

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 118 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: FSH-17

Current Owner Name: 118 DALY LLC

Parent Parcel(s): PC-658-659

Current Owner Address: PO BOX 4581, PARK CITY, UT 84060-4581

Legal Description (include acreage): LOT 17 FISHER SUBDIVISION; 0.09 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995, 2006 & 2008
- historic: c.

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

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

Drawings and Plans

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

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

Foundation: Not verified, but likely wooden sills. Some sign of concrete blocks placed under the porch.

Walls: Drop siding.

Roof: Side gable with hipped addition to south; sheathed in metal material.

Windows: Two-over-two double-hung sash type. Multi-pane casement in the hipped roof addition.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame rectangular house has had minor changes that do not affect the site's original character. In 2008, plans were approved to partially reconstruct the property and photographs included here from late 2008 indicate the historic material has been removed from the site. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from what is seen in the early photographs. The house sits on approximately 0.09 acres with a very narrow building pad and steeply sloping rear yard. Landscaping is minimal in the front yard and primarily shrubs and grasses on the back yard slope.

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

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

Association (Describe the link between the important historic era or person and the property.): The rectangular block was a common house type built in Park City during the mining era and may have been a necessity in this case because of the shallow nature of the buildable lot area.

This site should be re-evaluated following the completion of the rehabilitation, partial reconstruction, and additions.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

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

¹ Summit County Recorder.

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1-3: Site--excavated, concrete foundation, & some framing, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Photo No. 6: Northeast oblique. Camera facing southwest, tax photo.

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

SERIAL NO.

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name Gillette Fred W
 Owner's Address Park City
 Location _____
 Kind of Building Row Street No. 118 Daby ave

Schedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>720</u>	\$	\$ <u>1503</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation <u>Stone</u> Conc. _____ None _____		<u>128</u>
Ext. Walls <u>Siding</u>		
Insulated Floors _____ Walls _____ Cigs. _____		
Roof Type <u>Shale</u> Mat. <u>alum</u>		
Dormers Small _____ Med. _____ Lg. _____		
Bays Small _____ Med. _____ Lg. _____		
Porches Front <u>176 @ 43</u>	<u>76</u>	
Rear _____ @ _____		
Cellar <u>Basmt</u> <u>70</u> $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ full-floor	<u>30</u>	
Basement Apts. Rooms Fin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant Pipeless _____		
Finish { Hd. Wd. _____ Fir. <u>✓</u> Floors { Hd. Wd. _____ Conc. _____		
Cabinets <u>Botry</u> Mantels _____	<u>60</u>	
Tile { Walls _____ Wainscot. _____ Floors _____		
Lighting Lamp _____ Drops <u>✓</u> Fix. _____		
<u>Low & w/d. lined</u>		<u>140</u> <u>Flt.</u>
Total Additions and Deductions	<u>496</u>	<u>268</u>

Net Additions or Deductions \$ 228

Age 1906 Yrs. by { Est. ✓ **REPRODUCTION VALUE** \$ 1731
 Owner ✓ Depr. (1) 2 3 4 5 6% \$
 Tenant _____
 Neighbors _____
 Records _____ Reproduction Val. Minus Depr. 1064 \$ 767

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage S 8 Depr. 2%, 3% _____ Obsolescence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$
 Remarks _____ **Total Building Value** _____ \$

Appraised 12-4-49 194 By JH.

Serial No. PC 658

Location Block 74 Millsite Pt Lot 16-A11 Lot 17-Pt Lot 18

Kind of Bldg. RES St. No. 118 Daly Ave

Class 3 Type 1 2 3 4 Cost \$ 1524 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		720		\$ 1524
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/>	
Roof Type <u>Gable</u> Mtl. <u>Cell + RB</u>	
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Porches—Front <u>176" @ .80</u>	<u>141</u>
Rear <input type="checkbox"/>	@
Porch <input type="checkbox"/>	@
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>	
Basement Entr. <input type="checkbox"/>	@
Planters <input type="checkbox"/>	@
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <u>Wood</u>	<u>50</u>
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <input type="checkbox"/>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>
Built-in-Appliances <input type="checkbox"/>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/>	
Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	
Air Cond. <input type="checkbox"/>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>	
Cabinets <u>Pantry</u> Mantels <input type="checkbox"/>	
Tile—Walls <input type="checkbox"/> Wainseot <input type="checkbox"/> Floors <input type="checkbox"/>	
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>	
Total Additions	<u>541</u> <u>541</u>

