

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 314 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: DLADY-1

Current Owner Name: WHITE REGINA

Parent Parcel(s): PC-643

Current Owner Address: PO BOX 1467; PARK CITY, UT 84060-1467

Legal Description (include acreage): COMM AT A PT WH IS S 14\*41'31" W 407.27FT FROM A BRASS CAP SURVEY MONUMENT LOCATED IN DALY AVE OPPOSITE LOT 24 OF BLK 74 PARK CITY SURVEY (BASIS OF BEARING INTERIOR PARK CITY SURVEY BEARINGS) SDPT ALSO BEING S 39\*59'40" W 1724.93 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM; TH S 18\*21'00" W 74.25 FT; TH N 71\*39'00" W 25 FT; TH S 18\*21'00" W 343 FT TO THE TRUE PT OF BEG; TH S 18\*21'00" W 102.49 FT; TH N 71\*00'00" W 108.49 FT TO THE W LINE OF THE WASHINGTON MILLSITE; TH N 17\*54'55" E ALONG SD W LINE 98.34 FT; TH S 73\*11'00" E 109.27 FT TO PT OF BEG CONT 0.2510 AC M/L (FKA: 36TH HOUSE ON WEST SIDE & 314 DALY AVE) M38-68 1953-70 IQC26-567 M197-323 M215-203 265-555-556320-170 561-70-72 CANCELLED - NOW: THE DALY LADY SUBDIVISION 6/26/2008 (FOR 2009 TAX YEAR); 0.25 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.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: Rectangular or "Hall-Parlor" House

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: Cement block retaining wall, looks to be settling and in some disrepair in 2006 photo

Foundation: Porch foundation is cement block- unable to determine foundation materials of the rest of the structure based on photos alone.

Walls: Drop-novelty wood siding

Roof: Metal

Windows: One casement window is visible from provided photos, unable to verify remaining window materials

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): Structure form remains intact based on tax photo and building card assessments. Other than a change of the stairway entrance to the porch from a more central approach (in tax photo) to the immediate left of the porch's front elevation (as seen in 2006 photo), the changing of building materials over time appears to be one of the only major adjustments to the structure's appearance. Left wing of front elevation is not indicated on the building card but is evident in the earliest 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 is on a sloped elevation, leveling out only where the structure has been built, perhaps 20-30 feet or so from the city roadway. A steep hilly slope continues to rise directly behind the property line. Property is covered in both planted and naturally occurring grasses and shrubs.

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 (hall-parlor), 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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1901<sup>1</sup>

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.<sup>2</sup>

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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 3:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> Summit County Recorder.

<sup>2</sup> 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        |         | 588     | \$            | \$ 1320 |
|         | x x        |         |         | \$            | \$      |
|         | x x        |         |         | \$            | \$      |

No. of Rooms 3 Condition FAIR.

| Description of Building   | Add     | Deduct   |
|---|---------|----------|
| Foundation—Stone Conc. None ✓   |         | 116.     |
| Ext. Walls <u>BRICKTEX</u>  |         |          |
| Insulated—Floors Walls Clgs.  |         |          |
| Roof—Type <u>GAB</u> Mat. <u>T.P.</u>   |         | 17.      |
| Dormers—Small Med. Lg.  |         |          |
| Bays—Small Med. Lg.   |         |          |
| Porches—Front <u>102 @ .60</u>  | 61.     |          |
| Rear @  |         |          |
| Cellar—Basin't <u>1/4 1/8 1/2 3/4 full-floor</u> <u>DIAT</u>  |         |          |
| Basement Apts.—Rooms Fin.   |         |          |
| Attic Rooms Fin. Unfin.   |         |          |
| Plumbing—<br>Class <u>1</u> Tub <u>1</u> Trays <u>1</u><br>Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u><br>Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u><br>Dishwasher <u>1</u> Garbage Disp. <u>1</u> | 245     |          |
| Heat—Stove <u>1</u> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u><br>Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>  |         |          |
| Air Conditioned Incinerators  |         |          |
| Radiant—Pipeless  |         |          |
| Finish—<br>Hd. Wd. <u>1</u> Floors—<br>Fir. <u>1</u> Hd. Wd. <u>1</u><br>Conc. <u>1</u>   |         |          |
| Cabinets Mantels  |         |          |
| Tile—<br>Walls <u>1</u> Wainscot. <u>1</u><br>Floors <u>1</u>   |         |          |
| Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>   |         |          |
| <u>WOOD LINED.</u>  | 75      |          |
| Total Additions and Deductions  | 306 208 | 1320     |
| Net Additions or Deductions   | 208     | \$ + 98. |

