

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 71 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-607

Current Owner Name: KOEV ROBERT H/W (JT)

Parent Parcel(s):

Current Owner Address: 701 S 100 E, PROVO, UT 84606

Legal Description (include acreage): LOT 10 BLK 73 MILLSITE PC #71 DALY AVE; ALSO DESC AS BEG S 21*33' W 2 FT FROM SW COR LOT 10 BLK 73 MILLSITE RESERVATION PARK CITY; N 21*33' E 39.80 FT; TH S 68*27' E 100.0 FT; S 21*33' W 43.7FT; N 66*13' W 100.08 FT TO BEG); 0.09 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 & 2008
- 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

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)

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

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.):

Foundation: Appear to be new concrete

Walls: Drop-novelty wood siding and trim (unable to determine whether material is original, new, or a mix of both). New wooden porch floorboards, railings, and supports.

Roof: Asphalt shingle

Windows: Single hung (appear to be newer, possibly vinyl)

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _unknown_) Original Location: Within same lot.

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): Current evidence of extensive efforts to restore original exterior framework and appearance to coincide more with basis of tax photo appearance. Most noticeable enhancements to reflect older original style are in transformation of 1995 photo of front elevation (overly large picture windows and window-paned front door) to the 2008 photo of front elevation (windows reduced to single hung size and paneled front door). This may also indicate the drop-novelty siding may not be original on all faces, but imitated character of wood siding preserves the integrity of the original appearance. Porch materials appear to be new and have added a railing system and a stairway. Entire structure in 2008 photo appears to have been lifted onto a raised foundation about 3 feet higher than indicated in previous visual records; this alteration renders the site ineligible for listing in the National Register.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot is fairly flat with little slope except for directly behind property where the natural slope incline of hill raises drastically. Large evergreen tree to the left of front elevation along with various natural shrubs and grasses shared between neighboring properties. Prominent outbuilding (garage) seen from front elevation of 2006 photos has been removed from location by the 2008 photos.

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 of 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: Northwest oblique. Camera facing southeast, 2008.

Photo No. 2: Southwest oblique. Camera facing northeast, 2008.

Photo No. 3: West elevation (primary façade). Camera facing east, 2008.

Photo No. 4: Southwest oblique with accessory building. Camera facing northeast, 2006.

Photo No. 5: Southwest oblique. Camera facing northeast, 2006.

Photo No. 6: Northwest oblique with accessory building. Camera facing southeast, 2006.

Photo No. 7: East elevation (primary façade). Camera facing west, 1995.

Photo No. 8: East elevation (primary façade). Camera facing west, c. 1940 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. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		788	\$	\$ 1514
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
6' x 2' x 1.00 Foundation—Stone Conc. None <input checked="" type="checkbox"/>		120
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>As Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>100 @ .80</u>	80	
Rear <u>11 40 @ .70</u>	28	
Cellar—Basin't <u>1/4 1/2 1/2 1/2 1/2 full-floor</u> No		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <input checked="" type="checkbox"/> 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 _____ Fix. _____		
<u>HOOD LINED</u>		100

Total Additions and Deductions 458 262 1514
 Net Additions or Deductions 262 \$ + 196

AV 50 Age Yrs. by { Est. Owner, Tenant, Neighbors, Records }
 REPRODUCTION VALUE \$ 1710
 Depr. 1-2-3-4-5-6 63/37 % \$ 632
 Reproduction Val. Minus Depr. \$ 1078

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% _____
 Cars 1 Walls BATT. SHG Obsolescence _____ \$ _____
 Roof T.P. Size 11 x 18 Age 1942 Out Bldgs. _____ \$ _____
 Floor DIRT Cost 113/79 Depreciated Value Garage _____ \$ 89

Remarks AV. AGE RECORDED Total Building Value \$ 921
ON OLD CARD. 42 YRS. (1941)

Appraised Oct 1949 By Chas. L. AJ.

Serial No. PC 607

Location Block 73 Millsite Pt lot 10
 Kind of Bldg. PEB St. No. 73 Daly Ave
 Class 3 Type 1 2 3 4. Cost \$ 1435 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		788		\$ 1435
	x x				
	x x				

Gar.—Carport x Fr. Walls Cl.

Description of Buildings		Additions
Foundation—	Stone <u> </u> Conc. <u> </u> None <u> </u>	
Ext. Walls	<u>Siding</u>	
Insulation—	Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type	<u>Gable</u> Mtl. <u>Al + Tin</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> <u>100 @ 80</u> <u>80</u>	
Rear	<u>40 @ 80</u> <u>32</u>	
Porch	<u> </u> @ <u> </u>	
Metal Awning	<u> </u> Mtl. Rail <u> </u>	
Basement Entr.	<u> </u> @ <u> </u>	
Planters	<u> </u> @ <u> </u>	
Cellar-Bsmt.	<u> </u> $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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> </u> Tub <u> </u> Trays <u> </u>	
	Basin <u> </u> Snk <u> </u> Toilet <u> </u>	
	Wtr. Sfr. <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 <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		<u>462</u> <u>462</u>

