

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 161 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-620

Current Owner Name: WRIGHT LINDA C

Parent Parcel(s):

Current Owner Address: PO BOX 2386

PARK CITY, UT 84060-2386

Legal Description (include acreage): LOT 26 THE S 2 FT OF LOT 25 OF BLK 73 MILLSITE PARK CITY CONT 0.06 AC; ALSO BEGNW COR LOT 27 BLK 73 MILLSITE RESERVATION PARK CITY; TH S 68*27' E ALONG N'LY LINE SD LOT 27 100.00 FT TO NE'LY COR SD LOT 27; TH S 21*33' W ALONG E'LY LINE SD LOT 27, 9.85 FT; TH N 62*49'28" W 74.98 FT; TH N 68*27' W 25.38 FT; TH N 21*33' E 2.50 FT TO BEG CONT 0.012 AC; ALSO BEG AT THE SE'LY COR OF LOT 26, BLK 73 MILLSITE RESERVATION TO PARK CITY; RUN TH N 21*33'00" E 29.00 FT ALONG THE E'LY LINE OF BLK 73, MILLSITE RESERVATION TOPARK CITY; TH LEAVING SD BLK LINE S 68*27'00" E 7.41 FT; TH S 21*33'00" W 16.02 FT; TH S 68*27'00" E 6.33 FT; TH S 21*33'00" W 12.98 FT; TH N 68*27'00" W 13.74 FT TO THE PT OF; 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:
- historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" Cottage or "T" Cottage

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:

- 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 visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding and trim. Simple wooden porch column supports

Roof: Metal

Windows: Wooden single hung

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): 1940 tax photo and building card indicate that entry porch was originally L-shaped in contour with two sides of the front elevation. Porch shape has since been reduced to a simplified and straightened porch face by 1995 photo, but is still in context with the type and style of the house's character. Building card also indicates a smaller room addition protruding from gable face of front elevation, noted there in both 1949 and 1968 appraisals, but is not to be found in either 1940 photo or 1995 photo- likely added and removed again sometime within that time frame. Window width on front gable also shows expansion from one to two single-hung windows side-by-side between 1940-1995 (also likely adjusted with removal of small room in front). It appears in comparing the tax photo with later photos that the roof pitch was increased, but it is not clear when/if that occurred. If it has been altered, the siding is likely not original as it, in the gable end at least, does not reflect any modifications of the gables original pitch. Orientation of chimney also adjusted, as tax photo shows it on the far left of front elevation, 1995 photo shows it in the middle of structure, and 2006 photo shows it removed altogether. Overall design of structure remains fairly intact, with biggest changes in roof pitch (unconfirmed), material usage and color.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot with structure recessed far from city roadway on the lot. Fairly flat terrain with a steep hilly slope directly behind the property. Naturally occurring shrubs and grasses throughout landscape. Property elevation is sunken a few feet from height of city roadway, which calls for the use of a few descending steps to approach the yard space and front entry.

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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The “T” or “L” cottage (also known as a “cross-wing”) is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

If, upon further analysis, the roof pitch is found to have been modified after the period of significance--post 1930--then this house would no longer meet the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

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):

6 PHOTOS

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

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: West elevation (primary façade). Camera facing east, c. 1940 tax photo.

¹ Summit County Recorder.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		456	\$	\$ 1081
	x x			\$	\$
	x x			\$	\$

No. of Rooms 3 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone <u>1.00</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		98
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>80 @ .60</u> 48		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	40	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— Fir. _____ { Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WOOD LINED.</u>		75
Total Additions and Deductions	88	173
Net Additions or Deductions		88

REPRODUCTION VALUE \$ 996
 Est. Owner Depr. 1-2-3-4-5-6 61/39 % \$
 Tenant Records Reproduction Val. Minus Depr. \$ 388

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3%
 Cars 2 Walls SHG Out Bldgs. _____
 Roof TP. Size 18 x 18 Age 33
 Floor DIRT Cost 168/25 Depreciated Value Garage \$ 42

Remarks AV AGE RECORDED ON OLD CARD. 40YRS. (1941) Total Building Value \$ 430

Appraised Cot. 194 9 By Wfo AS

Serial No. PC. 620

619 #v

Location Block 73 Millsite P4 Lots 25 & 26
 Kind of Bldg. RES St. No. 157 Daly Ave
 Class 3 Type 1 2 3 (4) Cost \$ 1202 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		504		\$ 1202
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gab</u> Mtl. <u>Part</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>120 @ 80</u>	96	
Rear <u>— @</u>		
Porch <u>— @</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>— @</u>		
Planters <u>— @</u>		
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing {	40	
		Class <u>1</u> Tub <u>—</u> Trays <u>—</u>
		Basin <u>—</u> Sink <u>1</u> Toilet <u>—</u>
		Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
Dishwasher <u>—</u> Garbage Disp. <u>—</u>		
Built-in-Appliances <u>—</u>		
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>		
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
	136	
Total Additions	136	

