

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Mike Frkovich House**

Address: 162 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-665

Current Owner Name: BRIGGS ROBERT G JR TRUSTEE Parent Parcel(s):

Current Owner Address: 5805 TRAILSIDE DR, PARK CITY, UT 84098

Legal Description (include acreage): LOT 24 N 1 1/2 FT LOT 25 BLK 74 MILLSITE RESERVATION TO PARK CITY; ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD LOTS; 0.11 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:
- Current Use:

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 1995 & 2006
- 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: Hall & Parlor 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), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

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

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

Foundation: According to the 1949 and 1958 tax cards, this house was built without a foundation (only wooden sills), but currently has at least a partial concrete foundation.

Walls: The exterior walls are sheathed in a drop-novelty wood siding.

Roof: The roof is a cross-gable form sheathed in standing-seam metal material. A partial-width shed roof porch is located in the L and a brick chimney visible in the tax photo has been removed.

Windows/Doors: The windows include horizontal multi-pane two-over-two double-hung, single double-hung, and casement windows. Except for the casement window next to the entry door, the current windows replaced two-over-two wooden double-hung units that are visible in the tax photo. Window surround is a simple wood casing. The main entry door is a wooden frame-and-panel door with a single large light and appears to be original.

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 site is largely unchanged from the description provided in the 1983 NR nomination form. Excerpt follows:

This house is a one-story frame T/L cottage with a gable roof by addition. A cross-wing was added to an existing hall and parlor house. Both sections of the house were built by 1900 because when the house first shows up on the Sanborn Insurance Map in 1900, it is a T/L cottage. The difference in the type of windows of the cross-wing and the stem-wing, and the irregularity in the roof-line at the point of juncture of the two wing sections indicate that it was built in two sections. This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is raised above the finished road grade, but sits at the street front on a narrow building pad. The lot, .11 acres, rises sharply at the rear and includes large evergreen trees and deciduous shrubs and trees. A short retaining wall supports the building pad and a deck extends from the north end of the front façade over a small storage area that is clad in wood siding. This structure does not appear in the tax photo (although the photo does show a dugout area below the front porch), but is seen in the 1983 and 1995 photos. Also, like most of the historic houses in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 (hall-parlor), the simple roof form, the lack of foundation, the informal landscaping, the retaining wall and steps, 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11-10(A)(1) for designation as a Landmark Site.

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. 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): This house is architecturally significant as one of the extant T/L cottages-by-addition in Park City.

6 PHOTOS

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

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 162 Daly ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>748</u>	\$	\$ <u>1540</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Adg</u> Conc. None <input checked="" type="checkbox"/>		<u>122</u>
Ext. Walls _____		
Insulated—Floors _____ Walls _____ Cigs _____		
Roof—Type <u>Flat</u> Mat. <u>Part</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60 @ 43 26</u>		
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>part</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>1</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir <u>1</u> Hd. Wd. _____ Fir _____ Conc. _____	<u>60</u>	
Cabinets <u>Pantry</u> Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____ <u>2 Rms Part Plast.</u> <u>3 ✓ Lbr Lined</u>	<u>35</u> <u>105</u>	
Total Additions and Deductions	<u>416</u>	<u>262</u>
Net Additions or Deductions		<u>1540</u>

Age 1899 Yrs. by Est. Owner REPRODUCTION VALUE \$ 1694
 Tenant Depr. 1-2-3-4-5-6 % \$ _____
 Neighbors Reproduction Val. Minus Depr. 63/27 % \$ 627
 Records

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

Remarks _____ Total Building Value \$ _____
 Appraised 10-5-59 194 _____ By N

Serial No. PC 665

Location Block 74 Millsite Pt Lots 24+25
 Kind of Bldg. RES St. No. 162 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1566 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		748		\$ 1566
	x x				
	x x				

Gar.—Carpport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ 60' @ 80 48		
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	350	
		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. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>Pantry</u> Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	398 398	

Dalryge
 \$50 - 11-5-69
 1333

Year Built _____	Avg. Age <u>57</u>	Current Value \$ <u>1964</u>
Inf. by <u>Average 1949-50</u>	Owner - Tenant - Neighbor - Record - Est.	Commission Adj. <u>30%</u> <u>589</u>
Remodel Year _____	Est. Cost _____	Bldg. Value <u>1375</u>
Garage—Class _____	Depr. 2% 3% _____	Depr. Col. <u>(1) 2 3 4 5 6 30%</u>
Cars _____	Floor _____ Walls _____	Current Value Minus Depr. \$ <u>412</u>
Size—x _____	Age _____	Cost _____ x _____ %
Other _____		
Total Building Value		\$ _____

Appraised 5-12-1958 By 1302



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 162 Daly UTM: 12 458150 4498440
 Park City, Summit County, Utah
 Name of Structure: Mike Frkovich House T. R. S.
 Present Owner: Gerry E. Mills
 Owner Address: P.O. Box 2403, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 665
 Legal Description Kind of Building:

Lot 24; North one-and-a-half feet Lot 25 Block 74 Millsite Reservation to Park City.
 Also Easterly half vacated Anchor Avenue adjacent to South end Lot 5. M39-367-368
 M90-576 M110-1 M111-585 5 am.-149-150-YWD 81 M30-473
 Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: c.1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records / Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house. This was a common and acceptable method of expanding and updating a small house. The hall and parlor house, the older folk house type, was effectively changed to resemble the popular T/L cottage. Both sections of the house were built by 1900 because when the house first shows up on the Sanborn Insurance Map in 1900, it is a T/L cottage. The difference in the type of windows of the cross-wing and the stem-wing, and the irregularity in the roof line at the point of juncture of the two wing sections indicate that it was built in two sections. Houses that were built as T/L cottages usually have a single window and door on the stem-wing. T/L cottages by addition, however, usually reflect the facade arrangement of the original hall and parlor house on the stem-wing. Such is the case with this house. A door is centered between two windows on the facade, the typical facade arrangement of a hall and parlor house. One of the windows on the stem-wing was reduced in size, but the change was made so that it is almost indiscernible. The drop siding of the cross-wing was matched with that of the stem-wing, and two double hung sash windows pierce the gable end of the cross-wing. A narrow door pierces the north side of the cross-wing. A shed extension was added to the rear of

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c.1895

Built c. 1895, the Mike Frkovich House at 162 Daly is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

This house was built between 1889 and 1900, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are not known. The original hall and parlor section of this house was probably built in the 1880s or early 1890s, when most of the houses of that type were built in Park City. The first owner of legal record was Mike Frkovich, who received legal title to the property in 1916 from the Park City Townsite Corporation as part of their effort to clear up the extensive property muddle" which had persisted in Park City for almost 40 years. The property muddle came about because many early settlers opposed the townsite proposal and refused to follow legal procedures for owning property.

Nothing is known about Mike Frkovich except that he was from Yugoslavia. Many of the other homes in this area along Daly Avenue were owned and occupied by Yugoslavs and Croatians during the early decades of the twentieth century, prompting the name Bohunk Alley for this area.¹

¹ Interview with Bea Kummer, February 10, 1984, Park City, Utah. Also, telephone interview with Kathryn Busio, January 18, 1984, Park City, Utah.

162 Daly

Description continued:

the building. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The changes that were made, with perhaps the exception of the window change, date within the historic period, and are indicative of common ways to expand a tiny cottage. They document an important factor in Park City's residential development, the response to the need for additional space by the expansion and adaptation of existing buildings instead of building new, more spacious houses. This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.







162

NO PARKING
IN FRONT
OF THIS HOUSE