

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 162 Daly UTM: 12 458150 4498440
 Park City, Summit County, Utah
 Name of Structure: Mike Frkovich House T. R. S.
 Present Owner: Gerry E. Mills
 Owner Address: P.O. Box 2403, Park City, Utah 84060
 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.

STATUS/USE 2

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 Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records / Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

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

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 of 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, 11 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. The 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. Many of the other homes in this area along Daly Avenue were owned and occupied by Yugoslavs and Croats during the early decades of the twentieth century, prompting the name Bohunk Alley for this area.¹

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

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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.