1 IDENTIFICATION

Name of Property: 269 DALY AVE

Address: 269 DALY AVE  

City, County: Park City, Summit County, Utah  

Current Owner Name: MANN JANET C (JT)  

Current Owner Address: 3998 BROCKBANK WAY; SALT LAKE CITY, UT 84124  

Legal Description (include acreage): PARK CITY BLOCK 73 (MILLSITE RES) BLOCK: 73 LOT: 34 BUILDING: 0.004 ROOM 1 STORY HOUSE ON E'LY SIDE DALY AVENUE NO 269, BEING 36TH HOUSE E SIDE EMPIRE CANYON PARK CITY; ALSO DESC AS THAT PORTION OF NW1/4 NW1/4 SE1/4 SE1/4 SEC 21 T2SR4E SLBM BEG AT SW COR LOT 34 BLK 73 MILLSITE RESERVATION; TH N 74°55' W 16.6 FT TO PT ON DALY AVE; TH S 22°28' W 298.6 FT; TH S 69°57' E 35.4 FT TO TRUE PT OF BEG & RUN TH S 69°57' E 77.3 FT; TH S 20°55' W 46.3 FT; TH N 69°42' W 76.3 FT; N 19°26' E 46.0 FT TO TRUE PT OF BEG CONT 3490 SQ FT; ALSO BEG AT THE NE COR OF THAT CERTAIN TRACT OF LAND CONVEYED BY WD RECORDED JAN 7, 1982 AS ENTRY #187312 BK 207-743 OF THE OFFICIAL RECORDS SD PT BEING W 1095.20 FT & S 1521.21 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM & RUN TH S 69°57' E 85.77 FT M/L TO A PT ON THE E LINE OF WASHINGTON MILLSITE LOT 80-B; TH S 18°00' W ALONG SD E LINE 46.71 FT; TH N 69°42' W 88.15 FT TO THE SE COR OF THE ABOVE REFERENCED TRACT; TH N 20°55' E 46.30 FT TO THE PT OF BEG CONT 0.09 AC BAL 0.17 AC

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<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>
<td>☑</td>
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<tr>
<td>structure(s)</td>
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</table>

*National Register of Historic Places: ☐ ineligible ☑ eligible

3 DOCUMENTATION

Photos: Dates

☐ tax photo: ☐ abstract of title: ☑ city/county histories

☑ prints: ☐ tax card: ☑ personal interviews

☐ historic: c. ☐ original building permit: ☑ Utah Hist. Research Center

☐ sewer permit: ☑ USHS Preservation Files

Drawings and Plans

☑ Sanborn Maps: ☑ USHS Architects File

☐ measured floor plans: ☑ city directories/gazetteers: ☑ Park City Hist. Soc/Museum

☐ site sketch map: ☑ census records: ☑ university library(ies):

☐ Historic American Bldg. Survey: ☑ biographical encyclopedias: ☑ other:

☐ original plans: ☑ newspapers: ☑ other:

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


Researcher/Organization: Dina Blaes/Park City Municipal Corporation  

Date: November, 08
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), # __1__; ☐ 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.):

Site: Untreated wood picket fence, single car garage and extending shed (various wooden materials)

Foundation: Not visible and therefore its material cannot be verified.

Walls: Drop-novelty wood siding

Roof: Unable to verify (2006 photo shows roof covered in snow. 1995 photo exhibits asphalt shingles)

Windows: Vinyl casement and sliding

Improvements: Garage – Frame: 194 SF Fair Quality

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): Discrepancies in original building type as building card from 1968 indicates a simple rectangular structure with a 4'x6' porch covering in the front and center entryway of building. Earliest photo in 1995 indicates an "L" cottage type, although the gable-facing portion could have been added on between 1968-1995. Regardless, the resulting structure type is still complimentary to the mining era of this time. Material wear is starting to show in the painted trim detail of the porch roofline.

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 adjacent residential properties of complimentary scale and building types. Building lot is fairly flat, with a steep hilly slope rising directly behind the property line. House is recessed to the center of the lot, while a makeshift single-car garage is directly adjacent to where the front of the property line meets the city roadway. (Garage is in fair condition). An untreated wood picket fence also separates the immediate boundary between the property and the city roadway. Various shrubs and natural grasses are throughout the landscape. A faltering chain-link fence separate this property and its neighbor to the left of the front elevation.

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 ("L" cottage), 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 “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.

5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: 1901¹

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. 2: Accessory building. Camera facing east, 206.


¹ Summit County Recorder.
² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.
PC632
Serial Number

 Owners Name: J. L. Fekevitch

 Location:

 Kind of Bldg.: Res St. No.: 269 Daly Ave
 Class: 3

 Stories

<table>
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<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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 Att. Gar.—C.P.— x  Flr.—Walls—Cl.

 Description of Buildings

 Foundation—Stone
 Ext. Walls
 Roof Type
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front
 Rear
 Porch
 Planters
 Ext. Base. Entry
 Cclor-Basmt.—¾ ½ ¼ ½ ¾ ¾ Full Floor
 Bsmnt. Gar.
 Basement—Apt.
 Attie Rooms Fin.

 Attic Rooms Fin.

 Plumbing

 Heat—Stove
 Oil
 Air Cond.
 Finish—Fin.
 Floor—Fin.
 Cabinets
 Tile—Walls
 Storm Sash—Wood D.
 Awnings—Met

 Total Additions

 Year Built: 1921
 Avg. Age: 2
 Replacement Cost: 414

 Inf. by

 Owner—Tenant—
 Neighboor—Record—Est.

 Replacement Cost—1940 Base
 Depreciation Column:
 0 2 3 4 5 6
 1940 Base Cost, Less Depreciation

 Total Value from reverse side

 Total Building Value

 Appraiser: 11—5 168 By 1933 1333
 Appraiser: 19 19 1328

 Date: NOV 2 6 1968
### Residential Out Buildings

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<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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Garage — Class 1, Depr. 2%

Cars 1: Floor wood, Walls stucco, Roof tile, Doors 1

Size: 10 x 15, Age 30, Cost $223 x 47%

1940 Base Cost $223 x 25% Depr. = $56

### Average Year of Construction Calculation:

**Year 1901** $3761 = 91% x 1901

**Year 1944** $342 = 9% x 1944

Average Year of Construction 1929

\[
\text{Average Year of Construction} = \frac{91 \times 1901 + 9 \times 1944}{91 + 9} = 1929
\]

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION
<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>FRONTAGE OR AREA</th>
<th>DEPTH FACTOR</th>
<th>RATE</th>
<th>CORNER INFLUENCE</th>
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4 Room 1 story house on E'ly side Daly Ave. No. 269, being 36th house E. side Empire Canyon Park City. Also desc as that portion of NW1/4SE1/4SE1/4 Sec. 21, T2 S R 4 E. SLBM Beg. at SW Cor. Lot 34.

Blk 73 Mill Site Reservation th N. 74° 55' W. 16.6 ft to pt. on Daley Ave. th S. 22°28' W 298.6 ft; th S.69°57' E. 35.4 ft to true pt. of beg & run th S. 69°57' E. 77.3 ft th S.20°55' W. 46.3 ft th N.69°42' W. 76.3 ft; N.19°26' E.46.0 ft to true pt. of beg. Cont. 3490 sq ft.

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<tr>
<th>TOTAL</th>
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<td>ASSESSED VALUE</td>
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