

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 243 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-627-A

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

Current Owner Address: PO BOX 2118; PARK CITY, UT 84060-2118

Legal Description (include acreage): A PARCEL OF LAND ON THE E SIDE OF DALY AVE IN THE WASHINGTON MILLSITE RESERVATION PREVIOUSLY DESC AS THE 29THHOUSE ON THE E SIDE OF EMPIRE CANYON; ALSO DESC AS BEG AT A PT WH IS S 89*57'58" W ALONG THE N BOUNDARY OF THE WASHINGTON MILLSITE RESERVATION 86.12 FT & S 18*57'58" W 84.886 FT FROM THE NE COR OF SD RESERVATION SD PT ALSO BEING S 1400.04 FT & W 1053.30 FT FROM THE SE COR OF SEC 16 T2SR4E SLBM (BASIS OF BEARING SE CORSEC 16 TO E1/4 COR SEC 16 N); & RUN TH N 70*46'21" W 52.45 FT; TH N 66*02'02" W 21.80 FT TO THE E LINE OF DALY AVE; TH N 18*57'58" E ALONG SD E LINE 27.80 FT; TH S 71*02'02" E 28.00 FT; TH N 18*57'58" E 5.00 FT; TH S 71*02'02" E 46.166 FT; TH S 18*57'58" W 34.939 FT TO THE PT OF BEG CONT 2419.2 SQ FT OR 0.06 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.

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: Appears to be cement, although not verifiable based on photo alone.

Walls: Drop-novelty wood siding

Roof: Metal

Windows/Doors: Double-hung and paired casement.

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): Form of building type has remained fairly intact since evidences given by the tax photo. Most immediate change noticed in 2006 photo is front elevation access to lower basement level directly in front of front door access, which has a matching support structure and porch awning extending from the side of the front gable facing. Not entirely complimentary to house type, but not entirely distracting either, as the original framework of the house is still relatively untouched. Roofing materials are the second most noticeable change from the earlier tax 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 on fairly flat terrain. A steep hilly slope rises directly behind the property line in back, covered in natural vegetation. Entire loss of front yard vegetation evident from 1995 photo to 2006 photo, where front yard fence separating property from city roadway has now been taken out completely and left as a gravel parking face. Evidence of a prior garage structure (seen in tax photo) has been removed from site by 1995 photo.

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 ("L" cottage), the simple roof form, the informal landscaping, 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 "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.

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, 2006.
- Photo No. 3:** West elevation (primary façade). Camera facing east, 1995.
- Photo No. 4:** 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 1 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | <u>x x</u> | | <u>943</u> | \$ | \$ <u>1302</u> |
| | <u>x x</u> | | | \$ | \$ |
| | <u>x x</u> | | | \$ | \$ |

No. of Rooms 5 Condition FAIR.

| Description of Building | Add | Deduct |
|---|------------|------------|
| Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/> | | |
| 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>126 @ .40</u> <u>51.</u> | | |
| Rear _____ @ _____ | | |
| Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____ | | |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. _____ Unfin. _____ | | |
| Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>120</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. _____ Hd. Wd. _____ Conc. _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ | | |
| <u>WOOD LINED.</u> | | <u>125</u> |

Total Additions and Deductions 171 125 1302
 Net Additions or Deductions 125 \$ + 46.

AV. 50 Age Yrs. by { Est. Owner Tenant Neighbors Records } REPRODUCTION VALUE \$ 1348
 Depr. 1-2-3-4-5-6 63/37 % \$ _____
 Reproduction Val. Minus Depr. \$ 499.

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence \$ _____
 Cars 1 Walls SHG Out Bldgs. \$ _____
 Roof SHG Size 12 x 8 Age 35 \$ _____
 Floor WOOD Cost 76/25 Depreciated Value Garage \$ 19.

Remarks _____ Total Building Value \$ _____

Appraised Sept. 27 1949 By Ch. J. AJ.

Serial No. P628

Location 29th House E side Empire Canyon
 Kind of Bldg. RES St. No. 243 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1849 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 943 | | \$ 1849 |
| | 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>Siding</u> | |
| Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u> | |
| Roof Type <u>Gap.</u> Mtl. <u>—</u> | |
| Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Porches—Front <u>128° @ 80</u> | 102 |
| 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 { | Class <u>1</u> Tub <u>—</u> Trays <u>—</u> |
| | Basin <u>—</u> Sink <u>—</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 <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> | |
| Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u> | |
| 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>—</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 | 192 |

| | | |
|--|-----------------------------------|---------|
| Year Built <u>—</u> Avg. <u>—</u> | Current Value | \$ 2041 |
| <u>Ave Age 1949-50</u> Age <u>59</u> | Commission Adj. | % |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | Bldg. Value | |
| | Depr. Col <u>1 2 3 4 5 6 30</u> % | |
| Remodel Year <u>—</u> Est.-Cost <u>—</u> | Current Value Minus Depr. | \$ 612 |
| Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u> | | |
| Cars <u>—</u> Floor <u>X</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u> | | |
| Size— <u>—</u> x <u>X</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> % | | |
| Other <u>—</u> | | |
| Total Building Value | | \$ |

