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

1 IDENTIFICATION

Name of Property: 279 DALY AVE
Address: 279 DALY AVE
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-633
Current Owner Name: CALUORI JOANNE A
Parent Parcel(s):
Current Owner Address: PO BOX 1113; PARK CITY, UT 84060-1113

Legal Description (include acreage): HOUSE #279 E SIDE EMPIRE CANYON DESC AS BEG AT AN EXISTING FENCE COR SD PT BEARS S 15*20'32" W 636.70 FT FROM A BRASS CAP SURVEY MONUMENT IN DALY AVE LOCATED OPPOSITE LOT 24 BLOCK 74 PARK CITY SURVEY; TH S 69*53'00" E ALONG AN EXISTING FENCE LINE 75.85 FT TO AN EXISTING FENCE COR; TH S 23*58'00" W 50.50 FT TO AN EXISTING FENCE COR; THE FOLLOWING 2 CALLS BEING ALONG AN EXISTING FENCE LINE: 1) TH N 65*00'00" W 25.90 FT TO AN EXISTING FENCE COR; 2) TH N 48*43'00" W 27.30 FT TO AN EXISTING FENCE COR; TH N 68*43'00" W 19.00 FT TO A PT WH BEARS S 16*48'00" W 38.00 FT FROM SD BEG PT; TH CONTINUING N 68*43'00" W 8.46 FT TO A PT ON THE E'LY R/W LINE OF DALY AVE AS SHOWN ON DEDICATION PLAT RECORDED SEPT 12,1983; TH N 18*21'00" E ALONG SD R/W LINE 37.78 FT; TH S 69*53'00" E 7.43 FT TO PT OF BEG 361-479 CANCELLED - NOW: 279 DALY AVENUE PLAT SUBDIVISION 8/11/2008 (FOR 2009 TAX YEAR); 0.08 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>
</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>*National Register of Historic Places: ☐ ineligible ☑ eligible</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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
☐ measured floor plans ☑ sewer permit ☐ USHS Preservation Files
☐ site sketch map ☑ Sanborn Maps ☐ USHS Architects File
☐ Historic American Bldg. Survey ☑ city directories/gazetteers ☐ LDS Family History Library
☐ original plans: ☐ obituary index ☐ Park City Hist. Soc/Museum
☐ other: ☐ biographical encyclopedias ☐ university library(ies):
☐ newspapers

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), # ____; ☐ 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: Wood picket fence.
Foundation: Not visible and therefore unable to verify materials used.
Walls: Drop-novelty wood siding
Roof: Metal
Windows: Vinyl 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): Based on building card drawing from 1949, form started out as a “T” cottage with lean-to porch in back being built in as interior space by 1968. Photo evidence from 1995 shows that the front porch was also built in as interior space, but that an additional front porch was added extending beyond that to compensate. 1995 photo also shows a minor room addition in back of structure not indicated on 1968 building card. Regardless of additions, the structure still maintains the integrity of the original building type. Change in materials over time has been the most apparent of changes (particularly in roofing and window material.)

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot on fairly flat terrain, with a steep hilly slope rising directly behind property line. Large trees along immediate front elevation have acquired space there since the tax photo was taken. Planted grasses and shrubs also cover the landscape.

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” or “T” 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

<table>
<thead>
<tr>
<th>Architect</th>
<th>Not Known</th>
<th>Known: (source: )</th>
<th>Date of Construction: c. 1906¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder</td>
<td>Not Known</td>
<td>Known: (source: )</td>
<td></td>
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</table>

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. 1:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 2:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 4:** Accessory building - demolished, 1995.

**Photo No. 5:** West elevation. Camera facing east, tax photo.

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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
Street No.

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>1-2-3-4</th>
<th>Cost $</th>
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<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>x</td>
<td>Cu. Ft.</td>
<td>Sq. Ft.</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

No. of Rooms

| Foundation—Stone | Conc. | None |
| Ext. Walls       | SIDING|      |
| Insulated—Floors | Walls | Clugp.|
| Roof—Type        | 60B  | Mat. |
| Dormers—Small    | Med.  | Lo.  |
| Bays—Small       | Med.  | Lo.  |
| Porches—Front    | 60%   | 60%  |
| Rear             | @     |      |
| Cellar—Basmt—| 1/2 | 1/2 | 1/2 | 1/2 | full-floor |
| Basement Apts.—Rooms Fin. |
| Attic Rooms       | Fin.  | Unfin.|
| Plumbing          | Class | Tub | Tubs |
|                   | Basin | Sink | Toilet |
|                   | Fins. | Shr. |
| Heat—Stove        | H. A. | Steam | S. Brr. |
| Oil—Gas           | Coal  |
| Air Conditioned   | Incinerators |
| Radiant—Pipeless  |      |
| Finish—         | Hd. Wd. | Fir. | Fir. |
|                | Floors | Vac. | Vac. |
| Cabinets         | Mantels |
| Tile—            | Walls | Wallscot |
| Floors           |       |
| Lighting—Lamp    | Drop. | Fix. |

Total Additions and Deductions

<table>
<thead>
<tr>
<th>Ext. Owner</th>
<th>Tenants</th>
<th>Net Additions or Deductions</th>
</tr>
</thead>
</table>

REPRODUCTION VALUE

Age Yrs. by Est. Owner Tenant Neighbor Records Reproduction Val. Minus Depr.

