

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 172 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-667

Current Owner Name: PHILLIPS, VIVIENNE

Parent Parcel(s):

Current Owner Address: OFFSTATION RD CHOBHAM SURRAY GU 248 AT ENGLAND

Legal Description (include acreage): ALL THAT PORTION OF LOT 25 BLK 74 MILLSITE RESERVATION TO PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT ON FILE IN OFFICE OF SUMMIT COUNTY RECORDER LYING S OF THE FOLLOWING DESC LINE; BEG AT APT WH IS N 21*33' E 21.63 FT FROM THE SW COR OF LOT 25 BLK 74 MILLSITE RESERVATION; & RUN TH S 76*11'09" E 49.12 FT TO THE NW'LY COR OF A FRAME HOUSE; TH S 73*59'06" E 38.04 FT M/L ALONG THE N'LY SIDE OF SD HOUSE & EXTENDED N'LY SIDE TO A PT ON THE E LINE OF SD LOT 25 ALSO THE N'LY 5 FT OF LOT 26 BLK 74 MILLSITERESERVATION TO PARK CITY SURVEY; ACCORDING TO OFFICIAL PLAT THEREOF ON FILE TOGETHER WITH THE E'LY 1/2 OF VACATED ANCHOR AVENUE ADJOINING SD PROPERTY; 0.06 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
- 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
- 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:

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: "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: Painted wooden fence

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

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows: Single hung (possible aluminum frames)

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): Layout of structure is unchanged from earliest tax photos. Most noticeable change (other than that of roofing materials) is posterior roof gable seen from front elevation's top roof ridge, indicating that structure may have an addition extending out into the back of the property. Possible back addition would have occurred between 1968-1995, as building card does not indicate any structural change up to the 1968 date. Metal chimney/smokestack has been added to front elevation view between 1995-2006, but does not impact appearance significantly.**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 front fence edge of property directly adjacent to city roadway, with house recessed no more than 10 feet back. Fairly flat lot terrain with a steep hilly slope rising directly behind property line.

Neighboring residential properties match in similar style and scale to structure. Manmade retaining wall seen in tax photo has been altered and adjusted in later photographic evidence- building up of city roadway level may be reason for change in grade height between property and roadway. Very little in the way of vegetation other than directly behind the structure on the hill, where natural shrubs and trees are plentiful.

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.

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. 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. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 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. 172 Daly Ave
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		536	\$	\$1246
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None		
Ext. Walls <u>Leading</u>		104
Insulated Floors Walls Clgs.		
Roof—Type <u>Lab</u> Mat. <u>shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>40 @ 03</u>	17	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		6
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing—Class Tub Trays Basin Sink Toilet Urln. Ftns. Shr. <u>1</u>	245	
Dishwasher Garbage Disp.		
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Floors—Hd. Wd. Fir. Conc.		
Cabinets Mantels		
Tile—Walls Wainscot. Floors		
Lighting—Lamp Drops <u>1</u> Fix. <u>1</u>		16

Total Additions and Deductions. 262 284 1246

Net Additions or Deductions 222

Avg Age 1899 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1224
 Depr. 1-2-3-4-5-6 %
 Reproduction Val. Minus Depr. 63/37 % \$ 453

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C Depr. 2% 3% _____
 Cars Walls _____
 Roof Size x Age _____
 Floor Cost _____ Depreciated Value Garage _____

Remarks _____ Total Building Value \$ _____

Appraised 10-4-49 194 By at

Serial No. PC 667

Location Block 74 Millsite Pt lot 25
Kind of Bldg. RES St. No. 172 Daily Ave
Class 3 Type 1 2 3 4 Cost \$ 1250 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		536		\$ 1250
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None	
Ext. Walls	
Insulation—Floors <u>Walls</u> Clgs. <u></u>	
Roof Type <u>Gab</u> Mtl. <u>Shg + Tin</u>	
Dormers—Small <u>Med.</u> Large <u></u>	
Bays—Small <u>Med.</u> Large <u></u>	
Porches—Front <u>40° @ 80</u> 32	
Rear <u>@</u>	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing {	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	
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u></u> Stkr. <u></u> Blr. <u></u>	
Oil <u></u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u></u> Radiant <u></u>	
Air Cond. <u></u>	
Finish—Fir <u>✓</u> Hd. Wd. <u></u>	
Floor—Fir <u>✓</u> 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></u> S. <u></u>	
Total Additions	122 122

Boarded up.

Year Built <u>Avg. Dec 1949-50</u>	Avg. Age <u>59</u>	Current Value	\$ <u>1372</u>
by <u>1966</u> {	Owner - Tenant - Neighbor - Record - Est.	Commission Adj. <u>Obs 15%</u>	<u>206</u>
		Bldg. Value	<u>1166</u>
Remodel Year <u></u>	Est. Cost <u></u>	Depr. Col. <u>1 2 3 4 5 6 30</u> %	
Garage—Class <u></u> Depr. 2% 3%	Carport—Factor <u></u>	Current Value Minus Depr.	\$ <u>350</u>
Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u>			
Size—x <u>X</u> Age <u></u> Cost <u></u> x <u></u> %			
Other <u></u>			
Total Building Value			\$ <u></u>

Appraised 5-13- 1958 By 1302

PC 667

Serial Number

OF Card Number

Owners Name Joe Butkovich

Location PT Lot 25 BIK74 M5

Kind of Bldg. Res St. No. 172 Dolly ave

Class 2 Type 1 2 3 4 Cost \$ X %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	536		\$ 1890	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills ✓

Ext. Walls Siding

Roof Type Gable Mtl. Shi

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 40 @ 125 50

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full Floor -

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing Class 1 Tub 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA HW Stkr Elec. 282

Oil Gas Coal Pipeless Radiant

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. 1 1/2 S. 30

Awnings — Metal Fiberglass

Total Additions 912

Year Built 1899 Avg. 1.1905 Replacement Cost 2802

1964 Fur Age 2. Obsolescence

Inf. by Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

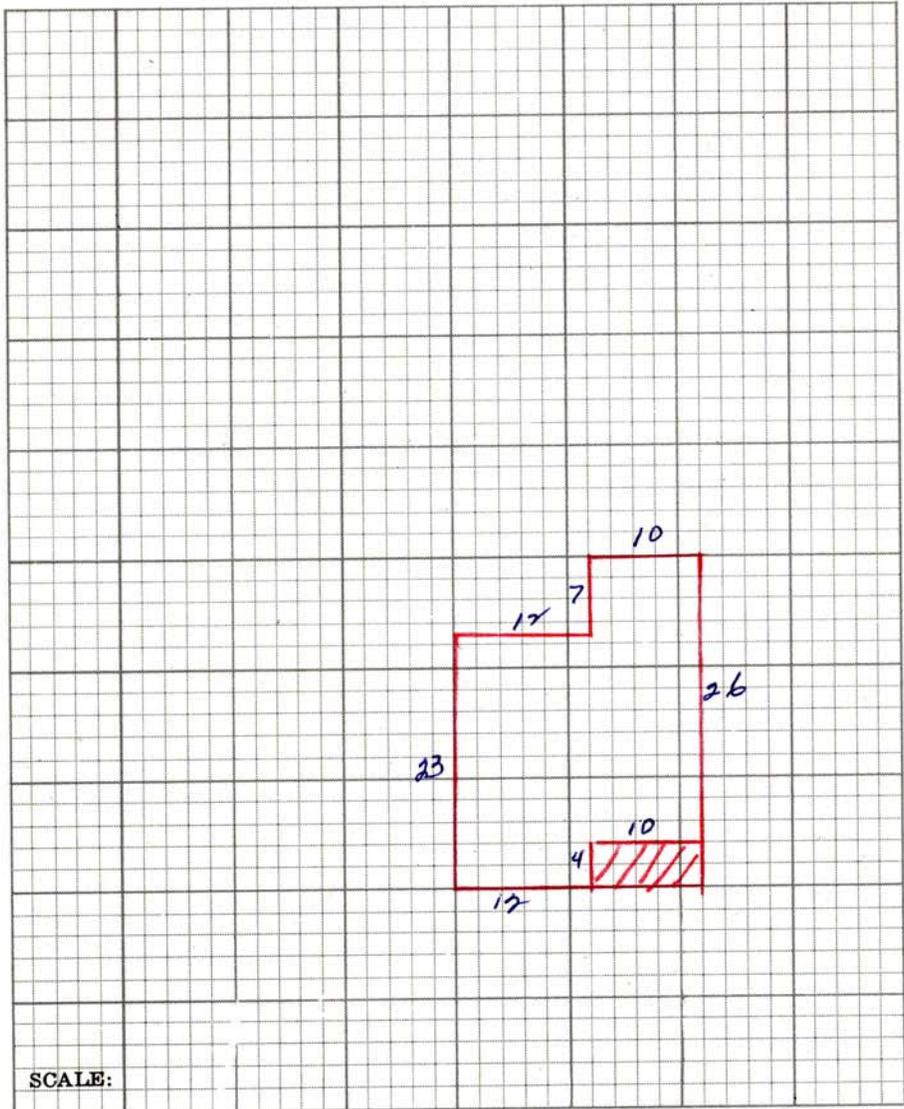
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised 1 11-5 1968 By 1333 1328

Appraised 2 19 By 1338



SCALE:

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

Garage — Class _____ Depr. 2% 3% _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size _____ x _____ Age _____ Cost _____ x 47% _____
 1940 Base Cost _____ x _____ % Depr. _____

Average Year of Construction Computation:

REMARKS Year 1899 \$ 2520 = 90 % X 66 Year = 5940
Year 1964 \$ 282 = 10 % X 1 Year = 10
Average Year of Construction 1905 5950
69

TC-541 (M-20) (URBAN LAND CARD)

Park Investment Inc PC-667
 P.O. Box 698 ptL25&26B74 GQC316
 Park City Utah Out M5-504 M31-244

S 21 1/2 ft lot 25; N 1/2 ly 5 ft lot 26 Blk
 74 Millsite Reservation to Park City
 Also E 1/2 ly 1/2 vacated Anchor Ave
 adjacent to said lots

(Serial No.-Owner-Add.-Desc. of Property)

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	26.5 X 100.00	1.144	30			909
TOTAL						909
ASSESSED VALUE						180



72



