proposed project, please contact me at (435) 615-5071 or jacquelyn.mauer@parkcity.org.

Sincerely,


Jacquelyn Mauer
City Planner

construction &
mitigation approval.

existing site plan.

PARK CITY

1884

Access & installation
plan

To: Development Review Committee

From: Jacquelyn Mauer, Planner

Subject: Shade structure @ Prospector Park.
~~Mid Mountain Ski Run - PCMR Summit Area~~

Request/Project Description: The applicant, Park City Municipal Corporation, is proposing a 15' by 15' shade structure to be located in Prospector Park. The address is 2500 Wyatt Earp Way. The park is located in Recreation Open Space (ROS) with an Entry Corridor Overlay (ECPO).

Surrounding Zoning & Land Use: Residential and Recreation Open Space

Building: Soils are hot; would need to go to Richardson Flats. Lot has been capped any disturbance would need to be recapped & sampled; Re-establishment of vegetation.

Engineering/Public Works/Transit:

Legal:

closed right
now.

Planning:

4' deep on footings

SBWRD:

storm drain stake & locate before

Other:

↓
check w/ Matt

fire resistant. It is.

make sure clear of all
utility lines.

0151702

UDOT ROW

15' X 15' SHADE STRUCTURE
APPROX LOCATION

70'



WYATT EARP WAY

PCA-3-3107-PC-X

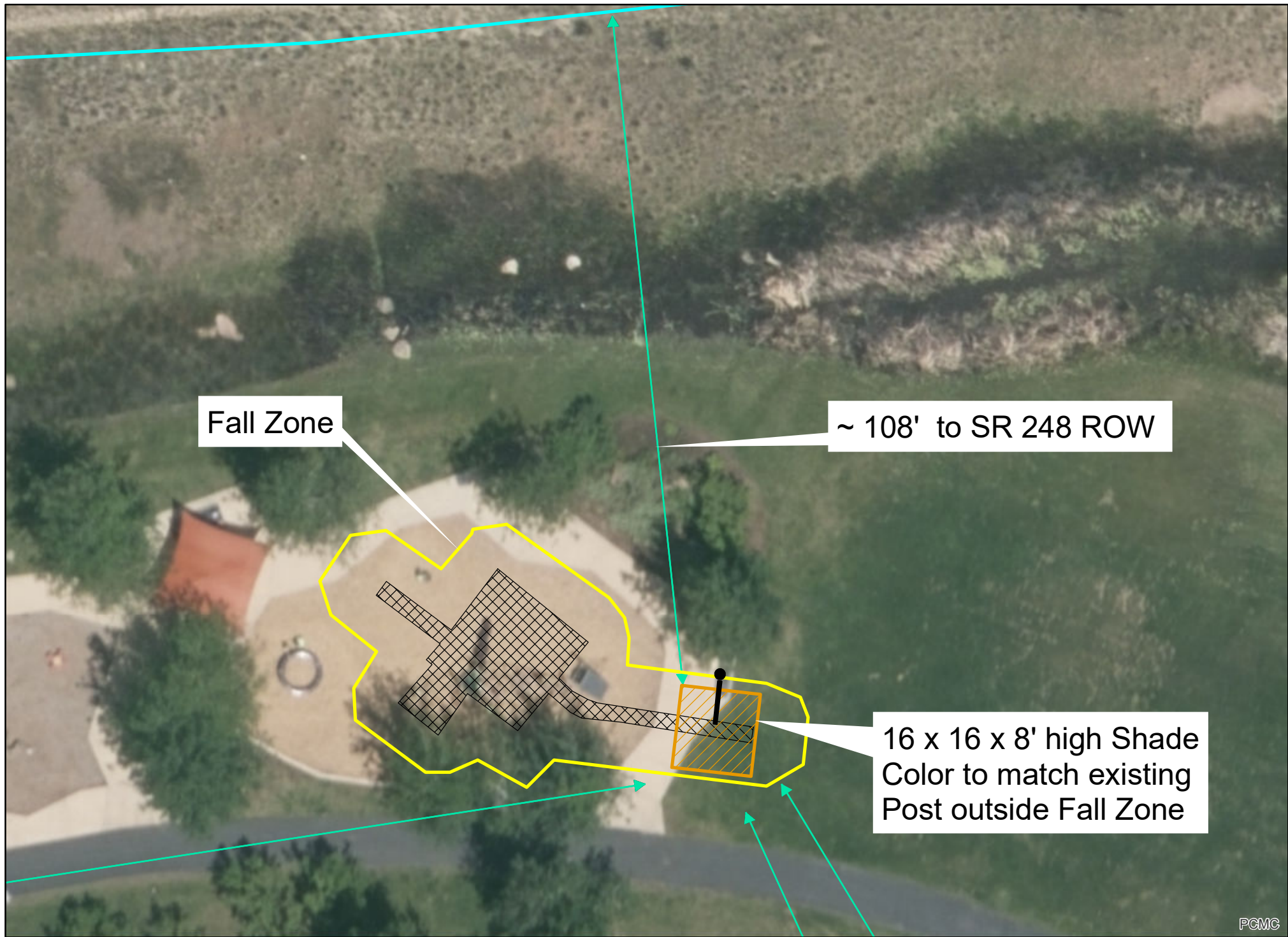
PROSPECTOR PARK SHADE

0 10 20 30 40 50 Feet

1 in = 37 ft

U





Prospector Park - Shade for Slide

0 7 14 21 28 35 Feet

1 in = 19 ft





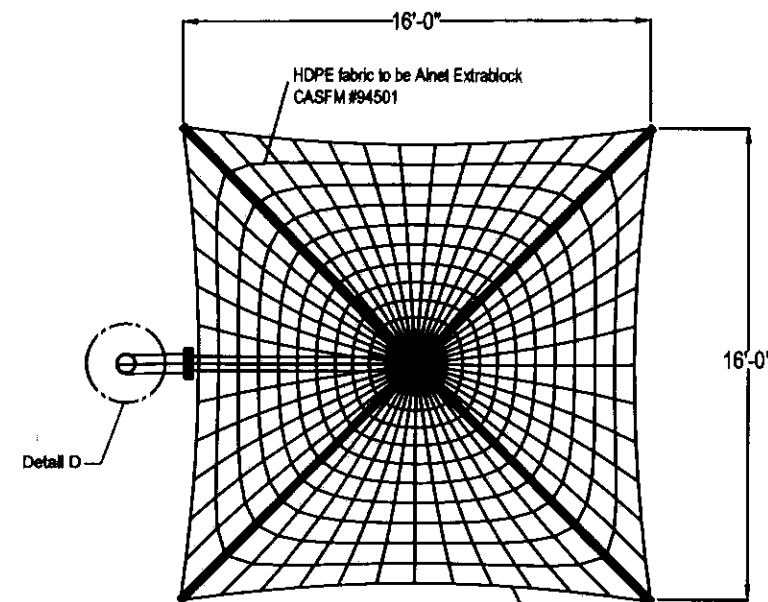
Prospector Park - Shade for Slide

0 20 40 60 80 100 Feet

1 in = 52 ft

PCMC

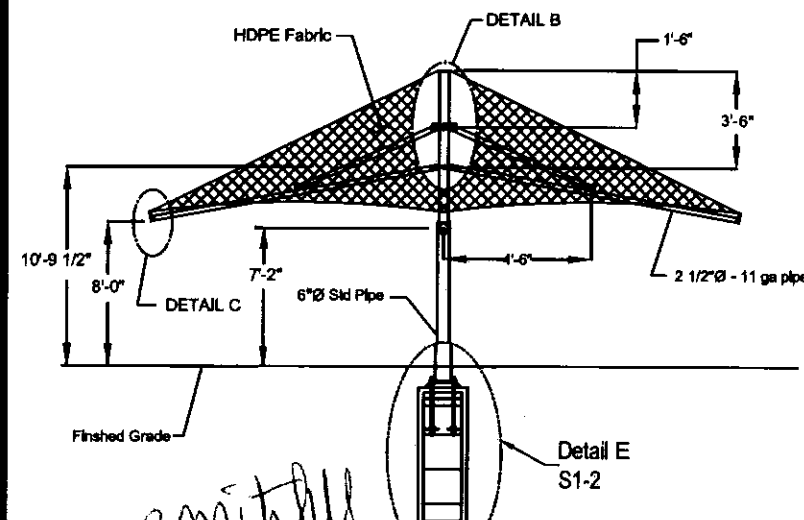




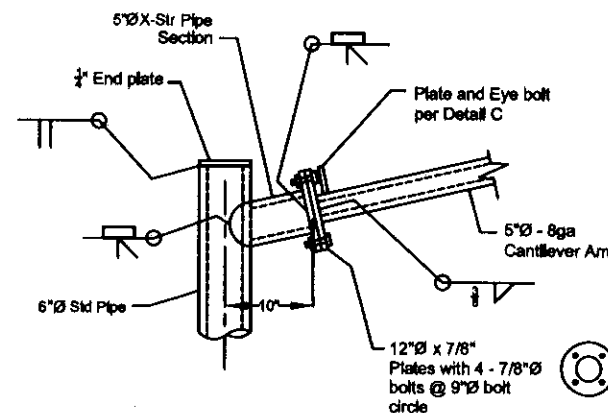
PLAN VIEW

1/8" Galvanized steel - cable sewn into hem of fabric typical around perimeter

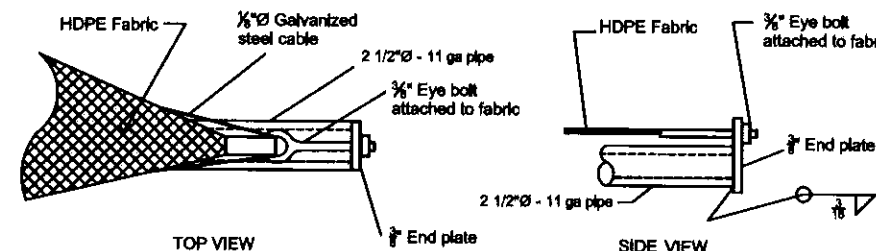
****Canopy not designed for snow load and HDPE fabric must be removed prior to snow accumulation****



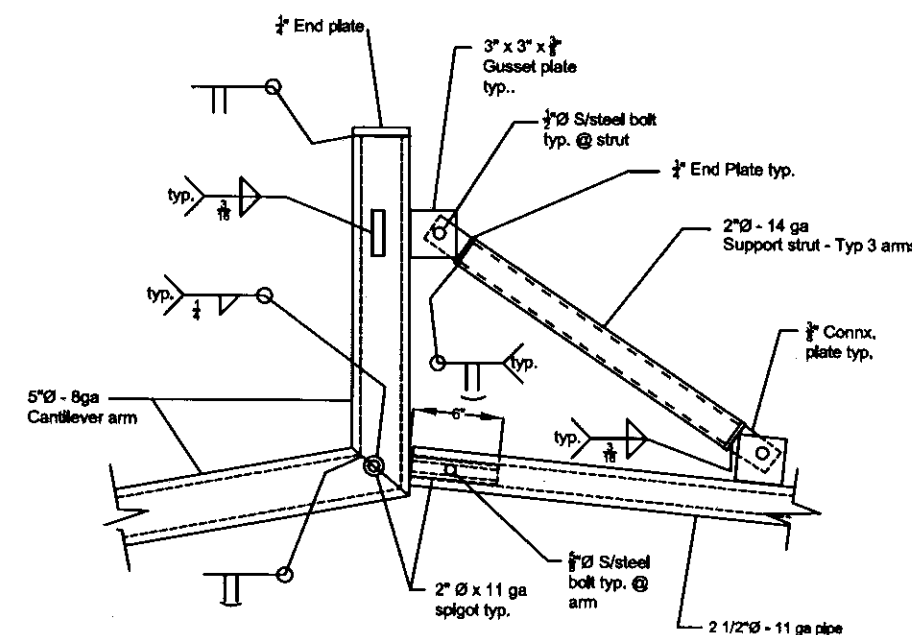
ELEVATION



DETAIL D



DETAIL C



DETAIL B

DESIGN CRITERIA

Design to conform to IBC 2021
Live Loads : 5 psf
Windspeed: 110 mph
Exposure: C
Risk Category: II
GCpi = 0.0 (open/roof only)
Seismic Criteria:
Site Class: D
R = 1.25 (Cantilever Column)
Importance Factor = 1.0, Rho=1.0

STEEL

Structural steel shall conform to ASTM A-36
Machine bolts shall conform to ASTM A-307
Pipe sections shall conform to ASTM A53
Gr. B (Fy=35 ksi)
HSS sections shall conform to ASTM A500
Gr. B (Fy=42 ksi)

WELDING

Welding shall be done by AWS D1.1
Structural certified welders. Welding to be performed by LADBS approved TYPE I fabricator
NO FIELD WELDING

REINFORCEMENT

Rebar shall conform to ASTM A 615 Grade 60
Clearance from soil shall be a minimum of 3"

SOIL CAPACITY (IBC Chpt.18)

No current Geotechnical Report Allowable end bearing = 1500psf
Allowable lateral bearing = 150x2=300 pcf for cantilever
Structure in clayey sand not sensitive to deflection

FOOTINGS

Square footing can be substituted for round with a min. width equal to diameter measurement
Concrete f'c = 2500 psi min.
Course aggregate 1" (Max)
Slump 4.0 +/- 1"
W/C Ratio = .54 (Max)

FABRIC

ASTM E84 19B Class A
Nominal fabric mass 9.38 to 10.32 oz./sq yard

CLEARANCE FROM OTHER STRUCTURES

Canopies shall be at least 6" away from any other structure which may be damaged due to deflection

****No Special Inspection Required****

General Notes

James L. Mitchell
Structural Engineer
Kyle, Texas

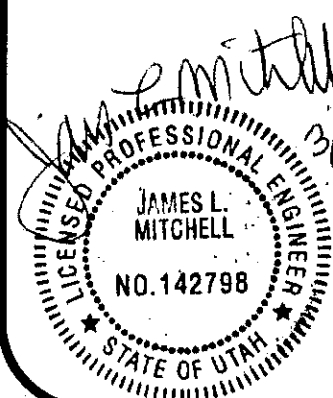
Prospector Park
2500 Wyatt Earp Way
Park City, UT 84060

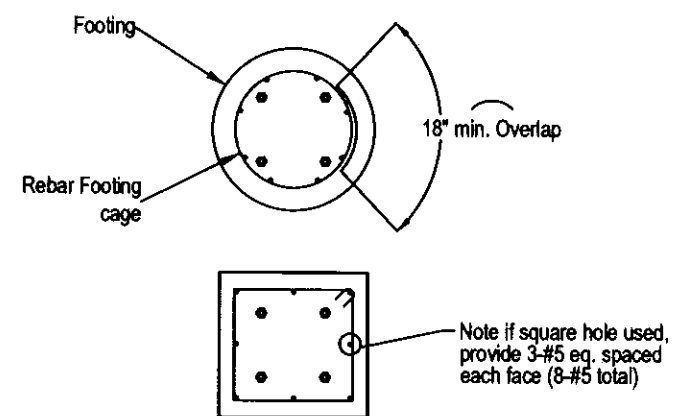
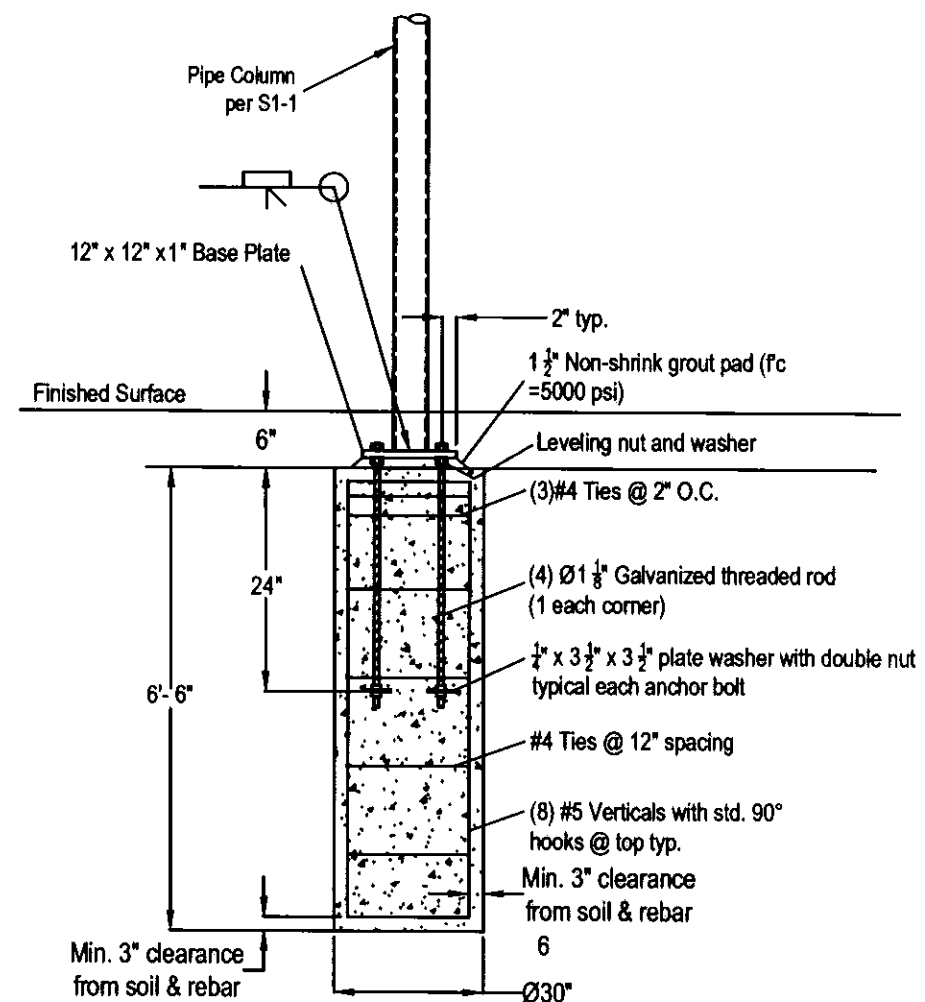
No.	Revision/Issue	Date

Item Name and Address
Lucky Dog

Project Name and Address
Prospector Park

Project	E3487	Sheet	S1-1
Date	01/12/24		
Scale	NTS		

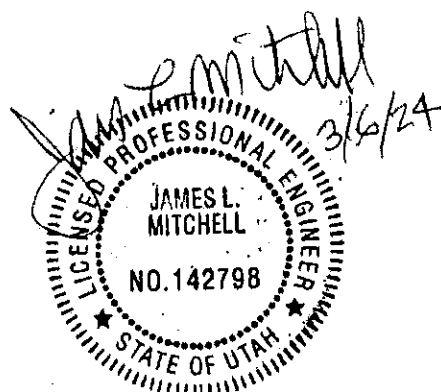




Detail E

NOTES:

- 1 - Do not oversize Anchor Bolt holes. Hole $\varnothing$ shall be equal to Bolt $\varnothing + \frac{1}{8}$ \"/>



General Notes

James L. Mitchell
Structural Engineer
Kyle, Texas

Prospector Park
2500 Wyatt Earp Way
Park City, UT 84060

No.	Revision/Issue	Date

Plan Name and Address

Lucky Dog

Project Name and Address

Prospector Park

Project	E3487	Sheet
Date	01/12/24	S1-2
Scale	NTS	

Prospector Park - Additional Slide Shade
Modification of Approval – PL-22-05102
2500 Wyatt Earp Way
3/25/24

At the Prospector Park opening/ribbon cutting last summer, the Mayor, Council, and City Manager asked the Rec Team about installing shade to cover the end of the slide. They all received comments from users/parents of the facility. At the new playground, the bottom of the slide (where kids dismount) gets hot in the morning because it faces southeast.

The Rec team has received a proposal for the custom shade canopy and would like to start the order. The details and location map are attached. It is a 16'x16' x 8' tall structure cantilevered over the slide from one post. This is a small addition to the previously approved Admin CUP (PL-22-05102) for the park recreation equipment.

The applicants wish to waive the requirement of a title report as this is an unnecessary expense. The Summit County Ownership Record is attached. There is also a waiver of the Planning Application fees – Where up to \$25,000 in fees for City projects is automatically waived.

Planning Department Staff Report



Subject: 71 Daly Avenue
Application: PL-22-05309
Author: Caitlyn Tubbs, Sr. Historic Planner
Date: May 9, 2024
Type of Item: Historic District Review

Recommendation

(I) Review the proposal, (II) conduct a public hearing, and (III) consider approving the requested Historic District Review for a proposed addition at 71 Daly Avenue subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

Description

Applicant: Tiresias Ventures, LLC, represented by Martin Paris
Historic Designation: Significant Historic Structure
Location: 71 Daly Avenue
Zoning District: Historic Residential – 1 (HR-1)
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Director reviews and takes Final Action on Historic District Review requests in accordance with LMC [§15-11-12.5](#).

DRC Development Review Committee
DRT Design Review Team
HDDR Historic District Design Review
HPB Historic Preservation Board
HR-1 Historic Residential – 1 Zoning District
HSI Historic Sites Inventory
LMC Land Management Code

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

Summary

71 Daly Avenue is designated a Significant Historic Site on Park City's Historic Sites Inventory (HSI). The Applicant seeks Historic District Design Review approval to construct a rear addition to the Significant Historic Structure.

Background

71 Daly Avenue is a Significant Historic Site ([HSI Form](#)) on Park City's Historic Sites Inventory¹ and was constructed c. 1900 on land owned by the Ontario Mining Company. The home is an L-Cottage type Structure and has a Victorian Eclectic architectural style.

¹ LMC [§ 15-11-10\(D\)\(2\)\(d\)](#)

The Structure is noted in the HSI form and the 2016 Intensive Level Survey (Exhibit D) as generally being in good repair. The Structure was originally sited at the eastern end of the Lot but was moved approximately 30 feet to the west during a 2006 renovation (Exhibit E). In 2006, a detached garage constructed after 1941 was also removed. The prior homeowners relocated the Structure and poured a foundation for a proposed addition behind the historic home but abandoned the project around 2006.



The Structure at 71 Daly Avenue first appears on the 1900 Sanborn map. A rectangular Structure is visible on the site in the 1889 map, however, tax cards² indicate the existing home was built between 1899 and 1900; the Structure shown on the 1889 Sanborn Map was likely demolished to make room for the existing cottage. The Structure was unchanged on the Sanborn Maps from 1907 through 1941. In 2006 the home was moved forward (westward) on the Lot by 30 feet to accommodate a new addition to the rear. The Historic Structure now sits approximately in the middle of the Lot.

Figure 1: Sanborn Maps showing 71 Daly Avenue

² See Exhibit D: 2016 Intensive Level Survey



Figure 2: 71 Daly Avenue c. 2005-2006 showing new foundation prior to relocation of Structure.

Analysis

Pursuant to LMC [§ 15-1-8](#), the Planning Director is the designated land use authority for Historic District Reviews.

(I) The Proposed Addition Complies with the requirements of the Historic Residential – 1 (HR – 1) Zoning District as outlined in LMC § 15-2.2.

The property is in the Historic Residential -1 (HR-1) Zoning District. The purpose of the HR-1 Zoning District is to:

- A. Preserve present land Uses and character of the Historic residential Areas of Park City;
- B. Encourage the preservation of Historic Buildings and/or Structures;
- C. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. Encourage single family Development on combinations of 25' x 75' Historic Lots;
- E. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
- F. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.³

LMC Section [§ 15-2.2-3](#) requires the following Lot and Site Requirements:

Requirement	Analysis of Proposal
Lot Size: 1,875 square feet The Maximum Lot Size in the Historic Residential – 1 (HR – 1) Zoning District is 3,750 square feet for a Single-Family Dwelling. The Minimum Lot Size is 1,875 square feet. Pursuant to LMC § 15-2.2-4 , properties designated on the Historic Sites Inventory are exempted from the minimum and maximum Lot sizes.	Complies – The Lot is 4,175 square feet in size; the property is designated on the Historic Sites Inventory and is exempt from the maximum Lot size requirement.
Lot Width: 25 feet measured 15 feet back from front Lot	Complies – The Lot is 39.80 feet in width at the front Lot Line and 43.70 feet in width at the rear Lot Line.

³ LMC [§ 15-2.2-1](#)

Line	
Building Footprint: 1,649.125 square feet Maximum Footprint: $(4,175/2) \times 0.9^{(4,175/1,875)}$ $(2,087.5) \times 0.9^{(2.2266666)}$ $2,087.5 \times 0.79 = 1,649.125$	Complies – The maximum allowed Building Footprint is 1,649.125 square feet; the combination of the existing Historic Structure (816 square feet) and the proposed addition (764 square feet) is 1,580 square feet.
The required Front and Rear Setbacks for Lots up to 100 feet in depth are 12/13 feet, totaling at least 25 feet	Complies – The Historic Structure sits 42' 8 ¾" from the front Lot Line; the proposed addition would sit 13' 2" from the rear Lot Line.
Side Setbacks: 5 feet each, totaling 10 feet	Complies – The proposed addition is sited 5' 2 ½" from the northern side Lot Line and 5' from the southern side Lot Line. The Historic Structure is located approximately 1' 9 ½" from the northern side Lot Line and 2' 8" from the southern side Lot Line. Per LMC § 15-2.2-4 Historic Structures that do not comply with required Setbacks are considered valid Non-Complying Structures and are permitted to remain in place.
Building Height: 27 feet from grade to highest point, 35 feet from lowest finish floor plane to top of topmost wall plate. A minimum 10-foot horizontal step back shall take place no more than 23 feet in height from where the Building Footprint meets the lowest point of Existing Grade.	Complies – The proposed height from the highest point of the addition to Existing Grade as shown on the left elevation is 26' 10". The total interior height of the Structure is 35' as measured from the lowest finish floor plane to the top of the topmost wall plate. A 23' step back is proposed approximately 19' 7" from Existing Grade at the front of the building.

(II) The Proposed Addition Complies with the requirements of the Regulations for Historic Residential Sites as outlined in LMC § 15-13-2(B)(4).

The purpose of the Regulations for Historic Districts and Historic Sites is:
"to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural

qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in the neighborhood.”⁴

LMC Section [§ 15-13-2](#) sets forth the following requirements for Historic Residential Sites:

Requirement	Analysis of Proposal
Protection for Historic Structures and Sites: 1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces. 2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate. 3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. 4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify	1) Complies – The Applicant has outgrown the existing footprint of the Structure and a prior property owner relocated the Structure farther forward on the Lot and poured a new foundation to accommodate a rear addition. 2) Complies – the proposed addition is located on the rear (tertiary) façade. 3) Complies - The proposed addition is set back from the front of the structure and is connected by a transitional element to mitigate the appearance of the addition. 4) Complies – the proposed addition will not alter the historic roof form.

⁴ LMC [§ 15-13-1](#)

historic roof forms. 5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material. 6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element. 7) Maintain and preserve additions to structures that are significant to the era/period of restoration. 8) In-line additions shall be avoided.	5) Complies – the Applicant has obtained approval from the Historic Preservation Board to remove approximately 20 square feet of siding and framing to accommodate the installation of a new door (Staff Report; Minutes). 6) Complies – See “Transitional Elements” Analysis 7) Not Applicable – there are no historic additions on the subject property. 8) Complies – the Applicant has not proposed an in-line addition.
Transitional Elements: 1) In-line additions should be avoided and are generally not appropriate. 2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure’s footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right. 3) When an addition to a historic structure is less than 50% of the historic structure’s footprint but exceeds the height of the	1) Complies – the Applicant has not proposed an in-line addition. 2) Complies – the Applicant has proposed a transitional element. 3) Complies – The proposed addition is 104% the size of the Historic Structure and exceeds the height of the Historic Structure. The Applicant has proposed a transitional element.

historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required. 4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) of the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2'). 5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. 6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation. 7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure. 8) Balconies and decks may be attached to the	4) Complies - The proposed transitional element is 24' 9" in width and is attached to a 37' 5"-wide wall on the Historic Structure. It is exactly 2/3 the width of the affected elevation. The transitional element is set in approximately 3' from the northern edge of the Historic Structure and 9' 6" from the southern edge of the Historic Structure. 5) Not Applicable – the proposed addition is not located on a secondary façade. 6) Complies – the proposed transitional element is more than 1/3 the length of the least wide historic elevation: the least-wide historic elevation is 12' 6" in width and the proposed transitional element is 5' 6" in width, resulting in a transitional element that is approximately 44% of the width of the least-wide historic façade. 7) Complies – the proposed transitional element features a gabled roof; the peak of this roof sits 2' below the ridgeline of the Historic Structure. 8) Not Applicable – No balconies or decks are proposed on the transitional element.
---	--

secondary facades of a transitional element; however, no roof deck is permitted on the transitional element. 9) When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.	9) Not Applicable – the proposed addition is not utilizing an existing non-historic or non-contributory addition as a transitional element.
General Compatibility: 1) Additions shall complement the visual and physical qualities of the historic building. 2) The addition shall be a contemporary interpretation of the historic structure's architectural style. 3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure. 4) Additions shall be visually subordinate to historic structures.	1) Complies - The proposed addition incorporates a number of building materials and roof forms seen on the Historic Structure. The addition is not heavily ornamented and is simple in form and design. 2) Complies – The proposed addition incorporates a number of building materials and roof forms seen on the Historic Structure. The addition is not heavily ornamented and is simple in form and design. 3) Complies – The Applicant has created vertical modules in the proposed addition to mitigate its visual impact and reduce its mass and scale 4) Complies – The proposed addition exceeds the footprint of the Historic Structure but is separated by a transitional element which sits two feet below the ridgeline of the Historic Structure. 5) Complies – The proposed addition exceeds the height of the Historic Structure and is set back from the miner's cottage. 6) Complies – The proposed addition utilizes exterior siding materials that are comparable with those located on the Historic Structure. 7) Complies - the proposed windows meet the 2:1 height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure.

