

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 167 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-621

Current Owner Name: GRANGE GORDON B H/W (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 129, PARK CITY, UT 84060-0129

Legal Description (include acreage): ALL LOT 27 & N 14 FT LOT 28 BLK 73 MILLSITE PARK CITY CONT 0.18 AC; ALSO BEG NE COR LOT 27 BLK 73 MILLSITE; TH S 68\*27'E 8.70 FT; S 15\*05' W 71.34 FT; N 74\*55' W 10 FT; N 15\*05' E 60.4 FT; N 21\*30' E 12 FT TO BEG CONT 0.02 AC TOTAL 0.20 AC LESS 0.012 AC IN THE FOLLOWING DESC PARCEL BEG NW COR LOT 27 BLK 73 MILLSITE RESERVATION TO PARK CITY; TH S 68\*27' E ALONG N'LY LINE SD LOT 27 100 FT TO NE'LY 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; 0.19 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, 2006 & 2008
- historic: c.

### 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:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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.

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

**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: Other residential type

No. Stories: 2

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: Undetermined siding material and trim (could not verify based on photos alone)

Roof: Metal

Windows: Double-hung that do not appear to be original--perhaps vinyl or vinyl-clad.

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): Design of structure has changed little since first indications given on building card from 1949. Originally a boarding house, so its scale is proportionally different from typical residential mining structures throughout Park City. Building card indicates that access to the 2<sup>nd</sup> storey from the main outer entrance was apparent as early as 1968 and still there until 1995 photo. This covered dual entrance was removed again by the 2006 photo, where it appears to have been converted into a single residential use. Siding, roofing, and porch detail materials in 1995 photo differ from that seen in 2006 photo- a likely change of materials occurring then. Enhanced color accents of trim from 2006-2008.

**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 sitting fairly far back on site. Lot is of fairly flat terrain with a steep hilly slope rising directly behind main building. Large cement retaining wall, as well as gravel and poured cement parking area encompassing the entire front yard seen in 1995 photo have been drastically altered in 2006-2008 photos, allowing for grass and vegetation on left portion of the front elevation, along with a landscaped parking strip of assembled rocks and grasses which separate the city roadway from a front parking area on the right portion of the 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 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.): Boarding houses, like this one, were common residential building types built in Park City during the mature mining period to accommodate the

large number of single male mine workers; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known    Known: (source: )

Date of Construction: c. 1905<sup>1</sup>

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, including boarding houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

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:** West elevation (primary façade). Camera facing east, 2008.

**Photo No. 2:** West elevation (primary façade), north portion. Camera facing east, 2008.

**Photo No. 3:** West elevation (primary façade), south portion. Camera facing east, 2008.

**Photo No. 4:** West elevation (primary façade). Camera facing east, 2006.

**Photo No. 5:** West elevation (primary façade). Camera facing east, 1995.

<sup>1</sup> Based on the 1907 Sanborn Insurance Map.

<sup>2</sup> 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 ROOMING HOUSE Street No. \_\_\_\_\_

Schedule 1 Class 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>1716</u>	\$	\$ <u>5930</u>
<u>1</u>	x <u>WASH ROOM</u>		<u>265</u>	\$ <u>1.25</u>	\$ <u>331</u>
	x x			\$	\$ <u>6261</u>

No. of Rooms 8 DOWN 16 UP Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone Conc. <input checked="" type="checkbox"/> None		<u>263</u>
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>1A7</u> <u>516</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>174 @ 2.00</u>	<u>348</u>	
Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Conc</u>	<u>544</u>	<u>45</u>
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. Dishwasher <input checked="" type="checkbox"/> Garbage Disp.	<u>100</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/>		
Air Conditioned Incinerators	<u>1648</u>	
Radiant—Pipeless		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels		<u>125</u>
Tile— Walls <input checked="" type="checkbox"/> Wainscot. Floors <input checked="" type="checkbox"/>		
Lighting—Lamp <input checked="" type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <u>WALL BOARD LINED</u>		<u>360</u>
Total Additions and Deductions	<u>2640</u>	<u>793</u>
Net Additions or Deductions	<u>793</u>	<u>6261</u>

USE 1STY. BK VAL

Field (15<sup>th</sup> pair Room)

Age 27 Yrs. by  Est. Owner  REPRODUCTION VALUE \$ 8108  
 Tenant  Depr. 1-2-3-4-5-6 35/65 % \$ \_\_\_\_\_  
 Neighbors  Reproduction Val. Minus Depr. \$ 5270  
 Records

Remodeled \_\_\_\_\_ Est. Cost. \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars 3 Walls Conc Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof TIN Size 30 x 20 Age 27 \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor WOOD Cost 348/34 Depreciated Value Garage \$ 118

