

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Clement Norbistrath House**

Address: 291 Daly Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 291-DALY-A

Current Owner Name: Steven Urry, Synergy Dev.

Parent Parcel(s): PC-630-F and PC-630-I-1

Current Owner Address: 1996 East 6400 South, Ste 240, SLC, UT 84121-2173

Legal Description (include acreage): Lot A, 291 Daly Subdivision; 0.15 acres

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: 2008
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: 1983, 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: T/L Cottage type / Vernacular style

No. Stories: 1 ½

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:

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

- 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: The site rises from north to south and a driveway that runs the length of the lot begins on the south side of the house. Large boulders have been placed at the street front to create a retaining wall and the rear yard is terraced with stone walls.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls on the oldest section of the house are clad in what appears to be non-beveled (drop-novelty) wood siding, but it is unclear if the siding is original or has been made from new materials to match what was on the original house. The additions are clad in wood board & batten siding and horizontal siding that appears to be wood. The garage, located at the rear of the lot in an addition has a single wood door. The porch spans the stem-wing and wraps around the south side of the house. The porch piers are simple square posts that are stained rather than painted.

Roof: The roof is a complex form that includes the original cross-wing form with several sections of gable, cross-wing, and shed forms on the additions. The roof is sheathed with asphalt shingles.

Windows/Doors: The windows are two-over-one double-hung sash types that are paired in the front gable bay and/or single on other facades. The windows appear to be wood throughout, but it is unclear whether the windows on the oldest part of the house are original or are replacement units. The doors are stained wood frame-and-panel doors with upper lights and transom lights.

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

Location: Original Location Moved (date unknown) Original Location: Within the 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): The oldest part of the house is generally described in the NR nomination prepared in 1984--see USHS Structure/Site Form, 1984.

Subsequent changes to the site are extensive. The oldest part of the house appears to have been relocated on the site and moved closer to the street front to accommodate a massive rear addition. As stated above, it is unclear if the siding used on the oldest part of the house is the original siding that has been restored or if it is new material. The extent of the additions and alterations have severely diminished the historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot is approximately 0.15 acres and has been manipulated and altered significantly to accommodate a large building pad. A simple fence visible in the c. 1940 tax photo has been removed and replaced by a retaining wall of large boulders. The driveway along the south side of the house eliminated all of the vegetation and the rear yard, which was a natural steep slope is now terraced with stone retaining walls. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes of similar and/or much smaller scale within close proximity.

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 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 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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 - under construction. Camera facing southeast, 2006.

Photo No. 2: Southwest oblique - under construction. Camera facing northeast, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 2006.

Photo No. 4: West elevation (primary façade). Camera facing east, 1995.

Photo No. 5: West elevation (primary façade). Camera facing east, 1983.

Photo No. 6: Southwest oblique. Camera facing northeast, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.

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		843	\$	\$ 1667
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		162
Ext. Walls <u>SIDING.</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GABLE</u> Mat. <u>SHG.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>111 @ .70</u>	78	
Rear <u>72 @ .50</u>	36	
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ % full-floor <u>NO</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— <input checked="" type="checkbox"/> Class <u>1</u> Tub <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disp.	365	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Floors— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets Mantels		
Tile— <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Wainscot. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Floors		
Lighting—Lamp <input checked="" type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix.		
<u>WOOD LINED</u>		125

Total Additions and Deductions 479 327 1667
 Net Additions or Deductions 327 + 152

AV 48 48 Yrs. by Est. Owner Tenant Neighbors Records
 REPRODUCTION VALUE \$ 1819
 Depr. 1-2-3-4-5-6 61/39 % \$
 Reproduction Val. Minus Depr. \$ 709

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage S 8 C 1 Depr. 2% 3% _____
 Cars 4 Walls SHG. & TIN _____
 Roof TIN Size 16 x 40 Age 36 _____
 Floor WOOD Cost 390/75 Depreciated Value Garage \$ 97

Remarks AV. AGE RECORDED ON OLD CARD 40 YRS (1941) Total Building Value \$ 806

Appraised Oct 194 9 By CH

Serial No. PC 634

Location 37th House Empire Canyon
 Kind of Bldg. RES St. No. 291 Daly Ave
 Class 2 3 Type 1 2 3 4 Cost \$ 1707 x 10 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		843		\$ 1707
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl. Additions

