

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 5 Daly Ave

AKA: 5 King Road

City, County: Park City, Summit County, Utah

Tax Number: PC-645

Current Owner Name: NIELSEN DANIEL A & CASSIA B H/W (JT) Parent Parcel(s):

Current Owner Address: 1624 E LAIRD AVE, SALT LAKE CITY, UT 84105

Legal Description (include acreage): PARK CITY BLOCK 74 (MILLSITE RES) BLOCK: 74 PLAT: 0S 16 T 2S R 4E BEG N'RN MOST COR BLK 74 MR PARK CITY TH N 8*54' E 47.65 FT TO PT IN LN WITH OLD FENCE ON S SIDE FIRST ST (AKA 7TH ST & KING RD); TH S 68*59'20" W ALG SD OLD FENCE 72.67 FT; TH S 1*59'20" W 12.30 FT TH S 73*47' E ALG N SIDE WILLIAMS HOUSE & S LN OF EAVES OF BAXTER HOUSE 60.10FT; TH N 21*33' E 8.66 FT TO BEG; 0.05 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: Rectangular or "Hall-Parlor" House

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), # _____; 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: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding (unable to determine if materials are original, new, or a mix of both)

Roof: Metal

Windows: Single hung and casement

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): Original design form remains fairly intact when comparing available visual resources. Most noticeable changes are in building materials or colors, such as the change of roofing material (based on photos) from shingle to metal. Subsequent addition made towards rear of structure (not indicated on building card from 1972 date), which complements the material style and scale of original structure. Modifications in roof material and the extent of the additions renders this site ineligible for listing on the National Register.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Extremely narrow building lot, with little room for excessive vegetation except in available triangular corners on edges of property. Stacked rock and cement retaining wall evident along property edge where sloping is more acute.

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 Hall-Parlor house form is the earliest type to be built in Park City 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 the alterations render this site ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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: North elevation (primary façade). Camera facing south, 2006.

Photo No. 2: North elevation (primary façade). Camera facing south, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 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. PC 645
RE-APPRAISAL CARD (NEW APPR. BASE)**

Owner's Name Baxter John N.
 Owner's Address Park City
 Location Pt. Lots 1-2-3 Blk 95 Mill site
 Kind of Building Res Street No. 4 Daly Ave.
 Schedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1182	\$	\$ 2156
	x x			\$	\$
	x x			\$	\$

No. of Rooms 7 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		152
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Cigst		
Roof—Type <u>Gab</u> Mat. <u>Pat</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>92 @ 42</u>	39	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing { Class 1 Tub Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp.	250	
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— { Hd. Wd. Floors— { Hd. Wd. Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets Mantels		
Tile— { Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>2 Lm. Wood Lined</u>		62
<u>5 Lb.</u>		17
Total Additions and Deductions	389	409

Net Additions or Deductions \$ - 20

Age 1913 Est. Owner REPRODUCTION VALUE \$ 2136
 Tenant Depr. (1) 2 3 4 5 6% \$ _____
 Neighbors Reproduction Val. Minus Depr. 1089 \$ 1089
 Records

Remodeled Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8— Depr. 2%, 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value \$ _____

Appraised 10-4-59 194 _____ By N

Serial No. PC 645

Location Block 74 Millsite Lots 1-2+3
 Kind of Bldg. RES St. No. 4 Dairy Ave
 Class 3 Type 1 2 3 4 Cost \$ 2164 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1182		\$ 2164
	x x				
	x x				

Gar. - Carport x Fr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/>	
Roof Type <u>Galo.</u> Mtl. <u>Pat</u>	
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Porches—Front <u>92 @ 80</u>	74
Rear <input type="checkbox"/>	@
Porch <input type="checkbox"/>	@
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>	
Basement Entr. <input type="checkbox"/>	@
Planters <input type="checkbox"/>	@
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>	
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <input type="checkbox"/> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> ✓ Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	350
Built-in Appliances <input type="checkbox"/>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	
Air Cond. <input type="checkbox"/>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>	
Cabinets <u>1</u> Mantels <input type="checkbox"/>	
Tile—Walls <input type="checkbox"/> Wainseot <input type="checkbox"/> Floors <input type="checkbox"/>	
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>	
Total Additions	424 424

Year Built <input type="checkbox"/>	Avg. <input type="checkbox"/>	Current Value	\$ 2588
<u>One Day 1949-45</u>	Age <u>54</u>	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
Remodel Year <input type="checkbox"/> Est. Cost <input type="checkbox"/>		Depr. Col. 1) 2 3 4 5 6 <u>33</u> %	
Garage—Class <input type="checkbox"/> Depr. 2% 3% <input type="checkbox"/> Carport <input type="checkbox"/> Factor <input type="checkbox"/>		Current Value Minus Depr.	\$ 854
Cars <input type="checkbox"/> Floor <input type="checkbox"/> Walls <input type="checkbox"/> Roof <input type="checkbox"/> Doors <input type="checkbox"/>			
Size— <input type="checkbox"/> x <u>X</u> Age <input type="checkbox"/> Cost <input type="checkbox"/> x <input type="checkbox"/> %			
Other <input type="checkbox"/>			
Total Building Value			\$

Appraised 5-13-58 By 1302

PC-645
Serial Number

OF
Card Number

Owners Name John BAXTER
 Location PARK CITY
 Kind of Bldg. DUPLEX St. No. 4 DAILY AVE
 Class 3 Type 1 2 3 4 Cost \$ — x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1182		\$ 6119	\$
	x x				
	x x				