Remodeled Ext. Cost Remodeling Inc. %

Garage—Space Depr. 2% 8%

Cars Walls

Roof Size 

Floor Cost Depreciated Value Garage

Remarks Age Recorded on Total Building Value

Appraised Ext. 1949 By

A. H. A. J.
<p>| Location | 25th House, E side Emprise Canyon |
| Kind of Bldg. | 368 |
| Class | St. No. 379 Daily Use |</p>
<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>552</td>
<td></td>
<td></td>
<td>$ 1278</td>
</tr>
</tbody>
</table>

Gar.—Carport x x Flr. Walls Cl. |

Description of Buildings

Foundation—Stone Conc. None |
Ext. Walls Bridg |
Insulation—Floors Walls Cigs. |
Roof Type | Gable |
Dormers—Small Med. Large |
Bays—Small Med. Large |
Porches—Front 60 @ 60 36 |
Rear |
Porch |
Metal Awnings | Mtl. Rail |
Basement Entr. |
Planters |
Cellar-Basmt. ¼ ½ ¾ ¼ Full Floor |
Attic Rooms Fin. Unfin. |

Class Tub Trays |
Basin Sink Toilet |
Wtr. Sftr. Shr. St. O.T. |
Dishwasher Garbage Dep. 90 |

Built-in-Appliances |
Oil | Gas Coal | Piv. Radiant |

Air Cond. |
Finish—Fir Hd. Wd. |
Floor—Fir Hd. Wd. Other |
Cabinets Mantels |
Tile—Walls Wainscot Floors |
Storm Sash—Wood D. S. Metal D. S. |

Total Additions 126 126 |

Year Built 1944.48 Avg. Age 52 |
Inf. by Owner Tenant Neighbor Record Est. |
Remodel Year Est. Cost |
Garage—Class Depr. 2% 3% Carport—Factor |
Cars Floor Walls Roof Doors |
Size x Age Cost x % |
Other |

Total Building Value |

Appraised 5-12-58 By 1302
<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<tbody>
<tr>
<td>x x</td>
<td>612</td>
<td></td>
<td></td>
<td>1698</td>
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<tr>
<td>x x</td>
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<td></td>
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<tr>
<td>Att. Gar.-C.P. x Flr. Walls Cl.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Description of Buildings

- **Foundation:** Stone  Conc.  Sills  
- **Ext. Walls:** 
- **Roof Type:** Shingles  Metal  
- **Dormers:** Small  Med.  Large  
- **Bay:** Small  Med.  Large  
- **Porch:** Front  60 @ 100 60  
- **Rear:**  
- **Porch:**  
- **Planters:**  
- **Ext. Base. Entry:**  
- **Cellar-Bsmnt.:** 1 1/2 2 1/2 3 1/2 Full  Floor  
- **Bsmnt. Gar.:**  
- **Basement-Apt.:** Rms.  Fin. Rms.  
- **Attic Rooms Fin.:** Unfin.  
- **Plumbing:**  
- **Heat:** Stove  H.A.  FA  HW  Stkr. Elec.  
- **Oil:** Gas  Coal  Fireless  Radiant 147  
- **Air Cond.:** Full  Zone  
- **Finish-Fir.:** Hd. Wd.  Panel  
- **Floor-Fir.:** Hd. Wd.  Other  
- **Cabinets:** Mantels  
- **Tile-Walls:** Wainscot  Floors  
- **Storm Sash-Wood D. S.:** Metal D. S.  
- **Awnings:** Metal  Fiberglass  

### Total Additions

- **Total Additions:** 667

### Additional Calculations

- **Year Built:** 1906  
- **Replacement Cost:** $2365
- **Replacement Cost—1940 Base:**  
- **Depreciation Column:**  
- **1940 Base Cost, Less Depreciation:**  
- **Total Value from reverse side:**  
- **Total Building Value:** $1328

### Appraisals

- **Appraised:** 11-6 1968 By 1333 NOV 26 1968 1328
### Residential Out Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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</thead>
<tbody>
<tr>
<td>x</td>
<td>.47</td>
<td></td>
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<td>x</td>
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<td>x</td>
<td>.47</td>
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<td>.47</td>
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</tr>
</tbody>
</table>

**Garage** — Class Depr. 2% 3%

<table>
<thead>
<tr>
<th>Cars</th>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>x</td>
<td>Age</td>
<td>Cost</td>
<td>1940 Base Cost</td>
</tr>
</tbody>
</table>

**Remarks**

Average Year of Construction Computation:

- **Year 1926**: $2,118 = 90% x 59 Year = 53.10
- **Year 1946**: $1,47 = 10% x 1 Year = 1.0

Average Year of Construction 1915

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TC-74 REV. 61  
STATE OF UTAH — STATE TAX COMMISSION