

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 61 Daly Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-606

Current Owner Name: JOLLEY FRANCES N (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 1198, PARK CITY, UT 84060-1198

Legal Description (include acreage): ALL LOT 9 & N 3 FT LOT 10 BLK 73 MILLSITE PARK CITY; (EXCEPTING THEREFROM 1933-1256 DESC AS FOLLOWS: BEG AT A PT S 21\*33' W 3.00 FT FROM THE NW COR OF LOT 10 BLK 73 MILLSITE RESERVATION IN PARK CITY; & RUN TH N 21\*33' E 3.80 FT; TH S 68\*27' E 100.00 FT; TH S 21\*33' W 3.80 FT; TH N 68\*27' W 100.00 FT TO THE PT OF BEG A PART OF PC-607); 0.10 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: c. 1940
- 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" Cottage or "T" Cottage

No. Stories: 1

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

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.):

Site: Wooden vertical board and metal roofing on outbuilding shed.

Foundation: Possible concrete, though unable to fully determine based on photos alone.

Walls: Drop-novelty wood siding

Roof: Asphalt shingle with bottom edge consisting of 1-2 feet of metal lining.

Windows/Doors: Fixed casement windows with horizontal muntins (typical of 1950s)

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): Building card indicates that room on the right side of front elevation (without the gable and adjacent to porch) may have been a remodeling effort in 1956, which is further indicated by its absence in the earlier tax photo. Roofing materials show evolution from basic wood boards to shingles with metal edging on the last two feet of pitch slope. Porch details have been enhanced since tax photo, with more decorative porch supports and inclusion of a railing system.

**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 outbuilding/shed placed midway in property; house 5-6 feet behind shed placement (house is recessed drastically in distance from city roadway.) Lillac bush, shrubs, and native grasses throughout landscape of property. Some neighboring properties match structure in scale and style, although building to immediate left of front elevation appears to be a multi-storey housing unit atypical in historic content.

**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" 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

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

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<sup>1</sup> Summit County Recorder.

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.<sup>2</sup>

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:** Accessory building. Camera facing northwest, 2006.

**Photo No. 3:** Southeast oblique with accessory building (partial). Camera facing northwest, 1995.

**Photo No. 4:** East elevation (primary façade). Camera facing west, c. 1940 tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