Att. Gar.—C.P. x Fr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone <u>—</u> Conc. <input checked="" type="checkbox"/> Sills <u>—</u>		
Ext. Walls <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Part</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med <u>—</u> Large <u>—</u>		
Porches—Front <u>96 # @ 2.50</u>	240	
Rear <u>—</u>	@	
Porch <u>—</u>	@	
Planters <u>—</u>	@	
Ext. Base. Entry <u>—</u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Gar. <u>—</u>		
Basement-Apt. <u>—</u> Rms. <u>—</u> Fin. Rms. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing	Class <u>2</u> Tub <u>2</u> Trays <u>—</u>	650
	Basin <u>2</u> Sink <u>—</u> Toilet <u>2</u>	340
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	120
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> FA <input checked="" type="checkbox"/> HW <u>—</u> Stkr <u>—</u> Elec. <u>—</u>	586	
Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. — Full <u>—</u> Zone <u>—</u>		
Finish—Fir. <u>—</u> Hd. Wd. <u>—</u> Panel <u>—</u>		
Floor—Fir. <u>—</u> Hd. Wd <u>—</u> Other <u>—</u>		
Cabinets <input checked="" type="checkbox"/> Mantels. <u>—</u>		
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Awnings — Metal <u>—</u> Fiberglass <u>—</u>		

Total Additions 1936

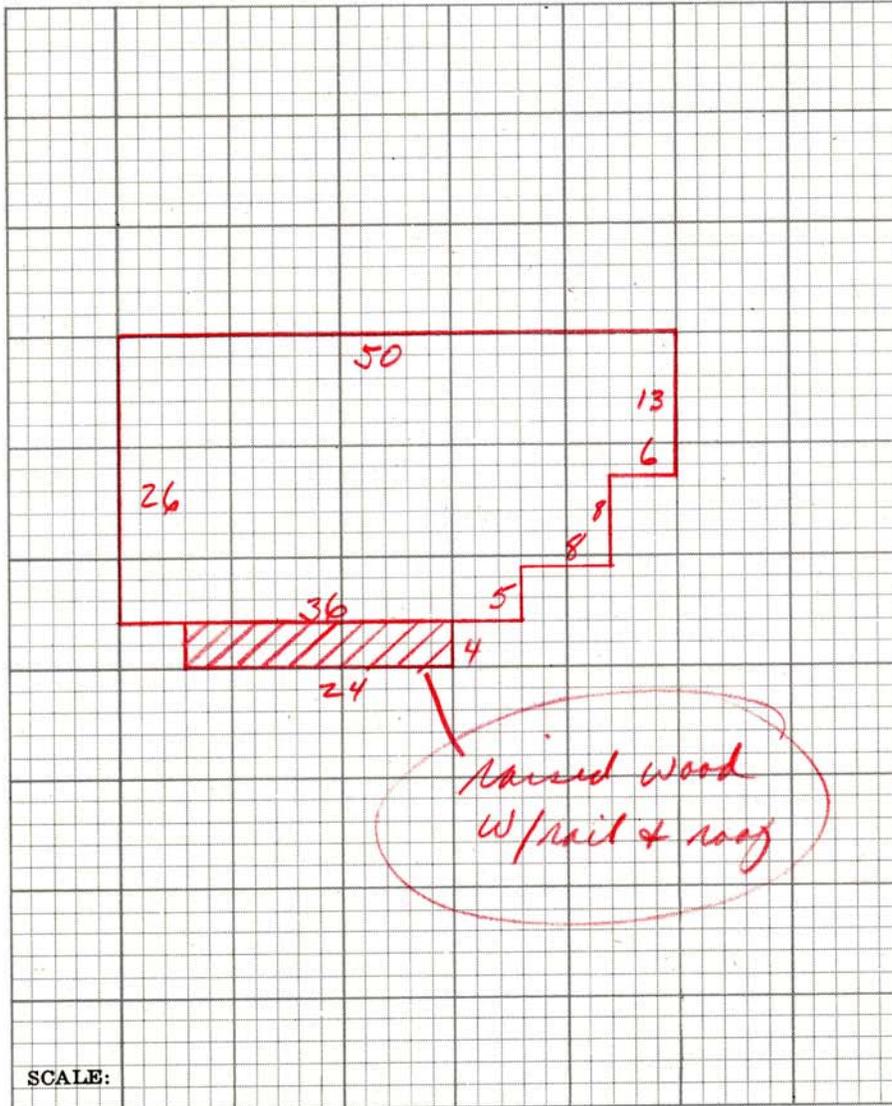
Year Built 1904 Avg. 1937 Replacement Cost 8055
 Age 2 Obsolescence

Inf. by { Owner - Tenant - Neighbor - Record - Est } Adj. Bld. Value x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6 7353
 1940 Base Cost, Less Depreciation

Total Value from reverse side
 Total Building Value \$5923

Appraised ① 2-3 19 72 By 1907
 Appraised ② 19 — By —



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
Average Year of Construction Computation:								
Year 1904	\$ 4017	= 50	x	% x 68	Year =	.47	34.00	
Year 1970	\$ 4038	= 50	x	% x 2	Year =	.47	1.00	
Average Year of Construction 1937								
		x				.47	35.00	
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

65

41





ing Rd.

5 KING RD

