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

1 IDENTIFICATION

Name of Property:
Address: 161 DALY AVE
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-620
Current Owner Name: WRIGHT LINDA C
Current Owner Address: PO BOX 2386
PARK CITY, UT 84060-2386

Legal Description (include acreage): LOT 26 THE S 2 FT OF LOT 25 OF BLK 73 MILLSITE PARK CITY CONT 0.06 AC; ALSO BEGNW COR LOT 27 BLK 73 MILLSITE RESERVATION PARK CITY; TH S 68°27' E ALONG N'LY LINE SD LOT 27 100.00 FT TO NELY COR SD LOT 27; TH S 21°33' W ALONG E'LY LINE SD LOT 27, 9.85 FT; TH N 62°49'28" W 74.98 FT; TH N 68°27' W 25.38 FT; TH N 21°33' E 2.50 FT TO BEG CONT 0.012 AC; ALSO BEG AT THE S'ELY COR OF LOT 26, BLK 73 MILLSITE RESERVATION TO PARK CITY; RUN TH N 21°33'00" E 29.00 FT ALONG THE E'LY LINE OF BLK 73, MILLSITE RESERVATION TO PARK CITY; TH LEAVING SD BLK LINE S 68°27'00" E 7.41 FT; TH S 21°33'00" W 16.02 FT; TH S 68°27'00" E 6.33 FT; TH S 21°33'00" W 12.98 FT; TH N 68°27'00" W 13.74 FT TO THE PT OF; 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</td>
<td>Partial</td>
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</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

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
☐ personal interviews
☐ original building permit
☐ Utah Hist. Research Center
☐ sewer permit
☐ USHS Preservation Files
☐ Sanborn Maps
☐ USHS Architects File
☐ obituary index
☐ 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.


Researcher/Organization: Preservation Solutions/Park City Municipal Corporation __ Date: _12-2008_
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), # ____.

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: Not visible and therefore its material cannot be verified

- Walls: Drop-novelty wood siding and trim. Simple wooden porch column supports

- Roof: Metal

- Windows: Wooden 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): 1940 tax photo and building card indicate that entry porch was originally L-shaped in contour with two sides of the front elevation. Porch shape has since been reduced to a simplified and straightened porch face by 1995 photo, but is still in context with the type and style of the house's character. Building card also indicates a smaller room addition protruding from gable face of front elevation, noted there in both 1949 and 1968 appraisals, but is not to be found in either 1940 photo or 1995 photo- likely added and removed again sometime within that time frame. Window width on front gable also shows expansion from one to two single-hung windows side-by-side between 1940-1995 (also likely adjusted with removal of small room in front). It appears in comparing the tax photo with later photos that the roof pitch was increased, but it is not clear when/if that occurred. If it has been altered, the siding is likely not original as it, in the gable end at least, does not reflect any modifications of the gables original pitch. Orientation of chimney also adjusted, as tax photo shows it on the far left of front elevation, 1995 photo shows it in the middle of structure, and 2006 photo shows it removed altogether. Overall design of structure remains fairly intact, with biggest changes in roof pitch (unconfirmed), material usage and color.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.):  
Narrow building lot with structure recessed far from city roadway on the lot. Fairly flat terrain with a steep hilly slope directly behind the property. Naturally occurring shrubs and grasses throughout landscape. Property elevation is sunken a few feet from height of city roadway, which calls for the use of a few descending steps to approach the yard space and front entry.

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 the typical Park City mining era home—simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes—have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): 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.
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 extent of the alterations to the main building diminishes its association with the past.

If, upon further analysis, the roof pitch is found to have been modified after the period of significance—post 1930—then this house would no longer meet the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: c. 1900¹

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):

6 PHOTOS

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

Photo No. 3: West elevation (primary façade). Camera facing east, c. 1940 tax photo.

¹ Summit County Recorder.
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: RES 
Street No: 

Schedule 1 
Class 3 
Type 1-2-3-4 

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No. of Rooms 3 

Condition: Fair 

Description of Building

Add

Deduct

Foundation: Stone Conc. None

Ext. Walls: Siding

Insulated: Floors Walls Eaves

Roof: Type GAB Mat

Dormers: Small Med Lg

Bays: Small Med Lg

Porches: Front 80 Rear 0

Cellar: Bsmnt's ¼ ½ ¾ ⅞ ¾ full-floor

Basement Apts: Rooms Fin

Attic Rooms: Fin Unfin

Plumbing: Bath Basin Sink Toilet

Urinal: Ftns Shr

Dishwasher: Garbage Disposal

Heat: Stove O. H. A. Steam S. Blr

Oil: Gas: Coal

Air Conditioned: Incinerators

Radiant: Pipeless

Finish: Hd. Wd. Floors Fir

Cabinets: Mantels

Tile: Walls Wallscot Floors

Lighting: Lamp Drops Fix

Wood Lined

Total Additions and Deductions 88 - 173 168.1

Net Additions or Deductions 88 $ 168.1

REPRODUCTION VALUE $ 9.96

Age Yrs. by Owner Tenant Neighbors Records 61 39

Remodeled Ext. Cost: $ 388

Remodeling Inc: %

Garage: S.G. Depr. 2% 3%

Cars: Wall

Roof: TP. Size 18 5 Age 33

Floor: Dirt Cost: 168 1/3

Depreciated Value Garage: $ 4 70

Remarks: A.N. Age Records on Old Card 40 Yrs. (1941)

