

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 173 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-622

Current Owner Name: PRICE EVELYN & GLEN ARVIL (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 66, PARK CITY, UT 84060-0066

Legal Description (include acreage): ALL OF THE E 1/2 OF THE S 14 FT OF LOT28, & ALL OF THE E 1/2 OF LOT 29, & ALL OF THE E 1/2 OF THE N 12 FT OF LOT 30,BLK 73, PARK CITY SURVEY OF THE BUILDING LOTS, OR ANY SUCH OTHER DESIGNATION AS MAY BE DESIGNATED FOR THE PARK CITY SURVEY OF BUILDING LOTS CONT 0.06 ACRES& ALL OF THE W 1/2 OF THE S 14 FT OF LOT 28 & ALL OF THE W 1/2 OF LOT 29, & THE W 1/2 OF THE N 12 FT OF LOT 30, BLK 73,MILLSITE ADDITION TO PARK CITY CONT 0.06 ACRES; TOTAL 0.12 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:
- 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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

Building Type and/or Style: Other residential type

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.):

Foundation: Not visible and therefore its material cannot be verified

Walls: Possible drop-novelty wood siding (unable to fully determine based on photos alone)

Roof: Metal

Windows: Single hung, picture window with horizontal muntins

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 retains its basic form and shape from its earliest tax photo indications up to 2006 photo. Evidence of continual alterations in placements and styles of doors and windows to the front elevation, although porch locations remain intact in original positions. A peculiar derivation of building types for this area, but complimentary to era as well. Materials are greatest evidence of change over time, as seen with shingle to metal roofing, and brick-tex to wood siding, when comparing tax photo to later photographic evidence.

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 fairly recessed from city roadway on the property. One car garage structure faces immediate roadway access on left side of front elevation, with a two-car width paved section on the immediate right of front elevation facing the roadway, built up with a slight retaining wall facing the structure to adjust for the grading slope. A small paved walkway and grass area between parking areas and recessed building. Building lot is on fairly flat terrain with a steep hilly slope rising directly behind the property line. Accessory building/garage placement on left of front elevation appears to have been an evident reoccurring feature in even the earliest tax photo.

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.): Although not a commonly identified house type, the scale and stylized shaping of this building is in compliance with the era and sentiment of residential structures typically found within a mining community; 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. 1910¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: Southwest oblique accessory building. Camera facing northeast, 2006.

Photo No. 3: West elevation(primary façade) partial. Camera facing east, 1995.

Photo No. 4: West elevation (primary façade). Camera facing east, tax photo.

¹ Based on Summit County Recorder; structure does not appear on 1907 Sanborn Insurance Map.

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 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1351	\$	\$ 2270
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		170
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>GAB</u> Mat. <u>PAT. SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>50 @ 1.00 50</u>		
Rear <u>20 @ 1.00 20</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No.</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet Urns Ftns Shr Dishwasher Garbage Disp.	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
<input checked="" type="checkbox"/> Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. Fir. Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		
<u>PLYWOOD LINED</u>		
Total Additions and Deductions	315	210
Net Additions or Deductions		2270
		+ 105

AV 33 Age Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 2375
 Depr. 1-2-3-4-5-6 40/54 %
 Reproduction Val. Minus Depr. \$ 1282

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C1 Depr. 2% 3% _____
 Cars 1 Walls SID. _____
 Roof TP. Size 14 x 18 Age 1947 _____
 Floor DIRT Cost 138/79 Depreciated Value Garage \$ 109

Remarks AV AGE RECORDED
ON OLD CARD 25 YRS (1941)

Appraised Oct. 1949 By AO & AJ

Serial No. PC 622

Location Block 73 Millsite P4 Lots 28+29
 Kind of Bldg. RES St. No. 173 Daly Ave.
 Class 3 Type 1 2(3)4. Cost \$ 2297 X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1351		\$ 2297
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab.</u> Mtl. <u>Pat.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x10</u> <u>50° @ 80</u> <u>40</u>	
Rear <u>—</u> <u>@</u>	
Porch <u>4x1</u> <u>20 @ 80</u> <u>16</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>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</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. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</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>1</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	<u>406</u> <u>406</u>

Year Built <u>1949-33</u>	Avg. Age <u>42</u>	Current Value	\$ <u>2703</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	% <u>—</u>
		Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. <u>1 2 3 4 5 6 45</u> %	
Garage—Class <u>1</u>	Depr. 2% <u>3%</u>	Carport—Factor <u>—</u>	
Cars <u>1</u>	Floor <u>Wood</u>	Walls <u>Sid</u>	Roof <u>TP</u> Doors <u>1</u>
Size— <u>14</u> x <u>18</u>	Age <u>1942</u>	Cost <u>163</u>	x <u>52</u> % <u>85</u>
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-13-58 By 1302

PC 622
Serial Number

.....OF.....
Card Number

Owners Name Geo Hill
 Location lot 28129 m S B R 73
 Kind of Bldg. Rw St. No. 173 Daly Ave
 Class 2 Type 1 2 3 4. Cost \$ 3551 X _____ %