Description of Buildings
 Foundation—Stone Conc. None ✓
 Ext. Walls Siding
 Insulation—Floors Walls Clgs.
 Roof Type Gable Mtl. Shg + Tin
 Dormers—Small Med. Large
 Bays—Small Med. Large
 Porches—Front 110 @ 80 89
 Rear 72 @ 80 58
 Porch @
 Metal Awnings Mtl. Rail
 Basement Entr. @
 Planters @
 Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full Floor
 Bsmt. Apt. Rooms Fin. Unfin.
 Attic Rooms Fin. Unfin.
 Plumbing { Class 1 Tub 1 Trays
 Basin 7 Sink 1 Toilet 1
 Wtr. Sfr. Shr. St. O.T.
 Dishwasher Garbage Disp. 315
 Built-in-Appliances
 Heat—Stove ✓ H.A. Steam Stkr. Blr.
 Oil Gas Coal ✓ Pipeless Radiant
 Air Cond.
 Finish—Fir ✓ Hd. Wd.
 Floor—Fir ✓ Hd. Wd. Other
 Cabinets Cupboard Mantels
 Tile—Walls Wainseot Floors
 Storm Sash—Wood D. S. ; Metal D. S.

Total Additions

Year Built <u>Ave Age 1944-48</u>	Avg. Age <u>57</u>	Current Value	\$ <u>2169</u>
Inf. by { Owner - Tenant -	Neighbor - Record - Est.	Commission Adj. %	
Remodel Year	Est. Cost	Bldg. Value	
Garage—Class <u>1</u>	Depr. 2% <u>3%</u>	Carport—Factor	
Cars <u>2</u>	Floor <u>Wood</u> Walls <u>TIN</u>	Roof <u>TIN</u> Doors <u>2</u>	
Size— <u>40</u> x <u>16</u>	Age <u>1913</u>	Cost <u>367</u> x <u>30</u> %	<u>110</u>
Other		Current Value Minus Depr.	\$ <u>651</u>
Total Building Value			\$

Appraised 5-12-1958 By 1302

PC 634
Serial Number

.....OF.....
Card Number

Owners Name Jack Buis

Location No land

Kind of Bldg. Res St. No. 291 Daly ave

Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	915		\$ 2815	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills

Ext. Walls siding

Roof Type Gable Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 96 @ 125 120

