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)
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'R N 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

<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 ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>☐</td>
<td></td>
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</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

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/gazeteers
☐ 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.


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: ☑ 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
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.

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¹ Summit County Recorder.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
**SERIAL NO. FC 645**

**RE-APPRAISAL CARD (NEW APPR. BASE)**

**Owner's Name:** Baxter John Jr.

**Owner's Address:** 116, Lot 2, 3, 60 E. 7th St., Mill City

**Location:** 4 Daly Ave.

**Kind of Building:** Street No.

**Schedule 1 Class 3 Base Factor**

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>$/Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tr>
<td>1</td>
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<td></td>
<td></td>
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<td>x x</td>
<td>1187</td>
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<td></td>
<td>x x</td>
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<td></td>
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</table>

**No. of Rooms:** 1

**Condition:**

- Description of Building
- Add
- Deduct

- Foundation: Stone, Conc. None.
- Ext. Walls: Siding
- Insulated: Floors, Walls, Clgs.
- Roof: Type, Mat.
- Dormers: Small, Med., Lg.
- Bays: Small, Med., Lg.
- Porches: Front, Rear
- Cellar: Basement, Rooms Fin.
- Attic Rooms: Fin., Unfin.
- Plumbing: Bas., Sink, Toilet.
- Dishwasher, Garbage Disp.
- Oil, Gu.
- Coal.
- Air Conditioned.
- Incinerators.
- Radiant: Pipeless.
- Fir.
- Mantels.
- Walls, Wainscot.
- Ceilings.
- Lighting: Lamp, Drops, Fix.
- 20 25.

**Total Additions and Deductions:** 299 409 2156

**Net Additions or Deductions:** 220

**REPRODUCTION VALUE:** $2136

**Aug. 1913**

<table>
<thead>
<tr>
<th>Est. Owner Tenant</th>
<th>Depr. 1 2 3 4 5</th>
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<tr>
<td>Neighbors Records</td>
<td>Reproduction Val. Minus Depr.</td>
<td>1089</td>
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</table>

**Remodeled:** Est. Cost, Remodeling Inc.

**Garage—S:** Depr. 2%, 3%

**Cars:** Walls.

**Roof:** Size, Age.

**Floor:** Cost, Depreciated Value Garage.

**Remarks:**

**Appraised:** 10-4-49

**By:** W
<table>
<thead>
<tr>
<th>Location</th>
<th>Black 74 Milhiet Lot 1-2-3</th>
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<tbody>
<tr>
<td>Kind of Bldg</td>
<td>Res8 St. No. A Daily Ave</td>
</tr>
<tr>
<td>Class</td>
<td>3</td>
</tr>
<tr>
<td>Type</td>
<td>1 2 3 4</td>
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<tr>
<td>Stories</td>
<td>Dimensions</td>
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<tr>
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<td>x x</td>
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</tbody>
</table>

Gar - Carport - x Fr. Walls Cl.

Description of Buildings

Foundation - Stone Cont. None
Ext. Walls
Insulation Floors Walls Class
Roof Type
Dormers - Small Med. Large
Bays - Small Med. Large
Porches - Front

Rear

Porch

Metal Awnings

Basement Entr.

Planters

Cellar-Basmt. - 1/4 1/2 2 3/4 Full Floor
Bamt. Apt.
Attic Rooms Fin.

Unfin.

Plumbing

Class
Basin
Wr. Sfr.
Shr. St.
Dishwasher

Garbage Disp.

Built-in Appliances

Stove


Oil

Gas Coal Pipeless Radiant

Air Cond.

Finish

Fir Hd. Wd.

Floor

Fir Hd. Wd. Other

Cabinets

Mantels

Tile - Walls

Walnot Floors

Storm Sash - Wood D. S.; Metal D. S.

Total Additions


Total Building Value


Appraised 5-18-58 By 1302
 Owners Name: John Baxter
Location: Salt Lake City
Kind of Bldg: Duplex
St. No.: 4

Class: 3
Type 1 2 3
Cost $ —

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>1152</td>
<td></td>
<td>$ 6119</td>
<td>$</td>
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</table>

Att. Gar. - C.P. x Fir. Walls. Cl.

Description of Buildings
Additions | Additions
---|---
Foundation - Stone | Conc. Sills
Ext. Walls | Frame
Roof Type | Slat
Dormers - Small | Med. | Large
Bays - Small | Med. | Large
Porches - Front 96 ft 6 in 2.50 | 240
Rear | 2
Porch | 2
Planters | 2
Ext. Base. Entry | 2
Cellar-Bmt. - ¾ ½ ¼ ¾ ⅛ ⅛ Full Floor
Bmt. Gr. | 2
Attic Rooms Fin. | Unfin.
Class Tub | 2 | Trays
Basin | 2 | Sink
Wtr. Sfr. | 2 | Shr. St. O.T.
Dishwasher | 2 | Garbage Disp.
Heat - Stove | H.A. | FA
HW | 2 | Stkr
Oil | Gas | Coal | Pipeless | Radiant
Air Cond. - Full | Zone
Finish - Fir. | Hd. Wd. | Panel
Floor - Fir. | Hd. Wd. | Other
Cabinets | Mantels
Tile - Walls | Wainscots | Floors
Storm Sash - Wood D. S. | Metal D. S.
Awnings - Metal | Fiberglass

Total Additions: 1936

Year Built: 1924
Avg.: $237
Replacement Cost: $8055

Age: 2
Obsolescence

Inf. by
Owner - Tenant - (Owner - Tenant -)
Neighbor - Record - Est.
Adj. Bid. Value
Conv. Factor: x.47

Replacement Cost - 1940 Base
Depreciation Column: 0 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side
Total Building Value: $15923

Appraised: 2 - 3
19 By 1907

Appraised: 2
19 By
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td>Year 1904</td>
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<td>32 x 39</td>
<td>60</td>
<td>0.47</td>
<td>34.00</td>
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<td>Year 1970</td>
<td>4038</td>
<td>39 x 39</td>
<td>60</td>
<td>0.47</td>
<td>1.00</td>
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</tr>
</tbody>
</table>

**Average Year of Construction:**

- 1932

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**Garage — Class:**

- Depr. 2% 3%

**Cars — Floor, Walls, Roof, Doors:**

**Size:** x

**Age:**

**Cost:**

- 1940 Base Cost: x % Depr.

**Total**

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**REMARKS**

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**TC-74 REV. 61**

**STATE OF UTAH — STATE TAX COMMISSION**