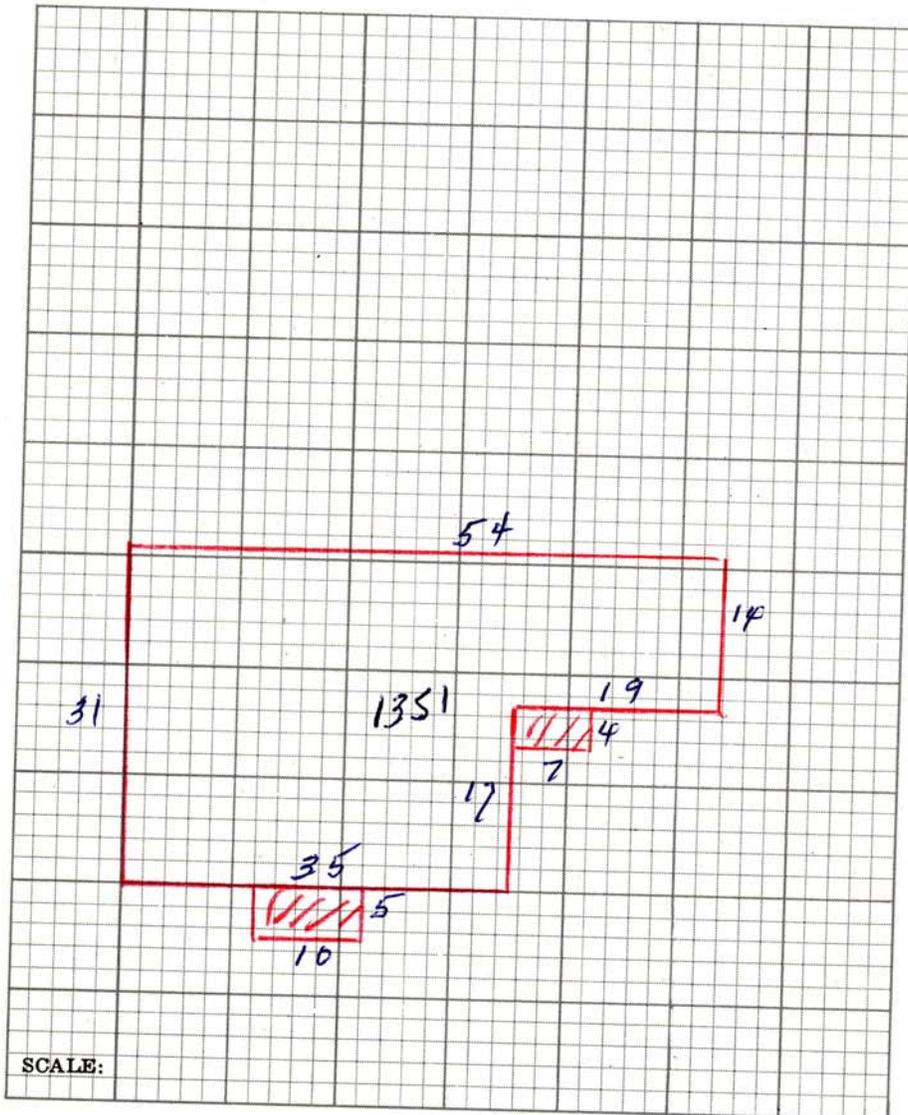
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1351		\$ 3551	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>			
Ext. Walls <u>Brick on Frame</u>			
Roof Type <u>Gable</u> Mtl. <u>RR-Metal</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>(2)</u> <u>78</u> @ <u>100</u>	<u>78</u>		
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 {		<u>550</u>	
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____			
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>461</u>		
Air Cond. — Full _____ Zone _____			
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____			
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____			
Cabinets _____ Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. <u>2</u>	<u>60</u>		
Awnings — Metal _____ Fiberglass _____			

Total Additions		<u>1149</u>
Year Built <u>1916</u>	Avg. <u>1921</u>	Replacement Cost <u>4700</u>
<u>1964</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>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>Garage & Shed</u>	<u>138</u>	
Total Building Value		\$

Appraised ① 1333 By 1333
 Appraised ② _____ 19 _____ By NOV 27 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed wood satg RR	10	8 x 16	128	and	112	76%	98	78 ⁷⁰
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor wood Walls sid Roof RR Doors 1

Size 14 x 20 Age 1942 Cost 321

1940 Base Cost 321 x 25 % Depr. 80

78

80

158

REMARKS **Average Year of Construction Computation:**

Year 1916 \$ 4304 = 89 % X 49 Year = 4361

Year 1964 \$ 521 = 11 % X 1 Year = 11

Average Year of Construction 1921 4372







NO
PARKING

LAYTON



NO
PARKING

TRAIL
ZONE
NO
PARKING
OUT
T
ME