

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 269 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-632

Current Owner Name: MANN JANET C (JT)

Parent Parcel(s):

Current Owner Address: 3998 BROCKBANK WAY; SALT LAKE CITY, UT 84124

Legal Description (include acreage): PARK CITY BLOCK 73 (MILLSITE RES) BLOCK: 73 LOT: 34BUILDING: 0.004 ROOM 1 STORY HOUSE ON E'LY SIDE DALY AVENUE NO 269, BEING 36TH HOUSE E SIDE EMPIRE CANYON PARK CITY; ALSO DESC AS THAT PORTION OF NW1/4 NW1/4 SE1/4 SE1/4 SEC 21 T2SR4E SLBM BEG AT SW COR LOT 34 BLK 73 MILLSITE RESERVATION; TH N 74*55' W 16.6 FT TO PT ON DALY AVE; TH S 22*28' W 298.6 FT; TH S 69*57' E 35.4 FT TO TRUE PT OF BEG & RUN TH S 69*57' E 77.3 FT; TH S 20*55' W 46.3 FT; TH N 69*42' W 76.3 FT; N 19*26' E 46.0 FT TO TRUE PT OF BEG CONT 3490 SQ FT; ALSO BEG AT THE NE COR OF THAT CERTAIN TRACT OF LAND CONVEYED BY WD RECORDED JAN 7, 1982 AS ENTRY #187312 BK 207-743 OF THE OFFICIAL RECORDS SD PT BEING W 1095.20 FT & S 1521.21 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM; & RUN TH S 69*57' E 85.77 FT M/L TO A PT ON THE E LINE OF WASHINGTON MILLSITE LOT 80-B; TH S 18*00' W ALONG SD E LINE 46.71 FT; TH N 69*42' W 88.15 FT TO THE SE COR OF THE ABOVE REFERENCED TRACT; TH N 20*55' E 46.30 FT TO THE PT OF BEG CONT 0.09 AC BAL 0.17 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.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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" 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), # __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: Untreated wood picket fence, single car garage and extending shed (various wooden materials)

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

Walls: Drop-novelty wood siding

Roof: Unable to verify (2006 photo shows roof covered in snow. 1995 photo exhibits asphalt shingles)

Windows: Vinyl casement and sliding

Improvements: Garage – Frame: 194 SF Fair Quality

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): Discrepancies in original building type as building card from 1968 indicates a simple rectangular structure with a 4'x6' porch covering in the front and center entryway of building. Earliest photo in 1995 indicates an "L" cottage type, although the gable-facing portion could have been added on between 1968-1995. Regardless, the resulting structure type is still complimentary to the mining era of this time. Material wear is starting to show in the painted trim detail of the porch roofline.

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 adjacent residential properties of complimentary scale and building types. Building lot is fairly flat, with a steep hilly slope rising directly behind the property line. House is recessed to the center of the lot, while a makeshift single-car garage is directly adjacent to where the front of the property line meets the city roadway. (Garage is in fair condition). An untreated wood picket fence also separates the immediate boundary between the property and the city roadway. Various shrubs and natural grasses are throughout the landscape. A faltering chain-link fence separate this property and its neighbor to the left 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 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: 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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Accessory building. Camera facing east, 206.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

¹ Summit County Recorder.

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

PC632

Serial Number

OF Card Number

Owners Name J.L. Fokovich

Location

Kind of Bldg. Res St. No. 269 Daly Ave

Class 3- Type 1 2 3 4. Cost \$ 13186 X 94 %

Stories	Dimensions		Sq. Ft.	Factor	Totals	Totals
1	x	x	720		\$ 2995	\$
	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. RR

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 24 @ 150 36

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor just 80

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing Class 2 Tub 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 650

Heat—Stove H.A. FA HW Stkr Elec.