Remarks \_\_\_\_\_ Total Building Value \$ 5388

Appraised Oct. 1949 By CAO & AJ



Serial No. PC 621

Location Block 73 Millsite Pt Lot 27+28  
 Kind of Bldg. RES St. No. 167 Daly Ave  
 Class A Type 1 2 3 4 Cost \$ 3765+2232 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1981		\$ 3765
<del>2</del>	<del>x x</del>		<del>1716</del>		<del>2232</del>
	x x				5997

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> None <input type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>POT</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>174 @ 150</u>	<u>261</u>
Rear <u>—</u>	<u>@</u>
Porch <u>—</u>	<u>@</u>
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u>	<u>@</u>
Planters <u>—</u>	<u>@</u>
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>Conc.</u>	<u>424</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing <u>1 Set</u>	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>H.A.</u> <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	<u>809</u>
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>1</u> S. <u>—</u>	<u>30</u>

*Upper story not usable. Old.*

Total Additions 1874 1874

Year Built <u>31</u>	Avg. Age <u>31</u>	Current Value	\$ <u>7871</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
		Bldg. Value	
		Depr. Col. ① 2 3 4 5 6 <u>56</u>	%
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ <u>4408</u>
Garage—Class <u>2</u>	Depr. <u>(2%)3%</u>	Carport—Factor	
Cars <u>3</u>	Floor <u>Conc</u> Walls <u>Conc</u> Roof <u>RR</u>	Doors <u>3</u>	
Size— <u>21</u> x <u>30</u>	Age <u>EST 15</u>	Cost <u>637</u> x <u>70</u> %	<u>1446</u>
Other <u>—</u>			

Total Building Value \$

Appraised 5-13-58 By 1302

SERIAL NO.

PC-621

APPRAISAL CARD

Owner's Name Mrs. *Andresa Unamino*

Owner's Address \_\_\_\_\_

Location *Block 73 - Millsite, RT Lot 27+28*

Kind of Bldg. *2 1/2* St. No. *167 Daly Ave*

Class *4* Rms. \_\_\_\_\_ Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1981		\$ 3765
	x x				
	x x				

Att. Gar. x Flr. Walls Roof

Description of Building Additions

Foundation— Stone Conc.  None

Ext. Walls *Siding asbestos*

Insulation— Floors Walls Clgs.

Roof Type *Gale* Mtl. *Flat*

Dormers— Small — Med. — Large —

Bays— Small — Med. — Large —

Porches — Front *174 @ 150* 261

Rear @

Basement Entr. @

Planters @

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor *Conc* 70

Bsmt. Apt. Rooms Fin. Unfin.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub 1 Trays

Basin 1 Sink 1 Toilet 1 350

Urns. Ftns. Shr.

Dishwasher Garbage Disp.

Heat— Stove H.A.  Steam  Stkr.  Blr.  374

Oil  Gas  Coal  Pipeless Radiant 184

Air Cond.

Finish— Fir  Hd. Wd. —

Floor— Fir  Hd. Wd. — Other

Cabinets Mantels Blt. In

Tile— Walls Wainscot Floors

Electrical— Outlets Fjxt.

Storm Sash— Wood Metal *1* Doors 1 Sash 30

Metal Awnings

Total Additions 1269

Year Built *1927* Avg. Age *34* Reproduction Value \$ 5034

Inf. by  Owner  Tenant - Depr. Col. 1 2 3 4 5 6 53 %

Neighbor - Record - Est. Repr. Val. Minus Depr. 2668

Remodel Year Est. Cost Obsol. or Rem. 25 % Bldg. Value \$ 2001

Garage— Class *2* Depr. 2% 3%

Cars *3* Floor *Conc* Walls *Conc* Roof *RR* Doors *3*

Size— *21* x *30* Age *Est. 19* Cost *637* x 30 % 191

Other

Total Building Value \$

Appraised *4-5-* 19 *61* By *1324*

PCL21

Serial Number

OF Card Number

Owners Name Kenneth Kummer  
 Location Pt into 27-28 Feb 73 MS  
 Kind of Bldg. Res St. No. 167 Daly ave  
 Class 4 Type 1(2)3 4 Cost \$ 11921 X 104.5%