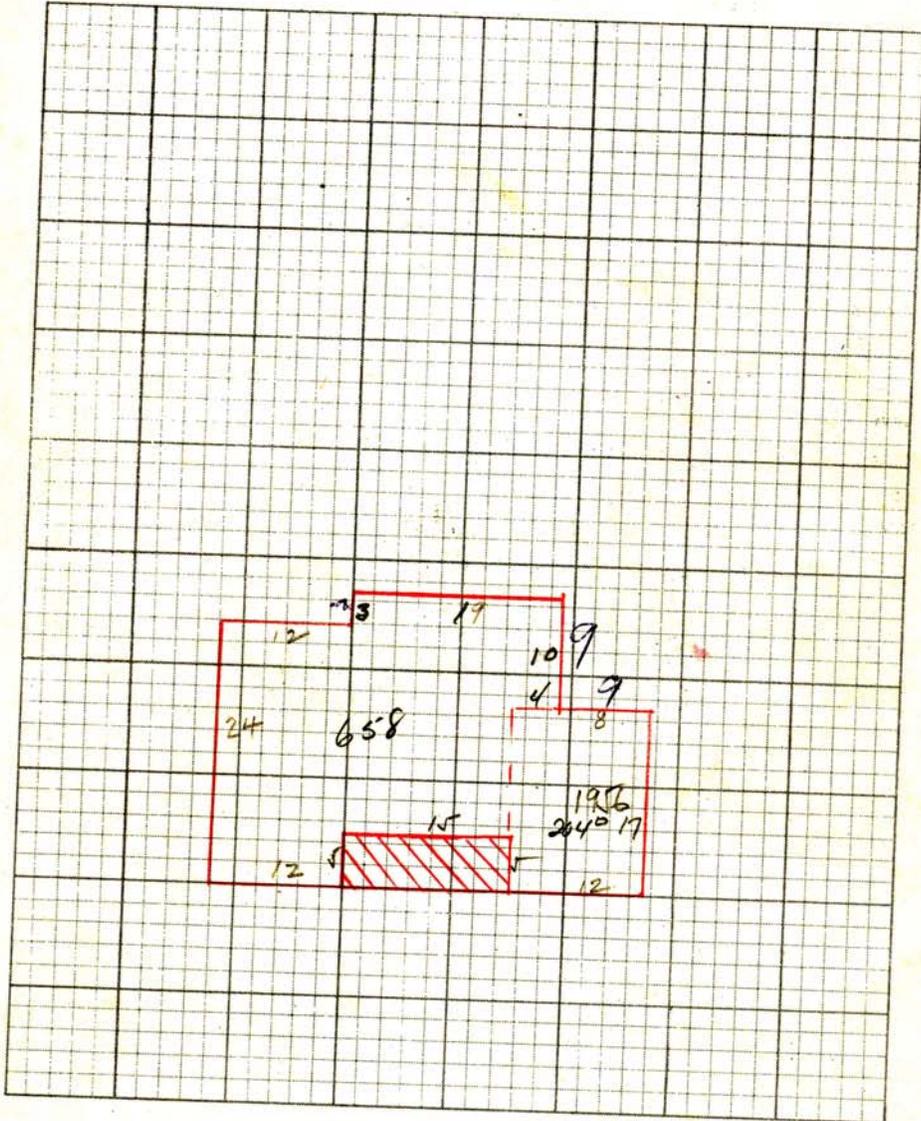
Location Block 73 Lot 9 + Pt Lot 10  
 Kind of Bldg. RES. St. No. 61 Daly Ave  
 Class 3 Type 1 2 3 4 4 Cost \$ 1735 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		862		\$ 1735
	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>Siding</u>	
Insulation—Floors <u>  </u> Walls <u>  </u> Clgs. <u>  </u>	
Roof Type <u>  </u> Mtl. <u>  </u>	
Dormers—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Bays—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Porches—Front <u>  </u> 75' @ 80' 60'	
Rear <u>  </u> @ <u>  </u>	
Porch <u>  </u> @ <u>  </u>	
Metal Awnings <u>  </u> Mtl. Rail <u>  </u>	
Basement Entr. <u>  </u> @ <u>  </u>	
Planters <u>  </u> @ <u>  </u>	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 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>  </u> Trays <u>  </u>
	Basin <u>  </u> Sink <u>  </u> Toilet <u>  </u>
	Wtr. Sfr. <u>  </u> Shr. St. <u>  </u> O.T. <u>  </u>
	Dishwasher <u>  </u> Garbage Disp. <u>  </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>  </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	370 370

Year Built <u>  </u>	Avg. Age <u>63</u>	Current Value	\$ 2105
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Age <u>63</u>	Commission Adj.	%
Remodel Year <u>1952</u> Est.-Cost		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
		Current Value Minus Depr.	\$ 631
Garage—Class <u>  </u> Depr. 2% 3% <u>  </u> Carport—Factor <u>  </u>			
Cars <u>  </u> Floor <u>  </u> Walls <u>  </u> Roof <u>  </u> Doors <u>  </u>			
Size—x <u>  </u> Age <u>  </u> Cost <u>  </u> x <u>  </u> %			
Other <u>  </u>			
Total Building Value			\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
Shed. Work. 5019 - RR.	10	6 x 12	96	5	48	NTV
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 606  
Serial Number

OF  
Card Number

Owners Name Jda Munnillew  
 Location Lot 9 + N3' 6" 10 Bk 73 M S  
 Kind of Bldg. Res St. No. 61 Daly Ave  
 Class 2 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	834		\$ 2623	\$
	x x				
	x x				