5) Large additions shall be visually separated from historic buildings when viewed from the public right-of-way. 6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. 7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition. 8) Windows, doors, and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of the windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.	8) Complies – the proposed windows meet the 2:1 height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure. The proposed doors are simple in design and are constructed of a compatible wood material.
--	---

(III) The Applicant will be Required to Provide a Financial Guarantee.

Pursuant to LMC [§ 15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the

necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

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 on April 18, 2024. Staff posted notice to the property on April 16, 2024. Staff mailed courtesy notice to property owners within 300 feet on April 18, 2024. The *Park Record* published notice on April 20, 2024.⁵

Public Input

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

Alternatives

- The Planning Director may approve the Historic District Review;
- The Planning Director may deny the Historic District Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Submitted Plans

Exhibit C: Existing Conditions Report and Historic Preservation Plan

Exhibit D: 2016 Intensive Level Survey (ILS)

⁵ LMC [§ 15-1-21](#)



Planning Department

May 9, 2024

Tiresias Ventures, LLC
c/o Martin Paris, Manager
71 Daly Avenue
Park City, UT 84060

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 71 Daly Avenue

Zoning District: HR-1 Historic Residential

Application: Historic District Review

Project Number: PL-22-05309

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 9, 2024

Project Summary: Applicant Seeks Historic District Review Approval to Construct a Rear Addition to a Significant Historic Structure Located in the Historic Residential – 1 (HR – 1) Zoning District.

Action Taken

On May 9, 2024, the Planning Director conducted a public hearing and approved the Historic District Review of 71 Daly Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 71 Daly Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
2. The home was originally constructed c. 1900 and is a T/L Cottage form.
3. In 1984, 71 Daly Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On May 16, 2023, the Applicant submitted a full Historic District Design Review application for the proposed addition.

Material Deconstruction



Planning Department

5. The Applicant proposes the Material Deconstruction of 375 square feet of siding material on the rear of the Significant Historic Structure and approximately 20 square feet of wall framing to facilitate the construction of a rear addition to expand the living area of the home.
6. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
7. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition to the rear of the Significant Historic Structure, subject to the Conditions of Approval below.
8. The Findings for "Complies" from the Analysis of Proposal sections of the Staff Report dated October 4, 2023 are incorporated herein by reference.
9. The Historic Preservation Board approved the Material Deconstruction of 71 Daly Avenue on October 4, 2023.
10. The analysis sections of the May 9, 2024 staff report are incorporated herein as follows:

(I) The Proposed Addition Complies with the requirements of the Historic Residential – 1 (HR – 1) Zoning District as outlined in LMC § 15-2.2.

The subject property is located in the Historic Residential -1 (HR-1) Zoning District. The purpose of the HR-1 Zoning District is to:

- A. Preserve present land Uses and character of the Historic residential Areas of Park City;
- B. Encourage the preservation of Historic Buildings and/or Structures;
- C. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. Encourage single family Development on combinations of 25' x 75' Historic Lots;
- E. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
- F. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.¹

LMC Section [§ 15-2.2-3](#) requires the following Lot and Site Requirements:

Requirement	Analysis of Proposal
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¹ LMC [§ 15-2.2-1](#)



Planning Department

Lot Size: 1,875 square feet	Complies – The Lot is 4,175 square feet in size.
Lot Width: 25 feet measured 15 feet back from front Lot Line	Complies – The Lot is 39.80 feet in width at the front Lot Line and 43.70 feet in width at the rear Lot Line.
Building Footprint: 1,649.125 square feet Maximum Footprint: $(4,175/2) \times 0.9^{(4,175/1,875)}$ $(2,087.5) \times 0.9^{(2.2266666)}$ $2,087.5 \times 0.79 = 1,649.125$	Complies – The maximum allowed Building Footprint is 1,649.125 square feet; the combination of the existing Historic Structure (816 square feet) and the proposed addition (764 square feet) is 1,580 square feet.
Front and Rear Setbacks: 10 feet each, totaling 20 feet	Complies – The Historic Structure sits 42' 8 ¾" from the front Lot Line; the proposed addition would sit 13' 2" from the rear Lot Line.
Side Setbacks: 5 feet each, totaling 10 feet	Complies – The proposed addition is sited 5' 2 ½" from the northern side Lot Line and 5' from the southern side Lot Line. The Historic Structure is located approximately 1' 9 ½" from the northern side Lot Line and 2' 8" from the southern side Lot Line. Per LMC § 15-2.2-4 Historic Structures that do not comply with required Setbacks are considered valid Non-Complying Structures and are permitted to remain in place.
Building Height: 27 feet from grade to highest point, 35 feet from lowest finish floor plane to top of topmost wall plate. A minimum 10-foot horizontal step back shall take place no more than 23 feet in height from where the Building Footprint meets the lowest point of Existing Grade.	Complies – The proposed height from the highest point of the addition to Existing Grade as shown on the left elevation is 26' 10". The total interior height of the Structure is 35' as measured from the lowest finish floor plane to the top of the topmost wall plate. A 23' step back is proposed approximately 19' 7" from Existing Grade at the front of the building.

(II) The Proposed Addition Complies with the requirements of the Regulations for Historic Residential Sites as outlined in LMC § 15-13-2(B)(4).

The purpose of the Regulations for Historic Districts and Historic Sites is:



Planning Department

“to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in the neighborhood.”²

LMC Section [§ 15-13-2](#) sets forth the following requirements for Historic Residential Sites:

Requirement	Analysis of Proposal
Protection for Historic Structures and Sites: 1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces. 2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate. 3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. 4) Additions to historic structures shall not be placed so as to	1) Complies – The Applicant has outgrown the existing footprint of the Structure and a prior property owner relocated the Structure farther forward on the Lot and poured a new foundation to accommodate a rear addition. 2) Complies – the proposed addition is located on the rear (tertiary) façade. 3) Complies - The proposed addition is set back from

² LMC [§ 15-13-1](#)



Planning Department

obscure, detract from, or modify historic roof forms. 5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material. 6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element. 7) Maintain and preserve additions to structures that are significant to the era/period of restoration. 8) In-line additions shall be avoided.	the front of the structure and is connected by a transitional element to mitigate the appearance of the addition. 4) Complies – the proposed addition will not alter the historic roof form. 5) Complies – the Applicant has obtained approval from the Historic Preservation Board to remove approximately 20 square feet of siding and framing to accommodate the installation of a new door (Staff Report; Minutes). 6) Complies – See “Transitional Elements” Analysis 7) Not Applicable – there are no historic additions on the subject property. 8) Complies – the Applicant has not proposed an in-line addition.
Transitional Elements: 1) In-line additions should be avoided and are generally not appropriate. 2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure’s footprint may include additions to the historic structure made within the historic period that have	1) Complies – the Applicant has not proposed an in-line addition. 2) Complies – the Applicant has proposed a transitional element.



Planning Department

gained historic significance in their own right. 3) When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required. 4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) of the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2'). 5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. 6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation. 7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.	3) Complies – The proposed addition is 104% the size of the Historic Structure and exceeds the height of the Historic Structure. The Applicant has proposed a transitional element. 4) Complies - The proposed transitional element is 24' 9" in width and is attached to a 37' 5"-wide wall on the Historic Structure. It is exactly 2/3 the width of the affected elevation. The transitional element is set in approximately 3' from the northern edge of the Historic Structure and 9' 6" from the southern edge of the Historic Structure. 5) Not Applicable – the proposed addition is not located on a secondary façade. 6) Complies – the proposed transitional element is more than 1/3 the length of the least wide historic elevation: the least-wide historic elevation is 12' 6" in width and the proposed transitional element is 5' 6" in width, resulting in a transitional element that is approximately 44% of the width of the least-wide
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Planning Department

8) Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element. 9) When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.	historic façade. 7) Complies – the proposed transitional element features a gabled roof; the peak of this roof sits 2’ below the ridgeline of the Historic Structure. 8) Not Applicable – No balconies or decks are proposed on the transitional element. 9) Not Applicable – the proposed addition is not utilizing an existing non-historic or non-contributory addition as a transitional element.
General Compatibility: 1) Additions shall complement the visual and physical qualities of the historic building. 2) The addition shall be a contemporary interpretation of the historic structure’s architectural style. 3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the	1) Complies - The proposed addition incorporates a number of building materials and roof forms seen on the Historic Structure. The addition is not heavily ornamented and is simple in form and design. 2) Complies – The proposed addition incorporates a number of building materials and roof forms seen on the Historic Structure. The addition is not heavily ornamented and is simple in form and design. 3) Complies – The Applicant has created vertical modules in the proposed addition to mitigate its visual impact and reduce its mass and scale 4) Complies – The proposed addition exceeds the footprint of the Historic Structure but is separated by a transitional element which sits two feet below the ridgeline of the Historic Structure. 5) Complies – The proposed addition exceeds the height of the Historic Structure and is set back from the miner’s cottage. 6) Complies – The proposed addition utilizes exterior siding materials that are comparable with those



Planning Department

historic structure. 4) Additions shall be visually subordinate to historic structures. 5) Large additions shall be visually separated from historic buildings when viewed from the public right-of-way. 6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. 7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition. 8) Windows, doors, and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of the windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.	located on the Historic Structure. 7) Complies - the proposed windows meet the 2:1 height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure. 8) Complies – the proposed windows meet the 2:1 height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure. The proposed doors are simple in design and are constructed of a compatible wood material.
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11. On May 2, 2024, the Planning Director held a public hearing and continued the item to May 9, 2024.

Conclusions of Law



Planning Department

1. The proposed addition is located on the tertiary façade of the Historic Structure (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Regulations for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
4. The Applicant is responsible for notifying the Planning and Building Departments if changes are made.
5. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
7. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic material safe no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
8. Should the Applicant uncover historic window and/or door openings that were not documented at the time of the Historic Preservation Board's review, the Applicant shall schedule a site visit with the Planning Department and determine if the opening should be restored. Any physical evidence of lost historic window and/or door openings shall be documented, regardless of plans for restoration.
9. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.



Planning Department

10. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
11. In-line additions shall be avoided.
12. The Applicant shall provide fire suppression for the Historic Structure and new addition as required by adopted Building and Fire Codes.
13. The Applicant shall provide revised topographical plans and roof-over-topography plans to confirm compliance with height requirements prior to submitting for a building permit.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



Requirement #3: Existing site Plan

Page 1 of 2



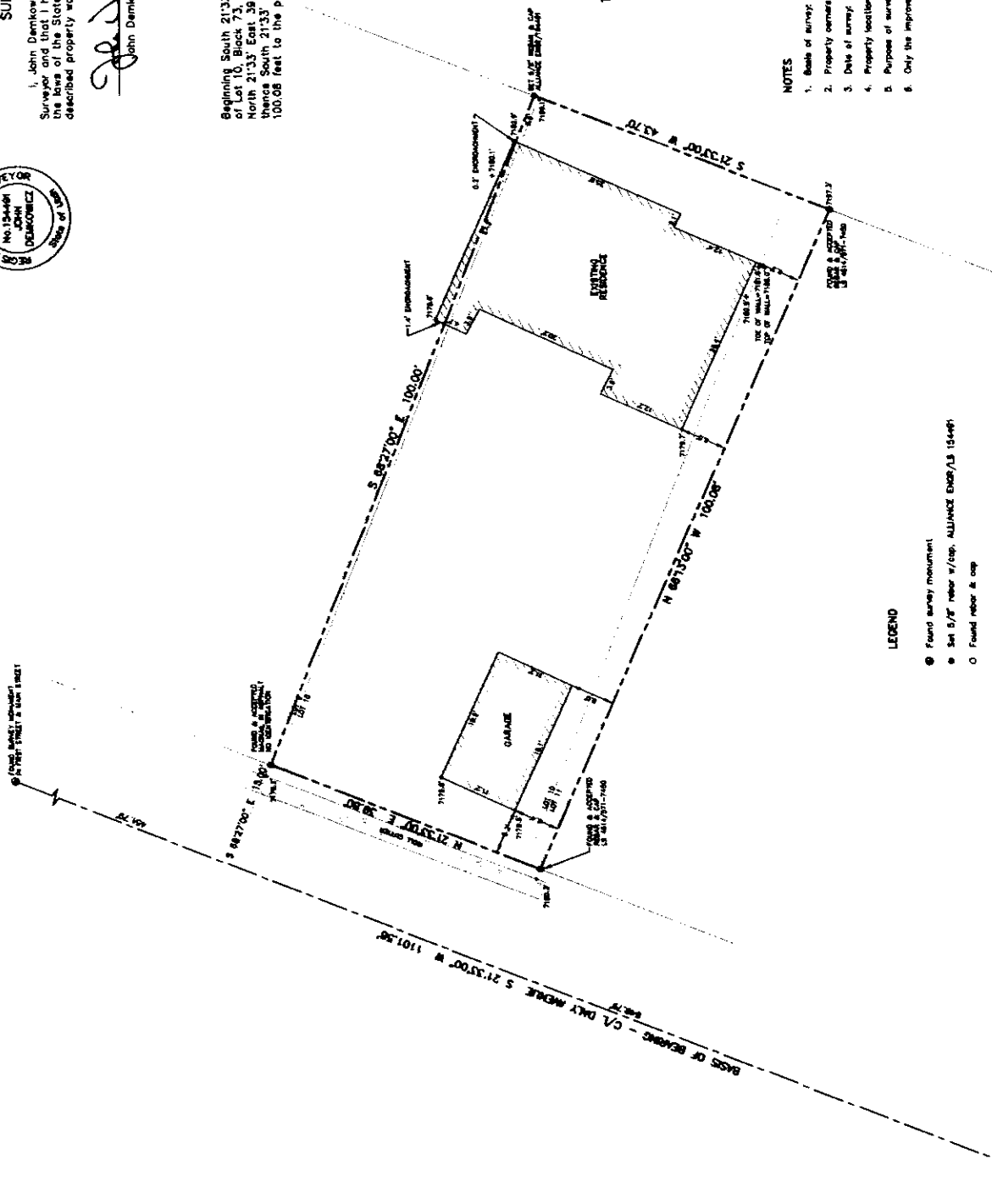
SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz Date 6/8/08

LEGAL DESCRIPTION

Beginning South 21°33' West 2.0 feet from the southwest corner of Lot 10, Block 73, Millie's Reservation in Park City, thence North 21°33' East 39.80 feet; thence South 68°27' East 100 feet; thence South 21°33' West 43.70 feet; thence North 68°13' West 100.08 feet to the point of beginning



LEGEND

- Found survey monument
- Set 5/8" rebar w/cap, ALLIANCE ENGR/LS 154491
- Found rebar & cap

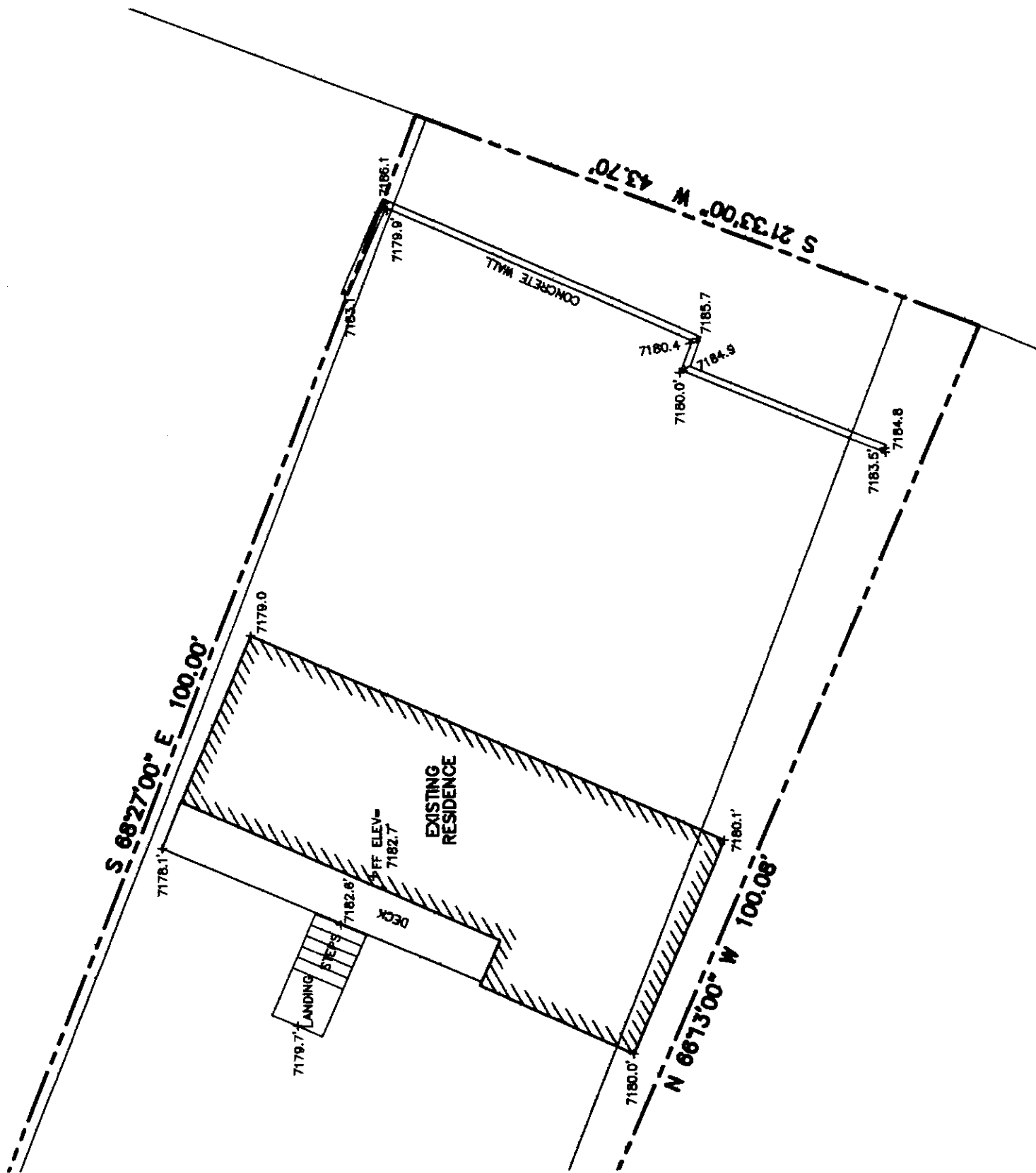
NOTES

1. Scale of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: June 1, 2008
4. Property location: Section 21, T2S, R4E, S4344
5. Purpose of survey: Building remodel
6. Only the improvements shown were within the scope of this survey.

BOUNDARY SURVEY 71 DALY AVENUE LOT 10 PLUS ADDITIONAL, BLOCK 73	
STAFF: JOHN DEMKOWICZ MARSHALL KING BLAKE MYERS	SHEET 1 OF 1
FOR: ROBERT KOBY JOB NO.: 13-5-08 FILE: X:\ParkCitySurvey\dwg\m\m\m\130508.dwg	
DATE: 6/8/08	

80006294 BH P40000-0000
 ALM SPRING SURVEY CO., RECORDS
 2008 OCT 13 11:29 PM FEE \$10.00
 KEMBERTH ALLIANCE ENGINEERING INC

Requirement #3:
Enlargement of Relevant Area
shown in Site Plan



Requirement #4
Current Photographs
Existing Historic Home



Left (Downhill Elevation)



