**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**

**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

Name of Property:  
Address: 118 DALY AVE  
AKA:  
City, County: Park City, Summit County, Utah  
Tax Number: FSH-17  
Current Owner Name: 118 DALY LLC  
Parent Parcel(s): PC-658-659  
Current Owner Address: PO BOX 4581, PARK CITY, UT 84060-4581  
Legal Description (include acreage): LOT 17 FISHER SUBDIVISION; 0.09 AC

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
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<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full □ Partial</td>
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<tr>
<td>☐ building(s), public</td>
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<td>☐ building(s), accessory</td>
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<td>☐ structure(s)</td>
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*National Register of Historic Places: □ ineligible □ eligible

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### 3 DOCUMENTATION

**Photos: Dates**
- ☑ tax photo:
- ☐ historic: c.

**Research Sources** (check all sources consulted, whether useful or not)
- ☑ abstract of title
- ☑ city/county histories
- ☑ personal interviews
- ☑ original building permit
- ☑ Utah Hist. Research Center
- ☑ sewer permit
- ☑ USHS Preservation Files
- ☑ USHS Architects File
- ☑ Sanborn Maps
- ☑ LDS Family History Library
- ☑ city directories/gazetteers
- ☑ Park City Hist. Soc/Museum
- ☑ census records
- ☑ university library(ies):
- ☑ biographical encyclopedias
- ☑ other:
- ☑ newspapers

**Bibliographical References** (books, articles, interviews, etc.) Attach copies of all research notes and materials.


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular type / Vernacular style  
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:

**Researcher/Organization:** Dina Blaes/Park City Municipal Corporation  
**Date:** November, 08
☐ 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**: Not verified, but likely wooden sills. Some sign of concrete blocks placed under the porch.
- **Walls**: Drop siding.
- **Roof**: Side gable with hipped addition to south; sheathed in metal material.
- **Windows**: Two-over-two double-hung sash type. Multi-pane casement in the hipped roof addition.

**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): The one-story frame rectangular house has had minor changes that do not affect the site's original character. In 2008, plans were approved to partially reconstruct the property and photographs included here from late 2008 indicate the historic material has been removed from the site. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

**Setting** (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from what is seen in the early photographs. The house sits on approximately 0.09 acres with a very narrow building pad and steeply sloping rear yard. Landscaping is minimal in the front yard and primarily shrubs and grasses on the back yard slope.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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 rectangular block was a common house type built in Park City during the mining era and may have been a necessity in this case because of the shallow nature of the buildable lot area.

This site should be re-evaluated following the completion of the rehabilitation, partial reconstruction, and additions.

### 5 SIGNIFICANCE

**Architect**: ☑ Not Known  ☐ Known: (source: )

**Date of Construction**: c. 1895¹

**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:

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¹ Summit County Recorder.
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. 1-3: Site—excavated, concrete foundation, & some framing, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.


Photo No. 6: Northeast oblique. Camera facing southwest, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Base Factor</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<thead>
<tr>
<th>No. of Rooms</th>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<td>128</td>
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</tbody>
</table>

- **Foundation** - Stone, Concrete, None.
- **Ext. Walls** - Studding
- **Insulated Floors** - Walls, Glaze
- **Roof** - Type
- **Dormers** - Small, Med., Lg.
- **Bays** - Small, Med., Lg.
- **Porches** - Front, Rear
- **Cellar** - Semi, 1/4, 1/2, 3/4, full-floor, 80
- **Basement Apts.** - Rooms Fin.
- **Attic Rooms** - Fin., Unfin.
- **Plumbing** - Basin, Sink, Toilet, Urinal, Funs., Str., Dishwasher, Garbage Disp.
- **Heat** - Stove, H. A., Steam, S., Blr. Oil, Gas, Coal
- **Air Conditioning** - Inincinerators
- **Radiant** - Pipeless
- **Cabinets** - Botry, Mantels
- **Tile** - Walls, Wainscot
- **Lighting** - Lamp, Drops, Fix.