AV Age 48 Yrs. by { Est. Owner Tenant Neighbors Records }  
**REPRODUCTION VALUE** \$ 1418.  
 Depr. 1-2-3-4-5-6 61/39 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 553

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

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

Appraised Oct 1949 By Ch. & A.J.



Serial No. PC 643

Location WEST side Empire Canyon  
 Kind of Bldg. RES St. No. 314 Daly Ave  
 Class 3 Type 1 2 3 4 Cost \$ 1327 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals  |
|---------|------------|---------|---------|--------|---------|
| 1       | x x        |         | 588     |        | \$ 1327 |
|         | 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>Brick-tex on Siding</u>  |  |    |
| Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>   |  |    |
| Roof Type <u>Gable</u> Mtl. <u>Pat</u>   |  |    |
| Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>  |  |    |
| Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>   |  |    |
| Porches—Front <u>—</u> 102' @ 80   | 82   |    |
| 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>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>         | 90 |
| 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 <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  | 172  |    |

|  |                    |                                  |         |
|--|--------------------|----------------------------------|---------|
| Year Built <u>—</u>  | Avg. Age <u>57</u> | Current Value                    | \$ 1409 |
| Inf. by {<br>Owner - Tenant -<br>Neighbor - Record - Est.                | Est. Cost          | Commission Adj.                  | %       |
|  |                    | Bldg. Value                      |         |
| Remodel Year <u>—</u>  | Est. Cost          | Depr. Col. 1 2 3 4 5 6 <u>30</u> | %       |
| Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>       |                    | Current Value Minus Depr.        | \$ 423  |
| 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 19 58 By 1302

PC 643  
Serial Number

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

Owners Name \_\_\_\_\_  
Location \_\_\_\_\_  
Kind of Bldg. Res St. No. 314 Dalg Ave  
Class 1-C Type 1 2 3 4 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