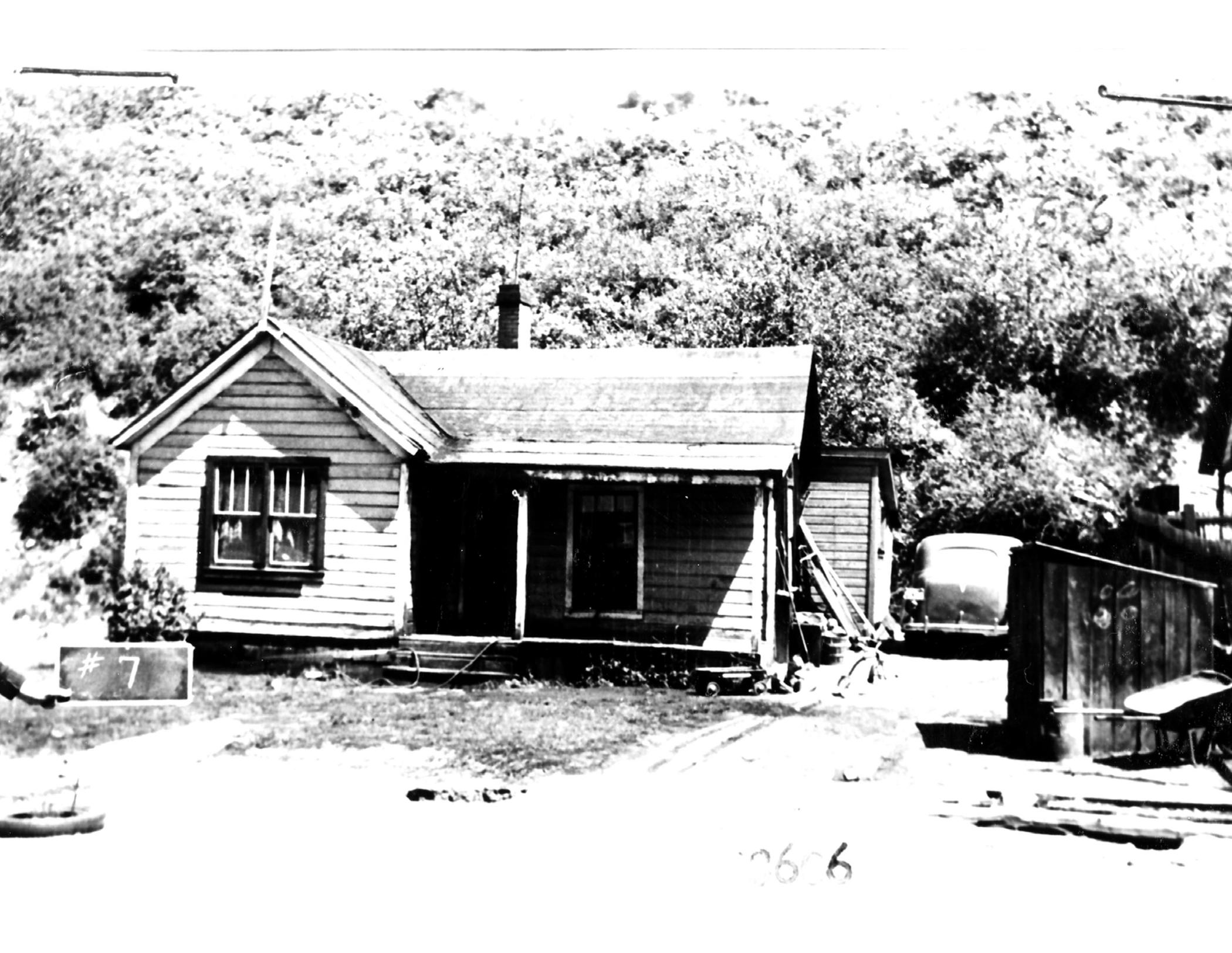
Att. Gar. — C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills <input checked="" type="checkbox"/>			
Ext. Walls <u>siding</u>			
Roof Type <u>Gable</u> Mtl <u>Metal</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ 75 @ 125 94			
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 {	550		
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sftr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____			
Oil _____ Gas <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	347		
Air Cond. — Full _____ Zone _____			
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____			
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____			
Cabinets <u>1</u> Mantels. _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2 #</u> S. _____	60		
Awnings — Metal _____ Fiberglass _____			

Total Additions		1051
Year Built <u>1895</u>	Avg. 1. <u>1901</u>	Replacement Cost <u>3674</u>
<u>1956 - 1965</u>	Age 2.	Obsolescence
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value
		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		
Total Building Value		\$

Appraised ① 11-9 1968 By 1333 NOV 27 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328





# 7

2606







PRIVATE  
PROPERTY  
NO  
PARKING