Year Built <u> </u>	Avg. <u> </u>	Current Value	\$ <u>1897</u>
<u>Avg Age 1949-50</u>	Age <u>59</u>	Commission Adj.	% <u> </u>
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>30</u>	% <u> </u>
Remodel Year <u> </u>	Est. Cost <u> </u>	Current Value Minus Depr.	\$ <u>569</u>
Garage—	Class <u> </u> Depr. <u>2% 3%</u>	Carport—	Factor <u> </u>
Cars <u> </u>	Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>		
Size—	<u>11</u> x <u>18</u> Age <u>1942</u>	Cost <u>133</u>	x <u>52%</u> <u>69</u>
Other <u> </u>			
Total Building Value			\$ <u> </u>

Appraised 5-12-58 19 58 By 1302

PC607
Serial Number

OF
Card Number

Owners Name _____
 Location Lot 10 Bk 73 MS
 Kind of Bldg. Rm St. No. 710 Daly Ave
 Class 3 Type 1 2 3 4. Cost \$ 3850 x 104.5%

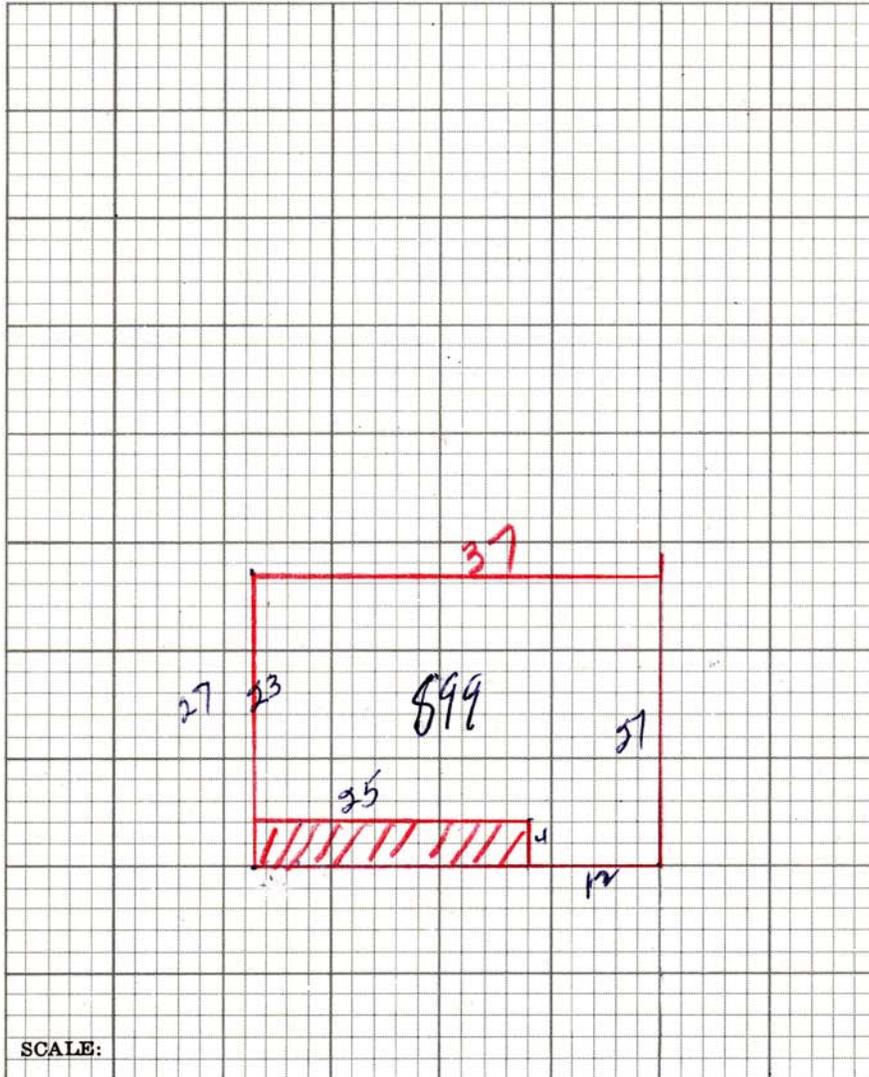
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	899		\$ 4023	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>alu 5 inches</u>		
Roof Type <u>Gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____	<u>100 @ 150</u>	<u>150</u>
Rear _____	@ _____	
Porch _____	@ _____	
Planters _____	@ _____	
Ext. Base. Entry _____	@ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	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. _____	<u>550</u>
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>362</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>1</u> S. _____	<u>60</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>1122</u>
Year Built <u>1899</u>	Avg. <u>11903</u>	Replacement Cost	<u>5145</u>
<u>1964</u>	Age <u>2.</u>	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 <u>Garage</u>			<u>36</u>
Total Building Value		\$	

Appraised ① _____ 19 68 By 1333 NOV 27 1968
 Appraised ② _____ 19 _____ By _____



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

Garage — Class 1 Depr. 2% 8%
 Cars 1 Floor Wood Walls Sh Roof RR Doors 1
 Size 11' x 19' Age 1942 Cost 253 x 47%
 1940 Base Cost: 25 % Depr.

Total 71

REMARKS **Average Year of Construction Computation:**
 \checkmark 1899 \$ 4785 = 93 % X 66 Year = 61 38
1964 \$ 352 = 7 % X 1 Year = 07
Average Year of Construction 1903 62



FC 607





