Property Type:

Utah State Historical Society

Historic Preservation Research Office

Site No	
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Structure/Site Information Form

IDENTIFICATION

Street Address:

162 Daly

UTM:

12 458150 4498440

Name of Structure: Mike Frkovich House

Park City, Summit County, Utah

T.

R.

S.

Present Owner:

Gerry E. Mills

Owner Address:

P.O. Box 2403, Park City, Utah

Year Built (Tax Record):

Effective Age:

Tax#: PC 665

Legal Description

Kind of Building:

Lot 24; North one-and-a-half feet Lot 25 Block 74 Millsite Reservation to Park City. Also Easterly half vacated Anchor Avenue adjacent to South end Lot 5. M39-367-368 M90-576 M110-1 M111-585 5 am.-149-150-YWD 81 M30-473

Less than one acre.

2	
USE	
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DOCUMENTATION &

Original Owner:

Unknown

Construction Date:

c.1895

Demolition Date:

Original Use:

Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

□ Excellent

☐ Site

Unaltered

☑ Significant

□ Not of the

National Landmark

☐ District

Good

☐ Ruins

□ Contributory

Historic Period

National Register

☐ Multi-Resource

Deteriorated

☐ Minor Alterations

□ Not Contributory

□ State Register

☐ Thematic

Photography:

Date of Slides:

Slide No.:

Date of Photographs: 1983

1983

Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Photo No.:

Research Sources:

Plat Records / Map

Sanborn Maps □ City Directories ☐ U of U Library

☐ Utah State Historical Society

☐ BYU Library

✓ Personal Interviews

☐ USU Library

□ Building Permit

Obiturary Index

□ LDS Church Archives

☐ SLC Library

□ Sewer Permit County & City Histories ☐ LDS Genealogical Society

□ Biographical Encyclopedias

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Street Address:

162 Daly

Site No:

Architect/Builder:

Unknown

Building Materials:

Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features: (Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house. This was a common and acceptable method of expanding and updating a small house. The hall and parlor house, the older folk house type, was effectively changed to resemble the popular T/L cottage. Both sections of the house were built by 1900 because when the house first shows up on the Sanborn Insurance Map in 1900, it is a T/L cottage. The difference in the type of windows of the cross-wing and the stem-wing, and the irregularity in the roof line at the point of juncture of the two wing sections indicate that it was built in two sections. Houses that were built as T/L cottages usually have a single window and door on the stem-wing. T/L cottages by addition, however, usually reflect the facade arrangement of the original hall and parlor house on the stem-wing. Such is the case with this house. A door is centered between two windows on the facade, the typical facade arrangement of a hall and parlor house. One of the windows on the stem-wing was reduced in size, but the change was made so that it is almost indiscernible. The drop siding Second the cross-wing was matched with that of the stem-wing, and two double hung sash windows pierce the gable end of the cross-wing. A narrow door pierces the north side of the cross-wing. A shed extension was added to the rear of (See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Mike Frkovich House at 162 Daly is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, ll of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

This house was built between 1889 and 1900, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are not known. The original hall and parlor section of this house was probably built in the 1880s or early 1890s, when most of the houses of that type were built in Park City. The first owner of legal record was Mike Frkovich, who received legal title to the property in 1916 from the Park City Townsite Corporation as part of their effort to clear up the extensive property muddle" which had persisted in Park City for almost 40 years. property muddle came about because many early settlers opposed the townsite proposal and refused to follow legal procedures for owning property.

Nothing is known about Mike Frkovich except that he was from Yugoslavia. of the other homes in this area along Daly Avenue were owned and occupied by Yugoslavs and Croatians during the early decades of the twentieth century, prompting the name Bohunk Alley for this area. 1

¹Interview with Bea Kummer, February 10, 1984, Park City, Utah. Also, telephone interview with Kathryn Busio, January 18, 1984, Park City, Utah.

162 Daly Description continued:

the building. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The changes that were made, with perhaps the exception of the window change, date within the historic period, and are indicative of common ways to expand a tiny cottage. They document an important factor in Park City's residential development, the response to the need for additional space by the expansion and adaptation of existing buildings instead of building new, more spacious houses. This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.