Total Building Value: $ 330

Appraised Calif. 1949 By: [Signature]

[Signature] [AT]
Owner's Name: Victor Toly
Owner's Address: 157 Camprie Canyon
Location: Part of Lot 25 & 26, Blk 73. Millsite.

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Form T. C. 74
State of Utah State Tax Commission
## Building Information

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### Description of Buildings

- **Foundation:** Stone, Concrete, None
- **Ext. Walls:** Siding
- **Insulation:** Floors, Walls, Cigs.
- **Roof Type:** Galv. Metal
- **Dormers:** Small, Med., Large
- **Bays:** Small, Med., Large
- **Porch:** Front, Rear, Porch
- **Metal Awnings:** Mtl. Rail
- **Basement Entr.:** None
- **Planter:** None
- **Cellar-Batt.:** 1/4, 1/2, 3/4, 3/4 Full, Floor
- **Bmt. Apt.:** Rooms, Fin., Unfin.
- **Attic Rooms:** Fin., Unfin.
- **Plumbing:** Class, Tub, Trays, Basin, Sink, Toilet, Wtr. Sttr., Shr. St., O.T., Dishwasher, Garbage Disp.
- **Built-in-Appliances:** None
- **Heat:** Stove, H.A., Steam, Stkr., Blr.
- **Oil:** Gas, Coal, Pipeless, Radiant
- **Air Cond.:** None
- **Finish:** Fir, Hd. Wd.
- **Floor:** Fir, Hd. Wd., Other
- **Cabinets:** Mantels
- **Tile - Walls:** None, Wainscot, Floors
- **Storm Sash:** Wood, S., Metal, S.

### Total Additions

- **Year Built:** 1952
- **Avg:** 57
- **Current Value:** $1338
- **Commission Adj. Obs:** 15%
- **Bidg. Value:** $1137
- **Depr. Col.:** 1 2 3 4 5 6 30%
- **Current Value Minus Depr.:** $341

**Total Building Value:** $8

**Appraised:** 1958

**By:** 1802
Owners Name: John B. To94
Location: Pt. 25-26 Block 78 Plats
Kind of Bldg.: Res St. No.: 157 Dally
Class: 1-C
Type: 1 2 3 Cost: X %

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<tr>
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Att. Gar. - C.F. x Flr. - Walls - Cl. -

Description of Buildings

Foundation - Stone - Conc. - Sills -
Ext. Walls -
Roof Type - Shingle - Mtl. - RR -
Dormers - Small - Med. - Large -
Bays - Small - Med - Large -
Porch - Front - @ -
Rear - @ -
Porch - @ -
Planters - @ -
Ext. Base. Entry - @ -
Cellar-Basmt. - 1/4 1/2 1/2 3/4 Full - Floor cost - 40 -
Basmt. Gar. -
Basement-Apt. - Rms. - Fin. Rms. -
Attic Rooms Fin. Unfin.

Plumbing -
Class 1 - Tub - Trays -
Basin - Sink - Toilet -
Wtr. Srtr. - Shr. St. - O.T. -
Dishwasher - Garbage Disp. -

Heat - Stove - H.A. - FA - HW - Stkr. - Elec. -
Oil Gas Coal Piped - Radiant - 132 -

Air Cond. - Full - Zone -
Finish - Fir. - Panel -
Floor - Fir. - Panel -
Cabinets - Mantels -
Tile - Walls - Wainscot - Floors -
Storm Sash - Wood D. - S. - Metal D. - S. -
Awnings - Metal - Fiberglass -

Total Additions: 632

Year Built: 1961
Avx. 1961 Replacement Cost: 2061

Inf. by [Owner - Tenant - Neighbor - Record - Est.]
Adj. Bld. Value: Conv. Factor: x .47

Replacement Cost - 1940 Base: Depreciation Column: 2 3 4 5 6
1940 Base Cost, Less Depreciation: 92

Total Value from reverse side: 92
Total Building Value: $ 1328

Appraised: 11-7-68 By 1933 Nov 27 1968
Appraised: 19-9 By 1328
## RESIDENTIAL OUT BUILDINGS

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**Average Year of Construction Computation:**

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Total = 2438.2

Average Year of Construction 1966

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
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Note: The text on the right side of the image is not legible due to the resolution and angle of the image.