

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 309 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-636

Current Owner Name: HENRY DAVID S H/W (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 1814; PARK CITY, UT 84060

Legal Description (include acreage): **Legal S 21 T 2S R 4E BEG AT A PT S 866.73 FT & E 258.02 FT FROM A BRASS CAP SURVEY MONUMENT LOCATED IN DALY AVE OPPOSITE LOT 24 OF BLK 74, PARK CITY SURVEY (BASIS OF BEARING BEING ANOTHER BRASS CAP SURVEY MONUMENT N 21°33'00" E 1101.58 FT) SD PT OF BEG ALSO BEING S 1794.26 FT & W 1263.37 FT FROM THE SE COR OF SEC 16 T2SR4E SLBM SD PT ALSO BEING ON THE E'LY EDGE OF AN EXISTING 2.50 FT WIDE CONCRETE ROLLBACK GUTTER & RUN TH N 17°26'44" E 99.77 FT ALONG THE E'LY EDGE OF SD ROLLBACK GUTTER; TH S 72°02'40" E 93.29 FT TO A FENCE COR; TH S 12°54'16" W 31.68 FT; TH S 21°57'39" W 71.30 FT; TH N 70°11'13" W 90.26 FT TO THE PT OF BEG CONT 0.22 AC; ALSO DESC AS ALL THAT CERTAIN PIECE OF LAND SITUATED BETWEEN THE HOUSES FORMERLY OWNED BY ANDREW BURG ON THE S & ED CARTER ON THEN ON THE E SIDE OF EMPIRE CANYON & DESC AS #313 OF SD EMPIRE CANYON TOGETHER WITH THAT CERTAIN FIVE-ROOM FRAME DWELLING-HOUSE & ALL OUTBUILDINGS SITUATED UPON SD LAND & BELONGING THERETO (FKA: 42ND HOUSE EAST SIDE & #313 DALY AVE) ALSO: A PARCEL OF LAND LOCATED IN SEC 21 T2SR4E SLBM DESC AS BEG AT A PT WH IS N 17°54'55" E 85.14 FT FROM THE SE COR OF THE WASHINGTON MILLSITE LOT #80-B SD PT OF BEG BEING ON THE E LINE OF THE WASHINGTON MILLSITE; TH N 17°54'55" E ALONG THE E LINE OF THE WASHINGTON MILLSITE 105.09 FT; TH N 72°02'40" W 71.91 FT; TH S 12°54'16" W 31.68 FT; TH S 21°57'39" W 71.30 FT; TH S 70°11'13" E 74.21 FT TO THE E LINE OF THE WASHINGTON MILLSITE & TO THE PT OF BEG CONT 0.17 AC BAL 0.39 AC (VESTING 687-784 & 859-330) HQC-268-50-1 IQC-39-158 M177-683-4(SEE M243-584) 578-631 687-784 1015-89 1377-22; 0.39 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:
- prints:
- 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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

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 fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Possible drop-novelty wood siding (unable to verify completely based on photo alone)

Roof: Unable to verify (2006 photo shows roof covered with snow, 1995 photo shows metal roofing)

Windows: Sliding aluminum

Improvements: Garage – Frame: 274 SF Fair Quality
 Tool Shed: 64 SF Fair Quality

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): Structure's form has not been drastically altered from it's original state found in tax photo. Some wear and weathering on cornice boards and trim along roofline. Most noticeable change is the removal of entry door (indicated in tax photo) from front elevation, which in 2006 photos exhibits only two sliding aluminum windows.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot on fairly flat terrain, with a steep hilly slope rising directly behind property line. A wooden fence separates the immediate line between the property and the city roadway, with planted shrubs along the fence line. Two outbuildings (a shed and possible garage, although they looked to be in disuse) sit on raised cement supports to the back left of the structure's front elevation. A gravel driveway approaches these two outbuildings, and also appears to service the only access to the main structure on the side.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though 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, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

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 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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 1901¹

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:** Southwest oblique. Camera facing northeast, 2006.
- Photo No. 2:** Northwest oblique. Camera facing southeast, 2006.
- Photo No. 3:** Accessory buildings. Camera facing east, 2006.
- Photo No. 4:** Northwest oblique. Camera facing southeast, 1995.
- Photo No. 5:** Northwest oblique. Camera facing southeast, 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 \$ _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>874</u>	\$	\$ <u>1853</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>126</u>
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>SAB.</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>194 @ .80</u>	<u>155</u>	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT.</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>315</u>	
Heat—Stove <u>1</u> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> (Hd. Wd. <u>1</u>) Fir. <u>1</u> (Fir. <u>1</u>) Conc. <u>1</u>		
Cabinets <u>PANTRY</u> Mantels <u>1</u>	<u>10</u>	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		
<u>WOOD LINED.</u>		<u>125</u>

Total Additions and Deductions 510 251 1853
 Net Additions or Deductions 251 + 259

Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2112
 Depr. 1-2-3-4-5-6 61/39 % \$
 Reproduction Val. Minus Depr. \$ 823

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars 1 Walls SHG Out Bldgs. _____ \$ 92
 Roof TIN Size 12x16 Age 26 _____ \$
 Floor WOOD Cost 131/25 Depreciated Value Garage _____ \$ 33

Remarks AV. AGE RECORDED. Total Building Value \$ 948
ON OLD CARD, 40 YRS. (1941)

Appraised OCT. 1949 By CHO & AJ

Serial No. 40 PC

Location 42nd House E Side Empire Canyon
 Kind of Bldg. RES St. No. 313 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1604 X 100 %