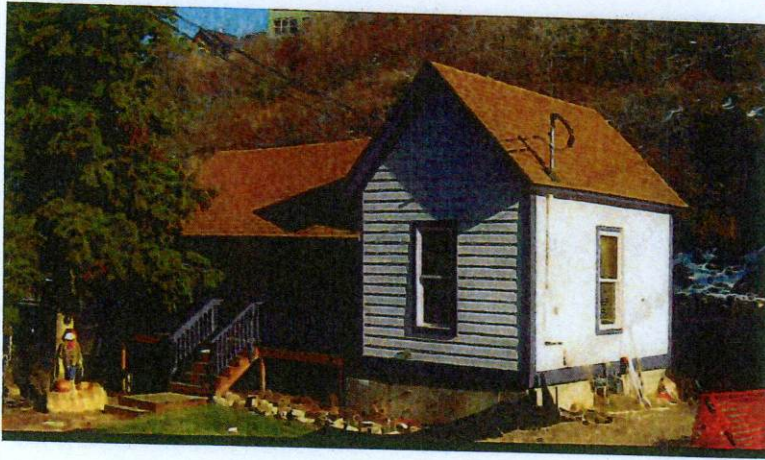
Front View Elevation



Rear Elevation

Page 176

Requirement #4 Current Photographs
Existing Historic Home



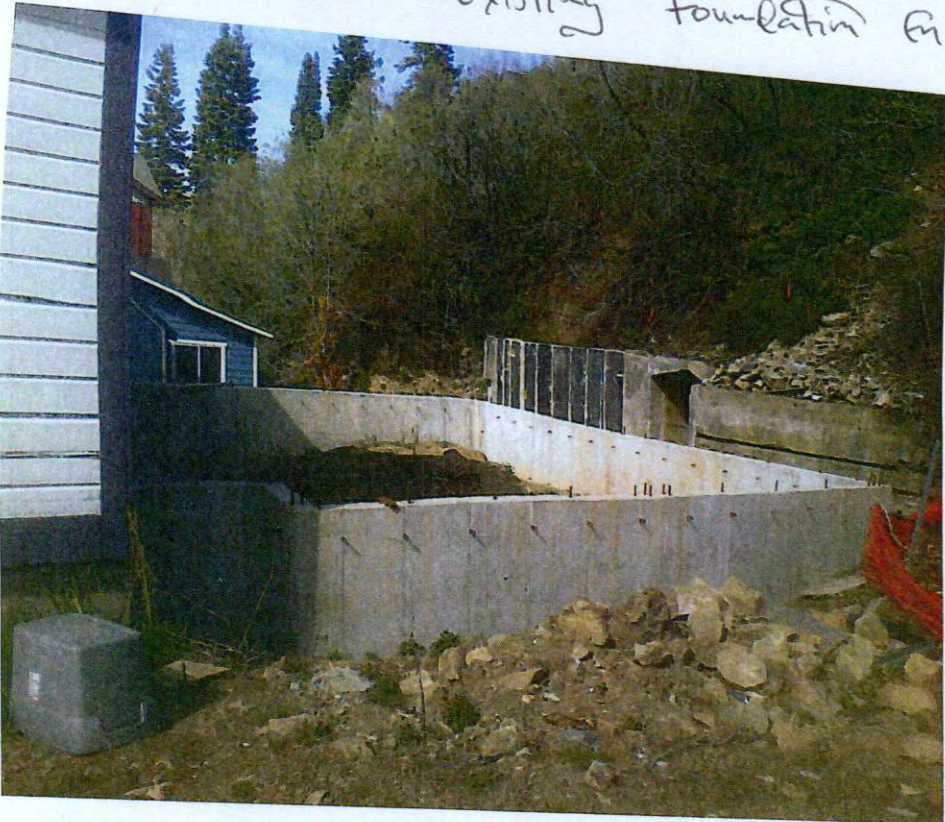
Right (Uphill) Elevation

Page 2 of 6

Requiseiment #4
Existing

Current Photographs
Foundation in Proposed

Addition

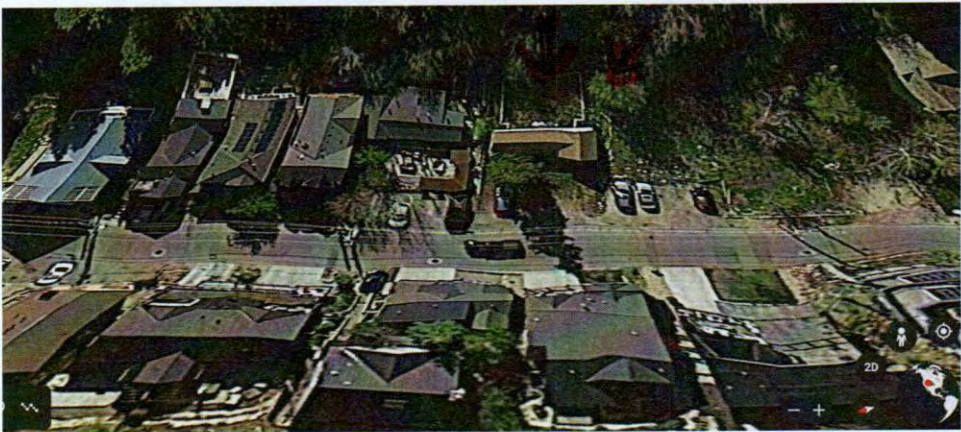


Page 3 1 6

Requirement #4 Current Photographs



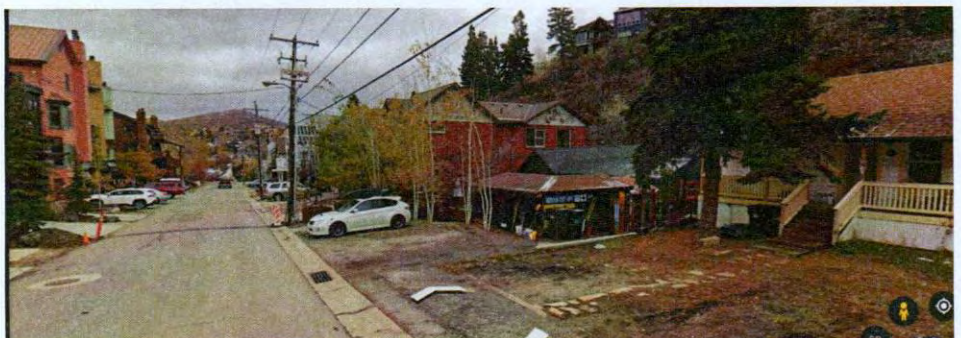
Aerial Photograph
#1



Aerial Photograph
#2



Downhill View
Neighboring Structures
#1



Downhill View
Neighboring Structures
#2

Page 476

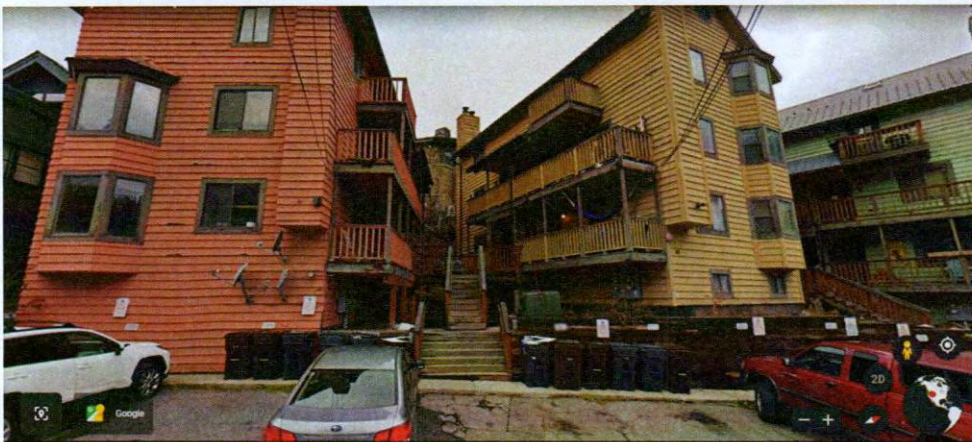
Requirement #4 Current Photographs



Uphill View
Across the Street

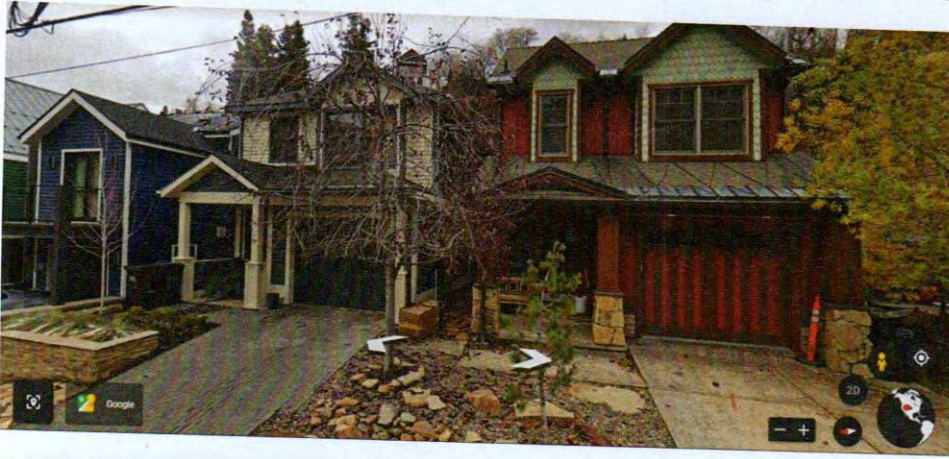


~~Uphill~~ Downhill View
Across the Street



Downhill View
Across the Street

Requiemment #4 Current Photographs



Uphill View
Across the Street



Front View
Immediately Adjacent
Downhill View Neighbor
House e 61
Daly

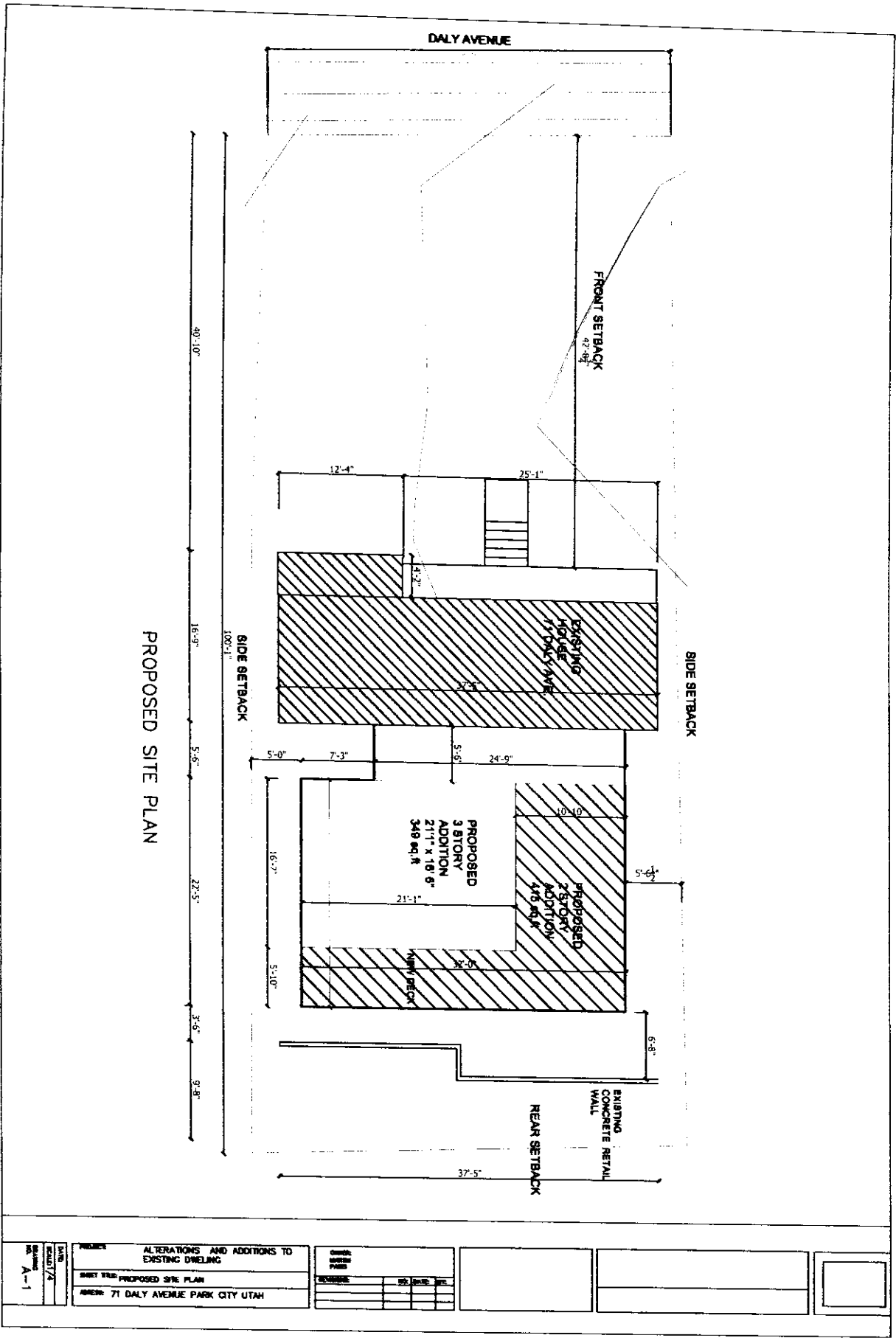


Uphill View of Immediately
Adjacent Vacant Lot
Uphill e 81 Daly



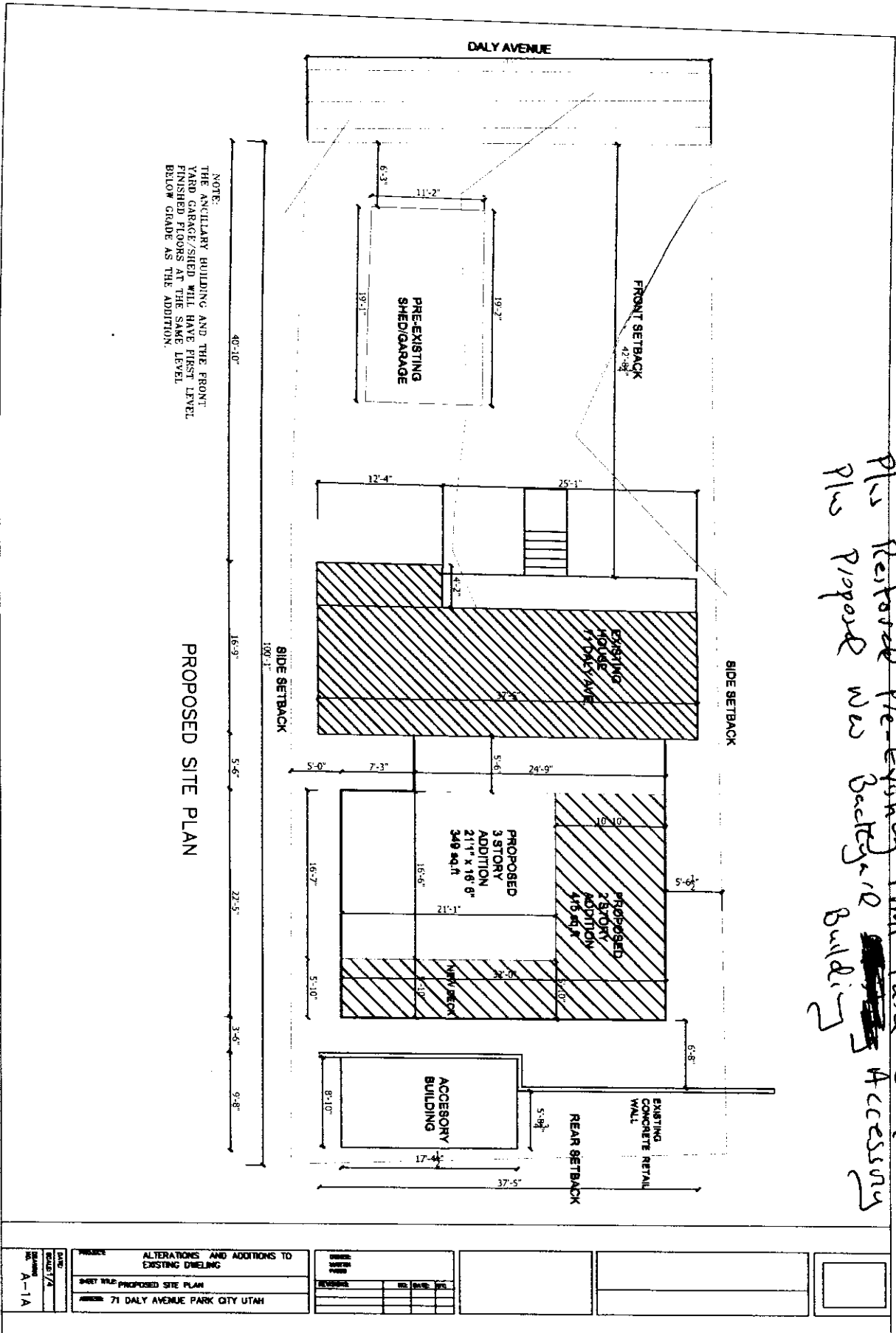
Adjacent Properties
Uphill Both Side,
of Street

Requirement #5: Proposed site Plan
 Historic Home and an Existing Addition
 Foundation Proposed

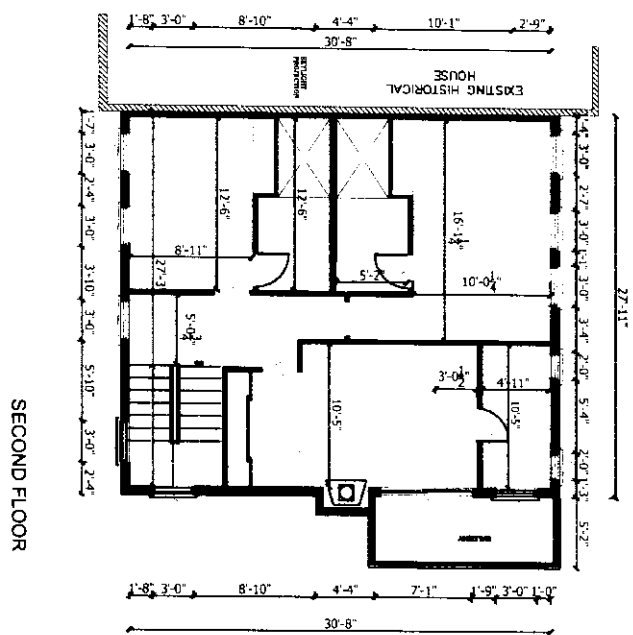


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Requirement #5: Existing Historic Home and Foundation
 Proposed Addition on Existing Foundation
 Plus Restore Pre-Existing First Yard Shed
 Plus Proposed New Backyard Building Accessory

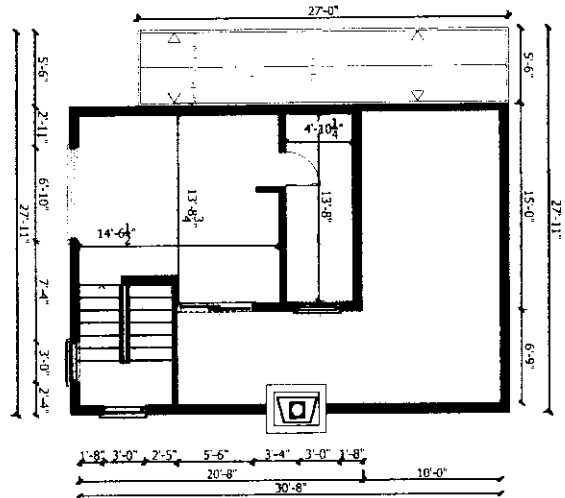


77 of 162

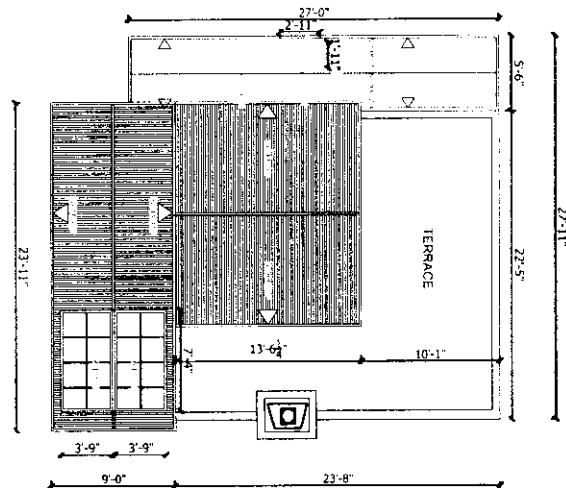


DRAWING NO. A-2	DATE	PROJECT
	SHEET	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
	74	SHEET TITLE FIRST AND SECOND FLOOR
		ADDRESS 71 DALY AVENUE PARK CITY UTAH

Requirement #6 Proposed Floor Plans Drawn at Quarter Inch Scale



THIRD FLOOR

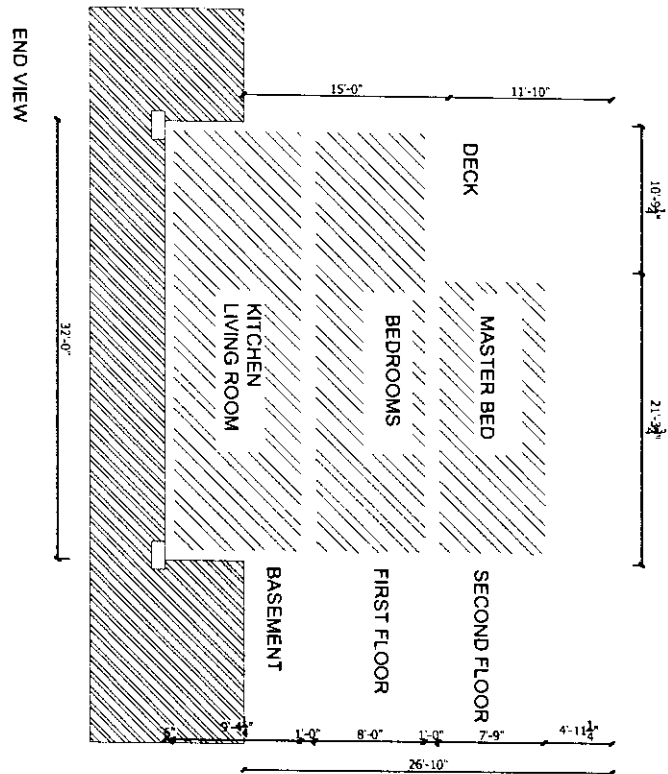
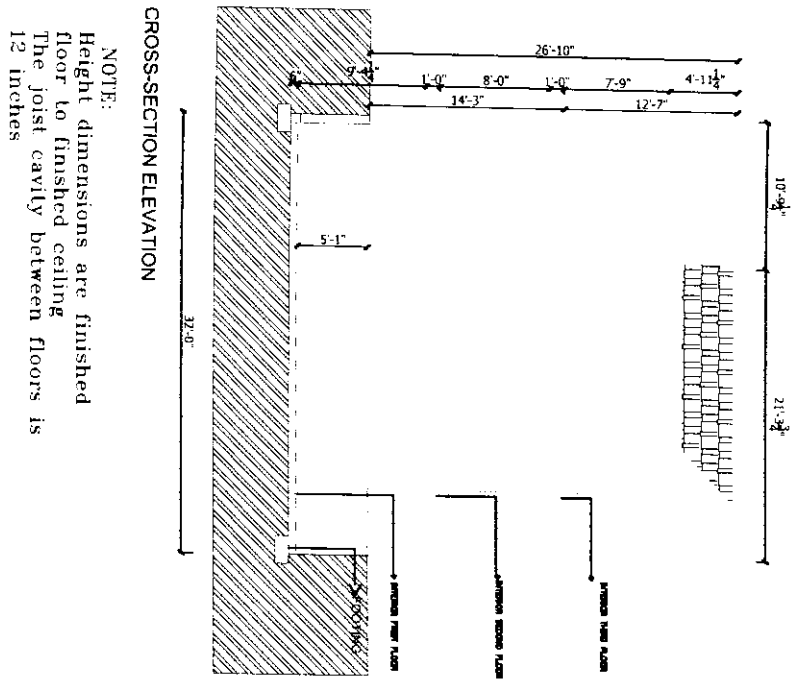


ROOF PLAN

- NOTE:
1. The dimensions shown for each room and corridor are finished wall to finished wall.
 2. The wall cavity on the perimeter walls is 7 inches thick.
 3. The interior wall cavities dividing rooms are 5 inches thick.

SHEET SCALE 1/4" DRAWING NO. A-3	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELING	OWNER NAME ADDRESS	NO. SHEETS NO.	NO. SHEETS YES	NO. SHEETS YES
	SHEET TITLE THIRD FLOOR AND ROOF	ADDRESS 71 DALY AVENUE PARK CITY UTAH			

Quartermaster #7 Proposed Building Section

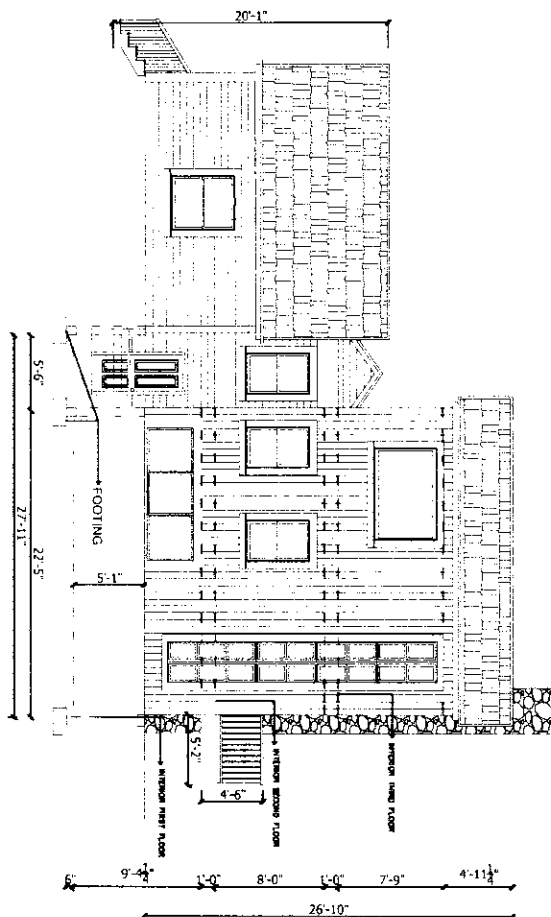


				PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELING SHEET TITLE CROSS SECTION AND END VIEW ELEVATION ADDRESS 71 DALY AVENUE PARK CITY UTAH	DATE SCALE 1/4" REVISION NO. A-6
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Requirement # 8: Proposed Building Elevation

NOTE:
Height dimensions are finished
floor to finished ceiling
The joist cavity between floors
is 12 inches

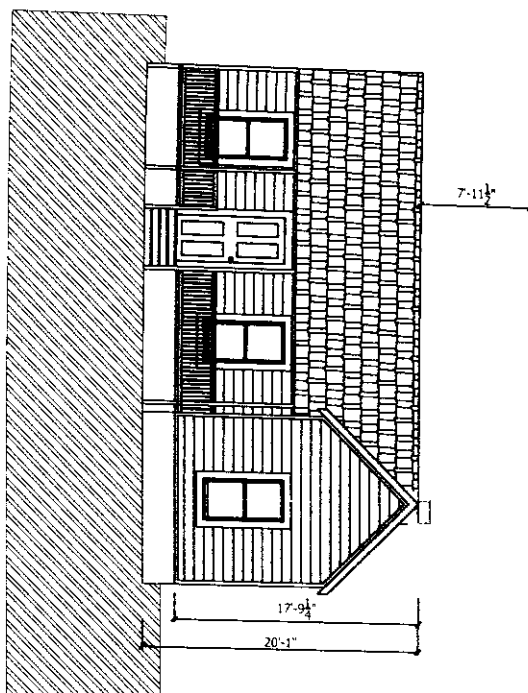
RIGHT ELEVATION



			OWNER: [blank] DATE: [blank] PROJECT: [blank]	PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING SHEET: RIGHT ELEVATION ADDRESS: 71 DALY AVENUE PARK CITY UTAH	DATE: [blank] SCALE: 1/4" SHEET: A-4
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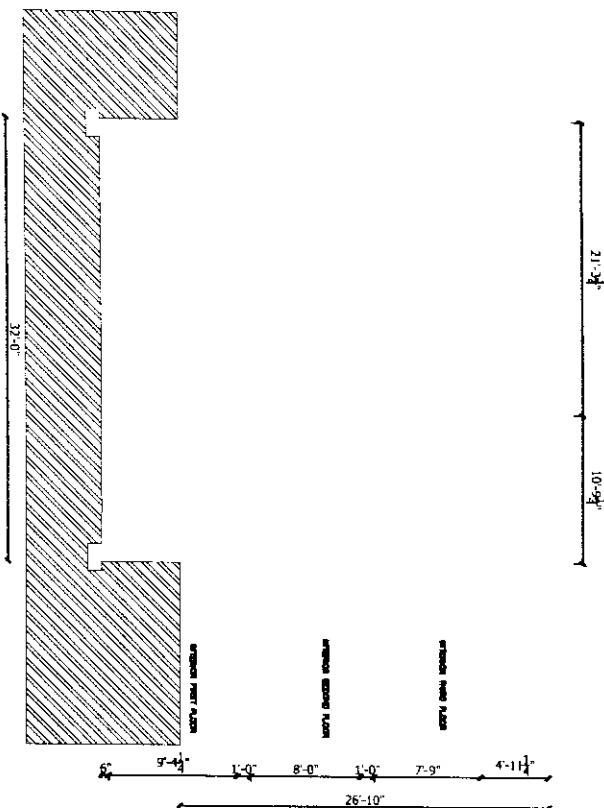
Requirement #8: Proposed Building Elevations

FRONT WITH HISTORICAL HOUSE
ELEVATION



NOTE:
Height dimensions are finished floor to finished ceiling
The joist cavity between floors is 12 inches

REAR ELEVATION



SHEET A-5	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELING	DATE 10/1/2010	DRAWN BY J. L. HARRIS	CHECKED BY J. L. HARRIS	APPROVED BY J. L. HARRIS
	SHEET NO. REAR AND FRONT ELEVATION				
	ADDRESS 71 DALY AVENUE PARK CITY UTAH				

Requirement #9: Street scape elevation

As permitted, Photographic Sheetscape 1 all
uphill and Downhill Structures curvatures
Existing on both sides of the Street
within 100 feet of the subject property
have been submitted. see pages ~~4, 5 and 6~~ 4, 5 and 6
of Requirement #4

Requirement # 10 Construction Details

WINDOW AND DOOR SCHEDULE

WINDOWS			DOORS			
No.	SIZE	MATERIAL No.	SIZE	MATERIAL		
	WIDTH		HEIGHT		WIDTH	HEIGHT
1	3'-6"	ALUM./GLASS	(D1)	3'-2"	7'-0"	S.C.WOOD
2	3'-6"	ALUM./GLASS	(D2)	2'-6"	6'-8"	S.C.WOOD/GLASS
3	3'-6"	ALUM./GLASS	(D3)	3'-2"	7'-0"	S.C.WOOD
4	5'-10"	ALUM./GLASS	(D4)	6'-8"	7'-0"	sliding door/glass
5	3'-6"	ALUM./GLASS	(D5)	5'-3"	7'-0"	sliding door/glass
6	2'-0"	ALUM./GLASS				
7	3'-0"	ALUM./GLASS				
8	6'-10"	ALUM./GLASS				

Note: It is expected that windows, trim, and doors will be custom manufactured on site.

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING		DATE: 12/1/78	
SHEET: THE WINDOWS AND DOOR SCHEDULE		SCALE: 1/4"	
ADDRESS: 71 DALY AVENUE PARK CITY UTAH		DRAWING: A-7	

Requirement #14 Additional Requirements for Historic Sites

Note: Existing historic home at 71 Daly will not be altered in any way during the construction of the proposed addition with the exception of the addition of a 36 inch doorway into an adjacent new bathroom from the interior of the existing historic home. This is shown in the entry level interior floor plan provided in response of requirement #6

Requirement #15: Historic Preservation Plan: NOT applicable

Requirement #16: Physical Condition Report: NOT applicable

~~Historic~~ Preservation Plan: NOT applicable

Requirement #17: ~~Historic~~ Photographs: Submitted as part of original HDDR

Requirement #20: ~~Historic~~ Site Form: Submitted as part of original HDDR

Requirement #21:

Requirement #12: Current Title Report

Submitted via email of 05/15/23
prepared by First American Title Co.

Requirement #13: List of Property Owner's Name and
Addresses within 100 feet of proposed
Project

Submitted via E-mail of 05/15/23
Format of information is Excel Spreadsheet
As Requested.

1/27

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, Park City, Utah 84098, (435) 640-5683

Email-pjarrattkar@gmail.com



STRUCTURAL CALCULATIONS

PROJECT: 71 DALY ADDITION
71 DALY
PARK CITY, UTAH

CLIENT: MARTIN PARIS.

DATE STARTED: DECEMBER, 2020

DATE SUBMITTED: OCTOBER 24, 2023

DESIGN CRITERIA

WIND: BASIC WIND SPEED: 115 MPH

EXPOSURE CLASSIFICATION C

SEISMIC: SEISMIC DESIGN CATEGORY: D
RISK CATEGORY: II
SITE CLASS: D
R COEFFICIENT: 6.5
IMPORTANCE FACTOR: 1.0
Cs RESPONSE COEFFICIENT: .08

SOILS: DESIGN ALLOWABLE SOIL PRESSURE = 2000 PSF

GOVERNING CODES: - 2021 IBC/IRC

DESIGN LOADS:

ROOFS: DL = 15 PSF SL = 110 PSF(PLUS DRIFT) TL = 130 PSF

DECKS: DL = 40 PSF SL = 110 PSF(PLUS DRIFT) TL = 150 PSF

RESIDENTIAL FLOORS: DL = 25 PSF LL = 40 PSF TL = 65 PSF

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JOB TITLE

7L DALY

BY:

JOB NO.

SUBJECT

DATE

SHEET OF

10-23 2

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
Roof Joist B51		DL LL SN TL	50 570 400	80 842 590		M= .81 k-ft DEFL.=
B1		DL LL SN TL	-3 0.6 2.5 0.3	.8 -6 8 6.3	-3 2.5	M= -5.5 k-ft DEFL.= 2.6
B2		DL LL SN TL	-83 6 7	85 6		M= 25.0 k-ft DEFL.=
B3		DL LL SN TL	5 4.5 5	5 4.5		M= 13.1 k-ft DEFL.=

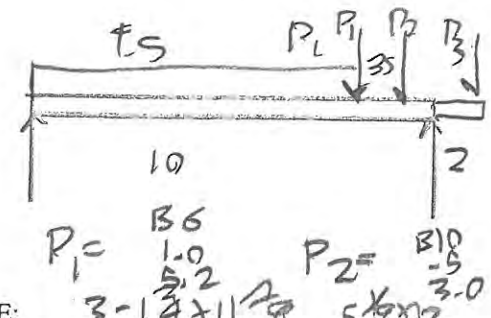
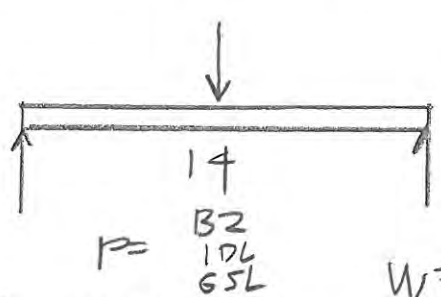
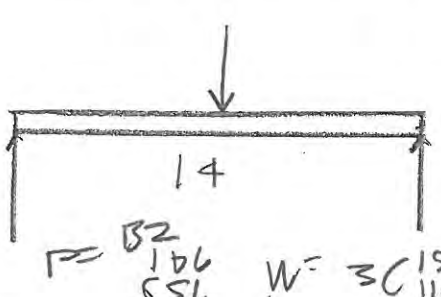
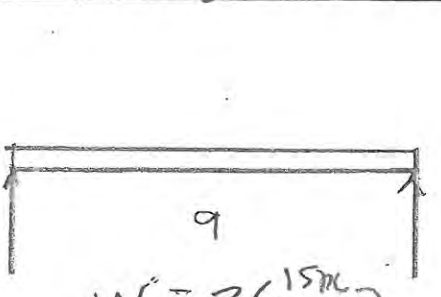
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JOB TITLE **71 DALY**

BY: **PLJ** JOB NO.

