

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 10 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 10-DALY-1AM-1

Current Owner Name: WILLIAMS SUSAN B

Parent Parcel(s): 10-DALY-1

Current Owner Address: PO BOX 1555, PARK CITY, UT 84060-1555

Legal Description (include acreage): Legal SUBD: 10 DALY AVENUE SUBDIVISION & AMENDED LOT: 1LOT 1 FIRST AMENDED 10 DALY AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE; 0.13 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: 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: Hipped Roof or "Pyramid" House

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

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

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.):

Site: Railroad tie wooden beam retaining wall

Foundation: Addition foundation is of cement- unable to determine materials used on remainder of structure based on photos alone.

Walls: Drop-novelty wood siding and trim (unable to determine if materials are original, new, or a mix of both.) Wooden porch supports and railings.

Roof: Unable to verify materials (photo exhibits snow-covered rooftop)

Windows: Single hung (possible vinyl casings- unable to fully determine based on photo)

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): Earliest photo available (1995) and building card indicate a possible covered stairway off of the porch on the right of the front elevation, which has been removed by the 2006 photo. Also, a significant two-storey addition made to the left of the front elevation, including a single car garage. Addition made to imitate original building material and elements of style (windows, roofline pitch, colors, etc) but not necessarily to a comparative scale for a pyramid roof type house. Evidence of addition not found in 1995 photo, therefore was completed sometime between 1995-2006. 1995 photo showing metal roofing cannot be verified as remaining in 2006 photo as snow covers roofing material in latter visual. The extent of the changes--primarily, the large addition to the rear and south side--render 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.):

Narrow building lot surrounded by neighboring structures of similar style and scale. Structure is recessed from city roadway by at least 5-6 feet, with garage addition recessed even further. Planted greenery and a dominant tree are located between retaining wall of roadway and porch façade.

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 Pyramid house is 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 alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1901<sup>1</sup>

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.<sup>2</sup>

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:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 3:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 4:** East elevation (primary façade). Camera facing west, 1995.

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<sup>1</sup> Summit County Recorder.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.**  
**RE-APPRAISAL CARD (NEW APPR. BASE)**

PC 645

200000

Owner's Name Baxter, John H.  
 Owner's Address Park City, Ut.  
 Location Plots 1-2-3 Blk 75 Millsite  
 Kind of Building Res Street No. 10 Daly Ave.  
 Schedule 1 Class 3 Base Factor \_\_\_\_\_

Stories	Dimensions	Cu. Ft.	(2) Sq. Ft.	Actual Factor	Totals
1	x x		624	\$	\$ 1272
	x x			\$	\$
	x x			\$	\$

No. of Rooms 1 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		100
Ext. Walls <u> siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u> Hip Mat. shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u> 96 @ .47</u>	40	
Rear <u> 110 @ .86</u>	95	
Cellar—Basmt <u> 1/4 1/3 1/2 2/3 3/4 full-floor</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing { Class <u> 1</u> Tub <u> 1</u> Trays Basin <u> 1</u> Sink <u> 1</u> Toilet <u> 1</u> Urjs. <u> 1</u> Ftns. <u> 1</u> Shr. Dishwasher <u> 1</u> Garbage Disp.	350	
Heat—Stove <u> 1</u> H. A. <u> 1</u> Steam <u> 1</u> S. <u> 1</u> Blr. Oil <u> 1</u> Gas <u> 1</u> Coal <u> 1</u>		
Air Conditioned <u> 1</u> Incinerators <u> 1</u>		
Radiant—Pipeless <u> 1</u>		
Finish— { Hd. Wd. <u> 1</u> Fir. <u> 1</u> Floors— { Hd. Wd. <u> 1</u> Fir. <u> 1</u> Conc. <u> 1</u>		
Cabinets <u> 1</u> Mantels <u> 1</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>Lumber Lined</u>		140
<b>Total Additions and Deductions</b>	<b>485</b>	<b>280</b>

Net Additions or Deductions \$ 1272  
 \$ 205

Age 1901 Yrs. by { Est.  REPRODUCTION VALUE \$ 1477  
 { Owner   
 { Tenant Depr. (1) 2 3 4 5 6% \$ 6139  
 { Neighbors  
 { Records Reproduction Val. Minus Depr. \$ 576

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 10-4-49 194 \_\_\_\_\_ By [Signature]



Serial No. PC-645

Location Block 74 Millsite Lots 1-2+3

Kind of Bldg. RES St. No. 10 Daly Ave

Class B 1 2 Type 1 2 3 4. Cost \$ 1315 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		624		\$ 1315
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>✓</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>✓ Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Asph</u> Mtl. <u>Flat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> 96' @ 80' 77'	
Rear <u>—</u> @	
Porch <u>—</u> @	
Metal Awnings <u>—</u> Mt. Rail <u>—</u>	
Basement Entr. <u>—</u> @	
Planters <u>—</u> @	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>1</u> S. <u>—</u> <u>Leanto 18x11 110' @ 1.00 110</u>	110
<b>Total Additions</b>	<b>537</b>

