

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 166 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-666

Current Owner Name: HILLBILLY HIGH ROLLERS INVESTMENTS LLC

Parent Parcel(s):

Current Owner Address: PO BOX 4559, PARK CITY, UT 84060-4559

Legal Description (include acreage): ALL THAT PORTION OF LOT 25 BLK 74, MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE SUMMIT COUNTY RECORDER LYING N OF THE FOLLOWING DESC LINE; BEGAT A PT WH IS N 21*33' E 21.63 FT FROM THE SW COR OF LOT 25 BLK 74 MILLSITE RESERVATION; & RUN TH S 76*11'09" E 49.12 FT TO THE NW'LY COR OF A FRAME HOUSE; TH S 73*59'06" E 38.04 FT M/L ALONG THE N'LY SIDE OF SD HOUSE & EXTENDED N'LY SIDE TO APT ON THE E LINE OF SD LOT 25(LESS THE N'LY 1 1/2 FT) CONT 0.09 AC; ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD LOT; 0.10 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.

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: Rectangular or "Hall-Parlor" House

No. Stories: 1 ½

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: Material based on photos is concrete, but unable to verify surrounding foundation materials.

Walls: Brick with drop-novelty siding in gables under roof pitch, on protruding dormer window, and on addition in the rear.

Roof: Side gable roof form sheathed in metal material.

Windows: 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): Building card indicates growing evolution of square footage, slowly expanding to the north side and rear of the front elevation, based on the assessment years of 1949, 1958, and 1968. 1940 photo shows evidence of 2nd addition already completed, which offers some discrepancy to when it was actually done. Regardless, the 2008 photos show efforts to restore earliest visual appearance of front elevation ground level, including adjacent front doors, and matching window styles to those found in 1940 tax photo. Central dormer is first seen in 1995 photo, but was not evident in photos prior to that time. Dormer size and scale is adjusted again by 2008 to match flush with ground level wall below, as is its window opening. Red brick color in 2006 photo appears painted as 2008 photo indicates a more natural brick coloration (likely a restorative effort between those two years). Drop-novelty siding appearance a likely restorative effort as well, as rear addition shows cinder block and aluminum siding in 1995 photo.

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 front edge of property meeting directly adjacent to city roadway, separated only by a raised cement retaining wall, ranging in height from 1-4 feet (with the slope of the road). Porch front and house meet nearly flush to retaining wall (close to roadway). Building lot is fairly flat in terrain, with a steep hilly slope directly behind the property line. Neighboring residential structures compliment in style and scale of property. Little vegetation is evident except in hilly slope behind house, where natural shrubs, grasses, and trees are plentiful.

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 plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. This home is constructed of brick which was not a common material for use on a hall-parlor type house.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1928¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

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

Photo No. 6: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

¹ Summit County Recorder, however it may have been constructed earlier. Sanborn Insurance maps from 1907 show a frame house at the address 166 Daly Avenue; it is not clear if that house was replaced with the brick structure there now.

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. 166 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>	<u>x x</u>		<u>345</u>	<u>\$ 244</u>	<u>\$ 893</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 3 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Bricks</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Flat</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>69 @ 58 40</u>		
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Enc. 35</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Plastered walls & Clgs</u> <u>Partitions wall bds.</u>		<u>42</u>
Total Additions and Deductions	<u>370</u>	<u>51</u>

Net Additions or Deductions \$ 278

Age 1928 Yrs. by { Est. Owner 50 REPRODUCTION VALUE \$ 1171
 Tenant Depr. 1-2-3-4-5-6 % \$ _____
 Neighbors _____
 Records _____ Reproduction Val. Minus Depr. 29/71 \$ 831

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 10/4/49 194 _____ By OH

Serial No. PO 666

Location Block 74 - Pt lot 25 Millersite
 Kind of Bldg. RFS St. No. 166 Daly Ave
 Class 3 Type 1 2 3 4. Cost \$ 1432 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		686		\$ 1432
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Comm Brick</u>	
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type <u>Gab</u> Mtl. <u>Pat</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u>136' @ 80</u>	109
Rear <u> </u>	@
Porch <u> </u>	@
Metal Awnings <u> </u> Mtl. Rail <u> </u>	
Basement Entr. <u> </u>	@
Planters <u> </u>	@
Cellar-Bsmt. — 1/4 1/2 3/4 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	Class <u>2</u> Tub <u>1</u> Trays <u> </u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
	Dishwasher <u> </u> Garbage Disp. <u> </u>
Built-in-Appliances	410
Heat—Stove <u> </u> H.A. <input checked="" type="checkbox"/> Steam <u> </u> Stkr. <u> </u> Blr. <input checked="" type="checkbox"/>	
Oil <u> </u> Gas <input checked="" type="checkbox"/> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>	205
Air Cond. <u> </u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>	
Cabinets <u>2</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>	
Total Additions	724