SUBJECT

DATE **10-23** SHEET **3** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B4 SFB MEN	 SIZE: B6 3-14x11 1/8 5x12	DL LL SN TL	.9 6.1 7.0	1.2 8.0 9.2		
		M= 22	k-ft		DEFL.=	
			P3 = 8.1 2.0 W8x15	W = 8.3 6.5 8.0		
B5	 SIZE: B2 10L 65L W8x10 5x8x13 1/2	DL LL SN TL	.9 3 4	.9 3 4		
		M= 26.0			DEFL.=	
			3-14x14	(W10x22)		
B6	 SIZE: B2 10L 65L W8x18 5x8x13 1/2	DL LL SN TL	.9 5.3 6.2	.9 5.3 6.2		
		M= 34.0			DEFL.=	
			45.0L 33.05L 3-14x14	(W10x22)		
B7	 SIZE: W8x10 2-14x9 1/4 3x8x9	DL LL SN TL	.2 2 2.2	.2 2 2.2		
		M= 5.3			DEFL.=	
			(W8x10)			

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JOB TITLE **71 PAVT**

BY: **PH** JOB NO.

SUBJECT

DATE **10-23** SHEET **5** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
DECK JOISTS D21	$w_1 = \frac{400L}{1265L}$ $w_2 = \frac{400L}{2005L}$ SIZE: 9 1/2 x 12 x 16	DL LL SN TL	-2 -8 1-9	-2 -9 1-1		
		M=	2-5	k-ft	DEFL.=	
B12	$P = B9 + B10 = \frac{70L}{55L}$ SIZE: 2-13 x 9 1/4 x 3 x 9	DL LL SN TL	4 2-5 3	-4 2-5 3		
		M=	11-0		DEFL.=	
B13	$P = B12$ $W = \frac{50L}{3305L}$ SIZE: 2-13 x 11 1/8 x 3-13 x 9 1/4	DL LL SN TL	7 4 5-0	5 3 3-5		
		M=	13-1		DEFL.=	
D22	$w_1 = \frac{400L}{1235L}$ $w_2 = \frac{400L}{1905L}$ SIZE: 9 1/2 x 12 x 16	DL LL SN TL	-2 -9 -7 -9	2 -9 -8 1-4	190 FULL SPAN	
		M=	2-0 2-3		DEFL.=	
			012	W = 400L / 1905L (FULL LENGTH)		

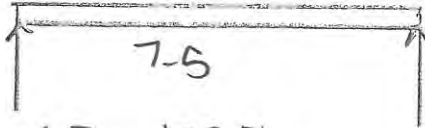
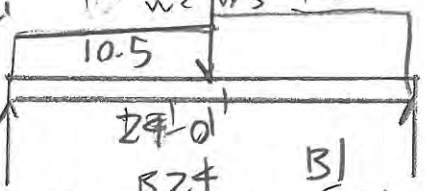
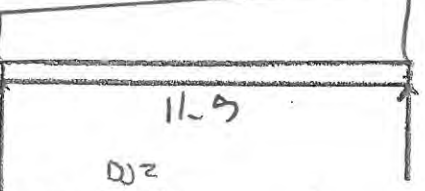
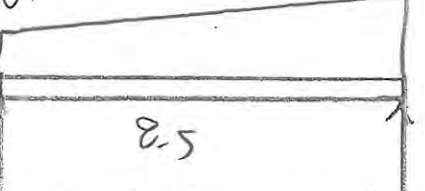
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JOB TITLE 71 DALY

BY: PW JOB NO.

SUBJECT

DATE 10-23 SHEET 6 OF 6

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B14 #B28	 W = 100 DL SIZE: 1 3/4" x 11 1/8" W10 x 22	DL LL SN TL	-4 -4	-4 -4		
		M=	k-ft		DEFL.=	
B15 SEE REV	 P = 524 W1 = 250 DL W2 = 655 DL SIZE: 5 1/2" x 27 6 3/4" x 24 W10 x 49	DL LL SN TL	4 4.4 11.5 15	6.5 1.7 14.5 21		W3 = 200 DL + 355 DL + 800 DL + 280 DL + 150 DL W3 = 1590 DL W1 = 200 DL + 540 DL W2 = 200 DL + 800 DL W3 = 1590 DL
		M=	115		DEFL.=	
B16	 W1 = 200 DL + 700 DL W2 = 200 DL + 900 DL SIZE: W10 x 22 5 1/2" x 12	DL LL SN TL	1.2 4.6 6.9	1.2 5 8.2		
		M=	18.0		DEFL.=	
B17 Not used	 W1 = 525 DL + 200 DL + 800 DL W2 = 175 DL + 280 DL + 150 DL + 200 DL SIZE: W8 x 10 2-1 3/4" x 11 1/8"	DL LL SN TL	2.4 1.3 4 6	2.4 1.3 4 6.2		
		M=	14.0		DEFL.=	

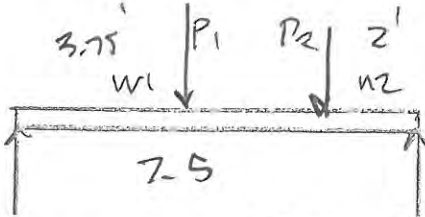
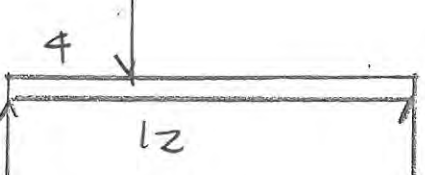
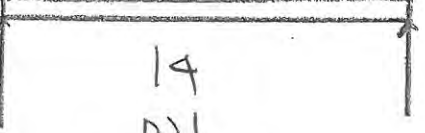
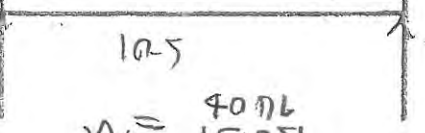
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JOB TITLE 71 DAWY

BY: PH JOB NO.

SUBJECT

DATE 10-23 SHEET 7 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B18	 $W_1 = 7(5012) = 35084$ $W_2 = 2(404) = 808$ $W = 35084 + 808 = 35892$ $W_1 = 35084$ $W_2 = 808$ $W = 35892$ SIZE: <u>2-13+11 7/8</u> WL	DL LL SN TL	1.8 1.5 3.2	2.5 1.4 3.4		$P_1 = 10000$ $P_2 = 10000$ $P = 20000$
		M=	8.0	k-ft	DEFL.=	
B19	 $W = 15000$ $W_1 = 15000$ $W_2 = 0$ $W = 15000$ SIZE: <u>2-13+11 7/8</u> WL	DL LL SN TL	2.2 1 3.2	1.6 .5 2.9		$P = 15000$ $P_1 = 15000$ $P_2 = 0$ $P = 15000$
		M=	11.0	k-ft	DEFL.=	
B20	 $W = 20000$ $W_1 = 20000$ $W_2 = 0$ $W = 20000$ SIZE: <u>W8x18</u> 3-13+11 7/8	DL LL SN TL	1.4 5.6 2	1.4 5.6 7		$P = 20000$ $P_1 = 20000$ $P_2 = 0$ $P = 20000$
		M=	25.0	k-ft	DEFL.=	
B21	 $W = 40000$ $W_1 = 40000$ $W_2 = 0$ $W = 40000$ SIZE: <u>W8x18</u> 1-13+11 7/8	DL LL SN TL	3 1.1 1.4	3 1.1 1.4		$P = 40000$ $P_1 = 40000$ $P_2 = 0$ $P = 40000$
		M=	3.5	k-ft	DEFL.=	

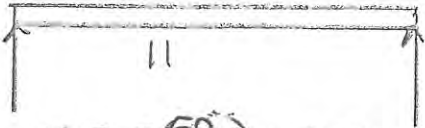
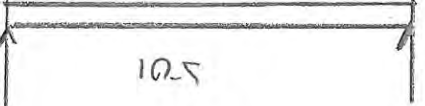
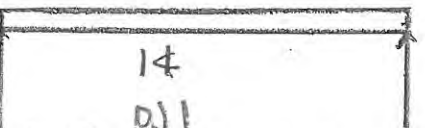
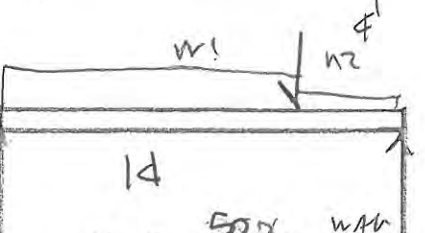
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JOB TITLE 71 DALY

BY: PH JOB NO.

SUBJECT

DATE 10-78 SHEET 8 OF 8

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B22 SEE REF NEN	 W = 7(50/40) + 150 = 500/200	DL LL SN TL	3 1.5 4.5	3 1.5 4.5		
	SIZE: W8x10 2-13/16 + 11/8	M= 12.0	k-ft		DEFL.=	
			3 1/2 x 12		5 1/2 x 9	3-13/16 + 11/8 LVL
B23 SEE REF NEN	 W = 500 DL / 280 LL	DL LL SN TL	8 1.5 4.5	3 1.5 4.5		
	SIZE: W8x10 2-13/16 + 11/8	M= 12.0			DEFL.=	
			3 1/2 x 12		5 1/2 x 9	3-13/16 + 11/8
B24	 W = 200 DL / 900 SL + 150 = 350 DL / 900 SL	DL LL SN TL	2.5 6.5 9	2.5 6.5 9		
	SIZE: 3-13/16 x 14 5 1/2 x 13 1/2	M= 31.9			DEFL.=	
			W10x22			
B25 #B39 SEE REF NEN	 W1 = 50 x WAK / 90 LL + 150 = 175 WAK / 40 LL	DL LL SN TL	1.4 -3 1.7	1.0 -4 1.4		
	SIZE: W8x10 1 3/4 + 11 7/8 LVL	M= 6.0			DEFL.=	
			2 = 5.7 DL / 60 LL		PC 200 (50/40) = 1.9	

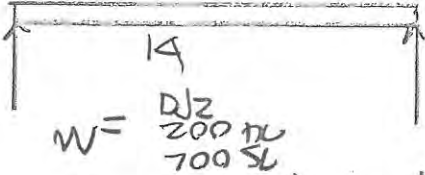
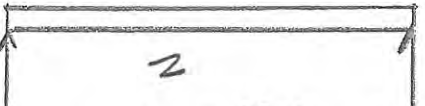
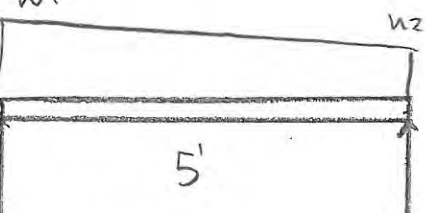
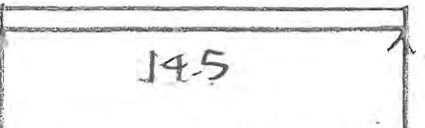
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JOB TITLE 7L DAWT

BY: PJH JOB NO.

SUBJECT

DATE 10-23 SHEET 9 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B26	 W = $\frac{200 \text{ DL}}{700 \text{ SL}}$ SIZE: 3-1 3/4 x 14" 5 1/8 x 13 1/2" (W10 x 22)	DL LL SN TL	1.4 5 6.5	1.4 5 6.5		M = 22 k-ft DEFL. =
B27	 W = $2\left(\frac{50}{4}\right) + 150$ SIZE: 1 3/4 x 11 7/8" W8 x 10	DL LL SN TL	.5 -32 -8	.5 -32 -8		M = 250 DL / 160 LL DEFL. =
DECK JOISTS D23	 W₁ = $\frac{40 \text{ DL}}{200 \text{ SL}}$ W₂ = $\frac{40 \text{ DL}}{160 \text{ SL}}$ SIZE: 2 x 12 x 16"	DL LL SN TL	100 470 570	100 430 530		M = -7 DEFL. =
B29	 W = $11.5\left(\frac{50 \text{ DL}}{40 \text{ SL}}\right) = \frac{600 \text{ DL}}{460 \text{ SL}}$ SIZE: 3-1 3/4 x 14" 5 1/8 x 13 1/2" W8 x 18 W10 x 22	DL LL SN TL	4.4 3.3 8	4.4 3.3 8		M = 28-0 DEFL. =

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 DAVT	BY: PM	JOB NO.
	SUBJECT	DATE 10-23	SHEET 10 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B31 REF	SIZE: W10x30 $P = B29 + B30 = 7.5 + 5.5 = 13.0$	DL LL SN TL	2.5 2 4.5	5.0 4 9.0		
		M=	64.0 k-ft		DEFL.=	
B17 REF	SIZE: W18x65 $P_1 = B18 = 2.76$ $P_2 = B39 + B40 = 2.32 + 2.56 = 4.88$	DL LL SN TL	7 4 10 17	12 6.5 19 31.0		$W = 400L$ 60LL
		M=	230		DEFL.=	
			$B35 + B25 + B17 + B6 + B7 = 8.50L + 2.12L + 6.7L + 1.0L + 2.2L = 15.52L$ $15.52L + 2.56L = 18.08L$			
B36 REF 2 BR REF	SIZE: W16x36 W10x45 $P = B21 + B22 + B24 + B3 + B5 = 3.12L + 3.0L + 2.52L + 3.3L + 1.7L = 13.64L$ $1.14L + 1.56L + 2.52L + 6.55L = 11.77L$	DL LL SN TL	7 3 7.6 15	9.5 4.3 13 22		$W = 500L$ 260LL 400L 530LL
		M=	99.0		DEFL.=	
			$13.64L + 3.3L = 16.94L$ $16.94L + 3.3L = 20.24L$			
B37 SBR REF	SIZE: W10x54 W16x40 W12x50 $P_1 = B23 + B22 = 3.12L + 3.0L = 6.12L$ $P_2 = B5 + B4 = 5.0L + 1.0L = 6.0L$	DL LL SN TL	11 5.5 13 25	11 6.0 13 25		$P_2 = B17 = 7.5$ 1.0
		M=	114.0		DEFL.=	
			$7.50L + 3.0L = 10.50L$ $10.50L + 6.0L = 16.50L$			

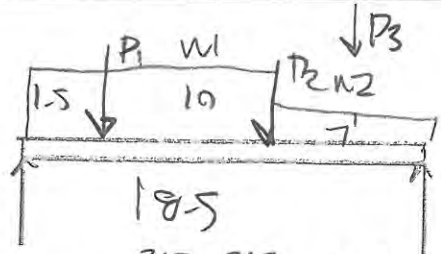
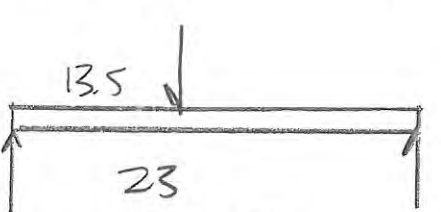
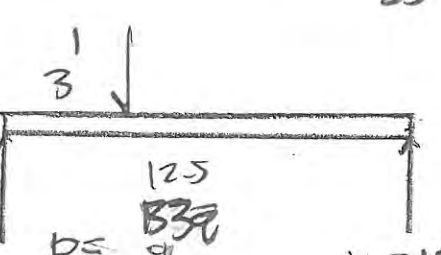
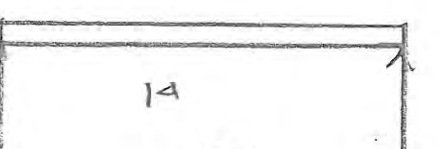
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JOB TITLE **71 DALY**

BY: **PJ** JOB NO.

SUBJECT

DATE **10-27** SHEET **11** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B33 SFE NEV	 $P_1 = \frac{B15 + B17}{2} + \frac{6.9}{4} = 3.5 \text{ k}$ $P_2 = \frac{B17 + B18}{2} = 1.6 \text{ k}$ $W_1 = 460 \text{ LL}$ SIZE: 5Kx30 6x27	DL LL SN TL	16 8.5 23 37	9.9 6.0 14.5 24		$P_3 = -4 \text{ k}$ $W_2 = 7(\frac{5.9}{4}) = 350 \text{ k}$ 600 DL $W_1 = 460 \text{ LL}$
		M=	156 k-ft		DEFL.=	
		P2=	$\frac{B17 + B18}{2} + \frac{6.55 \text{ k} + 2.55 \text{ k} + 6.55 \text{ k} + 3.5 \text{ k}}{4} = 3.4 \text{ k}$		$\frac{B17 + B18}{2} + \frac{1.6 + 1.5 \text{ k}}{4} = 1.5 \text{ k}$	
			W10x69 W12x58 W18x46		W10x69 W12x58 W18x46	
B31 SFE NEV	 $P = \frac{B29 + B30}{2} + \frac{4.4}{3.5} + \frac{16}{2.8} = 20.5$ SIZE: W16x72 W18x71 W21x62	DL LL SN TL	8.5 5 10 19	12 7 13.5 27		
		M=	242		DEFL.=	
			W16x72 W18x71 W21x62		W12x96 W21x62	
B32	 $P = \frac{B32}{2} + \frac{1.5}{1.5} = 1.5$ SIZE: W10x21	DL LL SN TL	9 5 11 17	3 1.5 3 7		
		M=	260		DEFL.=	
			W10x21		W10x21	
B33	 $W = \frac{50 \text{ k}}{40} + 150 = 200$ SIZE: 13x11 7/8 W10x22	DL LL SN TL	1.5 3 2	1.5 3 2		
		M=	6.0		DEFL.=	

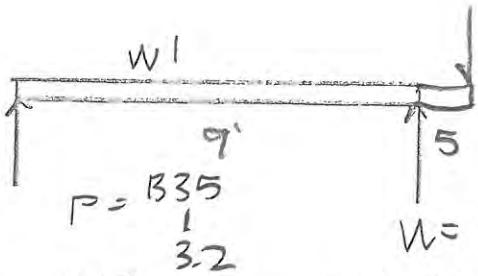
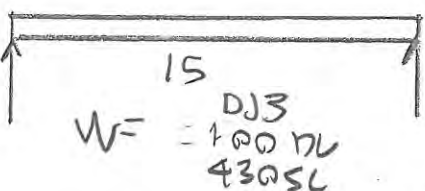
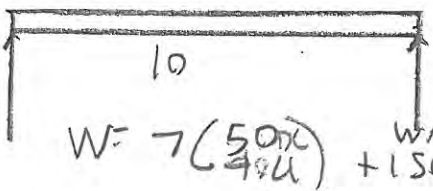
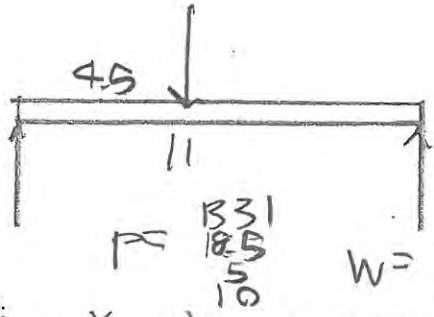
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JOB TITLE **71 DAM**

BY: **PH** JOB NO.

SUBJECT

DATE **10-23** SHEET **12** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B34	 SIZE: W8x18 C8x12.5 (C10x15.3)	DL LL SN TL M= DEFL.=	-6 -2 -2.3 -21	1.6 5.0 6.5 k-ft		
B35	 SIZE: 5x10 1/2 3-1 3/4 x 9 1/2 WL W8x18 (C10x15.3)	DL LL SN TL M= DEFL.=	1 3.2 4.1	1 3.2 4.2		
B36 SEE REV	 SIZE: 2-1 3/4 x 11 3/8 W8x10	DL LL SN TL M= DEFL.=	2.5 1.5 2 5	2.5 1.5 2 5		
B37 SEE REV	 SIZE: 5x12 1/2 W10x33 W12x30	DL LL SN TL M= DEFL.=	11.5 4.6 8 18	8.5 3.7 8.3 14		

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84098
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JOB TITLE 71 DACT

BY: PJ

JOB NO.

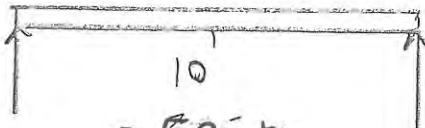
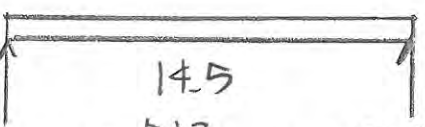
SUBJECT

DATE

SHEET OF

10-13

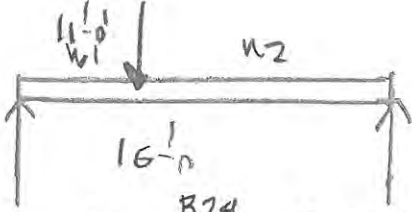
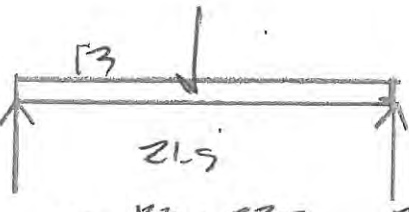
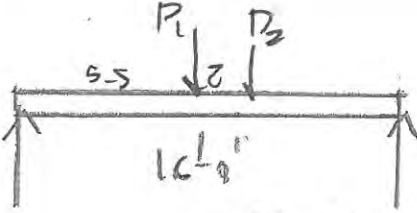
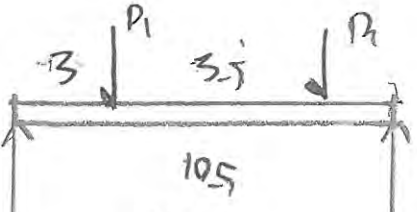
13

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
✓ B38 Nat USP	 W = 50 plf 250 k SIZE: 2-1 3/4 x 11 7/8 W8x10	DL LL SN TL	3 1.5 2 5	3 1.5 2 5		M = 13.9 k-ft L2 W = 30 plf 400 k
✓ B40	 W = 100 + 4.5 (50 plf) = 470 plf SIZE: 3-1 3/4 x 11 7/8 W10x54	DL LL SN TL	1.5 3.4 3.4	1.5 3.4 3.4		M = DEFL. = 325 plf 180 k 470 k (W10x72)
✓ B41	 W = 4.5 (25 plf) = 112.5 plf SIZE: 2-1 3/4 x 11 7/8 W10x72	DL LL SN TL	2.1 1.1 3.2	2.1 1.1 3.2		M = 9.9 DEFL. = + 150 = 375 plf 200
B42	 P = 1 k SIZE: C10x15.3	DL LL SN TL	-1 -3 -4.0	4 2.5 11.5		M = DEFL. = W = 175 plf 100 k

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 DALY	BY: PA	JOB NO.
	SUBJECT	DATE 7-75	SHEET 14 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B15 MEV	SIZE: $w_{16 \times 57}$ $w_{18 \times 50}$	DL LL SN TL	6 1 16 22	8.5 3 15 29		$w_3 = 700$ 300 1800
		M=	183.0 k-ft		DEFL.=	
			$w_1 = 200$ 540		$w_2 = 200$ 800 SL	
B25 MEV	SIZE: $2-13 \times 11 \frac{1}{2}$	DL LL SN TL	.5 -6 1	2.1 1.8 4.0		
		M=	6.0		DEFL.=	
			$w = 400$ 600			
B29 MEV	SIZE: $3-13 \times 11 \frac{1}{2}$	DL LL SN TL	4 3 2	4 3 7		
		M=	22		DEFL.=	
			$w = 600$ 460			
B30 MEV	SIZE: $3-13 \times 11 \frac{1}{2}$	DL LL SN TL	3.3 -2.3 6	3.3 2.5 6		
		M=	19.5		DEFL.=	
			$w = 600$ 460			

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 PAUT	BY: PA	JOB NO.
	SUBJECT	DATE 10-23	SHEET 15 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B21 REV	 $P = B24 \frac{2.5 \text{ k}}{6.5 \text{ ft}} + \frac{B5+B5}{8.5+3} = 4.7 \text{ k}$ SIZE: W10x39	DL LL SN TL	2 5 9 11	5 1.8 # 19		M= 82.0 k-ft DEFL.=
B22 REV NOT USED	 $P = B39 + B35 + B15 = 3.5 \text{ k} + 1.5 + 8.5 = 13.5 \text{ k}$ SIZE: W8x24	DL LL SN TL	5.1 2 6 11.5	8.0 3.5 9 17		M= 145.0 DEFL.=
B23 REV	 $P1 = \frac{B3+B4}{9.5 \text{ ft}} = 2.0 \text{ k}$ $P2 = \frac{B25}{6 \text{ ft}} = 4.2 \text{ k}$ SIZE: W10x39	DL LL SN TL	5 3 12.6 18	4.5 3 9 13		M= 82.0 DEFL.=
B4 REV	 $P1 = \frac{B6}{5.2} = 1.2 \text{ k}$ $P2 = \frac{B10}{3.0} = 3.0 \text{ k}$ SIZE: W8x18	DL LL SN TL	1.2 8 9.2	1 4 5.0		M= 23.0 DEFL.=

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 PAULT	BY: PH	JOB NO.
	SUBJECT	DATE 10-23	SHEET 16 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B36 REV	SIZE: W10x27	DL LL SN TL	4.2 45 9	6 75 139		M= 44-0 k-ft DEFL.=
B37 REV	SIZE: W10x35	DL LL SN TL	7 5 5 145	7 5 5 150		M= 90 DEFL.=
B38	SIZE: 2-1 3/4 x 11 3/8	DL LL SN TL	9 1.9 1 2.5	9 15 16 2.5		M= 6.1 DEFL.=
	SIZE:	DL LL SN TL				M= DEFL.=



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JOB TITLE **71 PAU**

BY **PLJ** DATE **10-8** JOB NO.

SUBJECT

CHECKED

SHEET **17** OF

COLUMN DESIGN

COLUMN LOCATION	LOAD	HEIGHT	ALLOWABLE LOAD/ STRESS	SIZE
B36+ B37 + B21+ B22	B3+ B5+ B9 + 10 = 65K	9	71K	4554x4x4
B49+ B41+ B31 B26+ B16	S+4+9 + C5+6 233K	9	71K	11
B17+ B41+ B22 + B14+ B14+ B16	31+4+5 + 6K = 41K	9	71K	11

 Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 655-9557	JOB TITLE	71 - PAUT	BY	PH	DATE	10-23	JOB NO.
	SUBJECT		CHECKED		SHEET	18	OF

FOOTING DESIGN							
FOOTING LOCATION	UNIFORM LOADS			POINT LOADS		A OR B REQUIRED	SIZE
	ROOF	FLOOR	WALL	FDN	TOTAL		
EXISTING FOOTING WORST CASE BSG + RBT FTG			200	500	700	$\left[\frac{3312}{10} + 7 \right] \times \frac{1}{2} = 200$ $651 \times \frac{1}{2} = 325$	EXIST 2'-6" C/C 0" H 6x6 S

⚠ This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

📢 The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

ATC Hazards by Location

Search Information

Address: 71 Daly Ave, Park City, UT 84060, USA
 Coordinates: 40.6383145, -111.4948598
 Elevation: 7188 ft
 Timestamp: 2023-10-23T16:19:36.003Z
 Hazard Type: Seismic
 Reference Document: ASCE7-16
 Risk Category: II
 Site Class: D



Basic Parameters

Name	Value	Description
S_S	0.583	MCE_R ground motion (period=0.2s)
S_1	0.208	MCE_R ground motion (period=1.0s)
S_{MS}	0.778	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	0.518	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

▼Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.333	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.909	Coefficient of risk (0.2s)
CR_1	0.906	Coefficient of risk (1.0s)
PGA	0.256	MCE_G peak ground acceleration
F_{PGA}	1.344	Site amplification factor at PGA
PGA_M	0.344	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
S_{sRT}	0.583	Probabilistic risk-targeted ground motion (0.2s)
S_{sUH}	0.642	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{sD}	1.5	Factored deterministic acceleration value (0.2s)
S_{1RT}	0.208	Probabilistic risk-targeted ground motion (1.0s)
S_{1UH}	0.23	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{1D}	0.6	Factored deterministic acceleration value (1.0s)
PGA_d	0.5	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

Disclaimer

ASCE 7-16 Seismic Base Shear

Project File: 71 daly_backup_1.ec6

LIC#: KW-06018627, Build:20.23.08.30

Jarratt Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Seismic Base Shear Analysis

Specific Description:

Risk Category

Calculations per ASCE 7-16

Risk Category of Building or Other Structure: "I": Buildings and other structures that represent a low hazard to human life in the event of failure.