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____ 550

Heat—Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 670

Year Built 1901 Avg. 11901 Replacement Cost 3485

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 0 2 3 4 5 6

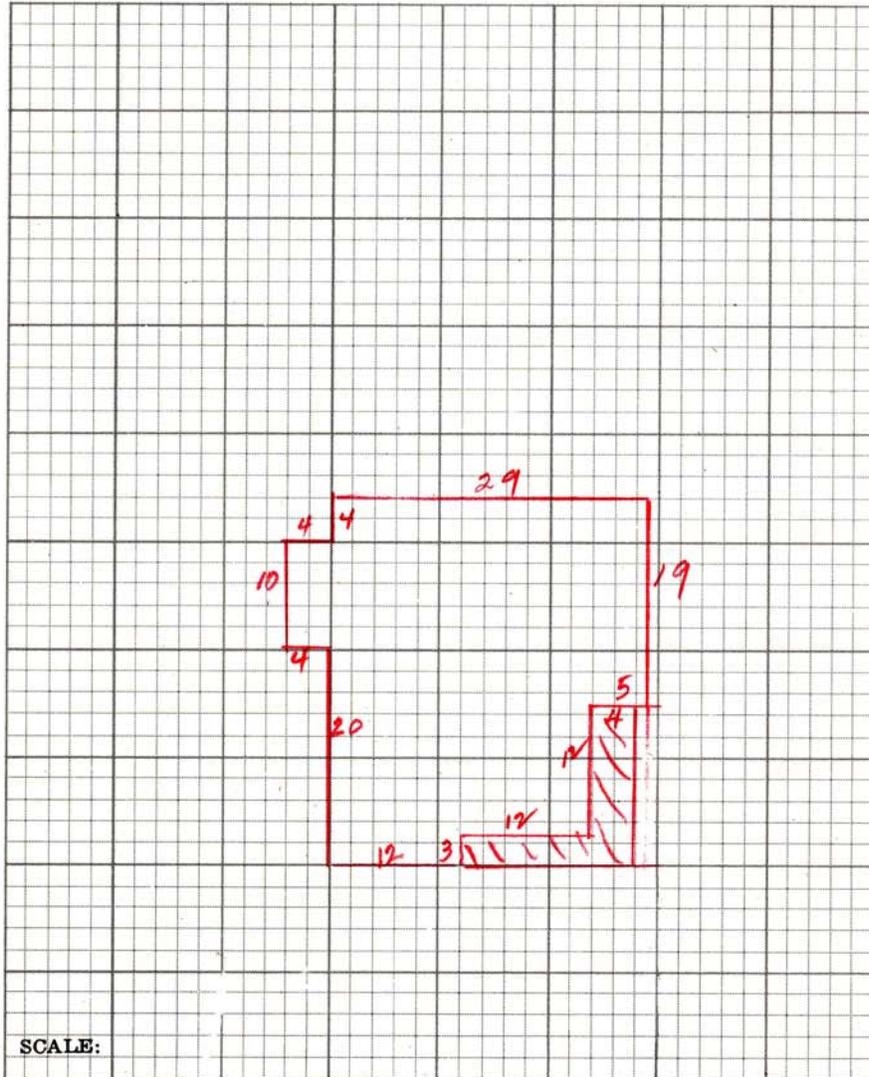
1940 Base Cost, Less Depreciation

Total Value from reverse side GARY SHEP 247

Total Building Value \$

Appraised 11-6 1968 By 1333 NOV 26 1968

Appraised 2 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed wood sid Metal	30%	7 x 28	196	ave	116	.47	25	41
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 — Depr. 2% 8%

Cars 3 Floor Wood Walls Metal Roof Metal Doors 3

Size 40 x 16 Age 1913 Cost 658 x 47%

1940 Base Cost 658 x 25% Depr.

Total 165

REMARKS _____

206



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 291 Daly
Park City, Summit County, Utah

UTM: 12 458100 4498150

Name of Structure: Clement Norbistrath House

T. 2S R. 4E S. 21

Present Owner: Jack and Rose Busio

Owner Address: P.O. Box 474, Park City, Utah 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 634

39th house East side Empire Canyon known as 291 Daly, Lot 39, Empire Canyon
Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records / Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

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

Park Record. May 2, 1930, p. 8. Clement Norbistrath obituary.
1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story frame T/L cottage with a gable roof. It appears on the 1889 Sanborn Insurance Map as a T-plan house with a small porch spanning the west side of the T-extension. As originally designed, the house had a pair of two over two double hung sash windows on the gable end of the cross-wing, a door into the south wall of the cross-wing, and a door and window on the stem-wing. The door into the stem-wing was enclosed, as is indicated by a seam in the siding where the infill siding was placed. The new siding closely matches the old so the change is not obtrusive. By 1900 a major hip roof extension had been added to the rear, attached perpendicular to the stem-wing. 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 the house because it documents the most common and acceptable method of expansion of the small Park City house. Perpendicular extensions such as this were less common than shed extensions, but they occur with enough frequency in Park City to indicate that they were an acceptable form. The rear extension projects past the south edge of the building, and a door opens into the west side of the projecting section. It is likely that the door provides access to a wood or coal bin. The front porch wraps around the southwest corner of the house,
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Clement Norbistrath House at 291 Daly is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

