

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 131 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-615

Current Owner Name: SHARON C HOLT

Parent Parcel(s):

Current Owner Address: 28 MACYS LN, NANTUCKET, MA 02554

Legal Description (include acreage): LOT 20 & N 2 FT LOT 21 BLOCK 73 MILLSITE PARK CITY SURVEY; 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: 1995 & 2007
- 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.

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), # _____.

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

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: Wooden picket fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding and trim. Untreated wooden floorboard porch and supports

Roof: Metal

Windows: 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): Structure retains much of the original characteristics. Building card indicates that a lean-to room addition on the left of the front elevation, and an L-shaped front porch have since been removed or altered from structure. Building card also indicates that house was abandoned and unlivable in 1949, but was being occupied again by 1976. Alterations may have occurred within this time frame.

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 flat terrain and immediately backed by a steep hilly slope. House is fairly recessed from city roadway access on the lot. Some original trees from the date of the tax photo are still seen in photos up to 2007. Neighboring residential structures appear out of scale and historical context with this property.

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:)

¹ Summit County Recorder.

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: Southeast oblique. Camera facing northwest, 2007.

Photo No. 2: East elevation (primary façade). Camera facing west, 2007.

Photo No. 3: East elevation (primary façade). Camera facing west, 2007.

Photo No. 4: East elevation (primary façade). Camera facing west, 1995.

Photo No. 5: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

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 131 DALY
 Location _____
 Kind of Building RES. Street No. _____
 Schedule 1 Class 3-59 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		644	\$	\$ 1400
	x x	-5%		\$	\$ -70
	x x			\$	\$ 1330

No. of Rooms 4 Condition POOR

Description of Building	Add	Deduct
63 x 2 x 100 Foundation—Stone Conc. None ✓		126
Ext. Walls 1/2 SID. 1/2 SHTG		37
Insulated—Floors Walls Clgs.		
Roof—Type <u>CAB</u> Mat. <u>PAT. SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>112 @ .50</u> 56		
Rear @ <u>70</u>		40
Cellar—Basmt—1/4 1/2 3/4 full-floor <u>No</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet Urns Ftns. Shr. Dishwasher Garbage Disp.	315	
Heat—Stove <u>H. A.</u> 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 <u>WOOD LINED</u> Fix.		100

Boarded up
Value
\$50
\$25
7/12/58 - 1300
Salvage
11-7-68
1333
Being lived in
1976
11-76

Total Additions and Deductions 371 303 1330
 Net Additions or Deductions 303 + 68

Age 53 Yrs. by { Est. Owner Tenant Neighbors Records }
 REPRODUCTION VALUE
 Depr. 1-2-3-4-5-6 66/34 % \$ 1398
 Reproduction Val. Minus Depr. \$ 475
 Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C Depr. 2% 3% _____ Obsolescence 1949 \$ -95
 Cars Walls _____ Out Bldgs. _____
 Roof Size x Age _____
 Floor Cost _____ Depreciated Value Garage _____

Remarks AV. AGE RECORDED ON Total Building Value \$ 380
OLD CARD. 45/RS (1941)
ABANDONED. IN POOR CONDITION ALLOW 20% OBSC.

Appraised OCT. 1949 By CHO & AS

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

James W & Carolyn C Bloom PC 615
Box 310 LWD444 RWD218
Park City, Utah 84060 IQC308-468 M5
593 M32-403

1947-66 M41-383

S 30 1/2 ft. of Lot 20 & N. 2 ft. Lot 21
Blk 73 Millsite Park City Survey

TC-541 (M-20) (URBAN LAND CARD)

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	32.5 ft x 100	1.181	30 ft	~	~	1151
TOTAL						1151
ASSESSED VALUE						230



RC 675









NO
PARKING
ANY
TIME