ASCE 7-16, Page 4, Table 1.5-1

Seismic Importance Factor = 1

ASCE 7-16, Page 5, Table 1.5-2

USER DEFINED Ground Motion

ASCE 7-16 11.4.2

Max. Ground Motions, 5% Damping

$S_S = 0.580$ g, 0.2 sec response

$S_1 = 0.210$ g, 1.0 sec response

For the closest datapoint grid location . . .

Latitude = 0.000 deg North

Longitude = 0.000 deg West

Conforms to ASCE 7 Section 12.8.1.3: Regular structure with period of 0.5 s or less, SDS limited to max of $0.7 \cdot S_{DS}$ or 1.0 for calculation

Site Class, Site Coeff. and Design Category

Classification: "D": Shear Wave Velocity 600 to 1,200 ft/sec = **D** (Based on Testing) ASCE 7-16 Table 20.3-1

Site Coefficients F_a & F_v $F_a = 1.34$ ASCE 7-16 Table 11.4-1 & 11.4-2
 (using straight-line interpolation from table val) $F_v = 2.18$

Maximum Considered Earthquake Acceleration $S_{MS} = F_a \cdot S_s = 0.775$ ASCE 7-16 Eq. 11.4-1

$S_{M1} = F_v \cdot S_1 = 0.458$ ASCE 7-16 Eq. 11.4-2

Design Spectral Acceleration $S_{DS} = S_{MS} \cdot 2/3 = 0.517$ ASCE 7-16 Eq. 11.4-3

$S_{D1} = S_{M1} \cdot 2/3 = 0.305$ ASCE 7-16 Eq. 11.4-4

Seismic Design Category = **D** ASCE 7-16 Table 11.6-1 & -2

Resisting System

ASCE 7-16 Table 12.2-1

Basic Seismic Force Resisting System . . . Bearing Wall Systems

15. Light-frame (wood) walls sheathed w/wood structural panels rated for shear resistance.

Response Modification Coefficient "R" = 6.50 Building height Limits:

System Overstrength Factor "Wo" = 3.00 Category "A & B" Limit: No Limit

Deflection Amplification Factor "Cd" = 4.00 Category "C" Limit: No Limit

NOTE! See ASCE 7-16 for all applicable footnc Category "D" Limit: Limit = 65

Category "E" Limit: Limit = 65

Category "F" Limit: Limit = 65

Lateral Force Procedure

ASCE 7-16 Section 12.8.2

Equivalent Lateral Force Procedure

The "Equivalent Lateral Force Procedure" is being used according to the provisions of ASCE 7-16 12.8

Determine Building Period

Use ASCE 12.8-7

Structure Type for Building Period Calc: All Other Structural Systems

"Ct" value = 0.020 "hn": Height from base to highest level 22.0 ft

"x" value = 0.75

"Ta" Approximate fundamental period using Eq. 12.8-7: $T_a = C_t \cdot (h_n^x) = 0.203$ sec

"TL": Long-period transition period per ASCE 7-16 Maps 22-14 -> 22-17 8.000 sec

Building Period "Ta" Calculated from Approximate Method sel= 0.203

ASCE 7-16 Seismic Base Shear

Project File: 71 daly_backup_1.ec6

LIC# : KW-06018627, Build:20.23.08.30

Jarratt Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Seismic Base Shear Analysis

"Cs" Response Coefficient

ASCE 7-16 Section 12.8.1.1

S_{DS} : Short Period Design Spectral Response	=	0.517	From Eq. 12.8-2, Preliminary C_s	=	0.079
"R" : Response Modification Factor	=	6.50	From Eq. 12.8-3 & 12.8-4, C_s need not exceed	=	0.231
"I" : Seismic Importance Factor	=	1	From Eq. 12.8-5 & 12.8-6, C_s not be less than	=	0.023

User has selected ASCE 12.8.1.3 : Regular structure, **Cs : Seismic Response Coefficient = 0.0795**
 Less than 5 Stories and with $T \leq 0.5$ sec, so $S_s \leq 1.5$ for C_s calcul

Seismic Base Shear

ASCE 7-16 Section 12.8.1

C_s =	0.0795 from 12.8.1.1	W (see Sum W_i below) =	111.00 k
Seismic Base Shear $V = C_s * W$ =			8.82 k

Vertical Distribution of Seismic Forces

ASCE 7-16 Section 12.8.3

"k" : hx exponent based on $T_a = 1.00$

Table of building Weights by Floor Level...

Level #	W_i : Weight	H_i : Height	$(W_i * H_i^k)$	C_{vx}	$F_x = C_{vx} * V$	Sum Story Shear	Sum Story Moment
3	24.00	22.00	528.00	0.3737	3.30	3.30	0.00
2	50.00	14.00	700.00	0.4954	4.37	7.67	26.37
1	37.00	5.00	185.00	0.1309	1.16	8.82	95.37
Sum W_i =	111.00 k	Sum $W_i * H_i$ =	1,413.00 k-ft	Total Base Shear =	8.82 k	Base Moment =	139.5 k-ft

Diaphragm Forces : Seismic Design Category "B" to "F"

ASCE 7-16 12.10.1.1

Level #	W_i	F_i	Sum F_i	Sum W_i	F_{px} : Calcd	F_{px} : Min	F_{px} : Max	F_{px}	Dsgn. Force
3	24.00	3.30	3.30	24.00	3.30	2.48	4.96	3.30	3.30
2	50.00	4.37	7.67	74.00	5.18	5.17	10.33	5.18	5.18
1	37.00	1.16	8.82	111.00	2.94	3.82	7.65	3.82	3.82

W_{px} Weight at level of diaphragm and other structure elements attached to it.

F_i Design Lateral Force applied at the level.

Sum F_i Sum of "Lat. Force" of current level plus all levels above

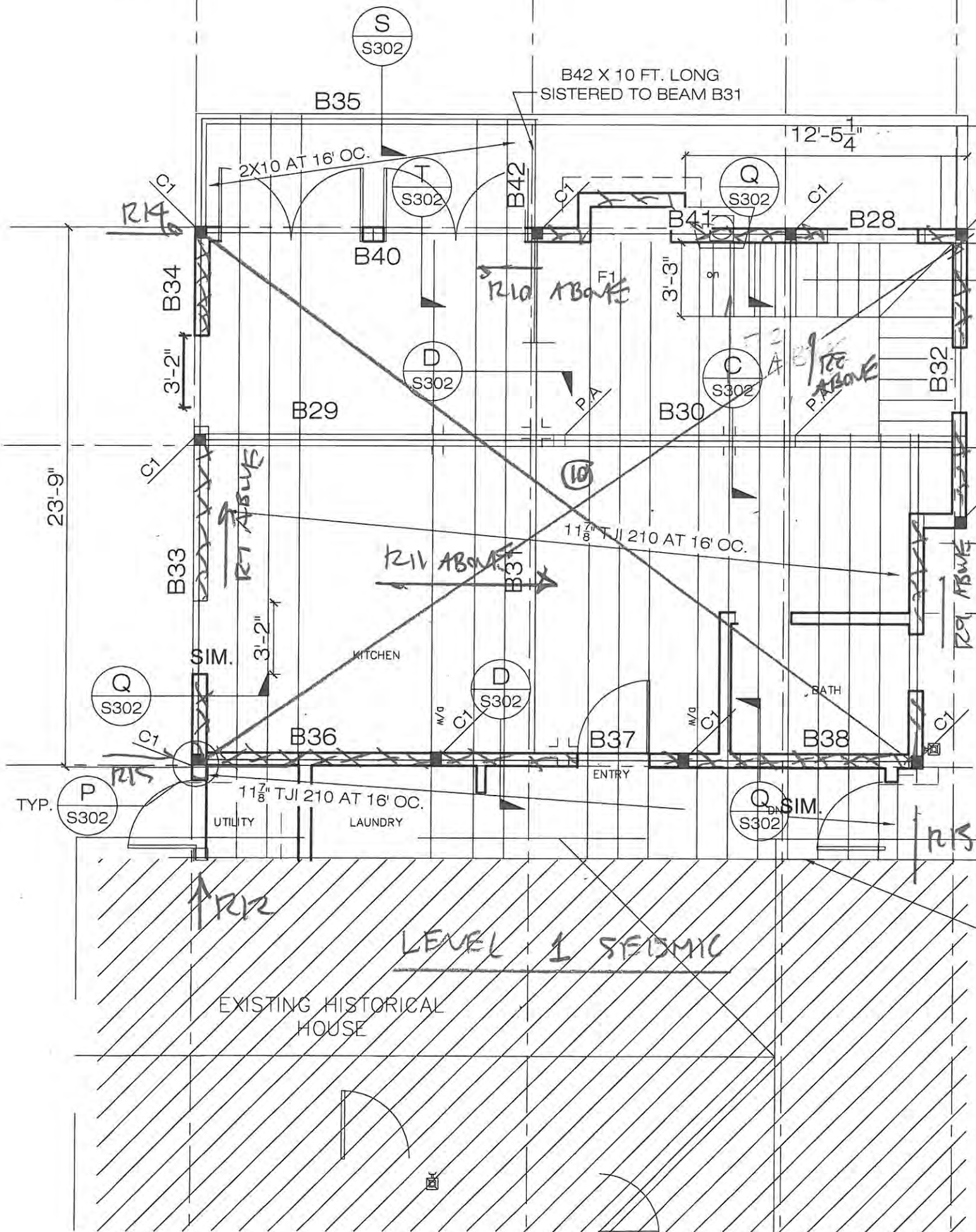
MIN Req'd Force @ Level ... $0.20 * S_{DS} * I * W_{px}$

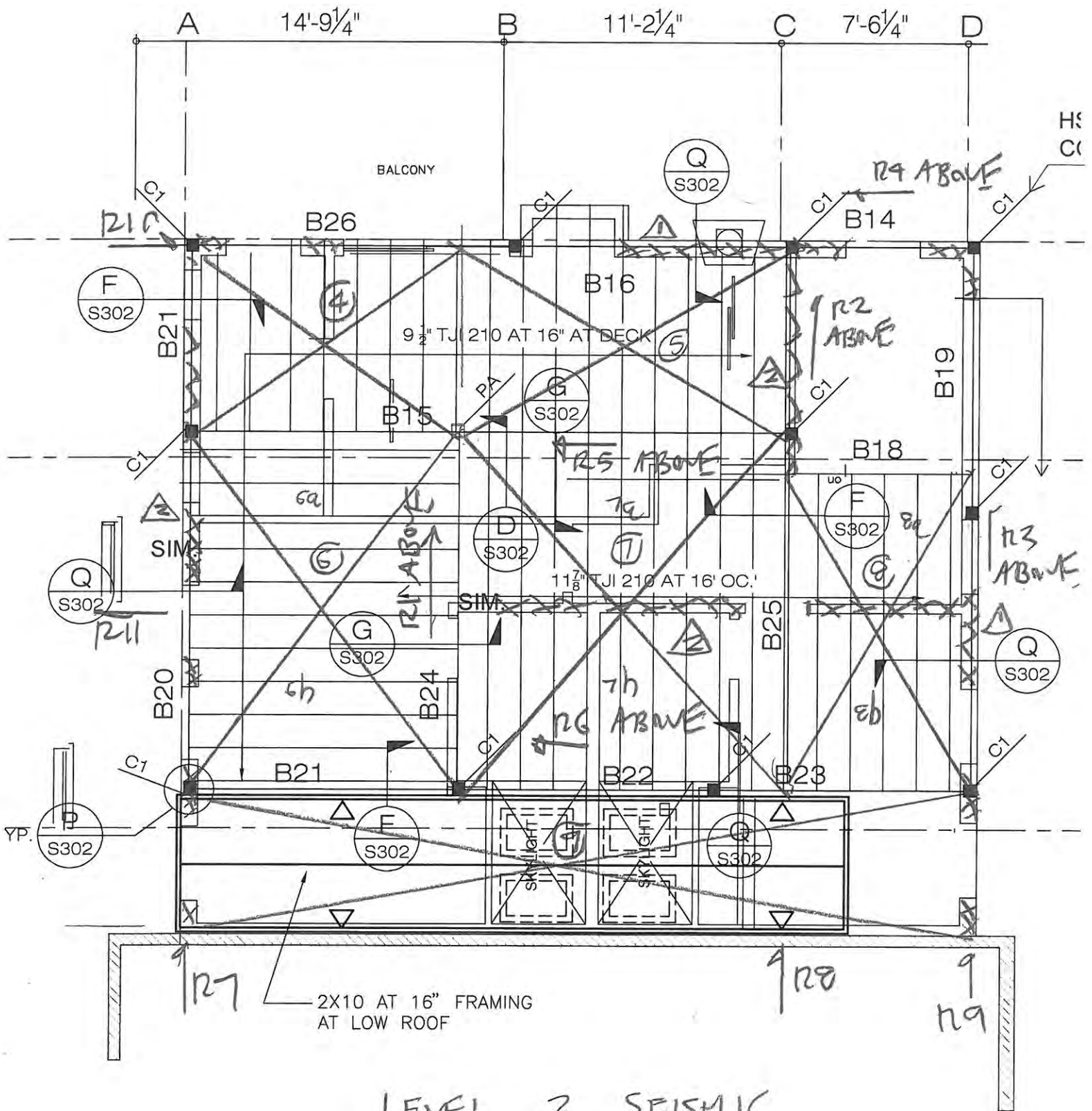
MAX Req'd Force @ Level . . $0.40 * S_{DS} * I * W_{px}$

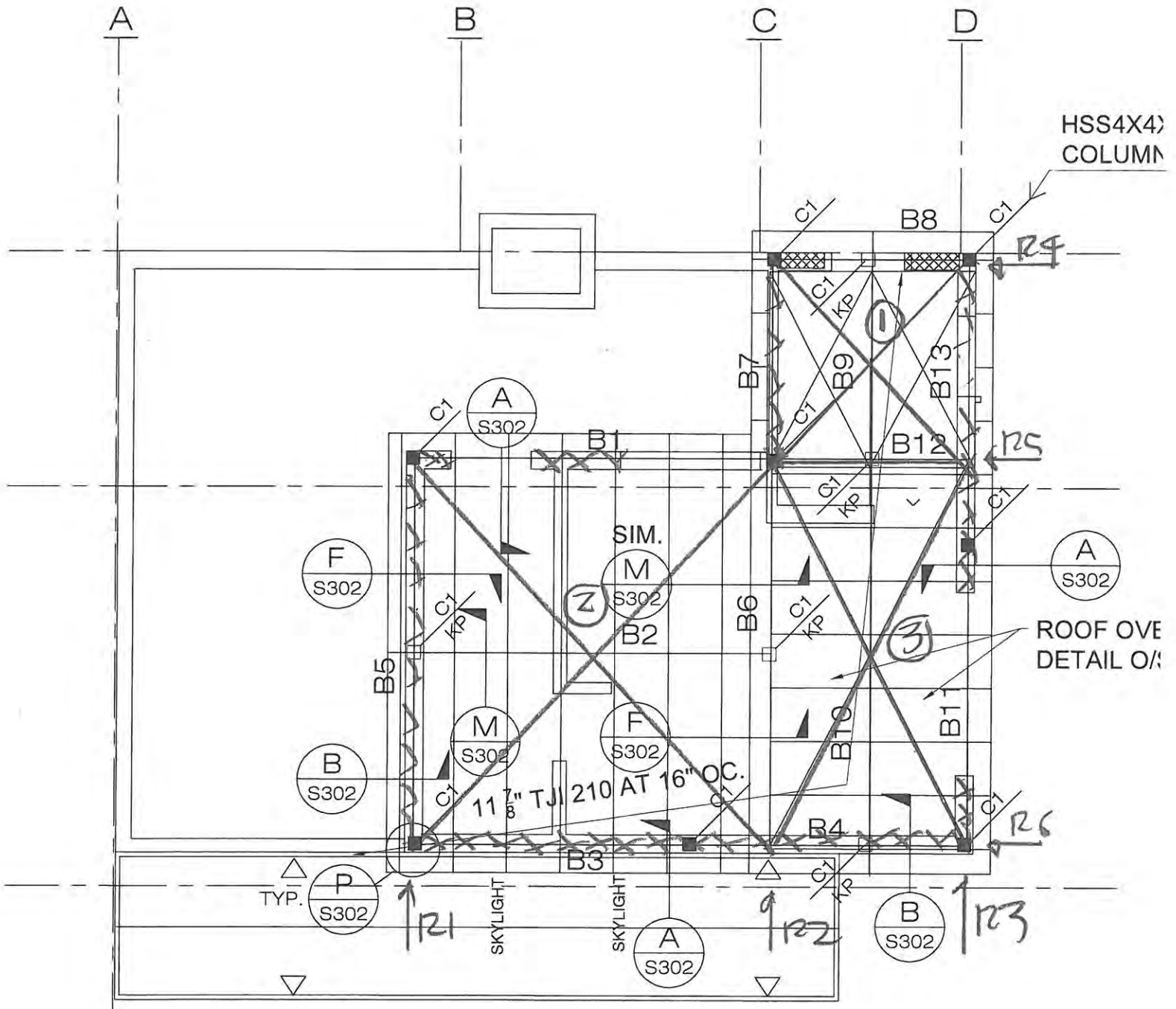
F_{px} : Design Force @ Level . $W_{px} * \text{SUM}(x \rightarrow n) F_i / \text{SUM}(x \rightarrow n) w_i$, x = Current level, n = Top Level

71 DAY

22







LEVEL 3 SEISMIC

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(435) 640-5683

JOB TITLE **71 PACT**

BY: **PM** JOB NO.

SUBJECT

DATE **10-8** SHEET **3** OF

SEISMIC LOADS

EXPOSED DECKS W/ 68 PSF

$$RF DL = 15 PSF + 110(-2 + 2.2(0.25)) = 43 PSF$$

FLOOR 25 PSF

LEVEL 3

LEVEL 2

LEVEL 1

AREA MARK	RF. OR FL AREA	DL PSF	Wx	WALL LOADS	TOTAL Wx	SEIS. FORCE
1	78	43	3.5	2(7.5)(5)(15)	4.5 ^{x-12}	-5
2	235	43	10	2(3)(5)(15)	12	1.4
3	127	43	5.5	15(5)(15)	7	-8
					22.5	2.6
4	87	68	6	11(5)(15)	7	-7
5	110	68	7.5	13(5)(15)	8.5	-9
6	157	68	11	14(5)(15)	12	1.2
7	190	25	5	2(15)(10)(15)	9	.9
8	95	25	2.5	13(10)(15)	4.5	.5
9	185	43	8	3(5)(5)(15)	9	-9
					50	5
10	880	25	22	--	37K	3.5K
	+ 77	68	5	2(32)(10)(15)		
				TOTAL	110K	11.3K

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Structural Engineering Consultant
8830 N. Upper Lando Lane · Park City, Utah
84098
(435) 655-9557

JOB TITLE 71 DACT

BY: PIJ

DATE:

SUBJECT

SHEET 26 OF

SHEAR WALL DESIGN

WALL LOC.	SHEAR FORCE	L FT.	H/D	SHEAR	ALLOW SHEAR	NAILING
R1	$\frac{1}{2}(2.9) = .7K$	14	L2	50	265	8d @ 6"
R2	$\frac{1}{2}(2.8K) = 1.4K$	9.0	L1	200	265	8d @ 6"
R3	$\frac{1}{2}(1 + 3) = .7K$	10	L2	70	265	8d @ 6"
R4	$\frac{1}{2}(1.5) = .25$	5	2.8	50	190	8d @ 6"
R5	1.4K	5	2.1	200	320	8d @ 4"
R6	$\frac{1}{2}(2 + 3) = 1$	21	L2	55	265	8d @ 6"
R7	$\frac{1}{2}(9 + 6 + 5 + 7 + 9)$ $+ \frac{R4}{2} = 7K(.6) \approx 2.7K$	8'	L2	340	430	8d @ 4"
R8	$\frac{1}{2}(4 + 5 + 6 + 7 + 8)$ $+ \frac{R2}{2} + \frac{R1}{2} = 3.7$	9'	L2	410	430	8d @ 4"
R9	$\frac{R3}{2} + \frac{1}{2}(8 + 9) = 1.4K$	8'	L1	175	265	8d @ 6"
R10	$\frac{R4}{2} + \frac{R5}{2} + \frac{6 + 7 + 8}{2}$ $+ \frac{4 + 5}{2} = 2.4K$	13	L2	180	265	8d @ 6"
R11	$\frac{1}{2}(6 + 7 + 8 + 9 + 10)$ $+ \frac{4 + 5}{2} + \frac{6 + 7 + 8}{2}$ $+ \frac{R5}{2} = 6K$	18'	L2	333	430	8d @ 4"

SHEET 27 OF 27

SHEAR WALL DESIGN

[illegible]

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, Park City, Utah 84098, (435) 640-5683

October 23, 2023

Park City Building Department
Park City, City, Utah

Re: 71 Daly Addition
Park City, Utah

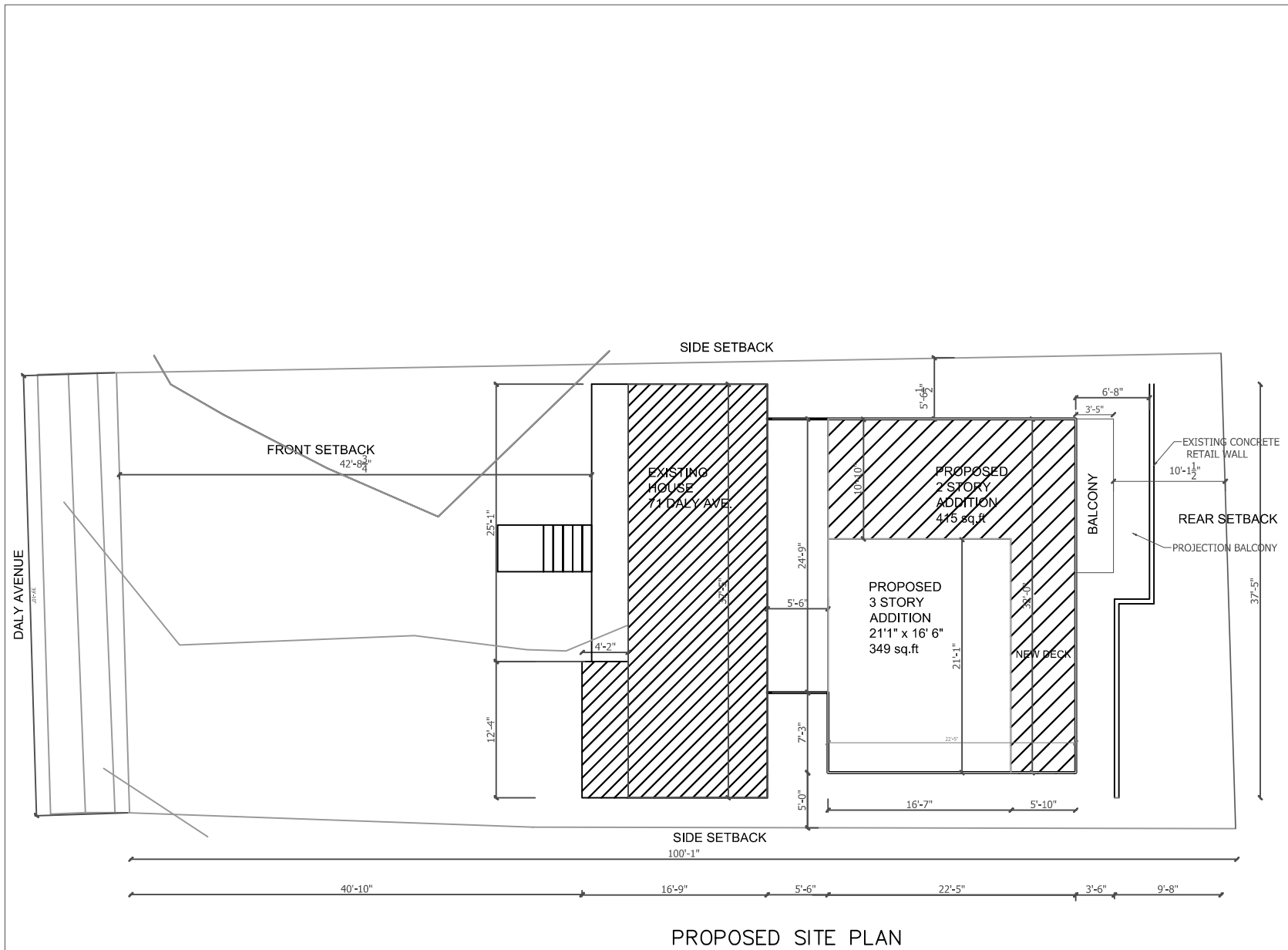
It is my understanding you have requested the engineer of record address the pressure for the footing design. Typically, the maximum pressure allowed is 1500 pounds per square foot.

Jarratt Engineering response: The 2000 psf soil bearing pressure has been accepted by Summit County and Park City for several years without a soils report. It has been allowed since much of the soils in the area has an abundant amount of rock, which is more like the type 4 material as listed in table IBC 1806.2.