Oil Gas Coal Pipeless Radiant 322

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. 60

Awnings — Metal Fiberglass

Total Additions 1148

Year Built 1901 Avg. 1. 90 Replacement Cost 4143

1964 Fur Age 2. Obsolescence

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

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

Replacement Cost—1940 Base

Depreciation Column 2 3 4 5 6

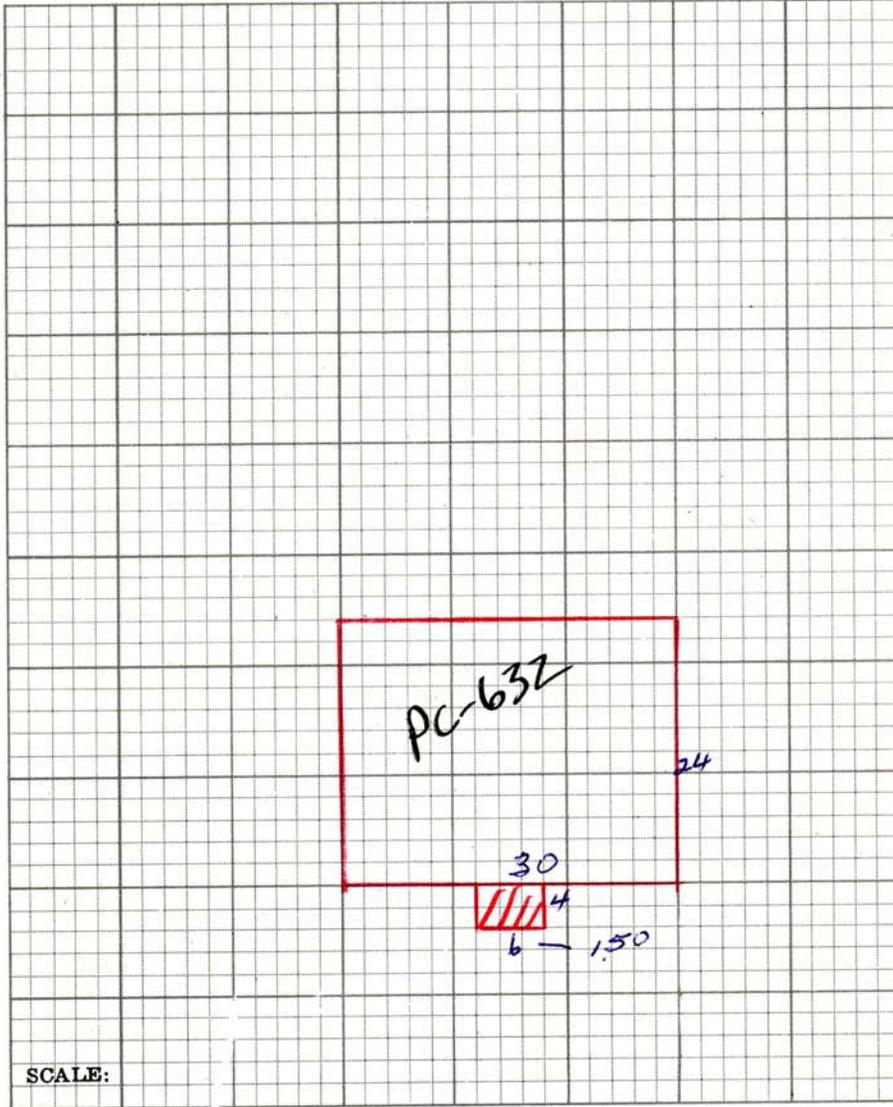
1940 Base Cost, Less Depreciation

Total Value from reverse side 56

Total Building Value \$

Appraised ① 11-5 68 By 1333 NOV 26 1968

Appraised ② 19 By 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% 30

Cars 1 Floor wood Walls Stky Roof CT Doors 1

Size 10 x 18 Age 30+ Cost 223 x 47%

1940 Base Cost _____ x 25 % Depr. = 56

Least Average Year of Construction Total 56

REMARKS 1901 \$ 3761 = 91 % X 64 Year 5824

1964 \$ 382 = 9 % X 1 Year 5809

Average Year of Construction 1907 5833

3
61

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

John L & LuRae Frkovich

Park City Utah

PC 632
EmpCan
HQC238
OUT

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLUENCE	RATE	VALUE
	<i>Lot</i>	<i>→</i>	<i>Net</i>	<i>→</i>	<i>→</i>	<i>1400</i>
TOTAL						<i>1400</i>
ASSESSED VALUE						<i>280</i>

4 Room 1 story house on E'ly side Daly Ave. No. 269, being 36th house E. side Empire Canyon Park City. Also desc as that portion of NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 21, T 2 S R 4 E. SLBM Beg. at SW Cor. Lot 34

Blk 73 Mill site Reservation th N.74° 55' W. 16.6 ft to pt. on Daley Ave. th S.22°28' W 298.6 ft; th S.69°57' E. 35 .4 ft to true pt. of beg & run th S.69 °57' E. 77.3 ft th S.20°55' W. 46.3 ft th N.69°42' W. 76.3 ft; N.19°26' E.46. 0 ft to true pt. of beg. Cont. 3490 sq ft.





NO
PARKING

DODGE

919



NO
PARKING
ANY
TIME
←

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME