

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 279 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-633

Current Owner Name: CALUORI JOANNE A

Parent Parcel(s):

Current Owner Address: PO BOX 1113; PARK CITY, UT 84060-1113

Legal Description (include acreage): HOUSE #279 E SIDE EMPIRE CANYON DESC AS BEG AT AN EXISTING FENCE COR SD PT BEARS S 15*20'32" W 636.70 FT FROM A BRASS CAP SURVEY MONUMENT IN DALY AVE LOCATED OPPOSITE LOT 24 BLOCK 74 PARK CITY SURVEY; TH S 69*53'00" E ALONG AN EXISTING FENCE LINE 75.85 FT TO AN EXISTING FENCE COR; TH S 23*58'00" W 50.50 FT TO AN EXISTING FENCE COR; THE FOLLOWING 2 CALLS BEING ALONG AN EXISTING FENCE LINE: 1) TH N 65*00'00" W 25.90 FT TO AN EXISTING FENCE COR; 2) TH N 48*43'00" W 27.30 FT TO AN EXISTING FENCE COR; TH N 68*43'00" W 19.00 FT TO A PT WH BEARS S 16*48'00" W 38.00 FT FROM SD BEG PT; TH CONTINUING N 68*43'00" W 8.46 FT TO A PT ON THE E'LY R/W LINE OF DALY AVE AS SHOWN ON DEDICATION PLAT RECORDED SEPT 12,1983; TH N 18*21'00" E ALONG SD R/W LINE 37.78 FT; TH S 69*53'00" E 7.43 FT TO PT OF BEG 361-479 CANCELLED - NOW: 279 DALY AVENUE PLAT SUBDIVISION 8/11/2008 (FOR 2009 TAX YEAR); 0.08 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.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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), # ____; 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: Wood picket fence.

Foundation: Not visible and therefore unable to verify materials used.

Walls: Drop-novelty wood siding

Roof: Metal

Windows: Vinyl 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): Based on building card drawing from 1949, form started out as a "T" cottage with lean-to porch in back being built in as interior space by 1968. Photo evidence from 1995 shows that the front porch was also built in as interior space, but that an additional front porch was added extending beyond that to compensate. 1995 photo also shows a minor room addition in back of structure not indicated on 1968 building card. Regardless of additions, the structure still maintains the integrity of the original building type. Change in materials over time has been the most apparent of changes (particularly in roofing and window material.)

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, with a steep hilly slope rising directly behind property line. Large trees along immediate front elevation have acquired space there since the tax photo was taken. Planted grasses and shrubs also cover the landscape.

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" or "T" 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. 1906¹

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: Northwest oblique. Camera facing southeast, 2006.

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

Photo No. 4: Accessory building - demolished, 1995.

Photo No. 5: West elevation. 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 \$ _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		432	\$	\$ 1090.
	x LEANTO.		120	\$.85	\$ 102
	x x			\$	\$ 1192

No. of Rooms 4 Condition FAIR
 Description of Building _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		96
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>T.P.</u>		12
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60 @ 60</u>	36	
Rear <u>@</u>		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class Basin Tub Trays Urns Sink Toilet Dishwasher Ftns. Shr. 2.5 Garbage Disp.		
Heat—Stove <u>H. A.</u> Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <u>Conc.</u> Hd. Wd. <u>Conc.</u> Conc.		12
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>Fix.</u>		
Total Additions and Deductions	281	160

Net Additions or Deductions 160 \$ + 121

REPRODUCTION VALUE
 Est. Owner Tenant Neighbors Records
 Depr. 1-2-3-4-5-6 56/44 %
 Reproduction Val. Minus Depr. \$ 577

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 AV. AGE RECORDED ON OLD CARD. 35 YRS. (1941) Total Building Value \$ _____

Appraised Oct. 194 9 By Chas E AS.

Serial No. P633

Location 35th House E side Empire Canyon
 Kind of Bldg. RFB St. No. 279 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1273 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		552		\$ 1273
	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>Gable</u> Mtl. <u>T.P.</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u>60' @ 60</u>	36
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>1</u> Tub <u> </u> Trays <u> </u>
	Basin <u> </u> Sink <u> </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>	90
Heat—Stove <input checked="" type="checkbox"/> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>	
Oil <u> </u> Gas <u> </u> Coal <input checked="" type="checkbox"/> 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		126	126
Year Built <u> </u>	Avg. Age <u>52</u>	Current Value	\$ 1399
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Remodel Year <u> </u> Est. Cost <u> </u>	Commission Adj. <u> </u> %	
		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>35</u> %	
		Current Value Minus Depr.	\$ 490
Garage—Class <u> </u> Depr. 2% 3% <u> </u> 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			\$

Appraised 5-12-58 By 1302

PC 633
Serial Number

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

Owners Name Helen Hicken
 Location No Land
 Kind of Bldg. Res St. No. 279 Dely ave
 Class. 1-C Type 1 2 3 4. Cost \$ _____ X _____ %

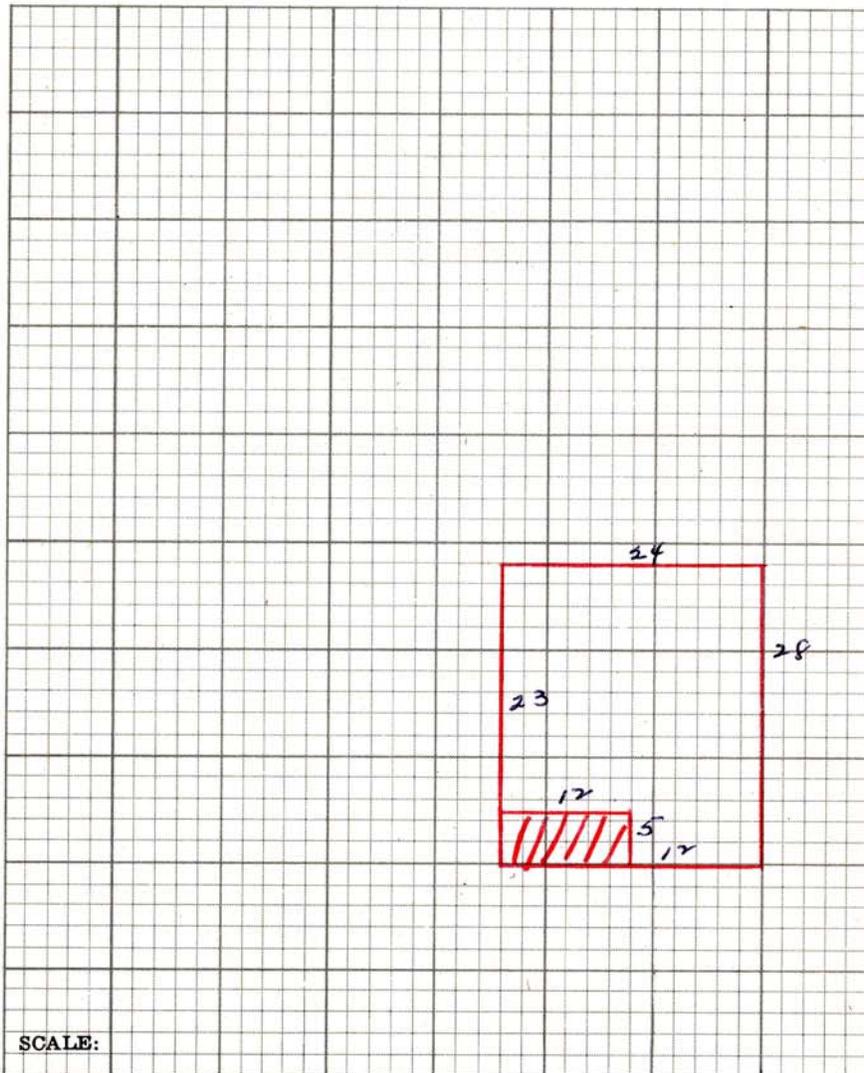
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	612		\$ 1698	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>siding</u>		
Roof Type <u>Asphlt</u> Mtl. <u>metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>60 @ 100</u>	60	
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 <u>1</u> Tub <u>1</u> Trays _____	
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	460
Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal _____ <u>Ripeless</u> Radiant _____	147	
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. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		667
Year Built <u>1906</u>	Avg. <u>11912</u>	Replacement Cost <u>2365</u>
	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>D</u> 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 _____ 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Spec No Value</i>		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. _____

Total _____

REMARKS Average Year of Construction Computation:

Year 1906 \$ 2118 = 90% X 59 Year = 5310

Year 1964 \$ 147 = 10% X 1 Year = 110

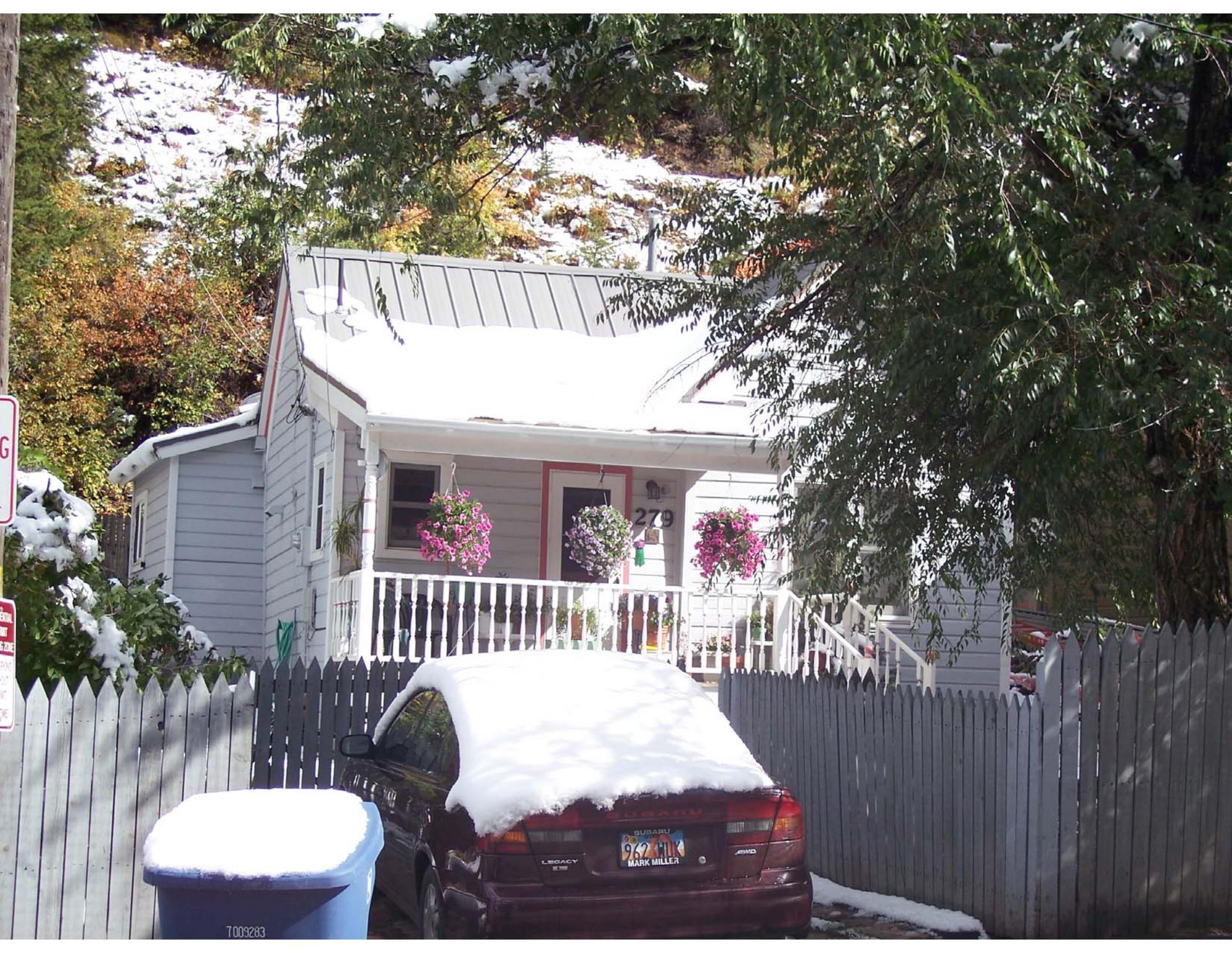
Average Year of Construction 1912



36







G

EXTRA
TENT
ZONES
NO
TENT
TENT

279

SUBARU
962 HUK
MARK MILLER

7009283