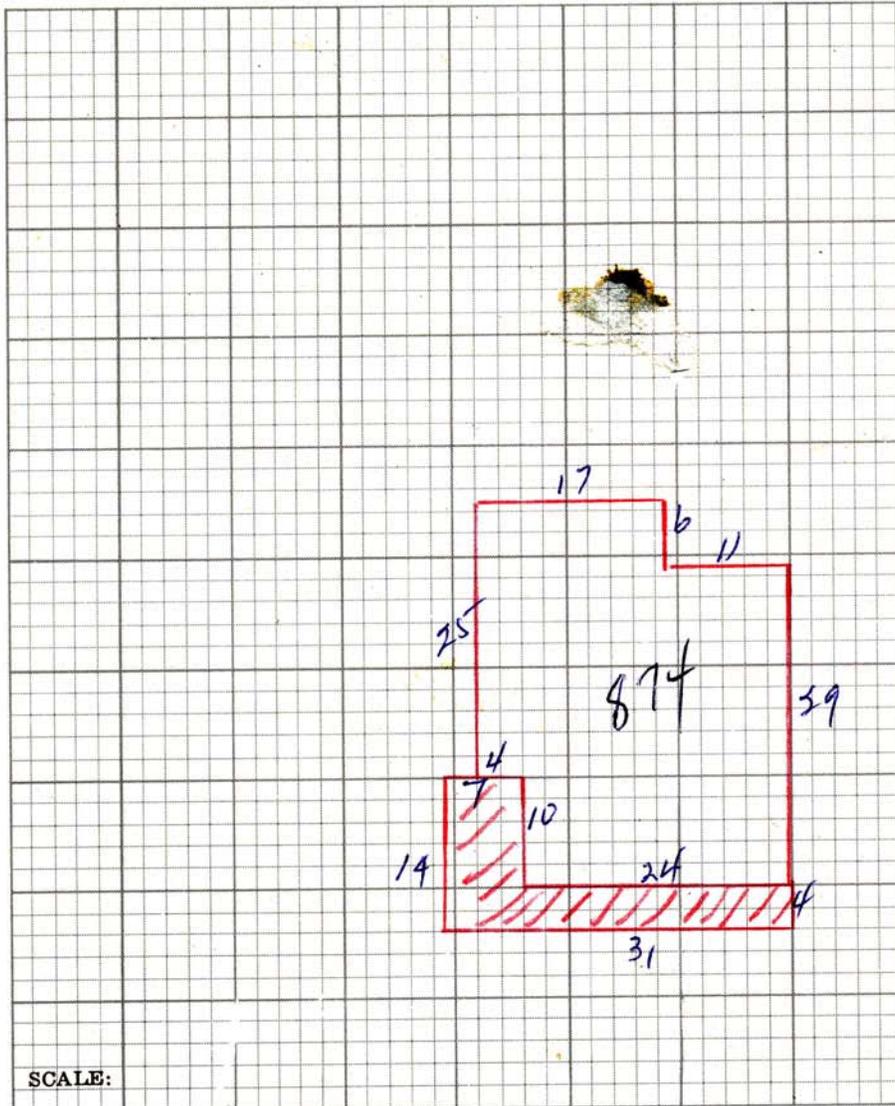
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		874		\$ 1604
	x x				
	x x				

Gar.—Carport x — Fr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone	Conc.	None <input checked="" type="checkbox"/>
Ext. Walls	<u>Bricktex on Siding</u>	
Insulation—Floors	Walls	Cigs. —
Roof Type	<u>Gable</u>	Mtl. <u>R = Tin</u>
Dormers—Small	Med.	Large —
Bays — Small	Med.	Large —
Porches—Front		<u>194 @ 80 155</u>
Rear		@
Porch		@
Metal Awnings		Mtl. Rail —
Basement Entr.		@
Planters		@
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full		Floor —
Bsmt. Apt.	Rooms Fin.	Unfin. —
Attic Rooms Fin.		Unfin. —
Plumbing	Class <u>1</u>	Tub <u>1</u> Trays —
	Basin —	Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. —	Shr. St. — O.T. —
	Dishwasher —	Garbage Disp. —
Built-in-Appliances		
Heat—Stove <input checked="" type="checkbox"/>	H.A. <input checked="" type="checkbox"/>	Steam — Stkr. — Blr. —
Oil —	Gas <input checked="" type="checkbox"/>	Coal <input checked="" type="checkbox"/> Pipeless — Radiant —
Air Cond.		
Finish—Fir <input checked="" type="checkbox"/>		Hd. Wd. —
Floor—Fir <input checked="" type="checkbox"/>		Hd. Wd. — Other —
Cabinets		Mantels —
Tile — Walls		Wainseot — Floors —
Storm Sash—Wood D. —	S. —	; Metal D. — S. —
Total Additions		<u>470</u> <u>470</u>

Year Built	Avg.	Current Value	\$ <u>2074</u>
<u>1949-48</u>	Age <u>57</u>	Commission Adj.	%
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. <u>1 2 3 4 5 6 3 4</u>	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ <u>622</u>
Garage — Class <u>1</u>	Depr. 2% <u>3%</u>	Carport — Factor	
Cars <u>1</u>	Floor <u>Wood</u> Walls <u>Shtg</u>	Roof <u>CI</u> Doors <u>1</u>	
Size— <u>12</u> x <u>16</u>	Age <u>1923</u>	Cost <u>131</u> x <u>30</u> %	<u>39</u>
Other			
Total Building Value			\$

Appraised 5-12-1958 By 1302



SCALE:

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% @ 3%
 Cars 1 Floor wood Walls silt Roof CI Doors 1
 Size 12 x 20 Age 1923 Cost 305 x 47%
 1940 Base Cost 145 x 25 % Depr. 76
 Total 76

REMARKS Average Year of Construction Computation:
1901 • 3424 = 90 • 64 = 5760
1964 • 378 = 10 • 1 = 10
1907 • 3770



40