Year Built <u>1928</u>	Avg. use <u> </u>	Current Value	\$ <u>2156</u>
	Age <u>18</u>	Commission Adj. <u> </u> %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. <u>(2)3 4 5 6 69</u> %	
Remodel Year <u> </u>	Est. Cost <u> </u>	Current Value Minus Depr.	\$ <u>1488</u>
Garage—Class <u> </u>	Depr. 2% 3%	Carport—Factor <u> </u>	
Cars <u> </u>	Floor <u> </u> Walls <u> </u>	Roof <u> </u> Doors <u> </u>	
Size— <u> </u> x <u> </u>	Age <u> </u>	Cost <u> </u> x <u> </u> %	
Other <u> </u>			
Total Building Value			\$ <u> </u>

Appraised 5-13-58 By 1302

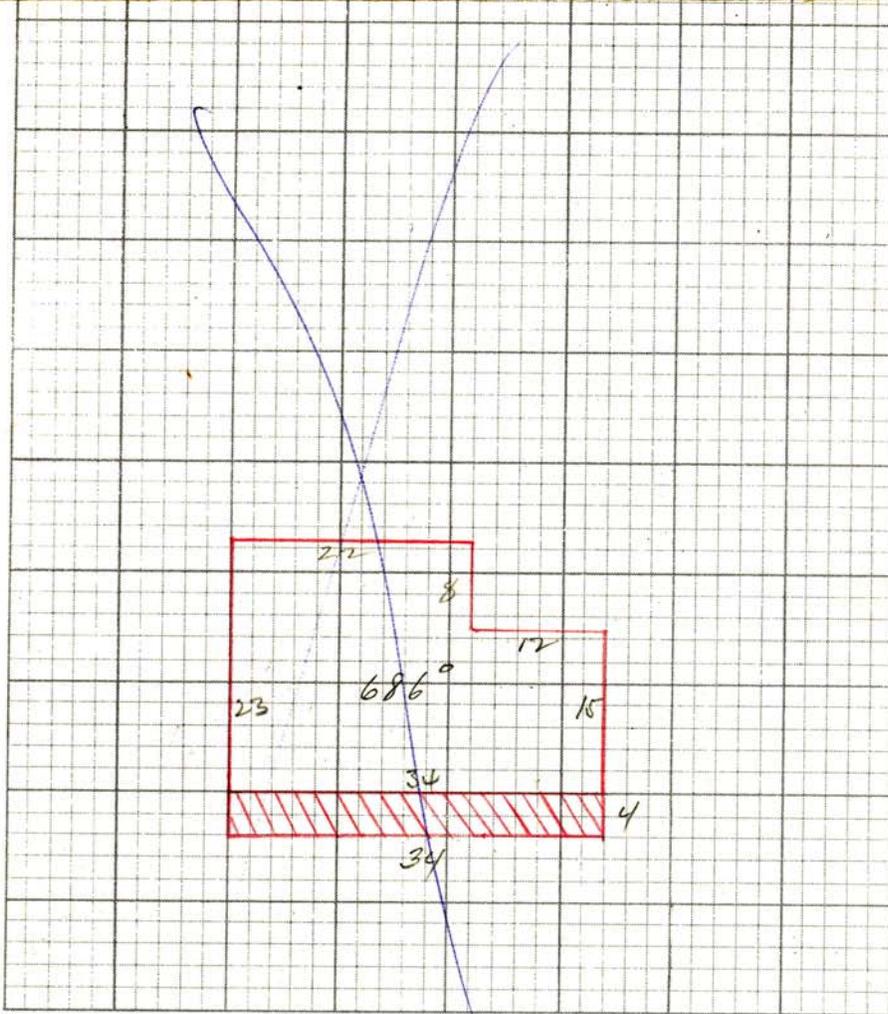
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. # 71

OWNER'S NAME Ruchavina, ~~Mrs. Mary~~ Jack

OWNER'S ADDRESS Park City

LOCATION Pt. lot 25, Blk 74, Millsite.