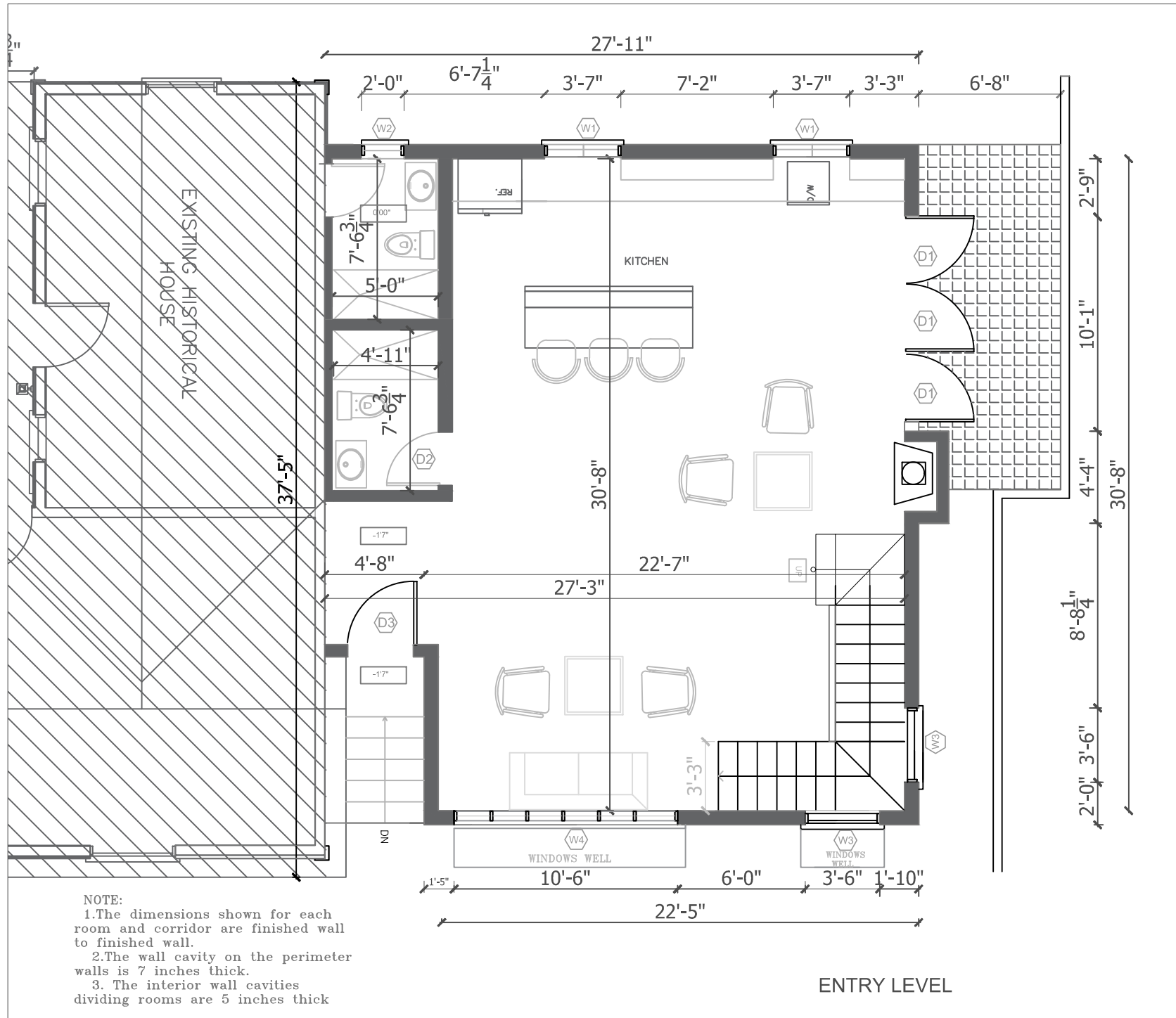
Sincerely,



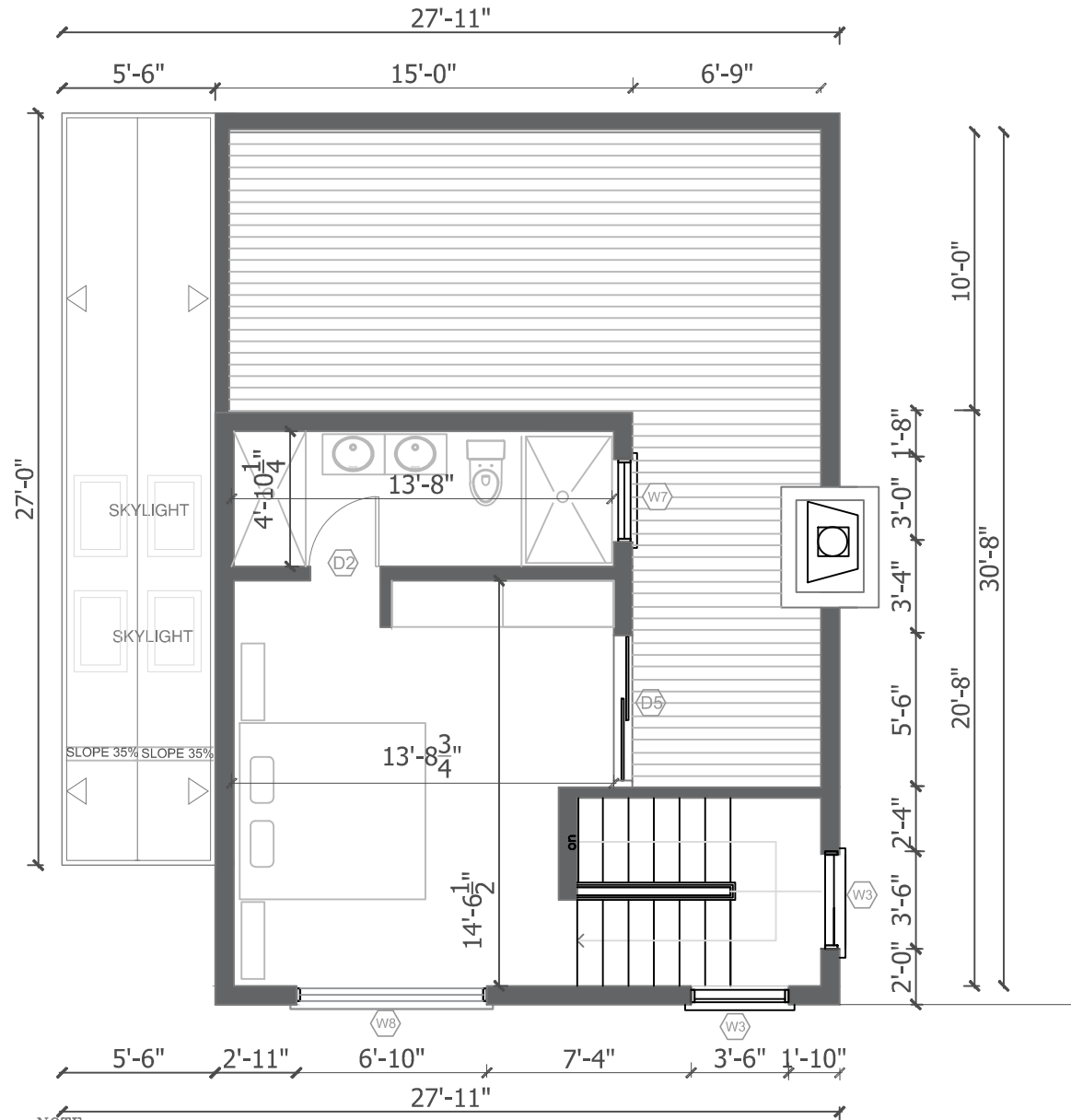
Peter N. Jarratt PE



OWNER: MARTIN PARRS		NO.		DATE		BY:	
REVISIONS							
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING							
SHEET TITLE: PROPOSED SITE PLAN							
ADDRESS: 71 DALY AVENUE PARK CITY UTAH							
DATE:		SCALE:		DRAWING NO.			
				A-1			



OWNER: MARTIN PARR		REVISIONS:	
NO.	DATE:	NO.	DATE:
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING			
SHEET TITLE: ENTRY LEVEL			
ADDRESS: 71 DALY AVENUE PARK CITY UTAH			
DATE:	SCALE:		
DRAWING NO.	A-2		

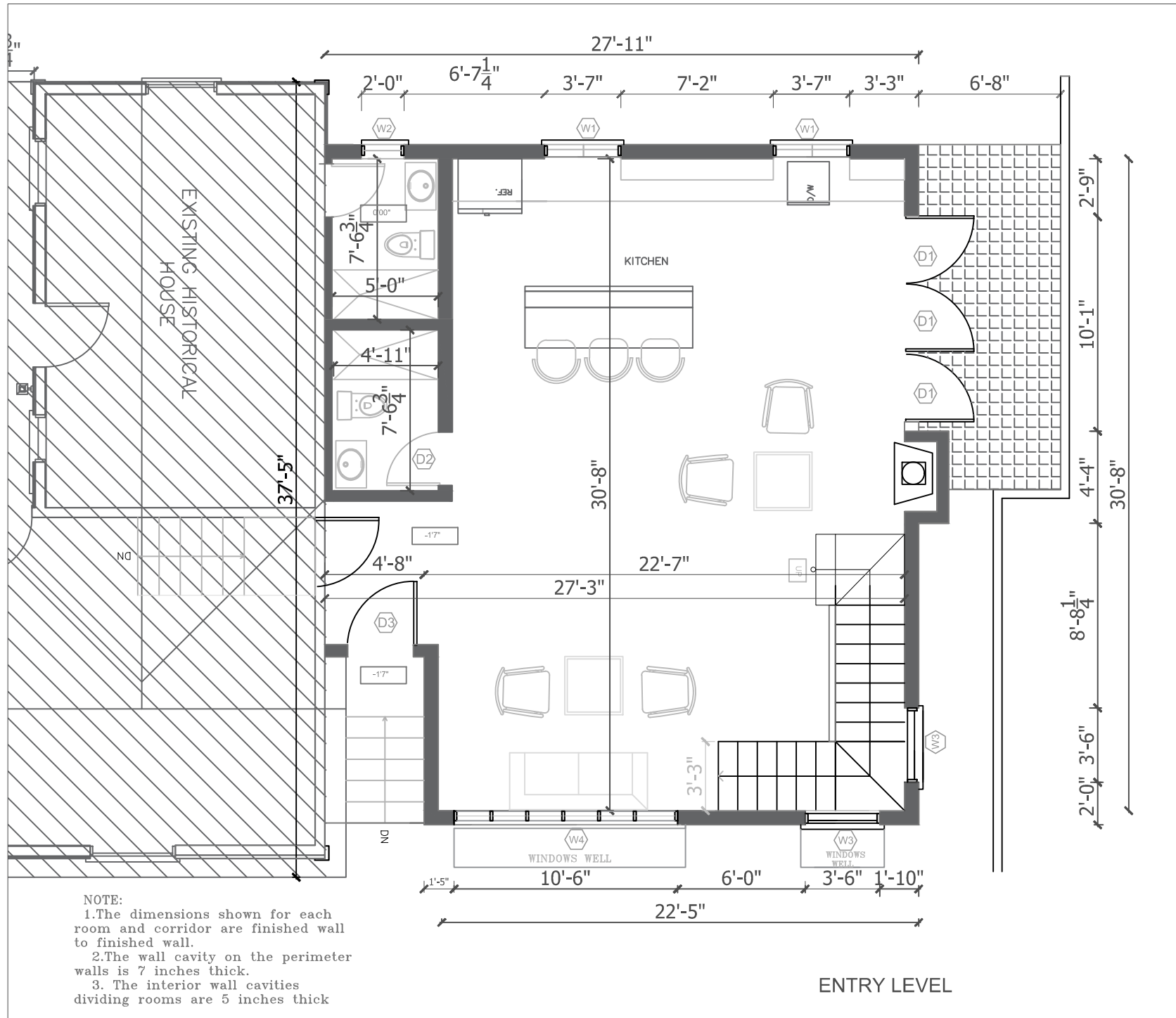


NOTE:

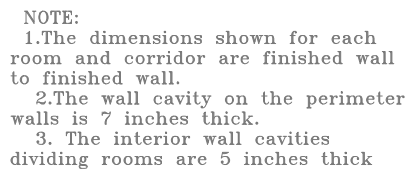
- 1.The dimensions shown for each room and corridor are finished wall to finished wall.
- 2.The wall cavity on the perimeter walls is 7 inches thick.
3. The interior wall cavities dividing rooms are 5 inches thick

THIRD FLOOR

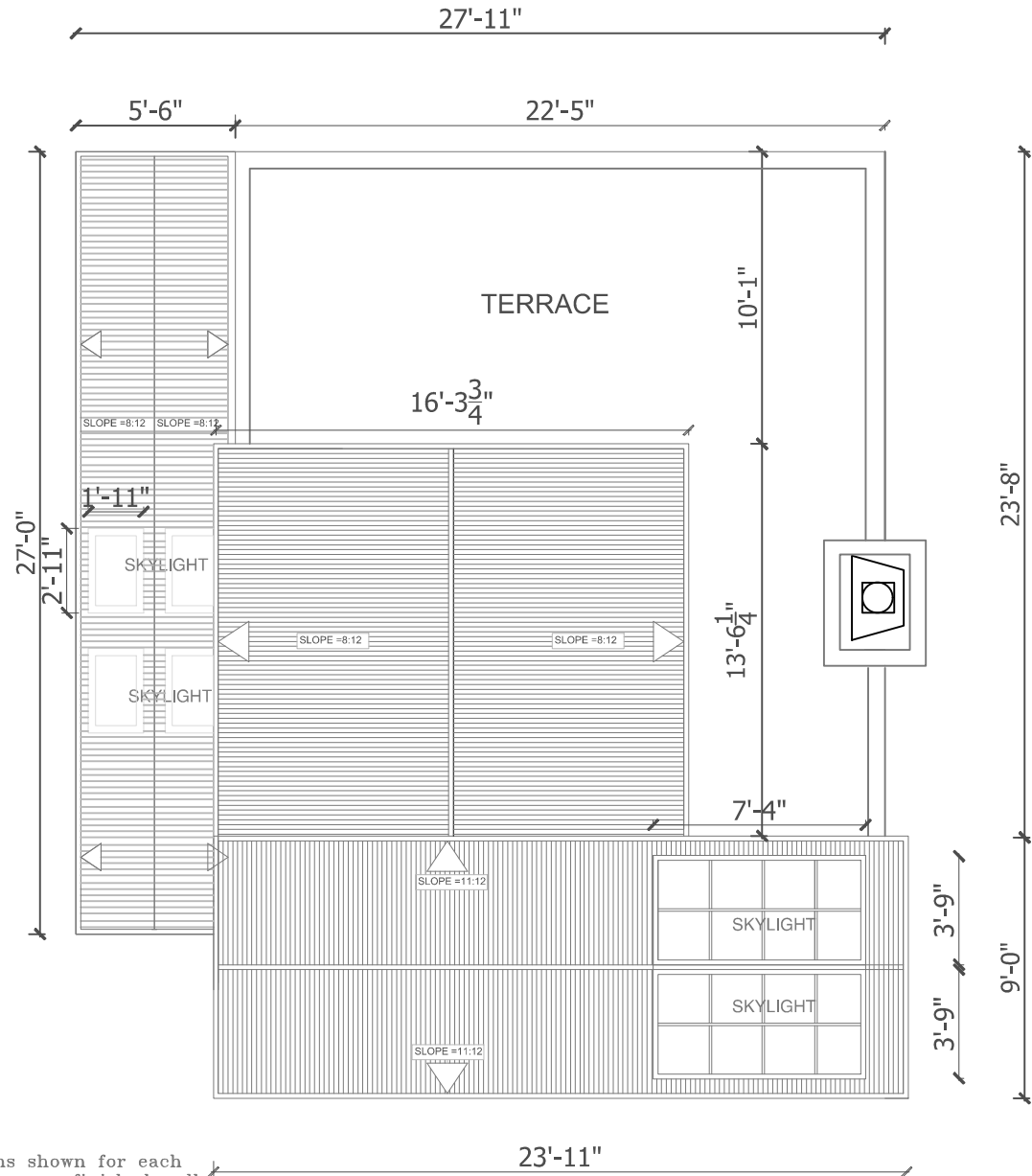
OWNER: MARTIN PARIS		REVISIONS:	
NO.	DATE	BY:	
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING			
SHEET TITLE: THIRD FLOOR			
ADDRESS: 71 DALY AVENUE PARK CITY UTAH			
DATE:			
SCALE:			
DRAWING NO.		A-4	



OWNER: MARTIN PARKS		REVISIONS	
NO.	DATE	BY:	
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING			
SHEET TITLE: ENTRY LEVEL			
ADDRESS: 71 DALY AVENUE PARK CITY UTAH			
DATE:			
SCALE:			
DRAWING NO.	A-2		



PROJECT:	ALTERATIONS AND ADDITIONS TO EXISTING DWELING	DATE:	
SHEET TITLE:	SECOND FLOOR	SCALE:	
ADDRESS:	71 DALY AVENUE PARK CITY UTAH	DRAWING NO.	A-3



NOTE:

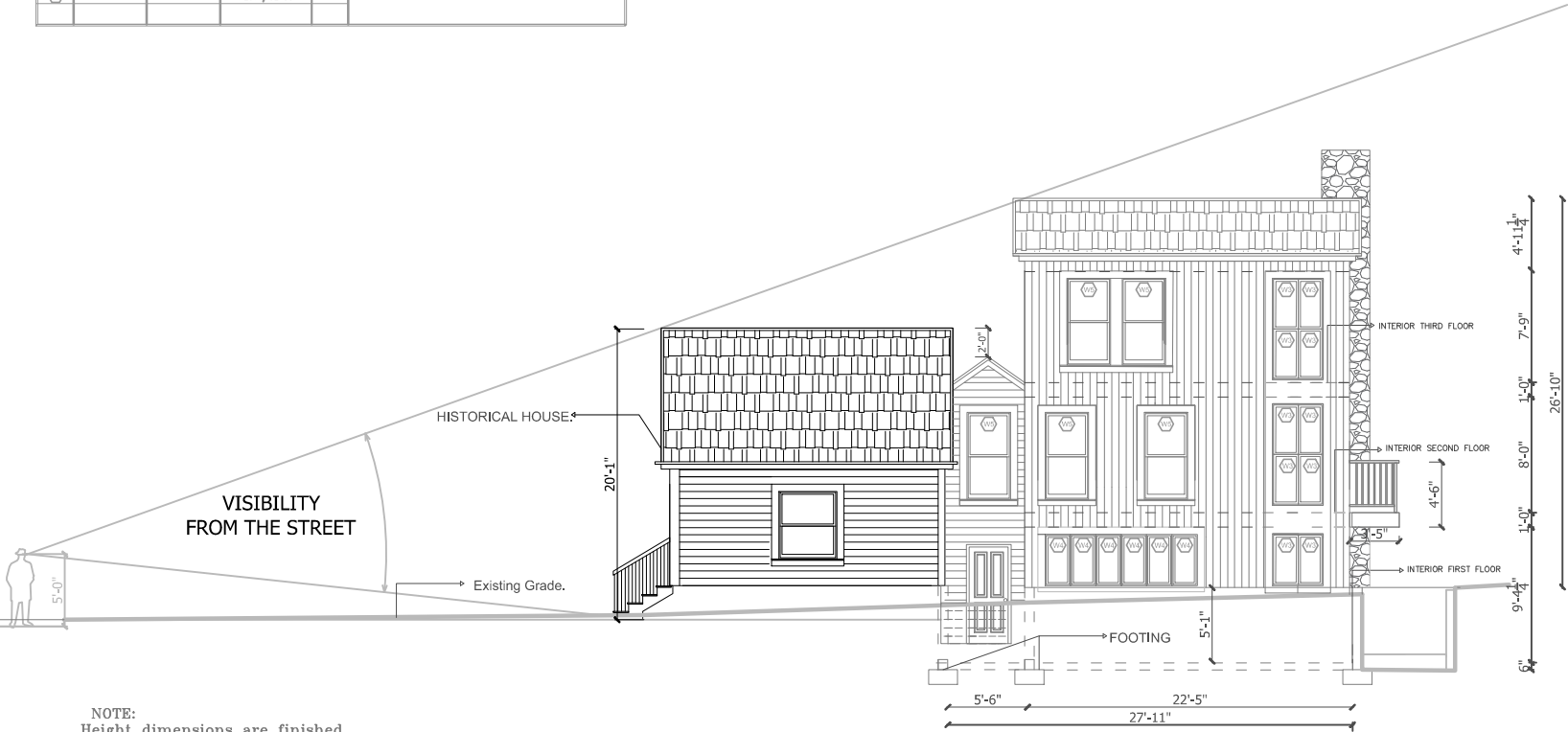
- 1.The dimensions shown for each room and corridor are finished wall to finished wall.
- 2.The wall cavity on the perimeter walls is 7 inches thick.
3. The interior wall cavities dividing rooms are 5 inches thick

ROOF PLAN

OWNER: MARTIN PARIS		REVISIONS		NO.		DATE		BY:	
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING									
SHEET TITLE: ROOF PLAN									
ADDRESS: 71 DALY AVENUE PARK CITY UTAH									
DATE:									
SCALE:									
DRAWING NO.		A-5							

WINDOW AND DOOR SCHEDULE

WINDOW AND DOOR SCHEDULE							
No.	WINDOWS			No.	DOORS		
	SIZE		MATERIAL		SIZE		MATERIAL
	WIDTH	HEIGHT			WIDTH	HEIGHT	
W1	2 X 1'-9.5"	3'-7"	ALUM./GLASS	D1	3'-2"	7'-0"	S.C.WOOD
W2	1'-9.5"	3'-7"	ALUM./GLASS	D2	2'-6"	6'-8"	S.C.WOOD/GLASS
W3	3'-6"	7"	ALUM./GLASS	D3	3'-2"	7'-0"	S.C.WOOD
W4	6 X 1'-9"	3'-6"	ALUM./GLASS	D4	6'-8"	7'-0"	sliding door/glass
W5	3'-0"	6'-0"	ALUM./GLASS	D5	5'-3"	7'-0"	sliding door/glass
W6	2'-0"	4'-0"	ALUM./GLASS				
W7	2 X 3'-0"	6'-0"	ALUM./GLASS				



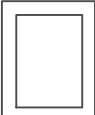
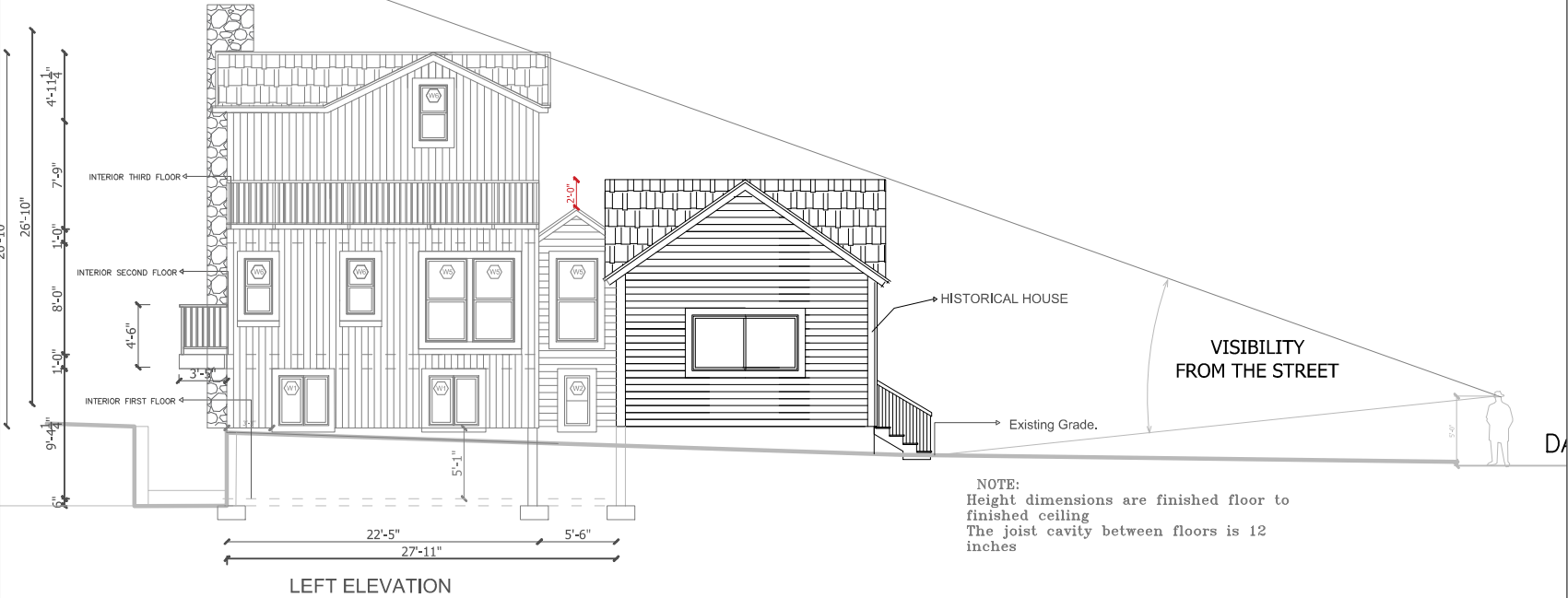
RIGHT ELEVATION

DATE:
SCALE:
DRAWING NO.
A-6

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE: RIGHT ELEVATION
ADDRESS: 71 DALY AVENUE PARK CITY UTAH

OWNER: MARTIN PARRS
REVISIONS: NO. DATE BY:

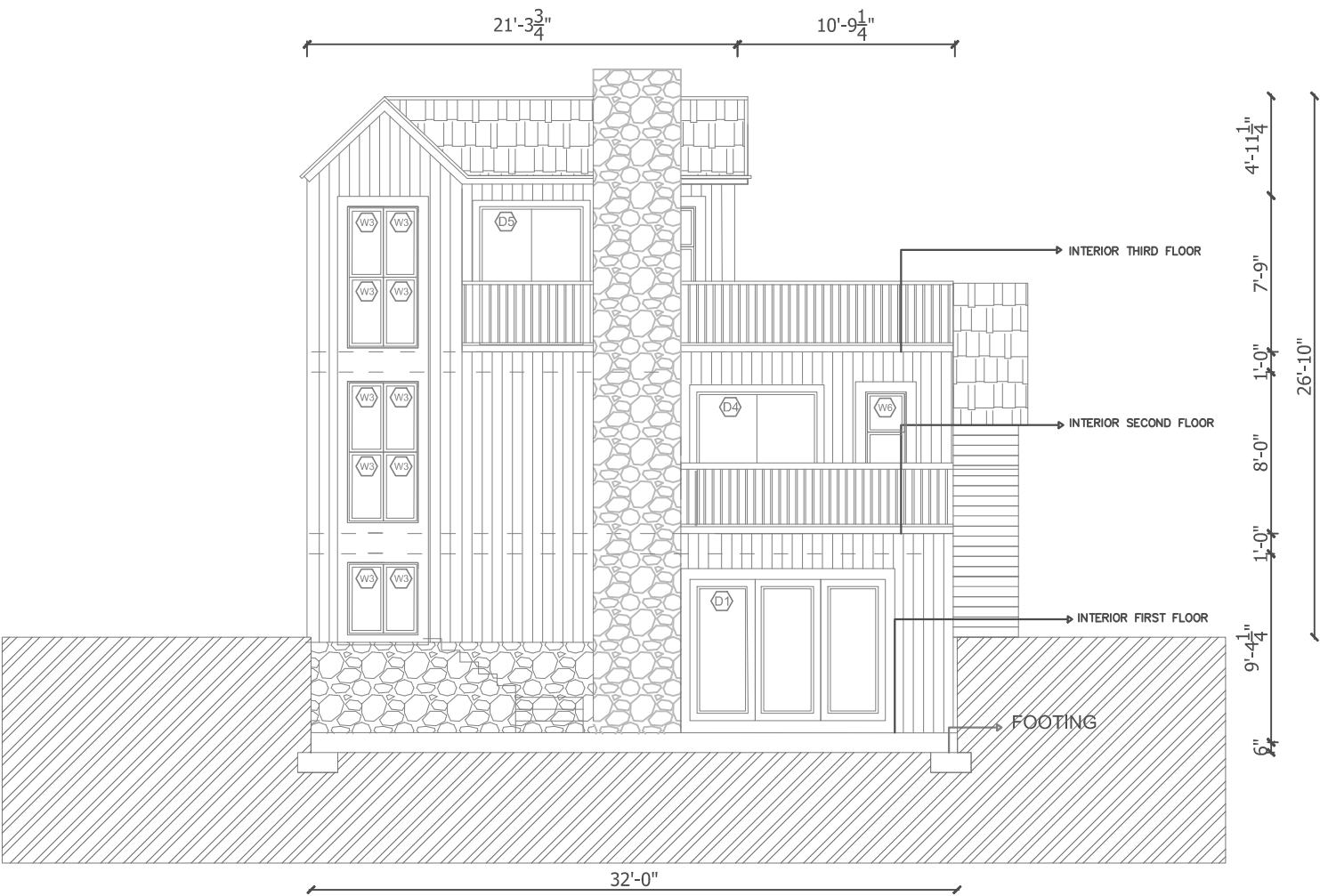
WINDOW AND DOOR SCHEDULE							
No.	WINDOWS			DOORS			
	SIZE		MATERIAL	SIZE		MATERIAL	
	WIDTH	HEIGHT		WIDTH	HEIGHT		
W1	2 X 1'-9.5"	3'-7"	ALUM./GLASS	D1	3'-2"	7'-0"	S.C. WOOD
W2	1'-9.5"	3'-7"	ALUM./GLASS	D2	2'-6"	6'-8"	S.C. WOOD/GLASS
W3	3'-6"	7"	ALUM./GLASS	D3	3'-2"	7'-0"	S.C. WOOD
W4	6 X 1'-9"	3'-6"	ALUM./GLASS	D4	6'-8"	7'-0"	sliding door/glass
W5	3'-0"	6'-0"	ALUM./GLASS	D5	5'-3"	7'-0"	sliding door/glass
W6	2'-0"	4'-0"	ALUM./GLASS				
W7	2 X 3'-0"	6'-0"	ALUM./GLASS				



OWNER:	MARTIN	DATE:	BY:
REVISIONS:			

PROJECT:	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE:	LEFT ELEVATION
ADDRESS:	71 DALY AVENUE PARK CITY UTAH

DATE:	
SCALE:	
DRAWING NO.:	A-7



REAR ELEVATION

NOTE:
Height dimensions are finished floor to finished ceiling
The joist cavity between floors is 12 inches

WINDOW AND DOOR SCHEDULE						
No.	WINDOWS			DOORS		
	SIZE	MATERIAL	No.	SIZE	MATERIAL	
	WIDTH HEIGHT			WIDTH HEIGHT		
1	2 X1'-9 1/2" 3'-7"	ALUM./GLASS	01	3'-2" 7'-0"	S.C./WOOD	
2	1'-9 1/2" 3'-7"	ALUM./GLASS	02	2'-8" 6'-8"	S.C./WOOD/GLASS	
3	3'-6" 7"	ALUM./GLASS	03	3'-2" 7'-0"	S.C./WOOD	
4	6 X1'-9" 3'-6"	ALUM./GLASS	04	6'-8" 7'-0"	sliding door/glass	
5	3'-0" 6'-0"	ALUM./GLASS	05	5'-3" 7'-0"	sliding door/glass	
6	2'-0" 4'-0"	ALUM./GLASS				
7	2 X3'-0" 6'-0"	ALUM./GLASS				

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OWNER: MARTIN PARIS	NO.	DATE:	BY:
	REVISIONS		

PROJECT:	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE:	REAR ELEVATION
ADDRESS:	71 DALY AVENUE PARK CITY UTAH

DATE:
SCALE:
DRAWING NO.
A-9

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Lot Description and Topology

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: Not applicable

Describe existing feature:

Lot Topology: The building lot is .1 acre and front directly on grade Daly Ave. Approximately 75% of the lot is flat. The historic home is in the flat portion of the lot. The proposed addition (and the intervening transition corridor) are similarly to be built in the flat portion of the lot.
A concrete pad in the uphill portion of the front yard (formerly the base upon which a front yard shed/garage stood) exists.
A retaining wall (< 4 feet high) exists at the base of the back yard. A retaining wall traversing the entire width of the lot.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The lot has a steep (≈ 3 feet) drop in the uphill property line which separates it from its neighbor uphill at 81 Daly. The drop runs along the entire uphill property line and will require regrading to remove this dangerous trip hazard. More detail will be provided in a separate grading permit application.

Photo Numbers: _____ Illustration Numbers: _____

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The house was completely restored as part of a permitted renovation during the period between 2006 - 2009 (approximately). No historic material remains: all was replaced during the renovation.

The structure of the house is an "L" shaped cottage consisting of two wings perpendicular to each other with V-shaped gable roofs. The house was put on a 3 foot high foundation during the 2008 renovation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The structural members and general condition of the home is good because of the recent renovation in 2008 in which all old was replaced with new.

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves:

- ☒ An original part of the building
☐ A later addition

Estimated date of construction: 2008 (app)

Describe existing feature:

The roof shape (in both wings of the home) seems unchanged from those appearing in photographs of the house ©1940 in the Park City Historic Sites Inventory description. The roof shape over both wings of the house ~~is~~ is a U shaped simple gable design covered with standard ~~shingle~~ asphalt shingle tiles.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Some worn shingles are planned to be replaced on the front facade of the building ~~over~~ over the porch. Roof in its entirety is 100% ~~plus~~ watertight.

Photo Numbers: _____ Illustration Numbers: _____

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: 2008

Describe existing feature:

No chimney currently exists. Heat is from a gas furnace located in the attic which is entered from the inside via ladder in the rear elevation. Chimney seems to have been lost at an unknown point between photos taken circa 1940 and those taken after 2008 renovation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Not applicable.

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Framing and Siding

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: 2008

Describe existing feature:

Exterior walls are standard framed with 2x4 framing ~~and~~ studs 916 in center.
Siding is lapped cedar wood panels painted oriented horizontally in all four elevations identically.
Fascia board (1x) exists on all four elevations as trim board under the edges of the gable roofs.
Wood porch railing and stairs were added in 2006 approximately when building was raised three feet & be put in a foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

New painting is planned for the house exterior ~~and~~ siding during the fall of 2023. otherwise the exterior is ~~in~~ generally in good condition.

Photo Numbers: _____ Illustration Numbers: _____

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

2008

Describe existing feature:

Foundation was poured during the 2006 - 2008 renovation during which the house was moved forward on its lot and placed approximately 2 feet above grade on a new concrete foundation. Specifications for the foundation were provided by a licensed structural engineer and fully inspected by Park City Building Department. House now sits on a slab foundation. Complete specs are in the Park City Building Dept files. No pipe drainage system.

Describe any deficiencies:

Existing Condition:

☐ Excellent

☐ Good

☐ Fair

☐ Poor

under the foundation perimeter wall seems to exist. Drainage is via ground slope and gravel fill. Foundation has not been waterproofed.

Photo Numbers: _____

Illustration Numbers: _____

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: 2010

Describe existing feature:

A front porch approximately 3 feet high was constructed to permit entrance/exit from the front door after the house was placed on a new foundation and moved forward in its lot during the 2006 renovation. The porch is built with standard 2x4 pine lumber (as are the stairs and railings). No ornamentation or architectural or historical interest exists. All surfaces are painted. In ~2017 all wood skirt was placed under the porch along the entire front facade to provide outside storage for the house. Skirt doors are painted.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

No deficiencies exist. The porch is wholly functional and visually appealing.

Photo Numbers: _____ Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Heating + Electrical

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: ≈ 2010

Describe existing feature:

Heating is provided by a gas ~~fire~~ furnace located in the attic. which is reachable only via a ladder from the rear wall.
Electric system is ~~is~~ provided via a 200 amp service panel located in the
Hot water is via an electric powered instant-on water heater located inside the home interior.
No air conditioning exists. No fire sprinklers are installed. Fire suppression is via home fire extinguishers (hard) and home alarms.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

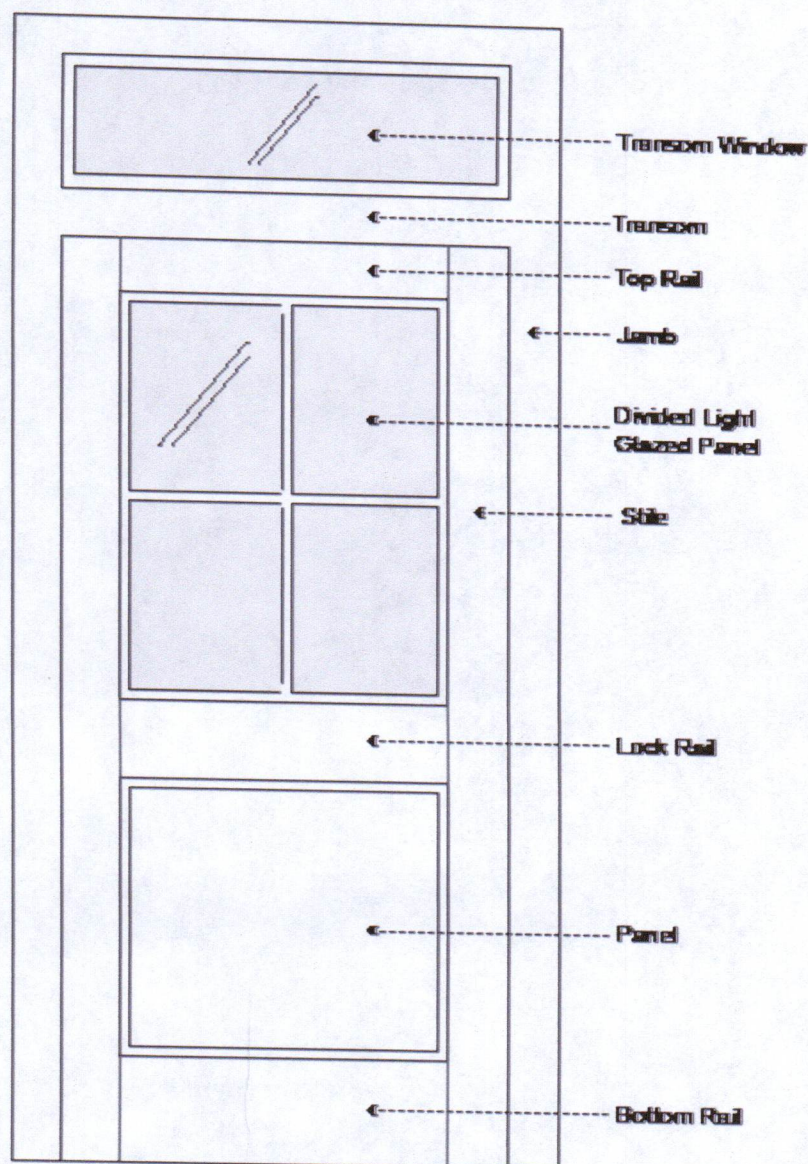
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2
 Number of historic doors on the structure: 0
 Number of existing replacement/non-historic doors: 2
 Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

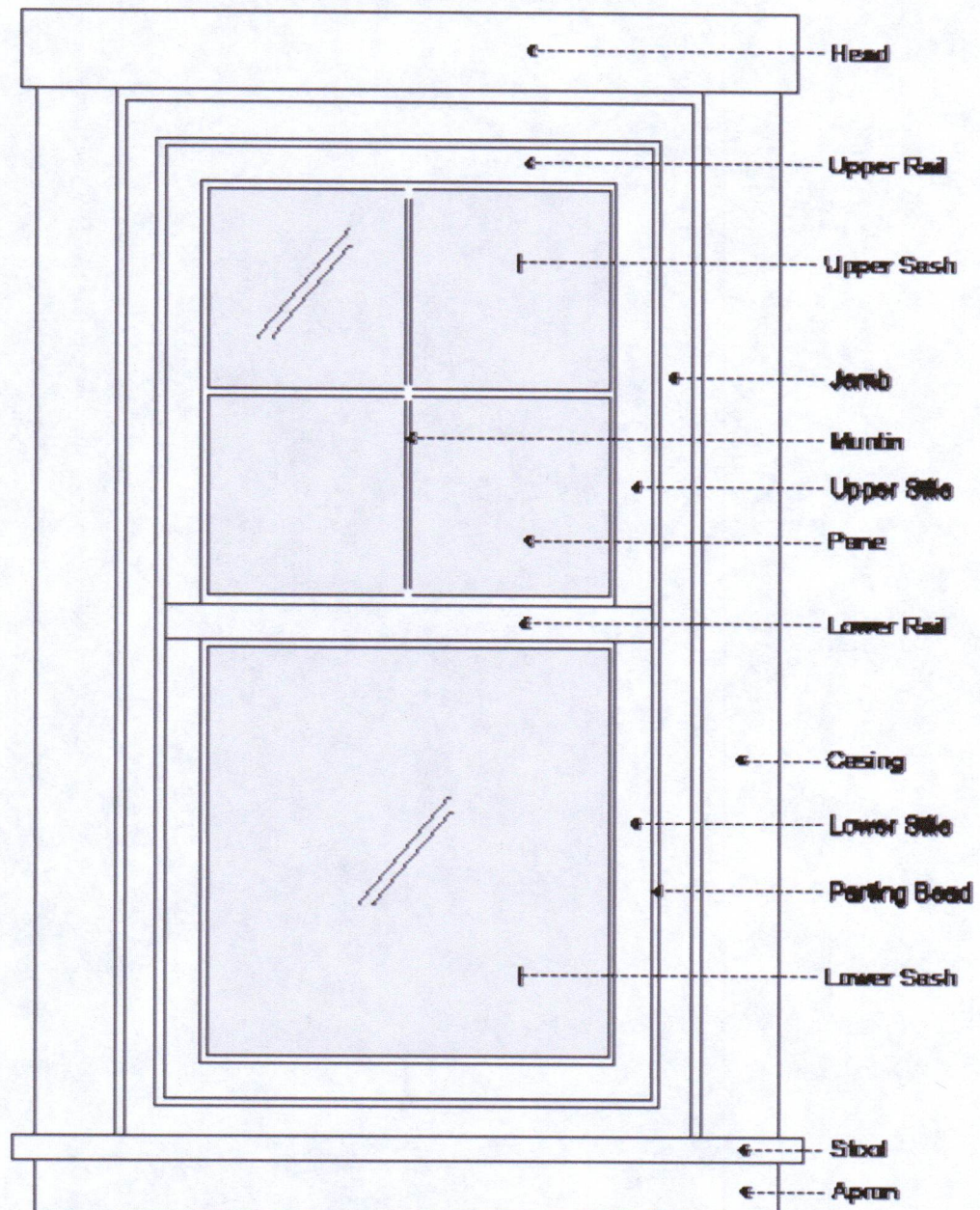
Number of doors to be replaced: 0

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
#1	Fair Good Entry Door	No deficiencies Standard wood solid door with raised panel design. Of no architectural merit	1A	Not Historic Installed ~ 2010
	Good	Storm door		
#2	Fair Good Door leads from porch to	bedroom. Installed in wall perpendicular to entry door wall. "L" shaped oriented	1B	Not Historic Installed ~ 2010
	Fair	No architectural significance. Raised Panel Design. Solid wood		
	Fair	This door is intentionally non functioning		
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 5
 Number of historic windows on the structure: 0
 Number of existing replacement/non-historic windows: 5
 Number of windows completely missing: 0

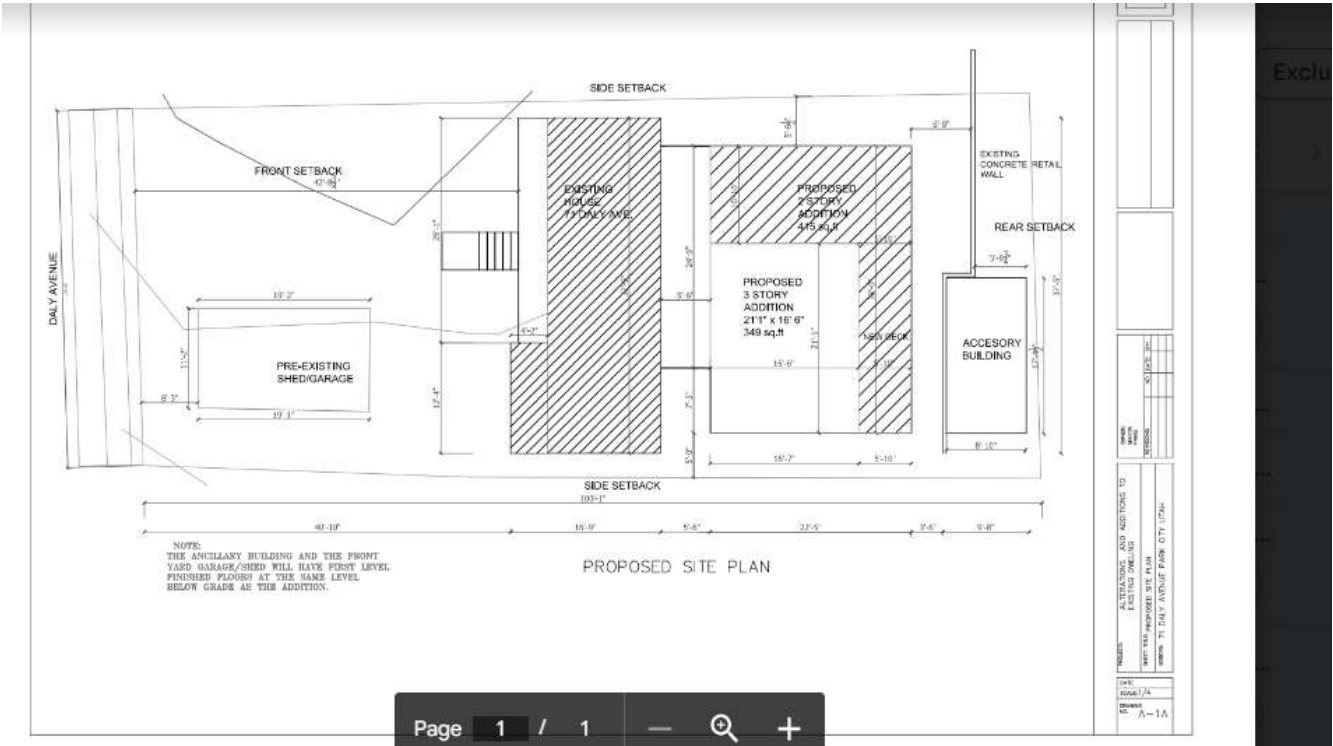
Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 0

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
#1	Fair Good Frm facade bed room	No deficiencies. Modern 72" high vertical wood trim orientation (indulging window)	14	Not historic
	Fair	Double hung		
#2	Fair Good Frm facade facing porch	No deficiencies. Modern 72" vertical wood trim orientation	20	Non- historic
	Fair	Double hung		
#3	Fair Uphill side elevation	No deficiencies. Modern 72" vertical height wood trim of 50mm	3	Non- historic
	Fair	Double hung		
#4	Fair Good Downhill side elevation	No deficiencies. 72" horizontal Modern	4	Non- historic
	Fair	slider.		
#5	Fair Fair Rear elevation entrance	No deficiencies. No glass. Wood door hotel opening entrance & attic hinged door	5	Non- historic
#6	Fair Good Frm facade blanking door	No deficiencies. 72" vertical Modern	6	Non- historic
	Fair	Double hung		
	Fair			
	Fair			

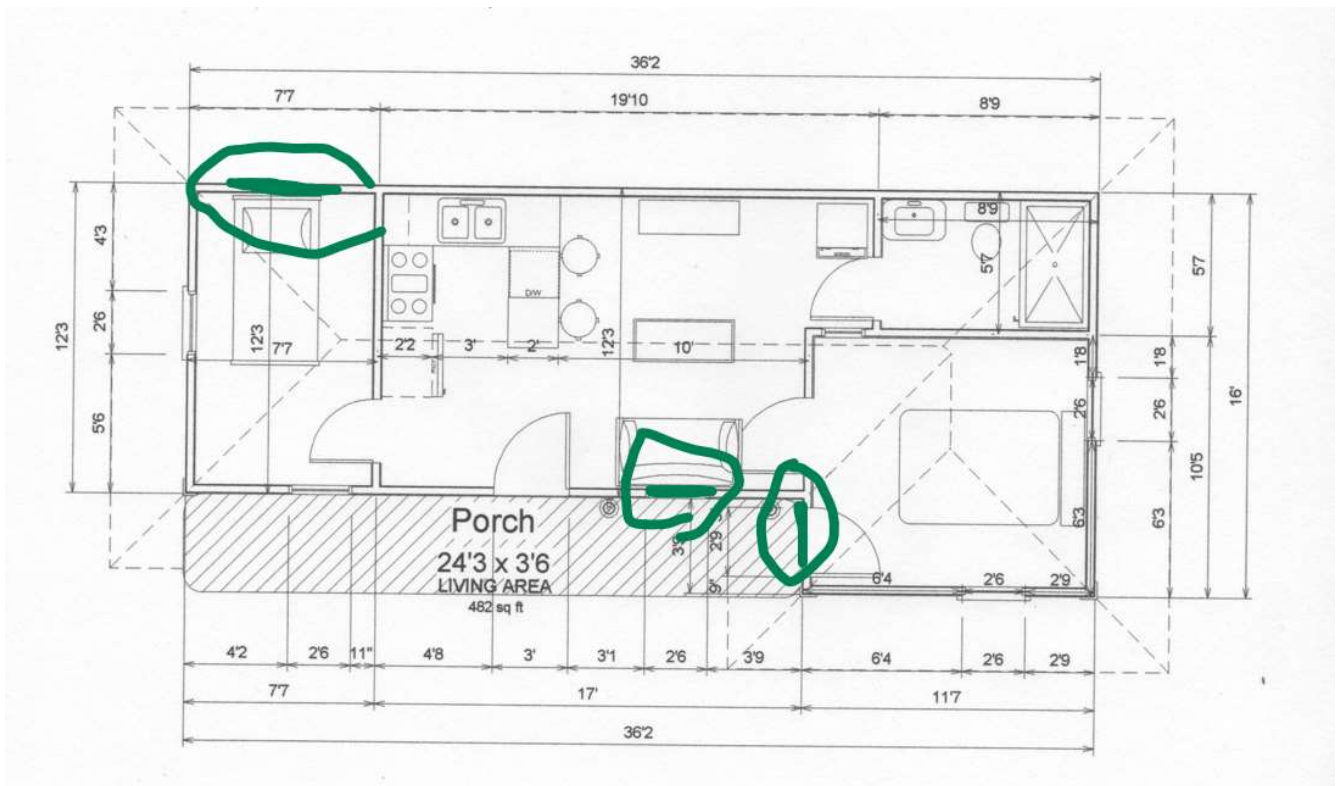
ILLUSTRATIONS ACCOMPANYING PHYSICAL CONDITIONS REPORT QUESTIONNAIRE 71
DALY ADDITION PROJECT

71 DALY LOT DIAGRAM

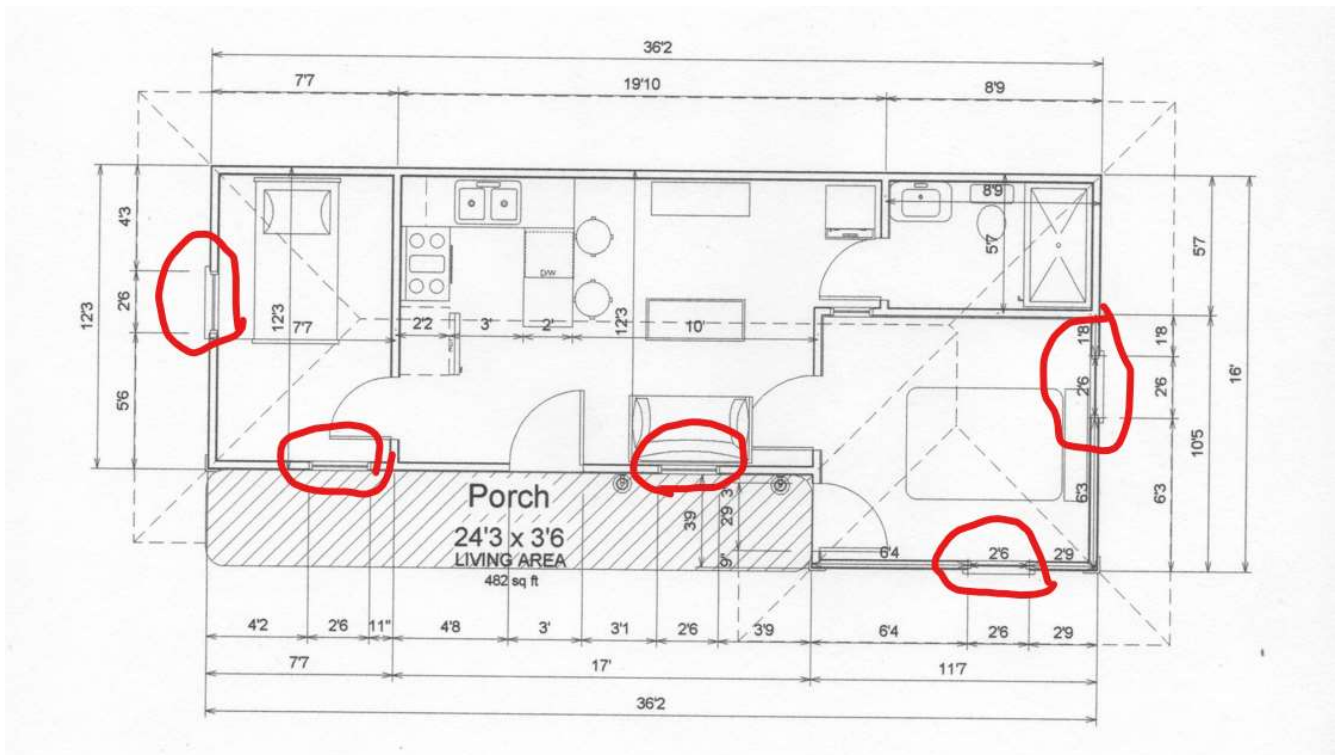


XXXXX

INTERIOR FLOOR DIAGRAM 71 DALY HISTORIC MINER'S HOUSE
DOORS ARE CIRCLED IN GREEN (SEE BELOW)



HISTORIC MINER'S CABIN 71 DALY INTERIOR DIAGRAM WINDOWS ARE CIRCLED IN RED (SEE BELOW)



WINDOW AND DOORS VISIBLE ON FRONT ELEVATIONS
WINDOW POSITIONS MARKED IN RED; ENTRY DOOR LOCATION MARKED IN GREEN
(SEE NEXT PAGE)

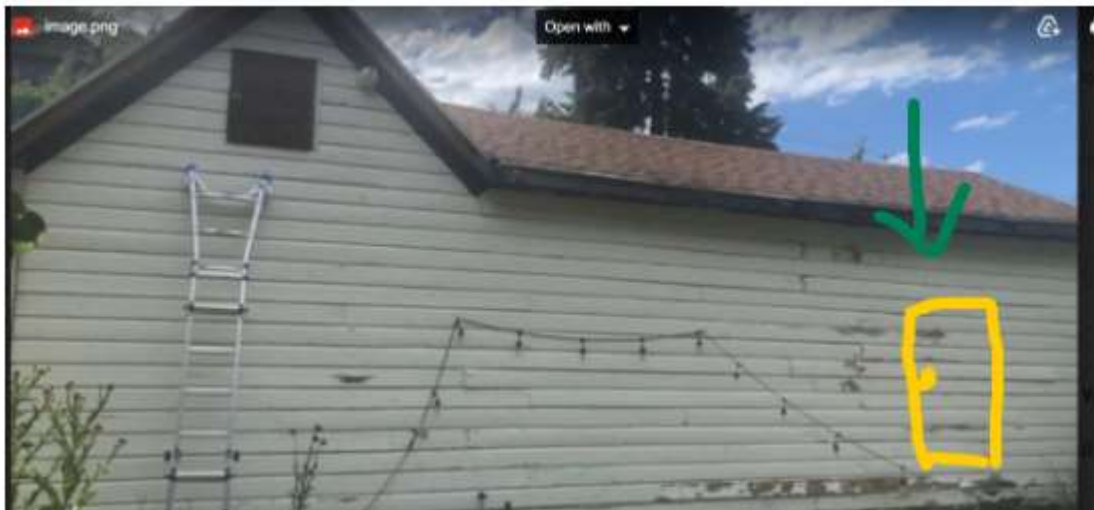


DOWNHILL SIDE ELEVATION WINDOW (MARKED IN RED) BELOW



XXXX

THIRD DOOR ON 71 DALY EXTERIOR ELEVATIONS NEW (LOCATION MARKED BY GREEN ARROW) TO BE CREATED ON REAR ELEVATION LINKING ADDITION TO EXISTING MINER'S CABIN



Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

#1) We plan to reconstruct the front yard garage shed which was evident in the photos of the pre-2000 building but was removed and not replaced during the remodel.

#2 we plan to add a new additional building in the rear setback area as permitted by the Park City LMC. Architectural dimensions and site locations of these buildings are as shown in the accompanying diagram.

