

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 239 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-627

Current Owner Name: MOSHER ERIC F & PETTIT JULIA R (JT) Parent Parcel(s):

Current Owner Address: PO BOX 3614; PARK CITY, UT 84060-3614

Legal Description (include acreage): BEG AT PT N LN OF WASHINGTON MILLSITERESERVATION, SD PT BEING S 89*57' W ALGSD N LN 86.12 FT FR NE COR SD WASHINGTON MILLISTE RESERVATION & MORE DESC AS BEING S 1320.012 FT & W 1025.669 FT FRSE COR SEC 16, T2SR4E, SLBM, RUN TH S 18*57'58" W 49.947 FT; TH N 71*02'02" W 46.166 FT; TH S 18*57'58" W 5 FT; TH N 71*02'02" W 28 FT TO E LN OF DALY RD; TH N 18*57'58" E ALG SD E LN 29.386 FT TO N LN OF WASHINGTON MILLSITE RESERVATION; TH N 89*57' E ALG SD N LN 78.447 FT TO PT OF BEG CONT 0.067 AC ALSO BEG AT A PT ON THE N LN WASHINGTON MILLSITE RESERVATION SD PT BEING S 89*57' W ALGSD N LN 86.12 FT FR THE NE COR OF SD WASHINGTON MILLSITE RES SD PT ALSO BEING E 21.88 FT FR THE SW COR LOT 26 BLK 73 MILLISTE RES TO PARK CITY & MORESPECIFICALLY DESC AS BEING S 1319.94 FT & W 1025.67 FT FR THE SE COR OF SEC 16, T2SR4E, SLBM, & RUN TH S 89*57'00" W 78.447 FT; TH N 18*57'58" E 64.104 FT; TH S 67*21'16" E 75 FT; TH S 20*07'13" W 33.737 FT TO THE PT OF BEG CONT 0.08 AC TOTAL 0.20 AC JQC-148 M167-482-4 M186-470 LESS 0.06 ACRES M159-764 (PC-627-A) BAL; 0.14 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.

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

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: "L" 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), # 1; 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.):

Site: Painted wood picket fence, as well as a corrugated metal and wood beam garage structure.

Foundation: Not visible and therefore its material cannot be verified.

Walls: Possible drop-novelty wood siding (unable to verify based on photos alone)

Roof: Metal

Windows/Doors: Double-hung and paired double-hung in the gable end. The window trim has a slight pediment header. The door appears to be a frame-and-panel door with upper section light--does not appear 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): Evidence of efforts taken to restore front elevation appearance to that more closely relating to the earliest tax photo (such as a set of single and double-hung windows in 2006 photo replacing large picture window in 1995 photo, and material replacement of metal porch structures for more decorative wooden ones within the same time frame). Aluminum siding in 1995 photo also replaced with more compatible siding in 2006 photo (unable to determine based on photos alone if 2006 siding was uncovered or replaced entirely.) Framework and layout of structure have remained intact from earliest tax photo evidence.

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

Narrow building lot on a slight slope incline, but still fairly flat on lot terrain. Steep hilly slope rises directly behind back end of property line. Neighboring residential properties appear to be of same scale and setback of this structure. Large front yard trees in tax photo have disappeared by 1995 photo, but newer tree plantings are evident in 2006 photo, along with shrubs and grasses surrounding the landscape. Street-facing separated garage structure appears a consistent element even in early tax photo. Constant changes in front fencing material that directly separates property line from city roadway.

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.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 3: Accessory building. Camera facing east, 2006.

Photo No. 4: Accessory building. Camera facing northeast, 2006.

Photo No. 5: West elevation (primary façade) and accessory building. Camera facing east, 1995.

Photo No. 6: West elevation (primary façade). Camera facing east, 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		760	\$	\$ 1582
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 & Bath Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		124
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>88 @ .40</u>	35	
Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet Urns Ftns Shr. Dishwasher Garbage Disp.	350	
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>WOOD LINED</u>		125
Total Additions and Deductions	385	289
Net Additions or Deductions	289	

REPRODUCTION VALUE	\$ 1678
Est. Owner	
Tenant	
Neighbors	
Records	
Depr. 1-2-3-4-5-6 <u>61/39</u> %	\$ 654
Reproduction Val. Minus Depr.	\$
Remodeled Est. Cost	
Remodeling Inc. %	\$
Garage—S 8 C 1 Depr. 2% 3%	
Obsolescence	\$
Cars <u>2</u> Walls <u>SHG</u>	
Out Bldgs.	\$
Roof <u>SHG</u> Size <u>17x20</u> Age <u>33</u>	
Floor <u>WOOD</u> Cost <u>204/25</u>	
Depreciated Value Garage	\$ 51

Remarks AV. AGE. 40 YRS Total Building Value \$ 705
RECORDED ON OLD CARD (1941)

Appraised Oct 194 9 By Chas & AJ

Serial No. R0627

Location 28 + 29th House Esido Empire Canyon

Kind of Bldg. H.S. St. No. 239 Daly Ave

Class 3 Type 1 2 3 4 Cost \$ 1613 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		780		\$ 1613
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u>Conc.</u> None <u>✓</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>Walls</u> Clgs. <u></u>		
Roof Type <u>Shb.</u> Mtl. <u>Alum.</u>		
Dormers—Small <u>Med.</u> Large <u></u>		
Bays—Small <u>Med.</u> Large <u></u>		
Porches—Front <u>4x22</u> <u>88</u> @ <u>80</u> <u>70</u>		
Rear <u></u> @ <u></u>		
Porch <u></u> @ <u></u>		
Metal Awnings <u></u> Mtl. Rail <u></u>		
Basement Entr. <u></u> @ <u></u>		
Planters <u></u> @ <u></u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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	350	
		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></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>1</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	420 420	

Year Built <u>Que Dec 1949-48</u>	Avg. Age <u>57</u>	Current Value	\$ 2033
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Remodel Year <u></u> Est.-Cost <u></u>		Current Value Minus Depr.	\$ 610
Garage—Class <u>1</u> Depr. 2% <u>8%</u> Carport—Factor <u></u>			
Cars <u>2</u> Floor <u>Wood</u> Walls <u>CI</u> Roof <u>Shg</u> Doors <u>2</u>			
Size— <u>17</u> x <u>20</u> Age <u>1916</u> Cost <u>207</u> x <u>30</u> %			62
Other <u></u>			
Total Building Value			\$

Appraised 5-14-58 By 1302

PC627
Serial Number

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

Owners Name _____

Location No land

Kind of Bldg. Res St. No. 239 Daly Ave

Class 3 Type 1 2 3 4 Cost \$ 3713 X 10.3 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	804		\$ 3824	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____

Ext. Walls Alu Siding + CI Rear

Roof Type _____ Mtl. _____

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 88 @ 150 132

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____

Bsmt. Gar. _____

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

Attic Rooms Fin. _____ Unfin. _____

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. HW _____ Stkr _____ Elec. _____