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC666
Serial Number

.....OF.....
Card Number

Owners Name _____
 Location PL 6125 BIK 74 MS
 Kind of Bldg. RES St. No. 166 Dalrydne Ave
 Class 3 Type 1 2 3 4 Cost \$ 3602 X 104 %

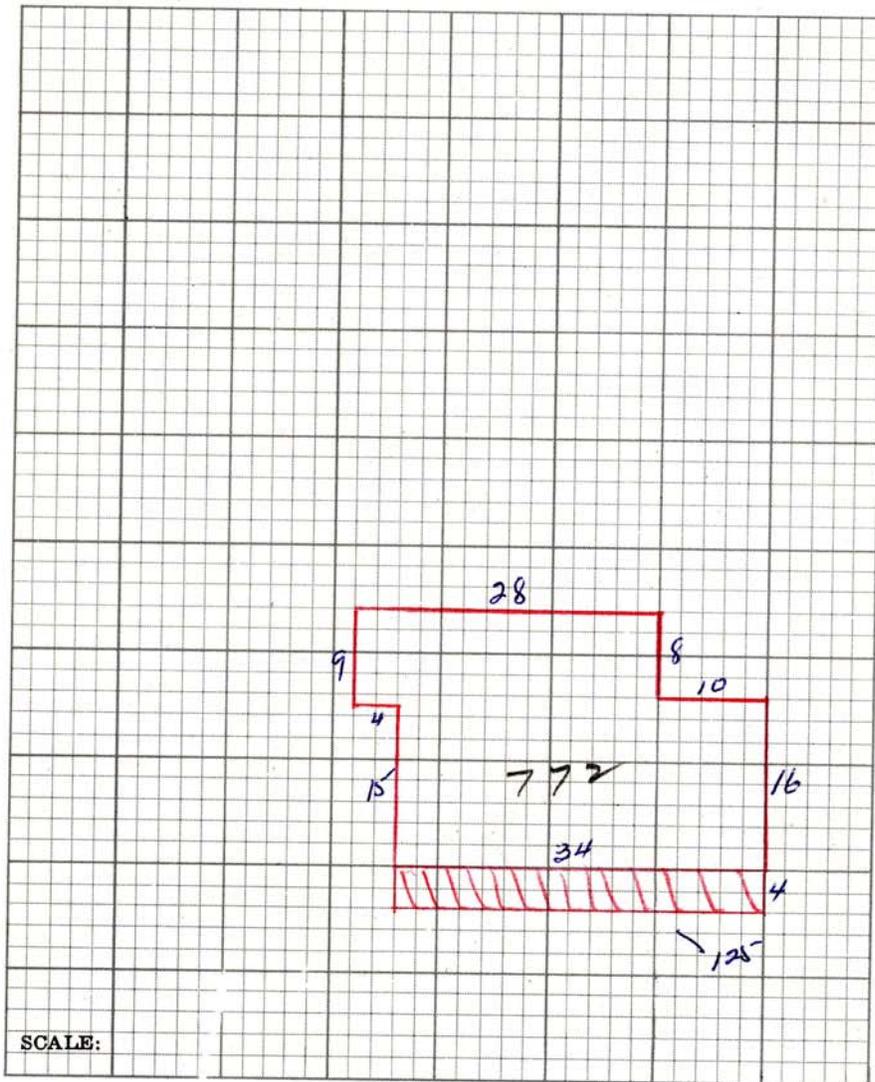
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		\$ 3764	\$
	x x				
	x x				

Att. Gar. — C.P. Fr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Br Brick + CBIK</u>		
Roof Type <u>Cable</u> Mtl. <u>Pgt</u>		
Dormers—Small <u>1</u> Med. _____ Large _____		80
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>4x34</u> <u>136 @ 125</u>		170
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____		375
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>7</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	650
Heat—Stove _____ H.A. <u>PA</u> HW _____ Stkr _____ Elec. _____		334
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors <u>H 2</u>		80
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. <u>2</u>		
Awnings — Metal _____ Fiberglass _____		

Total Additions	<u>old card</u>	1689
Year Built <u>1928</u>	Avg. <u>11942</u>	Replacement Cost <u>5453</u>
<u>1940</u>	Age <u>2</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 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



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 _____ Depr. 2% 3% _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size _____ x _____ Age _____ Cost _____ x 47% _____
 1940 Base Cost _____ x _____ % Depr. _____

Average Year of Construction Computation:
 REMARKS: Year 1940 \$ 4918 = 92 % X 28 Year = 2576
 Year 1967 \$ 4575 = 8 % X 1 Year = 8
Average Year of Construction 2584

