

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 180 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-668

Current Owner Name: PRICE GLEN A & BARBARA J

Parent Parcel(s):

Current Owner Address: PO BOX 214; PARK CITY, UT 84060-0214

Legal Description (include acreage): S 48 FT LOT 26 & N 4 FT LOT 27 BLK 74 MILLSITE RESERVATION TO PARK CITY ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD; 0.12 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
- 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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Variation on "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), # _____.

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.):

Site: Wood picket fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Vinyl/aluminum siding

Roof: Metal

Windows: Paired and single multi-pane casement windows with false muntins.

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): Overall design of structure has not been altered over time, other than in materials (such as roofing and front door style).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow lot with property line immediately adjacent to city roadway, separated by picket fence, with structure recessed from this edge no more than 10 feet. Fairly flat lot terrain, with steep hilly slope rising directly behind property line. Naturally occurring grasses and trees throughout the landscape, heavier tree foliage on the right portion of the front elevation.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1925¹

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

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

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

SERIAL NO.
RE-APPRAISAL CARD (1949 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 | 1 | Dimensions | x x | Cu. Ft. | | Sq. Ft. | 605 | \$ |
| | | | x x | | | | | \$ |
| | | | x x | | | | | \$ |
| | | | x x | | | | | \$ |
| | | | | | | | | \$ |
| | | | | | | | | \$ |

No. of Rooms 1 Condition _____

| Description of Building | Add | Deduct |
|---|-----|--------|
| Foundation—Stone Conc. None <input checked="" type="checkbox"/> | | 104 |
| Ext. Walls <u>Siding</u> | | |
| Insulated Floors Walls Cigs. | | |
| Roof—Type <u>Gar Mat. rat</u> | | |
| Dormers—Small Med. Lg. | | |
| Bays—Small Med. Lg. | | |
| Porches—Front @ | | |
| Rear @ | | |
| Cellar—Basmt <u>attached</u> 1/4 1/3 1/2 2/3 3/4 full-floor | 30 | |
| Basement Apts.—Rooms Fin. | | |
| Attic Rooms Fin. Unfin. | | |
| Plumbing—Class Tub Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp. | 215 | |
| Heat—Stove H. A. Steam S. Blr. Oil Gas Coal | | |
| Air Conditioned Incinerators | | |
| Radiant—Pipeless | | |
| Finish—{ Hd. Wd. Floors—{ Hd. Wd. Fir. ✓ Conc. | 40 | |
| Cabinets Mantels | | |
| Tile—{ Walls Wainscot. Floors | | |
| Lighting—Lamp Drops ✓ Fix. <u>lv # (blotter lined)</u> | | 85 |

Total Additions and Deductions 285 189 1345

Net Additions or Deductions 196

Age 1906 Yrs. by { Est. Owner
Tenant
Neighbors
Records

REPRODUCTION VALUE

Depr. 1-2-3-4-5-6 570/100 %

Reproduction Val. Minus Depr. 678

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 10/2/59 194

By H

Serial No. PC 668

Location Block 74 Millisite Pt Lots 26+27
 Kind of Bldg. RES St. No. 180 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1393 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 632 | | \$ 1398 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport x Flr. Walls Cl.

| Description of Buildings | Additions |
|---|--|
| Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/> | |
| Ext. Walls <u>Siding</u> | |
| Insulation—Floors <u>Walls</u> Clgs. <u></u> | |
| Roof Type <u>Gab</u> Mtl. <u>Pat</u> | |
| Dormers—Small <u>Med.</u> Large <u></u> | |
| Bays—Small <u>Med.</u> Large <u></u> | |
| Porches—Front <u>Rear</u> Porch <u></u> | @ @ @ |
| Metal Awnings <u>Mtl. Rail</u> | |
| Basement Entr. <u>Planters</u> | @ @ |
| Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <u>Floor</u> | |
| Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u> | |
| Attic Rooms Fin. <u>Unfin.</u> | |
| Plumbing | Class <u>1</u> Tub <u>1</u> Trays <u></u> |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> |
| | Wtr. Sfr. <u>Shr. St.</u> O.T. <u></u> |
| | Dishwasher <u>Garbage Disp.</u> |
| Built-in-Appliances <u>Heat—Stove</u> H.A. <u>Steam</u> Stkr. <u>Blr.</u> | |
| Oil <u>Gas</u> <u>Coal</u> Pipeless <u>Radiant</u> | |
| Air Cond. <u>Finish—Fir</u> Hd. Wd. <u></u> | |
| Floor—Fir <u>Hd. Wd</u> Other <u></u> | |
| Cabinets <u>Mantels</u> | |
| Tile—Walls <u>Wainseot</u> Floors <u></u> | |
| Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>S.</u> | |
| <u>Att. Cellar 6x8 48" 370</u> | 34 |

RECENTLY
VACATED

| | | | |
|--|--------------------|------------------------------------|---------|
| Total Additions | | 349 | 349 |
| Year Built <u>Ave Age 1949-43</u> | Avg. Age <u>57</u> | Current Value | \$ 1742 |
| Inf. by <u>Owner - Tenant</u> <u>Neighbor - Record - Est.</u> | | Commission Adj. | % |
| | | Bldg. Value | |
| Remodel Year | Est. Cost | Depr. Col. <u>1 2 3 4 5 6 35</u> % | |
| | | Current Value Minus Depr. | \$ 610 |
| Garage—Class <u>1</u> Depr. 2% <u>3%</u> | Carport—Factor | | |
| Cars <u>1</u> Floor <u>Dirt</u> Walls <u>Sid</u> Roof <u>RR</u> Doors <u>1</u> | | | |
| Size— <u>12</u> x <u>20</u> Age <u>25</u> Cost <u>132</u> x <u>30</u> % | | | 40 |
| Other | | | |
| | | Total Building Value | \$ |