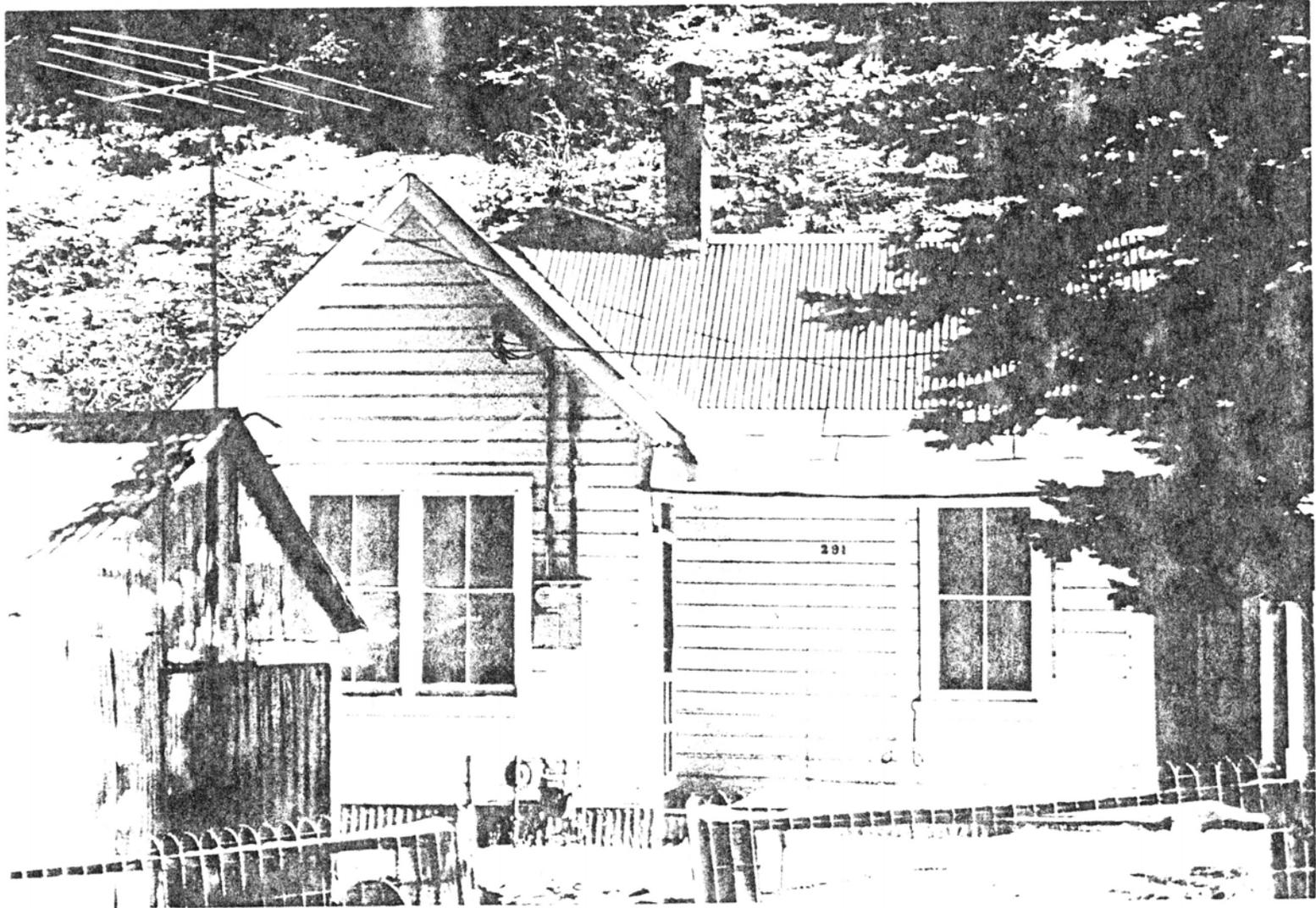
This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. The first known owner of the property was Clement Norbistrath, who probably bought it soon after coming to Park City in 1915. He sold it in 1921 to Con and Barbara Anderly, who lived there for many years. Clement Norbistrath was a native of Germany, and while living in Park City was a partner with A.R. Houstein in the Summit Meat and Grocery. He and his wife moved to Washington in 1922.

1900 census records indicate that Carrie Lanyon, a widow, was apparently the owner/occupant of this house at that time, although, due to sketchy title records for this property, her ownership cannot be verified.

291 Daly

Description continued:

terminating at the projecting section. This house is in good condition, and it maintains the integrity it had achieved following the 1889-1900 alterations.









BUSH
CONSTRUCTION
649 BUSH

ek
Up
PRE

COUPON
fco-

White Cop
White Cop
White Cop

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