# HISTORIC SITE FORM - HISTORIC SITES INVENTORY
## PARK CITY MUNICIPAL CORPORATION (10-08)

### 1 IDENTIFICATION

**Name of Property:**

**Address:** 124 Daly Avenue  
**AKA:**

**City, County:** Park City, Summit County, Utah  
**Tax Number:**

**Current Owner Name:**

**Current Owner Address:**

**Legal Description (include acreage):**

### 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>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☐ Landmark Site</td>
<td>☐ listed (date: )</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☐ Not Historic</td>
<td>☐ eligible</td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible ☐ eligible</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 3 DOCUMENTATION

**Photos: Dates**

- ☑ tax photo:
- ☑ prints:
- ☑ historic: c.
- ☑ 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
- ☑ original building permit
- ☑ sewer permit
- ☑ Sanborn Maps
- ☑ city directories/gazetteers
- ☑ census records
- ☑ biographical encyclopedias
- ☑ newspapers

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


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** T/L cottage  
**No. Stories:** 1 ½

- ☑ major (describe below)

**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:** Preservation Solutions/Park City Municipal Corporation  
**Date:** 12-2008
Good (Well maintained with no serious problems apparent.) As it appears in the 1995 photograph.

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.
- Walls: Drop siding.
- Windows/Doors: Two-over-two double-hung and one-over-one double-hung sash type.

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): This assessment is based on the most recent photographs (1995) of the actual main building. The T/L cottage was significantly altered by the large ½-story addition that springs from the ridge line of the original house. Sometime prior to 2006 and according to members of the Planning Department, plans were approved to remove the structure from the property and recent photographs (assessor and views taken from adjacent properties) indicate the historic material has been removed from the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting--as seen in 1995--is altered from what is seen in the tax photo in that the entire rear yard was occupied by a recent addition. Currently, of course, the lot is devoid of any structures.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material remains and is being preserved in order to be incorporated into the reconstruction.

Feeling (Describe the property's historic character.): Based on the 1995 photograph, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the site does not convey any historic character.

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; however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past.

It is not clear if the owner intends to reconstruct the historic site once the construction currently underway on the adjacent site (118 Daly Avenue) is complete. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation. If the building is not reconstructed, it should be removed from the Historic Sites Inventory.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1900

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.¹

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. 3: Northeast oblique. Camera facing southwest, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.