Year Built <input type="checkbox"/>	Avg. <input type="checkbox"/>	Current Value	\$ <u>2065</u>
<u>Ave Age 1949-54</u>	Age <u>63</u>	Commission Adj.	%
Inf. by {	Owner - Tenant -	Bldg. Value	
	Neighbor - Record - Est.	Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Remodel Year <input type="checkbox"/>	Est.-Cost <input type="checkbox"/>	Current Value Minus Depr.	\$ <u>619</u>
Garage—Class <input type="checkbox"/>	Depr. 2% 3% <input type="checkbox"/>	Carport—Factor <input type="checkbox"/>	
Cars <input type="checkbox"/>	Floor <input checked="" type="checkbox"/>	Walls <input type="checkbox"/>	Roof <input type="checkbox"/> Doors <input type="checkbox"/>
Size— <input type="checkbox"/> x <input checked="" type="checkbox"/>	Age <input type="checkbox"/>	Cost <input type="checkbox"/>	x <input type="checkbox"/> %
Other <input type="checkbox"/>			
Total Building Value			\$

Appraised 5-12-1958 By 1302

Owners Name _____
 Location Pt of lots 16+18 all 17 Blk 74 M 5
 Kind of Bldg. Res St. No. 118 Daly ave
 Class 2 Type 1 2 3 4 5 6 Cost \$ _____ X _____ %

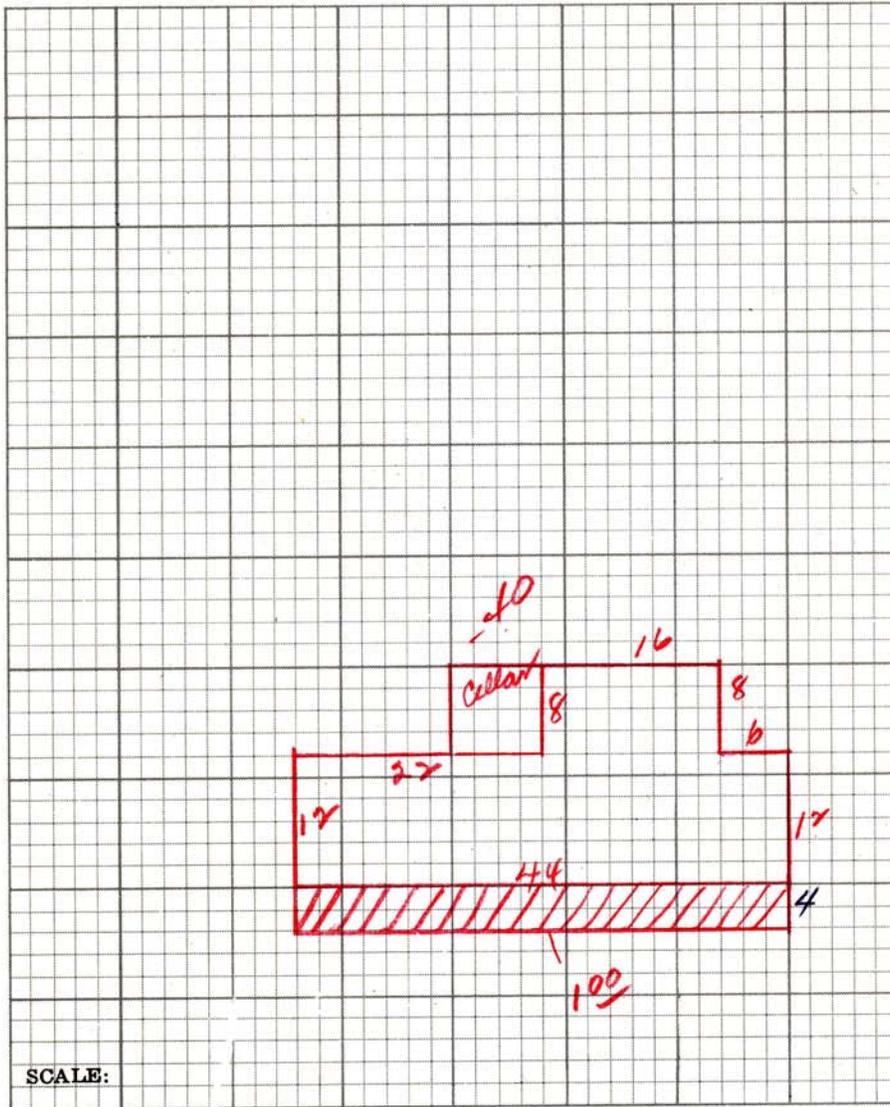
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	656		\$ 2185	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Hip</u> Mtl. <u>CI + RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>176 @ 100</u>	<u>176</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar/Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>wood</u>	<u>40</u>	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>550</u>
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>766</u>	

Year Built <u>1895</u>	Avg. <u>1895</u>	Replacement Cost	<u>2951</u>
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
		Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 11-5 1968 By 1333 **NOV 26 1968**
 Appraised ② _____ 19 _____ By _____ 1328



SCALE:

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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____





PRINCE GEORGE
PROPERTY
649-9222



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NO
PARKING





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