Appraised 5-13- 1958 By 1302

PC 668
Serial Number

OF
Card Number

Owners Name David Price

Location Pt of lots 26+27 Blk 74 MS

Kind of Bldg RES St. No. 180 Daisy Ave

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

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 728 | | \$ 2362 | \$ |
| | x x | | | | |
| | x x | | | | |

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills

Ext. Walls Siding

Roof Type Gable Mtl. Pat

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 40

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ 1 _____ Unfin. _____ 160

Plumbing { Class 1 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____ 550

Heat—Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. 1 S. _____; Metal D. _____ S. _____ 25

Awnings — Metal _____ Fiberglass _____

Total Additions 40 775

Year Built 1906 Avg. 1909 Replacement Cost 3137

Age 2 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

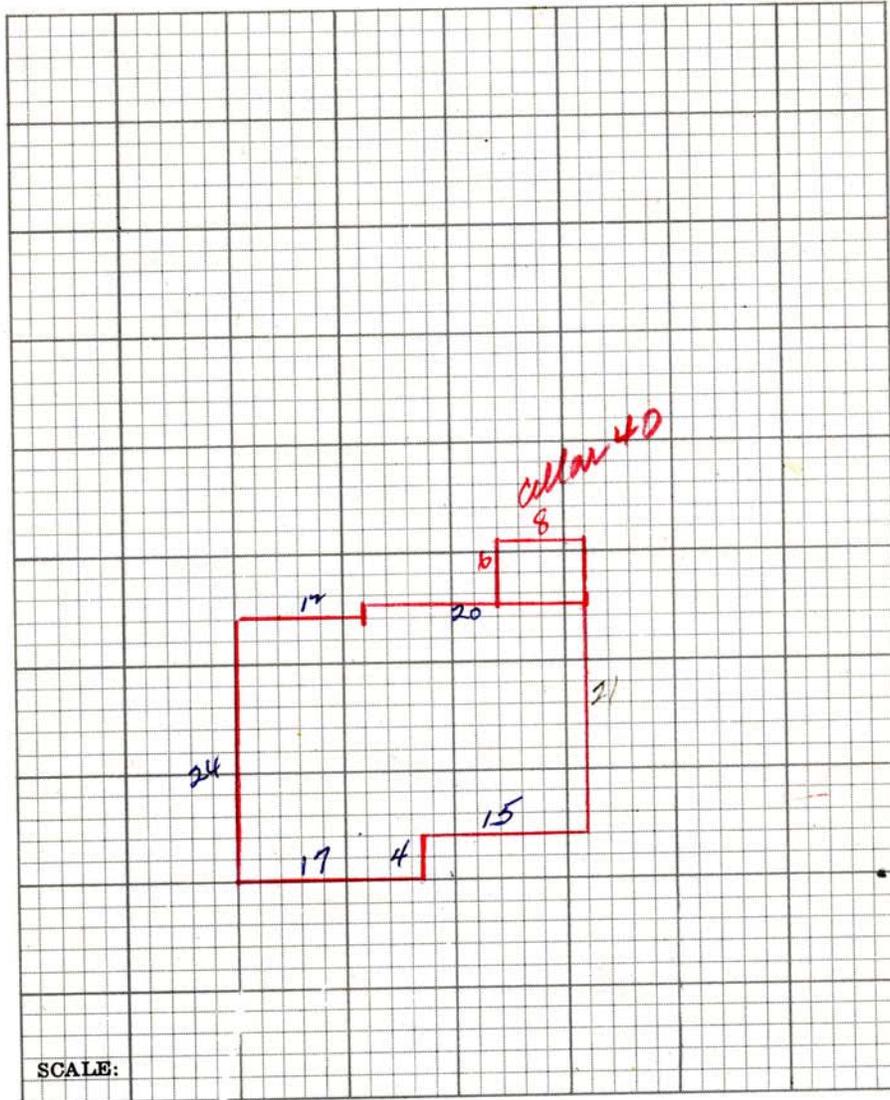
1940 Base Cost, Less Depreciation

Total Value from reverse side GARAGE 71.

Total Building Value \$

Appraised 11-5- 1968 By 1333
Appraised 2 19 _____ By _____

NOV 26 1968



| 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% 30%
 Cars 1 Floor dent Walls shg Roof RR Doors 1
 Size 15 x 20 Age 30+ Cost 285 x 47%
 1940 Base Cost _____ x 25% Depr. _____
 Total 97

REMARKS _____

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

Elmer J & Gertruda Ann Sargent P.C. 668
 Coalville Utah 126-27B7
 RWD95-VWD248
 XWD409 OUT

S 48 ft lot 26 & N 4 ft lot 27 Blk 74
 MR Park City Also E'yly 1/2 vacated
 Anchor Ave. adjacent to said lots.

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

| PARCEL NO. | FRONTAGE OR AREA | DEPTH FACTOR | RATE | CORNER INFLU- ENCE | RATE | VALUE |
|----------------|------------------------|-----------------|------|--------------------------|------|-------|
| | | | | | | |
| | 50' x 104' | 1.144 | 30 | | | 1784 |
| TOTAL | | | | | | 1784 |
| ASSESSED VALUE | | | | | | 355 |



PC 662

73





180