Year Built <u>—</u>	Avg. Age <u>57</u>	Current Value	\$ 1338
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Commission Adj. Obs <u>15</u> %	201
Remodel Year <u>—</u>		Bldg. Value	1137
Garage—Class <u>1</u>	Depr. 2% 3%	Depr. Col. (1) 2 3 4 5 6 <u>30</u> %	
Cars <u>2</u>	Floor <u>Dist</u>	Current Value Minus Depr.	\$ 341
Size— <u>14</u> x <u>18</u>	Age <u>1916</u>	Cost <u>168</u>	x <u>—</u> %
Other <u>—</u>			50
Total Building Value			\$

Appraised 5-13- 1958 By 1302

Owners Name John B. Tolg
 Location Pt lots 25-26 Blk 73 MS
 Kind of Bldg. Res St. No. 157 Dalgave
 Class 1-C Type 1 2 3 4 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	480		\$ 1429	\$
	x x				
	x x				

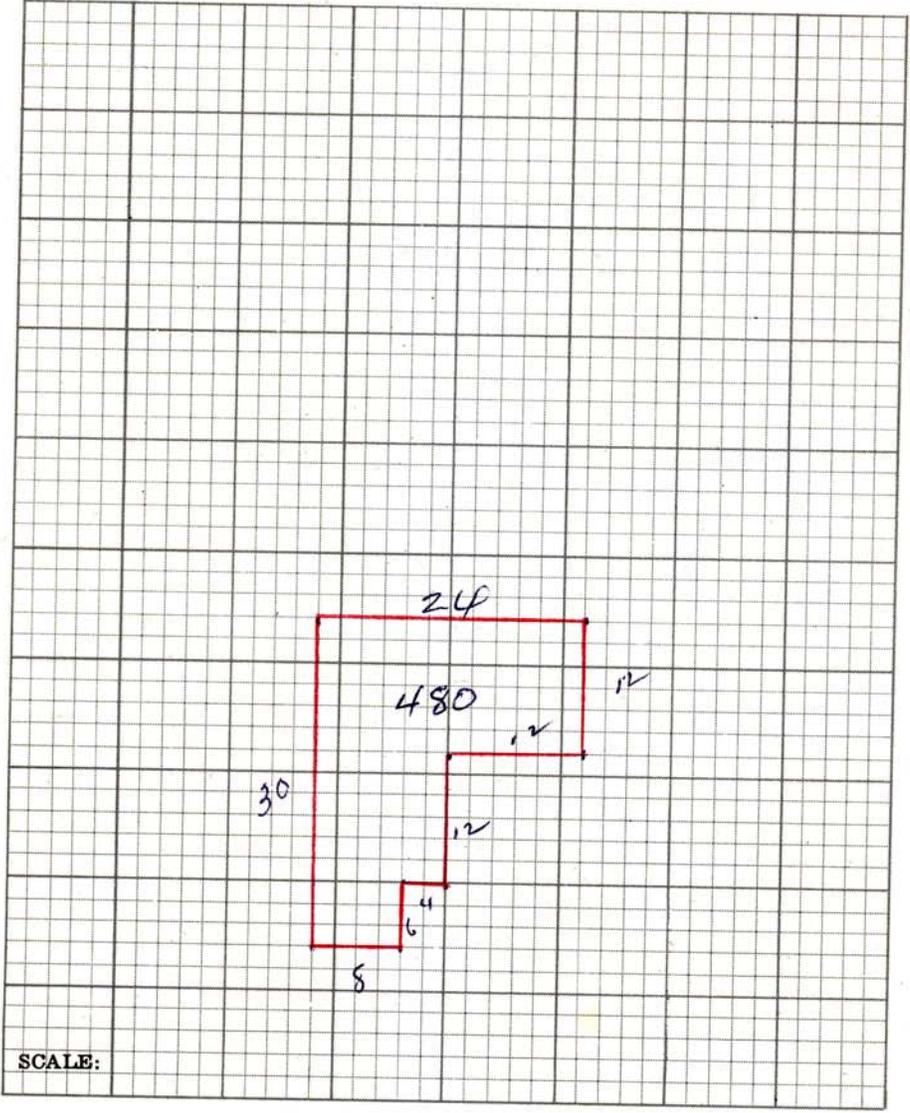
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>dirt</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 _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____ <u>460</u>	
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal _____ <u>Pipeless</u> _____ Radiant _____ <u>132</u>		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 632

Year Built <u>1901</u>	Avg. <u>1.906</u>	Replacement Cost <u>2061</u>
<u>1968 Fwd</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>Gar</u>		<u>92</u>
Total Building Value \$		

Appraised ① 11-7 19 68 By 1333 NOV 27 1968
 Appraised ② _____ 19 _____ By _____ 1328



SCALE:

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

Garage — Class 1 Depr. 2% 3%
 Cars 2 Floor cut Walls sktg Roof sktg Doors 2
 Size 18 x 18 Age 1916 Cost 305 x 47%
 1940 Base Cost _____ x 30 % Depr. _____

92

Average Year of Construction Computation:
 REMARKS Year 1961 \$ 1889 = 92 % X 6.8 Year = 6256
1968 \$ 172 = 8 % X 1 Year = 8
Average Year of Construction 1906

6264
8
6272





161

1078 68A
MARK MILLER



161