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

1 IDENTIFICATION

Name of Property: Mike Frkovich House
Address: 162 DALY AVE
City, County: Park City, Summit County, Utah

Current Owner Name: BRIGGS ROBERT G JR TRUSTEE
Current Owner Address: 5805 TRAILSIDE DR, PARK CITY, UT 84098

Legal Description (include acreage): LOT 24 N 1 1/2 FT LOT 25 BLK 74 MILLSITE RESERVATION TO PARK CITY; ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD LOTS; 0.11 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>Permit #:</td>
<td>Original Use:</td>
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<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
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<td>Current Use:</td>
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<td>☐ building(s), public</td>
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<tr>
<td>☐ building(s), accessory</td>
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<tr>
<td>☐ structure(s)</td>
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*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District )

3 DOCUMENTATION

Photos: Dates
☑ tax photo: c. 1940
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ original building permit
☐ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ biographical encyclopedias
☐ census records
☐ 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:
☐ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall & Parlor 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), # ______.

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.):

Foundation: According to the 1949 and 1958 tax cards, this house was built without a foundation (only wooden sills), but currently has at least a partial concrete foundation.

Walls: The exterior walls are sheathed in a drop-novelty wood siding.

Roof: The roof is a cross-gable form sheathed in standing-seam metal material. A partial-width shed roof porch is located in the L and a brick chimney visible in the tax photo has been removed.

Windows/Doors: The windows include horizontal multi-pane two-over-two double-hung, single double-hung, and casement windows. Except for the casement window next to the entry door, the current windows replaced two-over-two wooden double-hung units that are visible in the tax photo. Window surround is a simple wood casing. The main entry door is a wooden frame-and-panel door with a single large light and appears to be original.

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 site is largely unchanged from the description provided in the 1983 NR nomination form. Excerpt follows:

"This house is a one-story frame T/L cottage with a gable roof by addition. A cross-wing was added to an existing hall and parlor house. Both sections of the house were built by 1900 because when the house first shows up on the Sanborn Insurance Map in 1900, it is a T/L cottage. The difference in the type of windows of the cross-wing and the stem-wing, and the irregularity in the roof-line at the point of juncture of the two wing sections indicate that it was built in two sections. This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing."

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is raised above the finished road grade, but sits at the street front on a narrow building pad. The lot, .11 acres, rises sharply at the rear and includes large evergreen trees and deciduous shrubs and trees. A short retaining wall supports the building pad and a deck extends from the north end of the front façade over a small storage area that is clad in wood siding. This structure does not appear in the tax photo (although the photo does show a dugout area below the front porch), but is seen in the 1983 and 1995 photos. Also, like most of the historic houses in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

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 lack of foundation, the informal landscaping, the retaining wall and steps, 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.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11-10(A)(1) for designation as a Landmark Site.

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:

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): This house is architecturally significant as one of the extant T/L cottages-by-addition in Park City.

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.
Photo No. 4: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.
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

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<th>Schedule</th>
<th>Class</th>
<th>Type 1-3 8-10</th>
<th>Cost $</th>
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<td>2</td>
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<td>3</td>
<td>1</td>
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### Street No

### No. of Rooms

### Description of Building

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<td>Roof—Type</td>
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<td>Dormers—Small</td>
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<td>Bays—Small</td>
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<td>Porches—Front</td>
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### Net Additions or Deductions

### August 1899

### REPRODUCTION VALUE

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### Remodeled

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### Garage—S No

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### Cars

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<th>Walls</th>
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### Roof

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<th>Size x Age</th>
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### Floor

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<th>Cost x Age</th>
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### Remarks

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### Appraised

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By: [Signature]
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Form T.C. 74
State of Utah State Tax Commission
Location: Block 74 Millsite  Pt. lots 24-25

Kind of Bldg. Res St. No. 162 Daily Ave

Class 3 Type 1 2 3 4 Cost $1566 X 100 %

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<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
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<td>1 x x x</td>
<td>748</td>
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<td>$1566</td>
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</table>

Gar. - Carport x Flr. x Walls x Cl. x

Description of Buildings

Foundation - Stone Conc. None
Ext. Walls - Sidew
Insulation - Floors Walls Cigs. -
Roof Type - Shed
Dormers - Small - Med. - Large
Bays - Small - Med. - Large
Porches - Front - Rear - 60 @ 80 48
Porch -
Metal Awnings - Mtl. Rail
Basement Entr. -
Planters -
Cellar-Bmnt. - ¾ ½ ½ ½ ½ ½ Full Floor
Attic Rooms Fin. Unfin.

Class Tub Trays
Basin Sink Toilet
Wtr. Sfr. Shr. St. O.T.
Dishwasher Garbage Disp. - 350

Built-In Appliances

Oil Gas Cost V. Pipeless Radiant
Air Cond.