Total Additions and Deductions: 496, 268, 1503

Net Additions or Deductions: 272

**REPRODUCTION VALUE**

<table>
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<tr>
<th>Yrs. by Owner</th>
<th>Owner Tenant</th>
<th>Depr.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>Reproduction Val.</th>
<th>Reproduction Val. Minus Dep.</th>
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**Remodeled**

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<th>Ext. Cost</th>
<th>Remodeling Inc.</th>
<th>%</th>
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**Garage** - 8, 8 - Depr. 2%, 3%

**Cars** - Walls, Out Blds.

**Roof** - Size, Age

**Floor** - Cost, Depreciated Value Garage

**Remarks**

Total Building Value

Appraised: 10-5-1949
Location: Block 74 Millsite D4 lot 16 A11 lot 17 P1 lot 18
Kind of Bldg.: RES
St. No.: 118 Daily Ave
Class: Type 1 2 3 4 Cost $ 1524 X 100 %

<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tr>
<td>1</td>
<td>x x</td>
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<td>720</td>
<td></td>
<td>$1524</td>
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Gar.—Carport  x  Fir.  Walls  Cl.  

Description of Buildings

Foundation—Stone  Conc.  None
Ext. Walls
Insulation—Floors  Walls  Cigs.
Roof Type  Gable  Mt. Rail 2 B
Dormers—Small  Med.  Large
Bays—Small  Med.  Large
Porches—Front  176 @ 80 144
Rear  @
Porch  @
Metal Awnings  @
Basement Entr.  @
Planters  @
Cellar-Bsmnt. 1 1/4 1 1/4 3/4 1/4 Full
Attic Rooms Fin.  Unfin.

Class  Tub  Trays
Plumbing
Wtr. Stcr.  Shr. St.  O.T.
Dishwasher  Garbage Disp. 25-0

Built-in Appliances
Oil  Gas  Coal  Pipeless  Radiant
Air Cond.  

Finish—Flr  Hd. Wd.
Floor—Flr  Hd. Wd  Other
Cabinets  

Tile—Walls  Wainscot  Floors
Storm Sash—Wood D.  S.  Metal D.  S.

Total Additions 541 541

Year Built  Avg. Age  63  Current Value $2065
Avg Age 1949 54

Inf. by Owner  Tenant

Remodel Year Est. Cost  Current Value Minus Depr. $619

Garage—Class  Depr. 2% 3%  Carport—Factor
Cars  Floor  x  Walls  Roof  Doors
Size—Floor  x  Age  Cost  x %
Other  

Total Building Value $2065

Appraised 5-12-58  By 1302
Owners Name
Location
Kind of Bldg.
St. No.
Class
Type
Cost $ x %
Stories Dimensions Sq. Ft. Factor Totals

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

Description of Buildings
Additions
Additions
Foundation—Stone Conc. Sills
Ext. Walls
Roof Type Htg. Mtl. C I + P R
Dormers—Small Med. Large
Bays—Small Med Large
Porches—Front

Rear

Porch

Planters

Ext. Base. Entry

Cellar Bnt. 1/4 1/2 1/4 1/4 Full Floorwood
Bnt. Gar.

Attic Rooms Fin. Unfin.

Class

Tub.

Trays

Basin

Sink

Toilet

Wtr. Sftr.

Shr. St.

O.T.

Dishwasher

Garbage Disp.

Heat—Stove

H.A. FA HW Stkr Elec.

Oil Gas Coal Pipeless Radiant

Air Cond.

Full Zone

Finish—Fir.

V 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

Year Built 1895 Avg. 1895 Replacement Cost 2,951
Age 2. Obsolescence

Inf. by

Owner - Tenant -
Adj. Bld. Value
Conv. Factor x.47

Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value

Appraised 11-5 19 68 By 1333
Appraised 19 19 By 1328

NOV 26 1968
<table>
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<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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Garage — Class Depr. 2 % 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47 %

1949 Base Cost x % Depr.

Total

Remarks

TC-74 REV. 81
STATE OF UTAH — STATE TAX COMMISSION