Structure Anticipated site for both buildings are shown in attached exhibit AAAA

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Not Applicable

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

None of the enumerated structural systems will be touched or altered in any significant way by our planned construction activities.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature:

None

This involves:

☐ Preservation

☐ Restoration

☐ Reconstruction

☐ Rehabilitation

WA Not Applicable

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

WA

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature:

No chimneys

Not Applicable

This involves:

☐ Preservation

☐ Restoration

☐ Reconstruction

☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

WA

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Rear Wall of Miner's ~~Cabin~~ Historic Home

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

We plan to install a door on the uphill side of the rear wall to permit entrance/exit capabilities so that occupants of the miner's cabin can have an internal path to enter the planned addition and vice versa.
No other exterior wall will be touched.
The door size will be 36x80

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

(This section is crossed out with a large X)

Element/Feature: _____

This involves:

- ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: _____

This involves:

- ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature:

Foundation

This involves:

☐ Preservation

☐ Restoration

☐ Reconstruction

☐ Rehabilitation

Not Applicable

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The Foundation of the historic home will not be altered or changed at all.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature:

Porches

This involves:

☐ Preservation

☐ Restoration

☐ Reconstruction

☐ Rehabilitation

} Not applicable

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

We plan no changes to the porch system of the existing historic home.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: _____

This involves:

- ☒ An original part of the building
☐ A later addition

Estimated date of construction: W #

Describe existing feature:

We plan no changes to the interior of the historic home.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

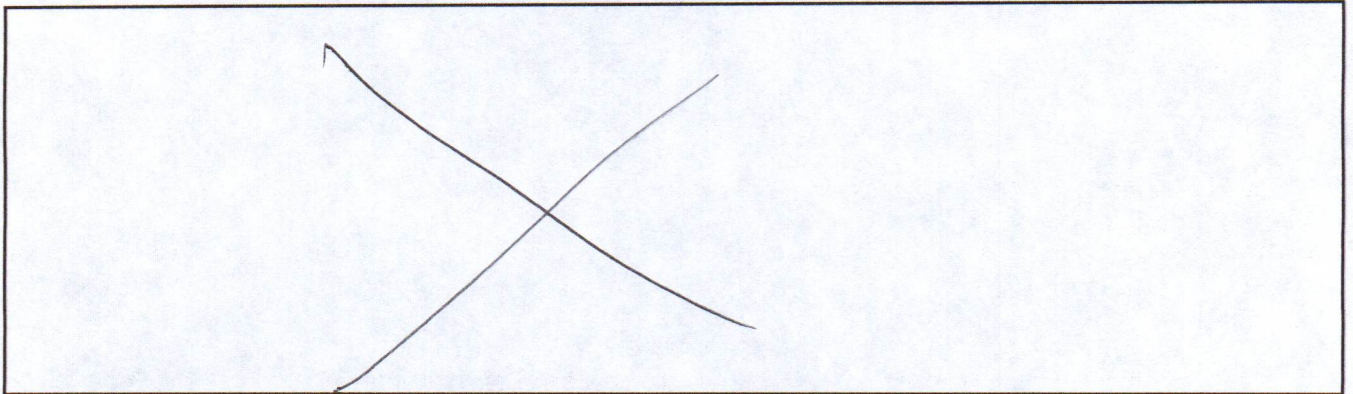


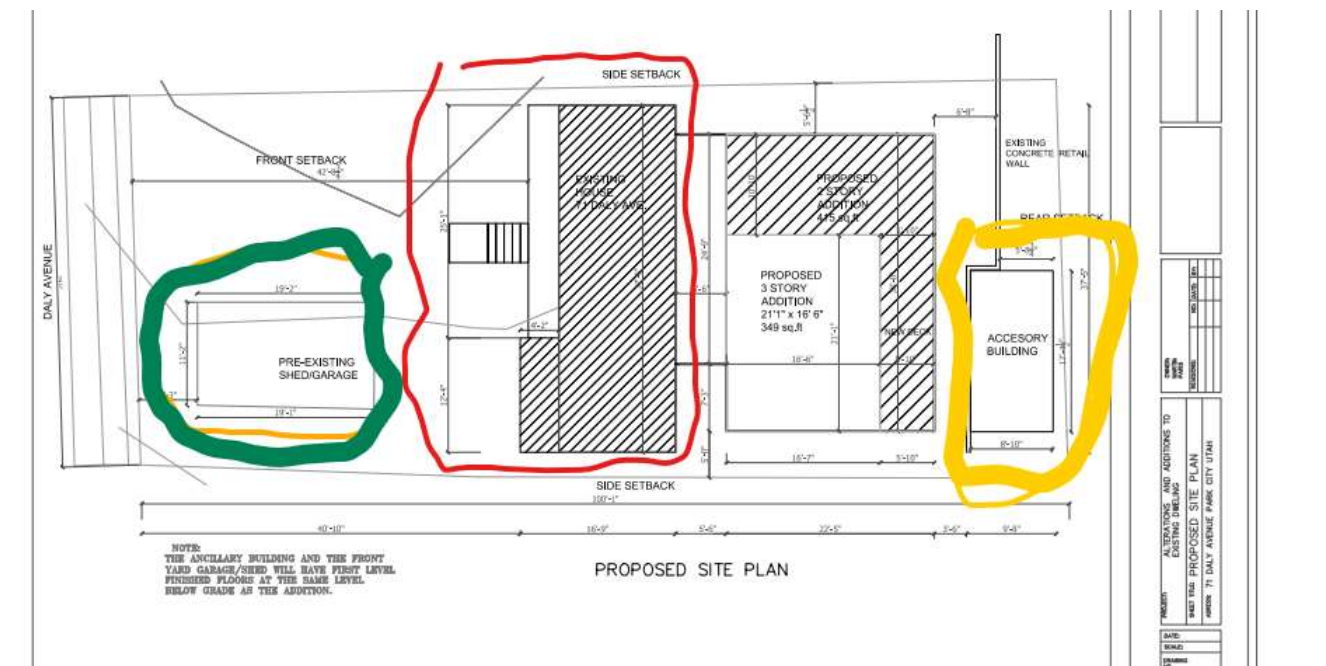
Photo Numbers: _____ Illustration Numbers: _____

HISTORIC PRESERVATION PLAN
ACCOMPANYING ILLUSTRATIVE MATERIAL

SITE PLAN SHOWING PLANNED LOCATIONS OF NEW BUILDINGS ON 71 DALY LOT
RED CIRCLED BUILDING IS THE HISTORIC MINER'S CABIN

YELLOW CIRCLED BUILDING IS THE NEW ACCESSORY BUILDING IN THE REAR
SETBACK

GREEN CIRCLED BUILDING IS THE RESTORED GARAGE/SHED BUILDING IN THE FRONT
YARD



ELEVATIONS OF EXISTING 71 DALY HISTORIC HOME
FRONT ELEVATION (PRE AND POST 2008 REMODEL)



POST 2008-REMODEL FRONT ELEVATION AND UPHILL SIDE ELEVATION VIEWS



REAR ELEVATION WITH OUTLINE OF NEW DOOR TO PERMIT INTERIOR ENTRANCE/EXIT
FROM ADDITION TO AND FROM THE HISTORIC MINER'S HOME



DOWNHILL SIDE ELEVATION 71 DALY HISTORIC HOME



HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **House at 71 Daly Avenue**

Address: **71 Daly Avenue**

Township Range Section:

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

UTM:

Current Owner Name: **Robert and Beatrix Koev (H/W jt.)**

USGS Map Name & Date: **Park City East**

Current Owner Address: **1840 S 700 W**

Quad/2011

Salt Lake City, UT 84104-1704

Tax Number: **PC-607**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☒ eligible/contributing
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**
☒ prints: **2008 (3), 2006 (3), 1995 , 1940s**
☐ historic:

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

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

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 6/8/2006**

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

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

Foundation Material: concrete (after 2006 move) Wall Material(s): drop wood siding

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

Number of associated outbuildings 0 and/or structures 0.

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

This is an L-cottage that was built around 1899, as indicated by tax cards, and first appears on the 1900 Sanborn Map, which shows an L-cottage with a rectangular addition to the east. This house has changed little over the years. Sanborn records indicate that the house went unchanged from the 1900 edition to the 1941 edition. The east addition was demolished between 1941 and a 1949 tax card. Its Victorian details were slowly lost after the 1940s tax photo, and by 2006 the house was in a state of disrepair. In that year, the house was moved about thirty feet towards Daly Avenue and placed on a new concrete foundation. It has been preserved since and is currently in good condition.

As it stands today, the house is a simple L-cottage with a west facing gable on the southern part of the house and a front porch filling in the angle created by the projecting gable. The roof is clad in wood shingles, consistent with the original construction. The exterior walls are clad in drop wood siding, typical of Park City historic residences. The west- and south-facing windows are double-hung casement windows, while the one facing north in the side gable end is a slider, probably added later than the historic period. The front door is south of center in the front porch and is made of panelized hardwood. The posts and railing of the front porch are dimensioned lumber with a hint of Victorian craftsmanship. The site is flat, with a sharp rise behind the house, held back by a retaining wall. A large pine tree sits immediately to the west of the front porch. A garage that had been built on the west edge of the site in the 1940s was demolished as part of the 2006 renovation. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1899

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

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

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

This house was built prior to 1900 on land that was used by the Ontario Mining Company for their nearby mill. It was common practice for houses to be built on "mill site" land, but early owners of these properties are hard to identify because the land generally remained in the possession of the Park City Townsite Company or its respective mining company owner and was generally parceled and sold to individual buyers years after construction. In this case, D.L.H. De Grover was the first individual owner of the property, which he purchased in 1922 from Summit County following a 1920 tax sale. Dong Ling Hing De Grover was unlikely to have lived in the house, as he was one of Park City's leading rental property owners, holding around "sixty or seventy" Park City houses at the time of his death in 1926.¹ De Grover had been born in San Francisco of Chinese parents, moving to Park City in 1902. His son, Joe Grover, was born in China, moving to Park City at the age of fifteen to live with his father. The son inherited his father's vast land holdings in 1931 after a court battle in which William Levey and his wife tried to claim De Grover's inheritance but were denied over a suspicious, undated will.

¹ "The Levy-Grover Case," *Park Record*, September 4, 1931.

Despite ownership by the Grovers in the 1920s and 1930s, this house was occupied by others in the censuses of those decades. In 1920, the house was rented by Pete Lenzi and his wife Merle (sometimes “Mary”), who lived there with their three daughters and one son. Lenzi had come to Park City from Austria, where he was born in 1894. He worked as a miner for most of his career before dying in 1956 in Park City.² By the 1930 census, the house was occupied by Adam and Anna Bigler and their two daughters and one son. By 1940, John “Jack” Beck, wife Rita, and son Douglas lived in the house, which they owned until 1965. Jack had come to America from Finland, where he was born in 1897. As the owners in the 1940s, the Becks probably oversaw the demolition of the east (rear) addition.

71 Daly had a variety of owners after 1965. It is currently owned by Robert and Beatrix Koev, who renovated the house in 2006.

² “Miner Dies Following Extended Illness,” *Park Record*, February 2, 1956.

Legal Description (include acreage): **PART LOT 10 BLK 73 MILLSITE PC #71 DALY AVE; ALSO DESC AS BEG S 21*33' W 2 FT FROM SW COR LOT 10 BLK 73 MILLSITE RESERVATION PARK CITY; N 21*33' E 39.80 FT; TH S 68*27' E 100.0 FT; S 21*33' W 43.7FT; N 66*13' W 100.08 FT TO BEG M68-633 XWD320 M2-293-651-673 M233-615 M270-176-370 1207-688 (NOTE: INCOMPLETE LEGAL DESC ON SPWD-1207-688) (1571-309) 1596-1929 1737-684 (868-657, 1922-1644 & 1933-1256); 0.09 AC**



71 Daly Avenue. Southwest oblique. November 2013.



71 Daly Avenue. West elevation. November 2013.



71 Daly Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

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

Tax Number: PC-607

Address: 71 Daly Avenue

City: Park City, UT

Current Owner: Robert & Beatrix Koev

Legal Description (include acreage): 71 Daly Ave. Sub., replatted 4/21/2010 (PC Millsite

BK 73 pt.L9, L10, pt.L11)

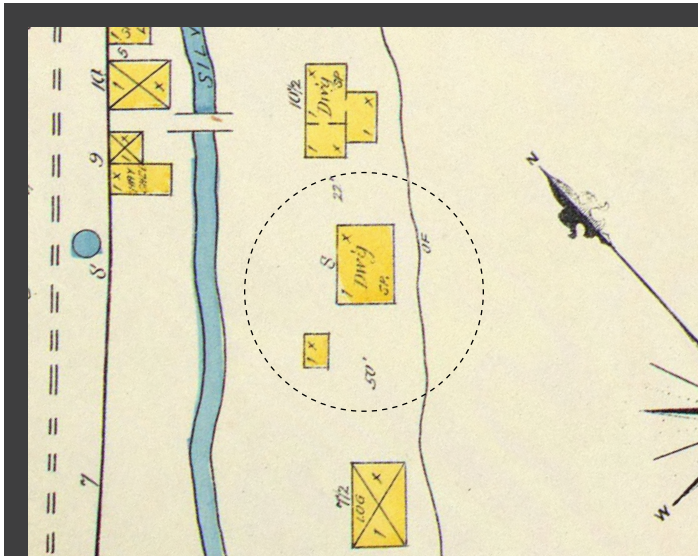
Address: (see historic site form for address)

(see historic site form for complete legal description)

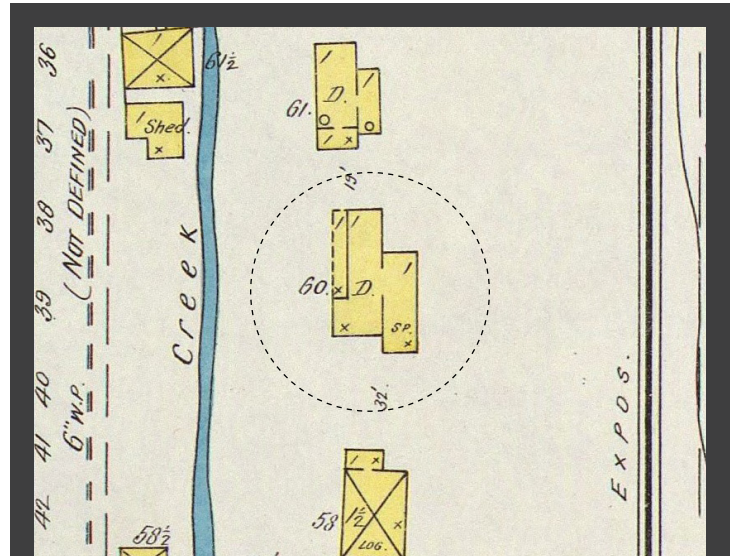
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al	H.M. McLaughlin	Decree		[L 1-6, 8-33]
8/2/1922	Summit County	D.L.H. De Grover	Red. Cert		[L5-12, after 1920 tax sale]
2/26/1932	3rd Jud. Dis. Court	Joe Grover, Adm.	Decree		"S 34 [feet] 10"
12/21/1933	County Treasurer	Summit County	Tax Sale		"House #71 [lot] 10, Ella Axelrad
4/15/1938	Summit County	Mildred Axelrad	Red. Cert.		
12/21/1938	Co. Treasurer	Summit County	Tax Sale		
8/8/1965	Jack M. & Rita Beck	Robert J. & Grace P. Lacy	Q.C.D.		
7/1/1975	Robert J. & Grace P. Lacy	Joseph R. & Marjorie B. Gump	W.D.		
8/19/1983	Marjorie B. Gump, a widow	Gary V. & Sheila A. Wright	W.D.		
2/2/2004	Gary V. & Sheila A. Wright	Mark Seltnerich	W.D.		
9/27/2005	Mark Seltnerich	Robert & Beatrix Koev	W.D.		

Researcher: John Ewanowski, CRSA Architecture

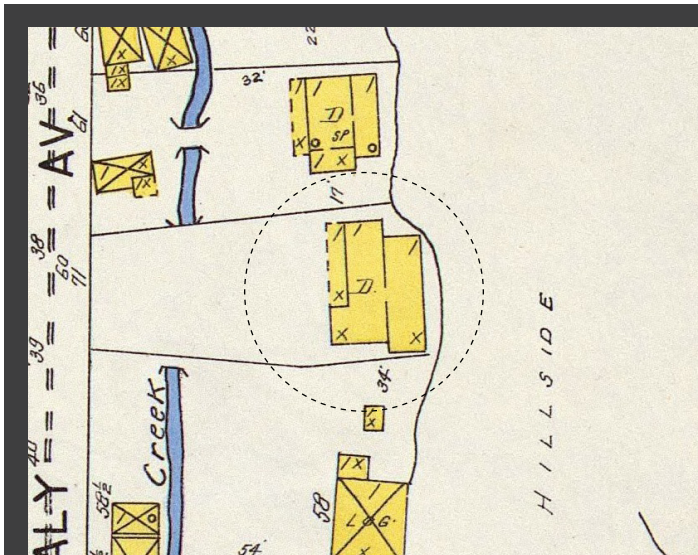
Date: 3/17/2014



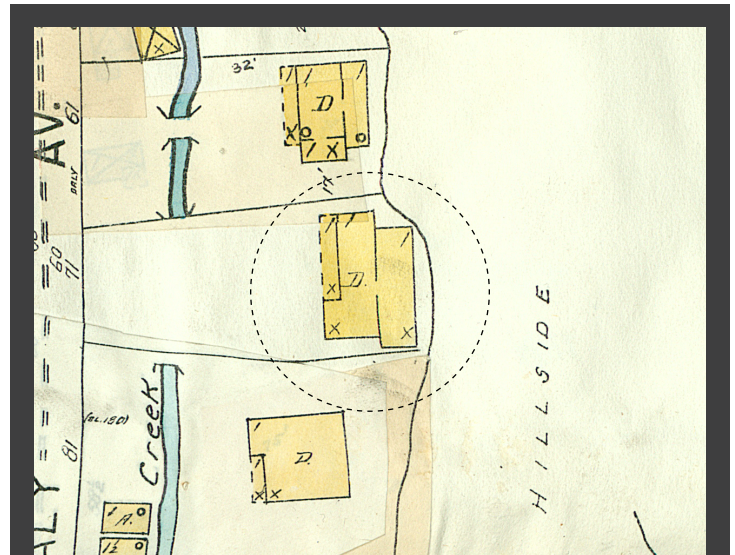
1889



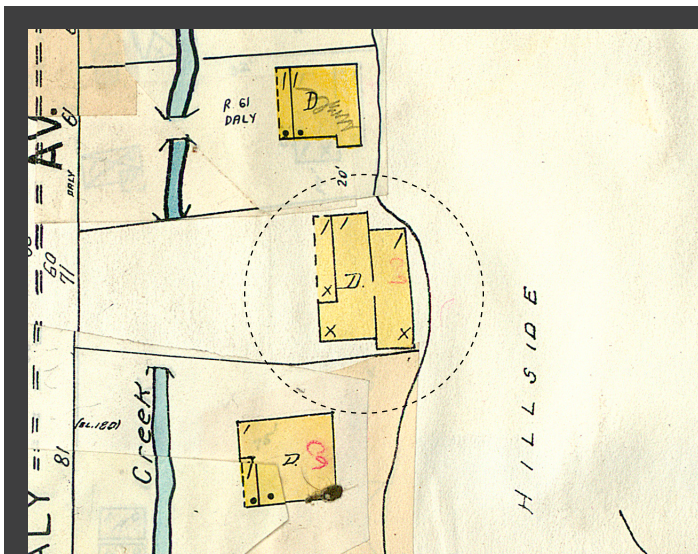
1900



1907



1929



1941

The Levy-Grover Case

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

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

The father was commonly known in Park City as D. Grover, or D. L. H. D. Grover, and the son as Joe Grover. The estate was largely some sixty or seventy houses in Park City, and worth, according to the appraisers, about \$38,000.

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

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

Mrs. Levey conducted a boarding house at Park City, where her husband, William Levey, was night watchman at a mine. The Leveys acted as financial advisers of the elder Grover, and their relations with him were amicable, the court finds, until about 1917 or 1918, when Grover filed suit against William Levey, on the allegation that his signature had been pro-

duced to a note for \$2500 when as a matter of fact he owed Levey only about \$1000. The Chinese pleaded ignorance of the English language as written, and won the case in court.

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

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

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

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

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

Park Record, 9/4/1931

Miner Dies Following Extended Illness

Pete Lenzi, 62, a long time resident of this city, died at the Miners' hospital Thursday at 1:45 p.m., after an extended illness.

He was born Jan. 21, 1894, at Palat, Austria, son of George and Marie Hoffer Lenzi. He came to the United States when he was 18 years of age and had lived in this city for the past forty years. Mr. Lenzi followed mining.

Survivors include two sons and four daughters: Leo M., of Olympia, Washington; Earl Lamont, of Newport, Washington; Mrs. Bernard (Virginia) Johnson, Mrs. Lisle (Utahna) Harwood, Mrs. Doris Borland, of Coeur d'Alene, Idaho, and Jane Alberta Lenzi, of this city; 16 grandchildren, one great grandchild; a brother, George Lenzi Fisher of this city.

Funeral services were held Monday at 11 a.m. in the Park City Second Ward Chapel. Additional services and burial taking place in Coeur d'Alene, his son, Leo, of Olympia and a daughter, Jane, of this city, accompanying the remains to Idaho.

Park Record, 2/2/1956

Joe Grover, Mountain Chinaman Dies Near Evergreen, Colorado

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

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

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

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

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

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

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



Joe Grover Photo by Buddy Lange

States in 1918, assuming the same American name his father had picked to start a new life here.

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

Joe Grover Sr. opened a restaurant and began acquiring the property of Park City, at one time reportedly owning half the town's Main Street. Young Joe apparently inherited his fortune when he died. The restaurant he operated, Grover Cafe, was frequented by the railroad crews. Menus he saved had dinner checks scribbled casually on the back, hastily signed with no apparent credit concerns by section foremen ("sec 4 man," they wrote beside their signatures). The plain, yellowed sheets, modestly mimeographed with the day's fare, conjure portraits of the old

west, steaming food devoured there amid the din of rattling dishes, and raucous conversation, for prices that are nothing more than a dream now. The most costly item on a list of entrees dated February 4, 1937, is T-bone steak with bacon for 65 cents.

Grover was a landlord in Park City during the Great Depression when his tenants

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

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

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

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

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

good one-finger typist.

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

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

religion. All he wanted, he said, was to receive some more English and learn to read the Bible.

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

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

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

71 Daly Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



SURVEYOR'S CERTIFICATE

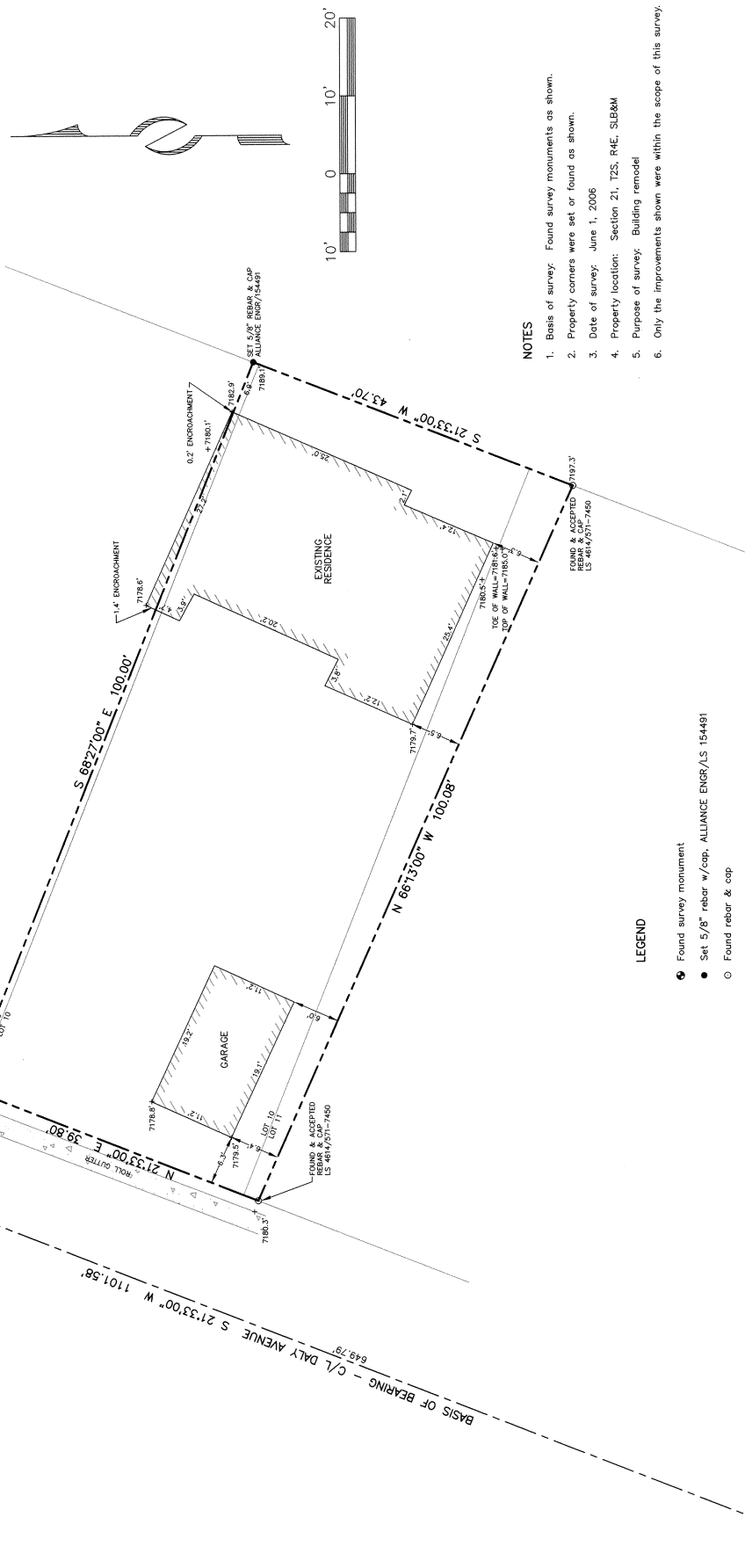
I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz
John Demkowicz

6/8/06
Date

LEGAL DESCRIPTION

Beginning South 21°33' West 2.0 feet from the southwest corner of Lot 10, Block 73, Millsite Reservation in Park City, thence North 21°33' East 39.80 feet; thence South 68°27' East 100 feet; thence South 21°33' West 43.70 feet; thence North 66°13' West 100.08 feet to the point of beginning



NOTES

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: June 1, 2006
4. Property location: Section 21, T2S, R4E, SLB&M
5. Purpose of survey: Building remodel
6. Only the improvements shown were within the scope of this survey.

LEGEND

- Found survey monument
- Set 5/8" rebar w/cap, ALLIANCE ENGR/LS 154491
- Found rebar & cap

(435) 649-9467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SHEET

1 OF 1

STAFF:
JOHN DEMKOWICZ
MARSHALL KING
BLAKE MYERS

DATE: 6/8/06

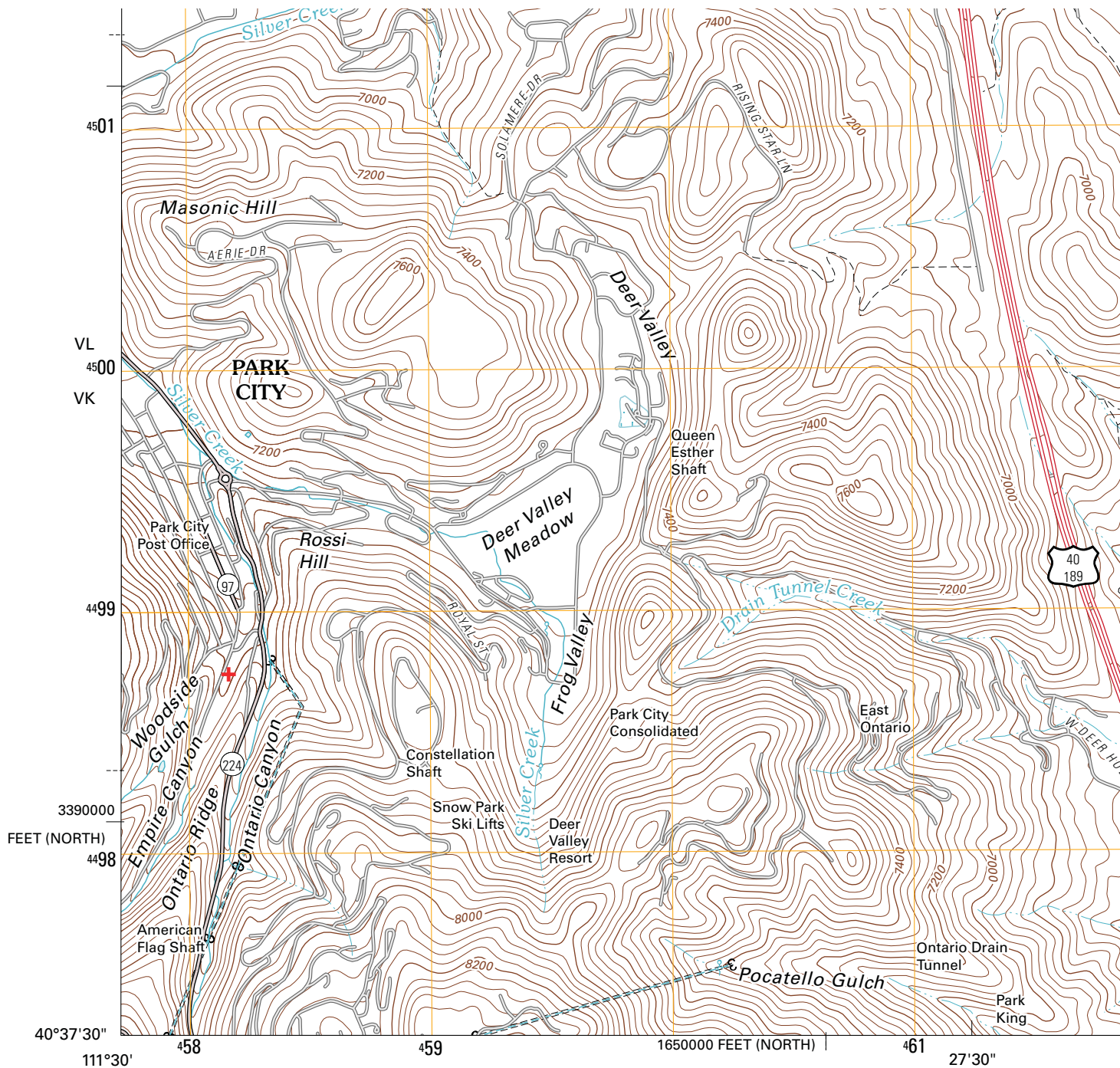
BOUNDARY SURVEY
71 DALY AVENUE
LOT 10 PLUS ADDITIONAL, BLOCK 73

FOR: ROBERT KOEY

JOB NO.: 13-5-06

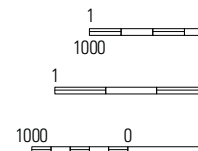
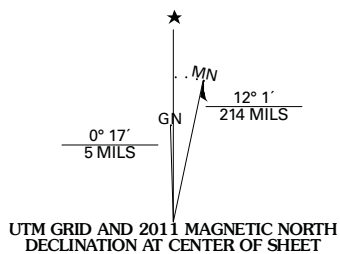
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ALAN SPRIGGS, SURMIT CO. RECORDER BY GBB
REQUEST: ALLIANCE ENGINEERING INC



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

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



U.S. National Grid	
100,000-m Square ID	
VL	4500
VK	
Grid Zone Designation	
12T	

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