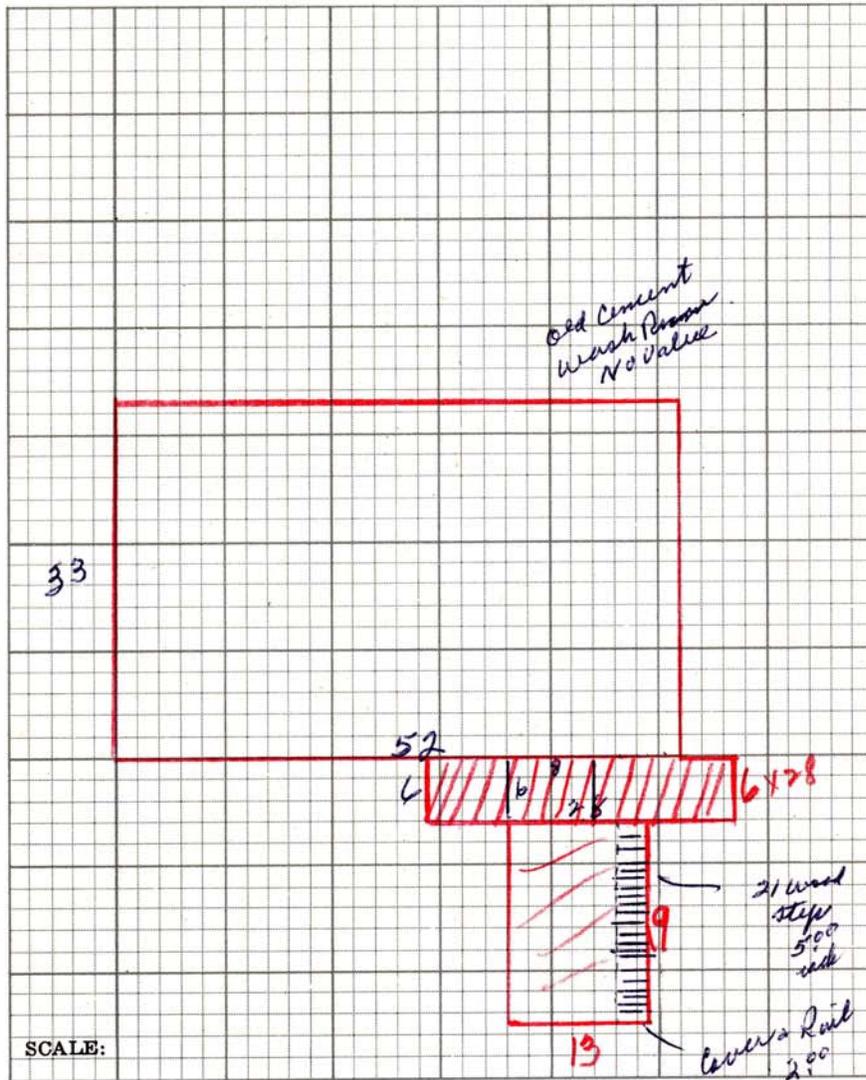
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x 33 x 52	1716		\$ 12457	\$
	x x				
	x x				

Att. Gar.—C.P.  Fr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>Adv Shakes on Frame</u>		
Roof Type <u>Gable</u> Mtl. <u>Pat</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>13x19</u> <u>247</u> @ <u>200</u>	<u>494</u>	
Rear <u>6x28</u> <u>168</u> @ <u>300</u>	<u>504</u>	
Porch <u>6x8 up</u> <u>48</u> @ <u>200</u>	<u>96</u>	
Planters <u>stair steps 21</u> @ <u>500</u>	<u>105</u>	
Ext. Base. Entry <input type="checkbox"/>		
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u>Conc</u>	<u>915</u>	
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <u>3</u>	<u>550</u>
	Basin <u>3</u> Sink <u>1</u> Toilet <u>3</u>	<u>290</u>
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <u>2</u> O.T. <u>400</u>	<u>290</u>
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	<u>200</u>
Heat—Stove <input type="checkbox"/> H.A. <input type="checkbox"/> FA <input checked="" type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	<u>1483</u>	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <input checked="" type="checkbox"/> Mantels. <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <u>3#</u> S. <input type="checkbox"/>	<u>180</u>	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions		<u>5107</u>
Year Built <u>1927</u>	Avg. <u>11931</u>	Replacement Cost <u>17564</u>
<u>1965</u>	Age <u>2</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>Garage</u>		<u>312</u>
Total Building Value		\$

Appraised ① 11-7 1968 By 1333 **NOV 26 1968**  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1228



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x						.47
		x						.47
		x						.47
		x						.47
		x						.47
		x						.47

Garage — Class 1 Depr. 3% 3%  
 Cars 3 Floor Cenc Walls Sidewalk Roof RR Doors 2  
 Size 21 x 30 Age 25 Cost 623 x 47%  
 1940 Base Cost 77 x 50 % Depr. 11

312

**Average Year of Construction Contribution:**  
 REMARKS 1927 \* 15458 = 88 % \* 38 = 3344  
1964 \* 2106 = 12 % \* 1 = 12  
**Average Year of Construction** 1931 3356



FOR SALE  
Wardley  
Patty Ryan