Jack, Maude &
 Jack L Ruckavina
 Park City Utah
 84060

PC 666
 ptL25B74
 TWD62
 XWD639 OUT

N pt lot 25 Blk 74 Millsite Reserva-
 tion Park City TS. Also E'ly $\frac{1}{2}$
 vacated Anchor Ave Adjacent to said
 lot

TC-541 (M-20) (URBAN LAND CARD)

(Serial No.-Owner-Add.-Desc. of Property)

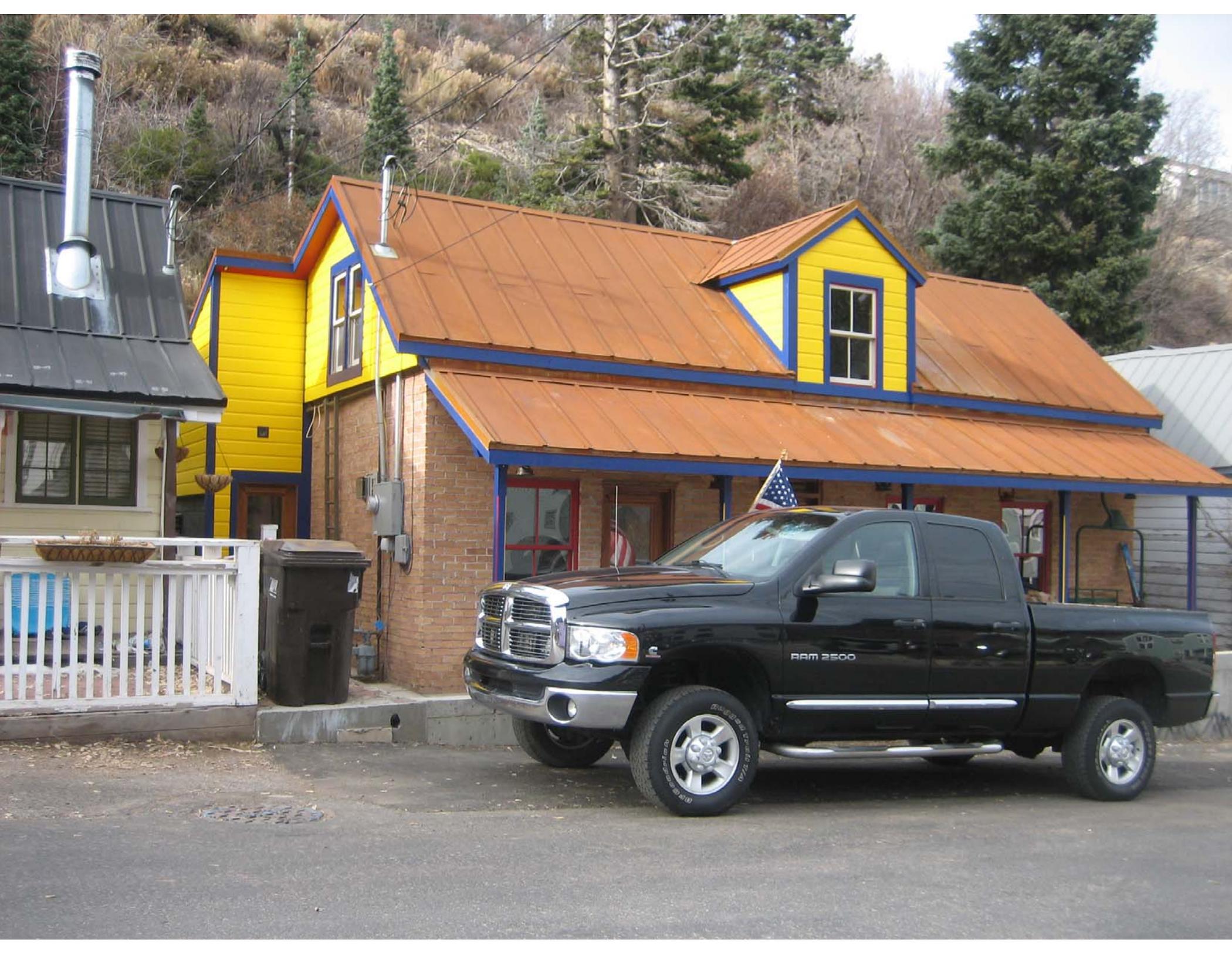
PARCEL NO.		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
		44X 98	1.144	30			1510
TOTAL							1510
ASSESSED VALUE							300



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RAM 2500