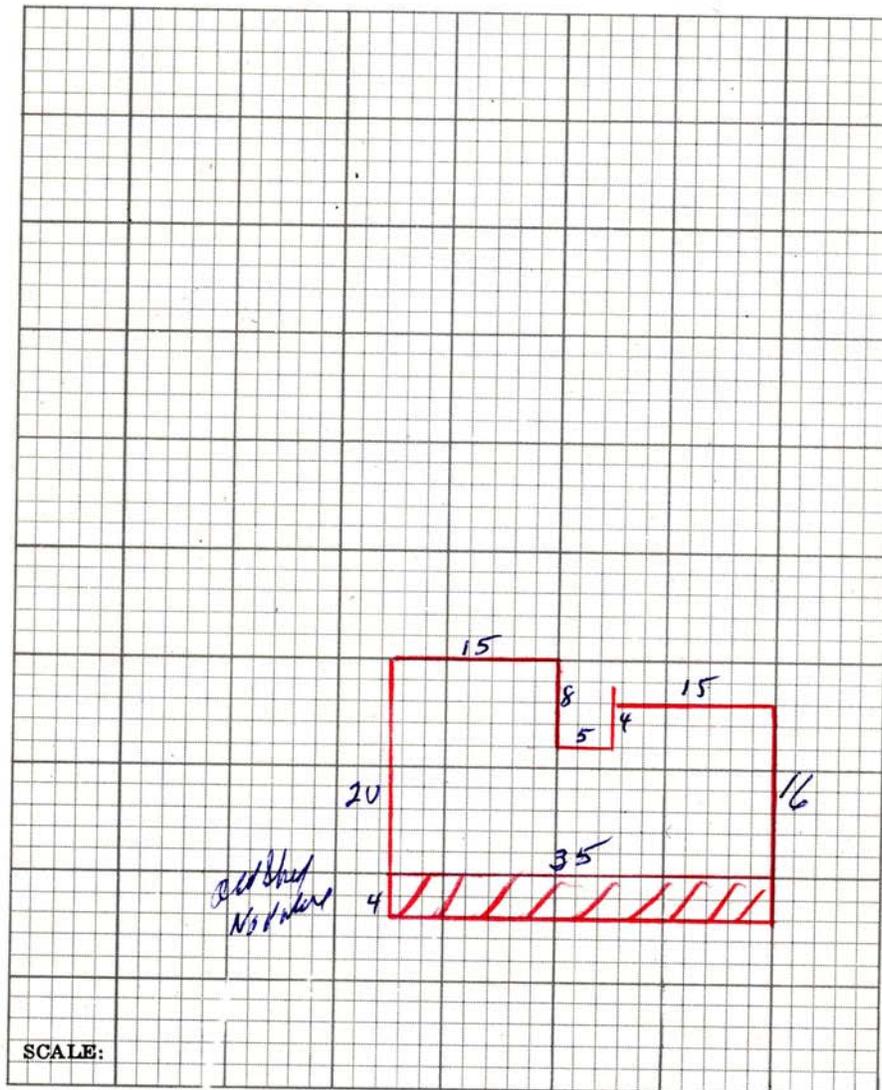
| Stories | Dimensions | Sq. Ft. | Factor | Totals  | Totals |
|---------|------------|---------|--------|---------|--------|
| 1       | x x        | 600     |        | \$ 1729 | \$     |
|         | x x        |         |        |         |        |
|         | x x        |         |        |         |        |

Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

| Description of Buildings   | Additions                                    | Additions  |
|--|--|------------|
| Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>                       |  |            |
| Ext. Walls <u>BRICK Tex on frame</u>   |  |            |
| Roof Type <u>Gable</u> Mtl. <u>Flt</u>   |  |            |
| Dormers—Small _____ Med. _____ Large _____   |  |            |
| Bays—Small _____ Med _____ Large _____   |  |            |
| Porches—Front <u>4x35</u> <u>140 @ 100</u>   | <u>140</u>                                   |            |
| Rear _____ @ _____   |  |            |
| Porch _____ @ _____  |  |            |
| Planters _____ @ _____   |  |            |
| Ext. Base. Entry _____ @ _____   |  |            |
| Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>-</u>                                       |  |            |
| Bsmt. Gar. _____   |  |            |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____   |  |            |
| Attic Rooms Fin. _____ Unfin. _____  |  |            |
| Plumbing {   | Class <u>1</u> Tub. <u>1</u> Trays _____     |            |
|  | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> |            |
|  | Wtr. Sfr. _____ Shr. St. _____ O.T. _____    |            |
|  | Dishwasher _____ Garbage Disp. _____         | <u>550</u> |
| Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ |  |            |
| Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____          |  |            |
| Air Cond. — Full _____ Zone _____  |  |            |
| Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____                          |  |            |
| Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____                            |  |            |
| Cabinets <input checked="" type="checkbox"/> Mantels. <input checked="" type="checkbox"/>          |  |            |
| Tile—Walls _____ Wainscot <input checked="" type="checkbox"/> Floors _____                         |  |            |
| Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____   |  |            |
| Awnings — Metal _____ Fiberglass _____   |  |            |
| <u>vacant</u>  |  |            |

|  |                          |                              |
|--|--------------------------|------------------------------|
| Total Additions                        |                          | <u>690</u>                   |
| Year Built <u>1901</u>                 | Avg. <u>11901</u>        | Replacement Cost <u>2429</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>1</u> 2 3 4 5 6 |                          |                              |
| 1940 Base Cost, Less Depreciation      |                          |                              |
| Total Value from reverse side          |                          |                              |
| Total Building Value \$                |                          |                              |

Appraised ① 11-5 1968 By 1333 1328  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ NOV 20 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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



PC 64

75







**FOR SALE**  
**BY OWNER**  
435-644-0489