Oil Gas _____ Coal _____ Pipeless _____ Radiant _____ 341

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. _____ 30

Awnings — Metal _____ Fiberglass _____

Total Additions 1053

Year Built 1901 Avg. 11907 Replacement Cost 4877

1964 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 _____

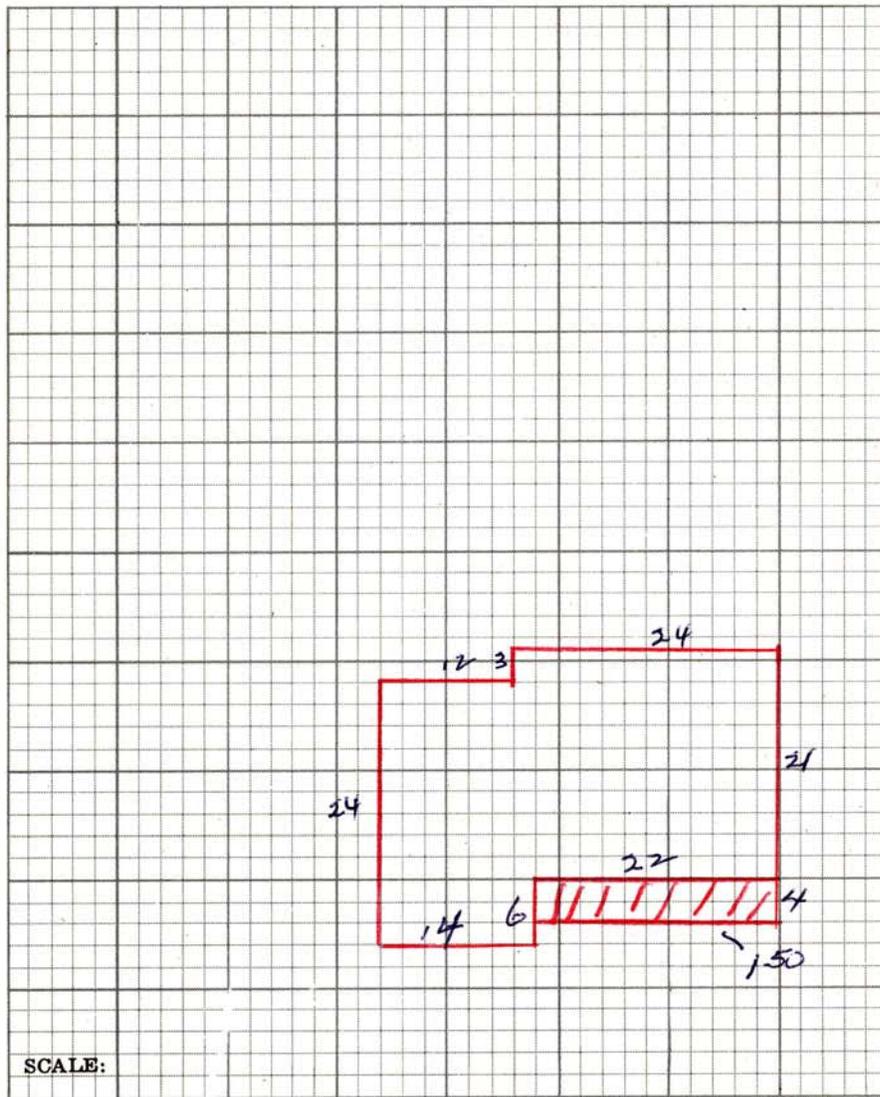
Total Value from reverse side Garage 94

Total Building Value \$ _____

Appraised 11-6 19 68 By 1333

Appraised 2 19 _____ By _____

NOV 26 1968
1328



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 1 Depr. 2% 8%
 Cars 2 Floor Wood Walls CF Roof sh Doors 2
 Size 17 x 20 Age 1916 Cost 375 x 47%
 1940 Base Cost x 25 % Depr.

Average Year of Construction Computation:

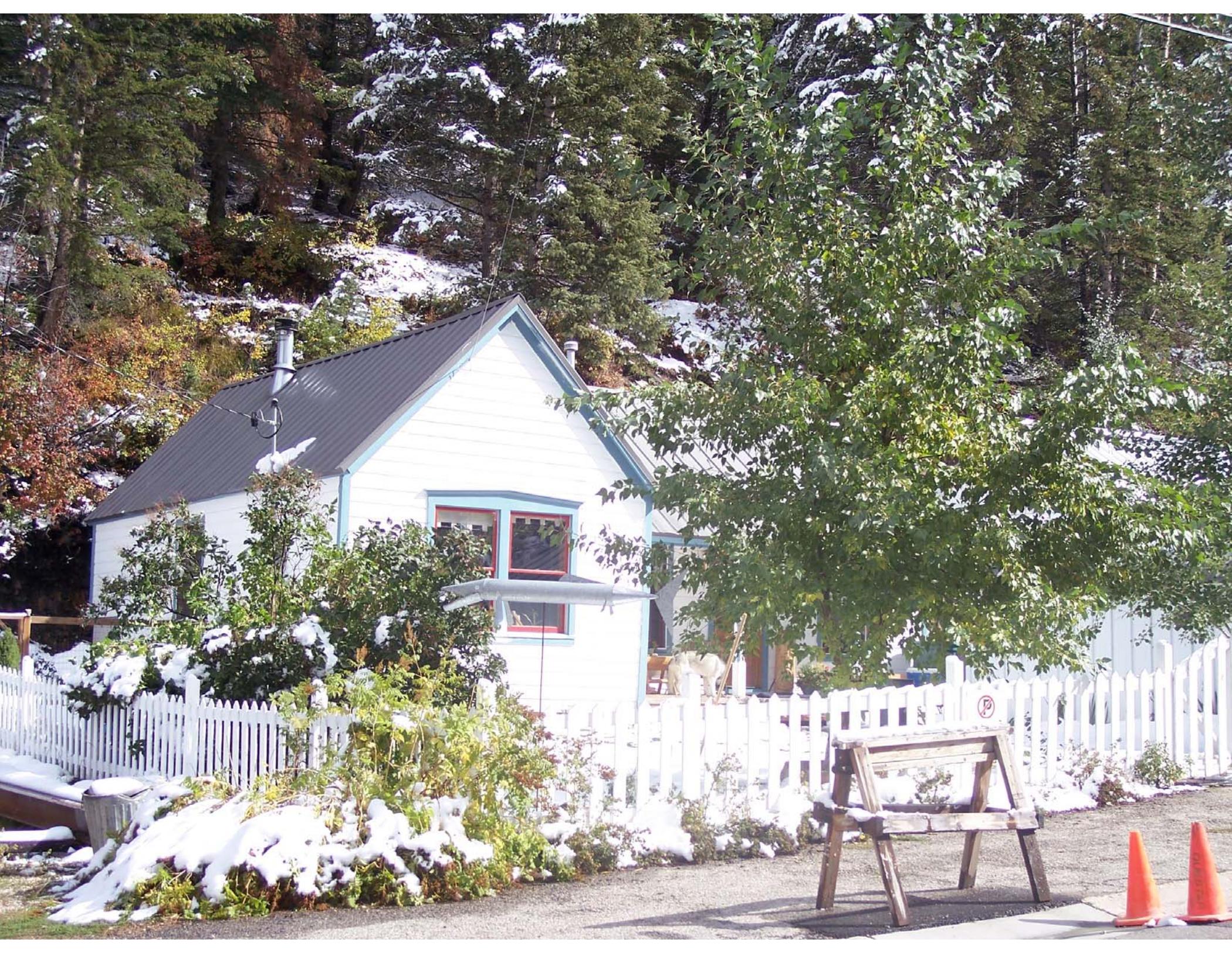
Year 1901 \$ 4395 = 90 % X 64 Year = 5760
 Year 1964 \$ 482 = 10 % X 1 Year = 10
Average Year of Construction 1907 5770
3



#29

14 3/4
637








NO PARKING
EXCEPT IN SPACES
MARKED BY SIGNS OR
TOWED AWAY
AT OWNER'S RISK





NO
PARKING

BFI