Appraised 5-13- 1958 By 1302

PC 628
Serial Number

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

Owners Name _____

Location No. 2nd

Kind of Bldg. Res St. No. 243 Daly Ave

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

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 943 | | \$ 2871 | \$ |
| | 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 Gabled Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 128 @ 125 160

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 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. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 2#2 S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 957

Year Built 1899 Avg. 1.1906 Replacement Cost 3828

1968 Age 2 Obsolescence _____

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column D 2 3 4 5 6 _____

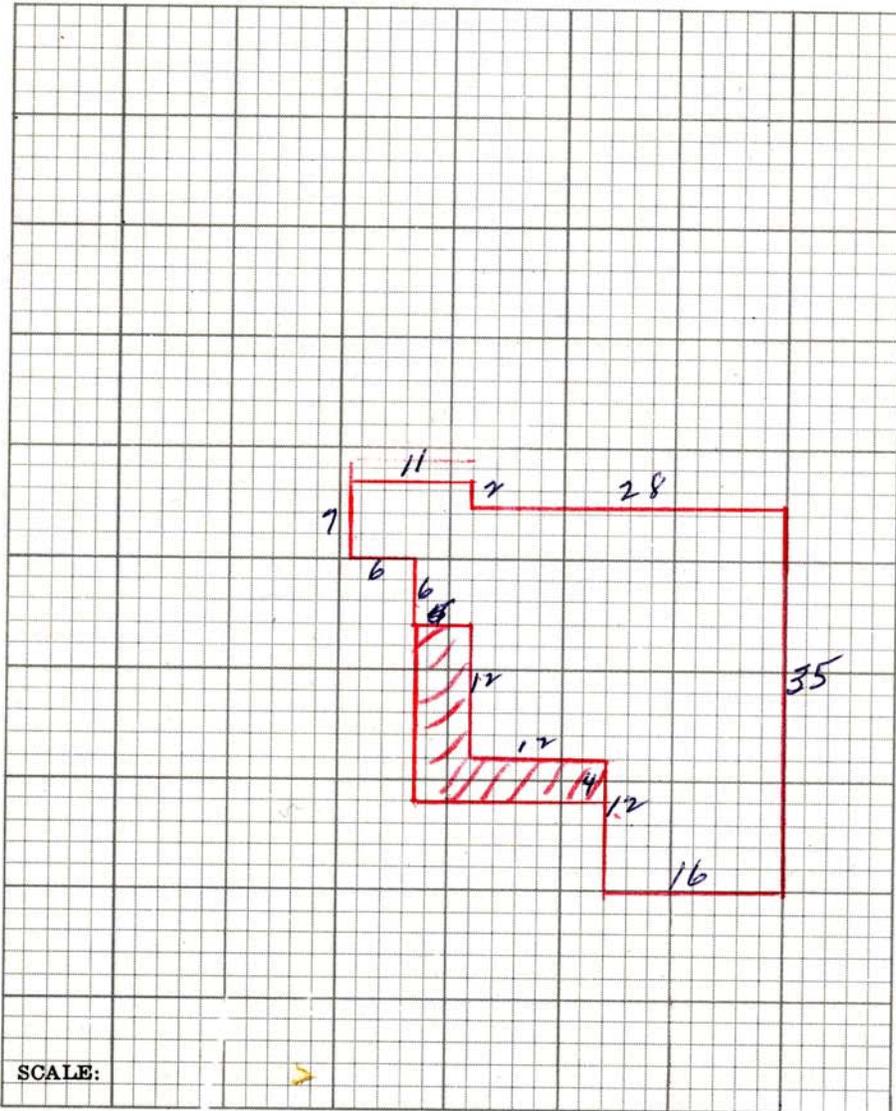
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 11-6 1968 By 1333 NOV 26 1968

Appraised ② _____ 19 _____ By 1376



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Fac- tor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---|---------|--------|------|-------------|------|---------------|--------------|----------------|
| Average Year of Construction Computation | | | | | | .47 | | |
| Year 1899 | \$ 3416 | = 89 % | x 69 | Year = | | .47 | 6141 | |
| Year 1968 | \$ 412 | = 11 % | x 7 | Year = | | .47 | 11 | |
| Average Year of Construction | | | | | | .47 | 6152 | |
| | | 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. _____

Total = _____

REMARKS Fire Damage repair







4

REINELL

