**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**
**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

**Name of Property:**

**Address:** 61 Daly Ave

**City, County:** Park City, Summit County, Utah  
**Tax Number:** PC-606

**Current Owner Name:** JOLLEY FRANCES N (JT)  
**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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s), main</td>
<td>Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>building(s), detached</td>
<td>Not Historic</td>
<td>Full</td>
<td></td>
</tr>
<tr>
<td>building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>building(s), accessory</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: □ ineligible  □ eligible
□ listed (date: )

### 3 DOCUMENTATION

**Photos:** Dates

- tax photo: c. 1940
- historic: c.

**Drawings and Plans**

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:

**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
- University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

**Bibliographical References**  (books, articles, interviews, etc.)  Attach copies of all research notes and materials.


### 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.) Lilac 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

1 Summit County Recorder.
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:** 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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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Location: Block 73, Lot 9 + Lot 10
Kind of Bldg.: Res.
Class: 3

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 x x</td>
<td>862</td>
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<td></td>
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<td>$1785</td>
</tr>
</tbody>
</table>

Gar._Carport _ x _ Flr._Walls _ Cl.

Description of Buildings

- Foundation—Stone
- Conc.
- None
- Ext. Walls
- Siding
- Insulation—Floors
- Walls
- Cigs.
- Roof Type
- Mtl.
- Dormers—Small
- Med.
- Large
- Bays—Small
- Med.
- Large
- Porches—Front
- 7 ft. @ 60
- Rear
- @
- Porch
- @
- Metal Awnings
- Mtl. Rail
- Basement Entr.
- @
- Planters
- @
- Cellar-Bsmnt. — ¼ ½ ¾ ¾ Full — Floor
- Rooms Fin.
- Unfin.
- Attic Rooms Fin.
- Unfin.

Plumbing

- Tub
- Trays
- Basin
- Sink
- Toilet
- Wtr. Strf.
- Shr. St.
- O.T.
- Dishwasher
- Garbage Disp.

Built-In-Appliances

- Stove—H.A.
- Steam
- Stkr.
- Blr.
- Oil—Gas
- Coal
- Pipeless
- Radiant

Air Cond.

- Finish—Fir
- Hd. Wd.
- Floor—Fir
- Hd. Wd
- Other
- Cabinets
- Mantels
- Tile — Walls
- Wainscot
- Floors
- Storm Sash—Wood D.
- S.
- Metal D.
- S.

Total Additions

<table>
<thead>
<tr>
<th>Addition</th>
<th>Amount</th>
</tr>
</thead>
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<tr>
<td></td>
<td>370</td>
</tr>
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<td></td>
<td>370</td>
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</tbody>
</table>

Total Building Value

Year Built: 1925
Avg. Age: 63

Current Value: $2105
Commission Adj. %

Inf. by:

- Owner - Tenant
- Neighbor - Record - Est.

Remodel Year: 1925
Est. Cost: $631
Current Value Minus Depr.:

Garage — Class: 2%
Carport — Factor:

Cars
- Floor
- Walls
- Roof
- Doors

Size — x
- Age
- Cost
- x

Other

Appraised: 5-12-1927
By: [Signature]
### Residential Out Buildings

<table>
<thead>
<tr>
<th>Shed</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nest House</td>
<td>10</td>
<td>6 x 2</td>
<td>12</td>
<td>90</td>
<td>5</td>
<td>48</td>
</tr>
</tbody>
</table>

**TOTAL**

**Remarks:**

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TC-74 Rev. 87 25M

STATE OF UTAH — STATE TAX COMMISSION
Owners Name: John Smith
Location: 123 Main St., Anytown, USA
Kind of Bldg: Res
St. No: 61

Class: 2

Stories | Dimensions | Sq. Ft. | Factor | Cost $ | Totals |
--- | --- | --- | --- | --- | --- |
1 | x | 834 | | $2623 | $

Att. Gar. — C.P. x Flr. — Walls — Cl.

Description of Buildings

Foundation — Stone __ Conc. __ Sills __
Ext. Walls — Bricky __
Roof Type — Shingle __ Metal __
Dormers — Small __ Med. __ Large __
Bays — Small __ Med __ Large __
Porches — Front __ 75 @ 125 __ 94 __
Rear __
Porch __
Planters __
Ext. Base Entry __
Cellar—Bsmnt. — 1/4 __ 1/2 __ 1/6 __ 1/8 __ 1/4 __ Full __ Floor __
Bsmnt. Gar. __

Basement — Apt. __ Rms. __ Fin. Rms. __
Attic Rooms Fin. — Unfin. __

Plumbing

Class __ Tub __ Trays __
Basin __ Sink __ Toilet __
Wtr. Str. __ Shr. St. __ O.T. __
Dishwasher __ Garbage Disip. __ 5.50 __

Heat — Stove __ H.A. __ HW __ Stkr __ Elec. __
Oil __ Gas __ Coal __ Pipeless __ Radiant __ 3.47 __

Air Cond. — Full __ Zone __
Finish — Fir. __ Hd. Wd. __ Panel __
Floor — Fir. __ Hd. Wd. __ Other __
Cabinets __ Mantels __

Tile — Walls __ Wainscot __ Floors __
Storm Sash — Wood D. __ S. __ Metal D. __ S. __ 2 __

Awnings — Metal __ Fiberglass __

Total Additions __ 1051 __

Year Built: 1895
Avg: 1.1901
Replacement Cost __ 3674 __

Total Cost from reverse side __

Appraised: 11-9 __ 1968 __ By: 1333 __
Appraised: __ 19 __ By: __

Total Building Value __ $ __

Date: NOV 27 1968
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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</tbody>
</table>

Garage — Class

Cars — Floor: Walls: Roof: Doors:

Size: x / Age: x / Cost: x / 47%

1940 Base Cost: x / % Depr.:

### REMARKS

Average Year of Construction Computation:

\[
\begin{align*}
\text{1895} & \times 3.327 = 6.1 \times 71 \times \text{pr} = 4461 \\
\text{1965} & \times 3.467 = 9 \times 71 \times \text{pr} = 6470
\end{align*}
\]

Average Year of Construction: 1901

\[\frac{6461}{6470} = 1901\]