Year Built <u>—</u> Avg. <u>—</u>	Current Value	\$ 1852
<u>Av. Rec. 1949-48</u> Age <u>57</u>	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>—</u> Est.-Cost <u>—</u>	Depr. Col. (1) 2 3 4 5 6 <u>30</u>	%
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>	Current Value Minus Depr.	\$ 556
Cars <u>1</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
<b>Total Building Value</b>		<b>\$</b>

Appraised 5-12- 1958 By 1302

PC 645a  
Serial Number

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

Owners Name Jorn Williams  
 Location Bldg 74 MS Pt lts 1-2-3  
 Kind of Bldg Res St. No. 10 Daly ave  
 Class 2 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	637		\$ 2023	\$
	x x				
	x x				

Att. Gar. — C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
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Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills

Ext. Walls Siding

Roof Type Hip Mtl. Pat

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front \_\_\_\_\_ 186 @ 150 279

Rear \_\_\_\_\_ 166 @ 200 332

Porch \_\_\_\_\_ 32 @ 50 16

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 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 \_\_\_\_\_ 304

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir.  Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir.  Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_

Cabinets  Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

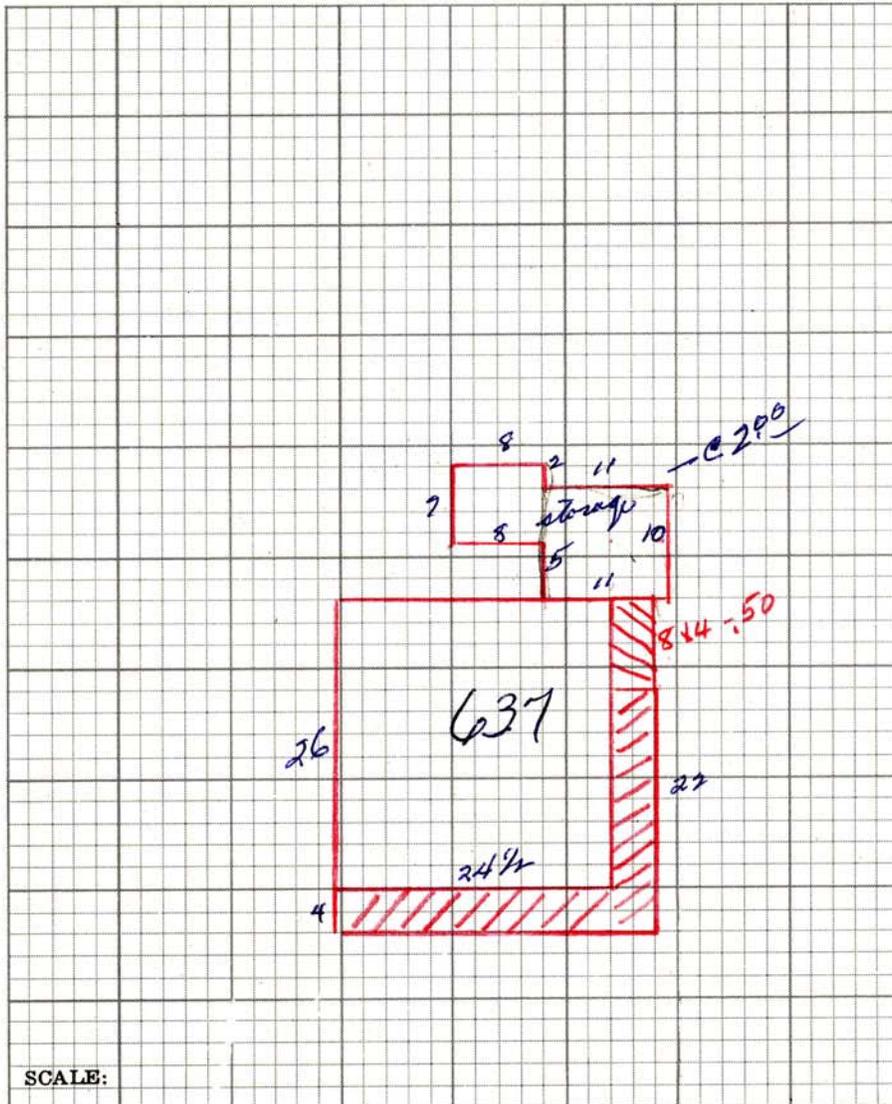
Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions		1481
Year Built <u>1901</u>	Avg. <u>1.1907</u>	Replacement Cost <u>3504</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column <u>0</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$ <u>28</u>

Appraised ① 11-4 1968 By 1337 NOV 28 1968

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

REMARKS **Average Year of Construction Computation:**

Year 1901 \$ 3200 = 91 % X .64 Year = 58.24

Year 1964 \$ 304 = 9 % X .1 Year = 58.33

**Average Year of Construction 192.7**

67





10  
DALY



10  
DALY  
AVE.

340 KVM



10  
DALY  
AVE.