Finish - Fir V. Hd. Wd.
Floor - Fir Hd. Wd. Other
Cabinets - Pantry Mantels
Tile - Walls Wainscot Floors
Storm Sash - Wood D. S. S. - Metal D. S. -

Total Additions

Year Built Avg. Current Value $1354
Owner 1940 50 Age 57 Commission Adj. 30 % 599
Inf. by Owner - Tenant -
Neighbor - Record - Ext.
Remodel Year Est. Cost 1375
Garage - Class Depr. 2% 3% Carport - Factor
Cars Floor Walls Roof Doors
Size - x Age Cost x %
Other -

Total Building Value $412

Appraised 5-12-58 By 1302
Structure/Site Information Form

Street Address: 162 Daly
Park City, Summit County, Utah

Name of Structure: Mike Frkovich House

Present Owner: Gerry E. Mills

Owner Address: P.O. Box 2403, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Kind of Building:

Legal Description: Tax #: PC 665

Lot 24; North one-and-a-half feet Lot 25 Block 74 Millsite Reservation to Park City.
Also Easterly half vacated Anchor Avenue adjacent to South end Lot 5. M39-367-368
M90-576 M110-1 M111-585 5 am.-149-150-YWD 81 M30-473
Less than one acre.

Original Owner: Unknown

Construction Date: c.1895

Original Use: Residence

Demolition Date:

Presentation Use:

Building Condition: Site

Integrity: Unaltered

Preliminary Evaluation: Significant

Final Register Status:

☐ Excellent ☐ Site ☐ Unaltered ☑ Significant ☐ Not of the Historic Period
☐ Good ☐ Ruins ☐ Minor Alterations ☐ Contributory
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory

Photography:

Date of Slides: 1983

Views: Front ☐ Side ☐ Rear ☐ Other

View No.: 1983

Research Sources:

☐ Abstract of Title ☐ Plat Records/Map ☐ Tax Card & Photo ☐ Building Permit
☐ Sewer Permit ☐ Sanborn Maps ☐ City Directories ☐ Biographical Encyclopedias
☐ Obituary Index ☐ County & City Histories

☐ Newspapers ☐ Utah State Historical Society ☐ Personal Interviews
☐ LDS Church Archives ☐ LDS Genealogical Society

☐ U of U Library ☐ BYU Library ☐ USU Library ☐ SLC Library

☐ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house. This was a common and acceptable method of expanding and updating a small house. The hall and parlor house, the older folk house type, was effectively changed to resemble the popular T/L cottage. Both sections of the house were built by 1900 because when the house first shows up on the Sanborn Insurance Map in 1900, it is a T/L cottage. The difference in the type of windows of the cross-wing and the stem-wing, and the irregularity in the roof line at the point of juncture of the two wing sections indicate that it was built in two sections. Houses that were built as T/L cottages usually have a single window and door on the stem-wing. T/L cottages by addition, however, usually reflect the facade arrangement of the original hall and parlor house on the stem-wing. Such is the case with this house. A door is centered between two windows on the facade, the typical facade arrangement of a hall and parlor house. One of the windows on the stem-wing was reduced in size, but the change was made so that it is almost indiscernible. The drop siding of the cross-wing was matched with that of the stem-wing, and two double hung sash windows pierce the gable end of the cross-wing. A narrow door pierces the north side of the cross-wing. A shed extension was added to the rear of
(See continuation sheet)

Built c. 1895, the Mike Frkovich House at 162 Daly is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

This house was built between 1889 and 1900, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are not known. The original hall and parlor section of this house was probably built in the 1880s or early 1890s, when most of the houses of that type were built in Park City. The first owner of legal record was Mike Frkovich, who received legal title to the property in 1916 from the Park City Townsite Corporation as part of their effort to clear up the extensive property muddle" which had persisted in Park City for almost 40 years. The property muddle came about because many early settlers opposed the townsite proposal and refused to follow legal procedures for owning property.

Nothing is known about Mike Frkovich except that he was from Yugoslavia. Many of the other homes in this area along Daly Avenue were owned and occupied by Yugoslavs and Croatians during the early decades of the twentieth century, prompting the name Bohunk Alley for this area.1

1 Interview with Bea Kummer, February 10, 1984, Park City, Utah. Also, telephone interview with Kathryn Busio, January 18, 1984, Park City, Utah.
the building. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The changes that were made, with perhaps the exception of the window change, date within the historic period, and are indicative of common ways to expand a tiny cottage. They document an important factor in Park City's residential development, the response to the need for additional space by the expansion and adaptation of existing buildings instead of building new, more spacious houses. This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.