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

1 IDENTIFICATION

Name of Property: 309 DALY AVE
Address: 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" N 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 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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<tbody>
<tr>
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<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
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<td>☐ building(s), attached</td>
<td>☑ Significant Site</td>
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<td>Current Use: Residential</td>
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<td>☑ building(s), accessory</td>
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<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible</td>
<td>☐ eligible</td>
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3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title</td>
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<td>☑ prints:</td>
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<td>☑ original building permit</td>
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<td>☑ sewer permit</td>
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<td>☑ Sanborn Maps</td>
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<td>☑ obituary index</td>
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<td>☑ city directories/gazetteers</td>
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<td>☑ USHS Preservation Files</td>
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<td>☑ USHS Architects File</td>
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<td>☑ LDS Family History Library</td>
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<td></td>
<td>☑ Park City Hist. Soc/Museum</td>
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<td></td>
<td>☑ university library(ies):</td>
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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.


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: 1901

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. 5: Northwest oblique. Camera facing southeast, tax photo.

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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
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<tr>
<th>Description</th>
<th>Cost</th>
<th>Net Addition or Deduction</th>
<th>Total Building Value</th>
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<tbody>
<tr>
<td>Brick</td>
<td>101/25</td>
<td>-</td>
<td>251</td>
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<tr>
<td>Out Block</td>
<td>12</td>
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<tr>
<td>Concrete Block</td>
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<td>Total Building Value</td>
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**REPRODUCTION VALUE**

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<td>Total Building Value</td>
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<td>335</td>
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**APPRaised**

Serial No. 194 (T1940 APR BASE)

Owner's Name: [Redacted]

Location: [Redacted]

Kind of Building: [Redacted]

Class: 3

Dimensions: [Redacted]

Condition: [Redacted]

Est. Actual Value: [Redacted]

Total: [Redacted]
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<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td>SHED Tin SHG. Wood.</td>
<td>16.</td>
<td>12 x 12</td>
<td>144</td>
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<td>96</td>
<td>50</td>
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<td>GARAGE G-8-1 Tin Tin Drift</td>
<td>20</td>
<td>10 x 18</td>
<td>180</td>
<td>1</td>
<td>105</td>
<td>47</td>
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Form T.C. 74
State of Utah State Tax Commission
## Locations

**42nd House Eside Empire Canyon**

## Kind of Bldg.

- **3B5**
- **St. No: 313 Daily Ave**

## Class

- **3**
- **Type 1 2 3 4 5 Cost $1604 x 100%**

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<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Pt.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>x</td>
<td>874</td>
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<td>1661</td>
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</table>

**Gar. - Carport x Flr. - Walls Cl.**

### Description of Buildings

- **Foundation - Stone Conc. None**
- **Ext. Walls - Brick and Siding**
- **Insulation - Floors - Walls Oils**
- **Roof Type - Gabble Mtl. Tin**
- **Dormers - Small Med. Large**
- **Bays - Small Med. Large**
- **Porches - Front**
- **Rear**
- **Porch**
- **Metal Awnings - Mtl. Rail**
- **Basement Entr -**
- **Planters -**
- **Cellar-Basmt. - ½ ¼ ¾ ¾ ¾ ¾ Full Floor**
- **Bmt. Apt. - Rooms Fin. - Unfin.**
- **Attic Rooms Fin. - Unfin.**
- **Class - Tub - Trays - Basin - Sink - Toilet -**
- **Wtr. Sfr. - Shr. St. - O.T. -**
- **Dishwasher - Garbage Disp. -**
- **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 - Mantels -**
- **Tile - Walls - Wainseot - Floors -**
- **Storm Sash - Wood D - S - Metal D - S -**

### Total Additions

- **470**

### Year Built

- **Avg. Age 57**

### Inf. by

- **Owner - Tenant - Neighbor - Record - Ext.**

### Remodel Year

- **Est. Cost - Current Value Minus Depr.**

### Garage

- **Class 1 - Depr. - Carport - Factor**

### Cars

- **Floor Word - Walls Shtr. - Roof - Doors -**

### Size

- **12 x 16 Age 1075 Cost 131 x 20% 39**

### Other

- **Total Building Value $**

### Appraised

- **5 - 12 - 58 By 1302**
## RESIDENTIAL OUT BUILDINGS

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<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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</table>

Garage — Class 1 Depr. 2% 6%

Cars 1 Floor Wood Walls and Roof 0 T Doors 1

Size 12 x 28 Age 1923 Cost 305 x 47% 1940 Base Cost 1 x 25% Depr. 76

**REMARKS**

Average Year of Construction Calculation:

- 1901 = 34
- 1944 = 378
- 1907 = 37

Average Year of Construction = 1907

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION