

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **J. R. McDonald House**

Address: 297 Daly Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 291-DALY-C

Current Owner Name: Enterprises West, LLC

Parent Parcel(s): PC-630-F, PC-630-I-1 & PC-635

Current Owner Address: PO Box 113, Park City, UT 84060-0113

Legal Description (include acreage): Lot C 291 Daly Subdivision; 0.19 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: Hall-Parlor type / Vernacular style

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), # \_\_\_\_\_;  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 slightly from front to the rear of the house then rises sharply up the canyon wall. A driveway runs along the north side of the house from the street front to a midpoint on the lot and terminates at a single car garage door of the rear addition.

**Foundation:** The foundation appears to be concrete.

**Walls:** The exterior walls on the oldest part of the house are clad in a non-beveled (drop-novelty) wood siding, but it is unclear whether the siding is the original that has been restored or is new material milled to match the original. The new addition is clad in both wood siding and board & batten siding. The front porch spans the entire front facade and wraps around the north side of the front portion of the house. The porch is supported by simple square posts with small decorative brackets.

**Roof:** The roof of the oldest part of the house is a side gable roof form, but the addition includes multiple roof forms including gable, cross-wing, and shed forms. The roof is sheathed in asphalt shingles.

**Windows/Doors:** The windows on the oldest part of the house are single two-over-two double-hung sash type. It is unclear whether original windows were restored and reused in the older section of the house or if new window units were installed. Other windows used in the recent addition include double-hung type and side sliders. Doors include wood frame-and-panel doors with 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 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.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.19 acres and has been manipulated and altered significantly to accommodate a large building pad. The fence and landscaping in the front yard (visible in the tax photo, the 1983 and 1995 photos) has been eliminated and replaced by a small planning bed in the front and a long paved driveway along the north side of the house. The house was under construction when this form was completed so it does not reflect any new landscaping that may have been installed between September and December 2008. 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 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.

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 15-11-10(A)(1) for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11-10(A)(2) for designation as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1885<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:** Northwest oblique - under construction. Camera facing southeast, 2006.

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

**Photo No. 3:** Northwest oblique. Camera facing southeast, 2006.

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

**Photo No. 5:** Southwest oblique. Camera facing northeast, 1983.

**Photo No. 6:** West elevation (primary façade). Camera facing east, c. 1940 tax photo.

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

<sup>2</sup> 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		888	\$	\$ 1729
	x x			\$	\$
	x x			\$	\$

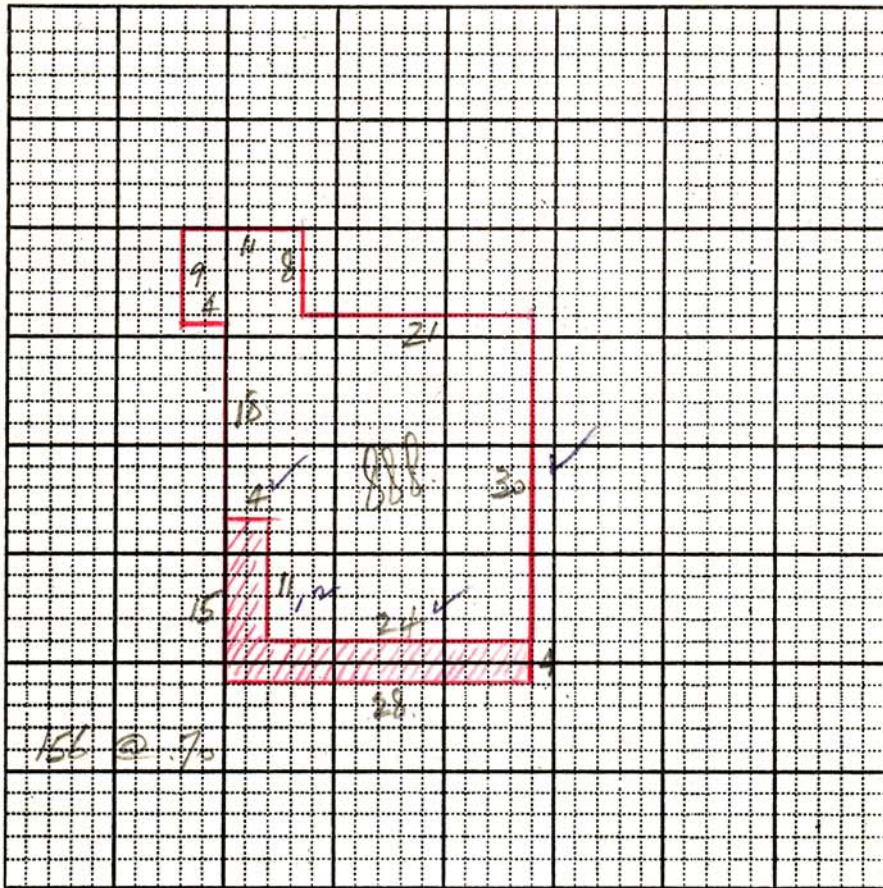
No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		140
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>PAT. SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>156 @ .70</u> 109		
Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>2</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	410	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED</u>		100
Total Additions and Deductions	519	280
Net Additions or Deductions	280	1729

AV 30 Yrs. by { Est. Owner, Tenant, Neighbors, Records } REPRODUCTION VALUE \$ 19.68  
 Depr. 1-2-3-4-5-6 51/49 % \$  
 Reproduction Val. Minus Depr. \$ 964  
 Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ 50  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$  
 Remarks AV. AGE RECORDED ON OLD CARD. 30 YRS (1941) Total Building Value \$ 10.14

Appraised Oct 194 9 By Ch & AJ





OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
3 SHEDS & SHELTERS		x				
SCRAP MATERIAL		VALUE				50
		x				
		7 x 8				
		5 x 7				
		11 x 20				
		7 x 17 (OK)				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. 38 PC

Location 40th House E Side Empire Canyon  
 Kind of Bldg. RES St. No. 297 Daly Ave  
 Class 3 Type 1 2 3 4 Cost \$ 1774 x 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		888		\$ 1774
	x x				
	x x				

Gar.—Carport  x  Fr.  Walls  Cl.

Description of Buildings	Additions	
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/>		
Roof Type <u>Gable</u> Mtl. <input type="checkbox"/>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>156' @ 70</u>	109	
Rear <input type="checkbox"/> @		
Porch <input type="checkbox"/> @		
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>		
Basement Entr. <input type="checkbox"/> @		
Planters <input type="checkbox"/> @		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	350	
		Class <u>1</u> Tub <u>1</u> Trays <input type="checkbox"/>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>		
Built-in-Appliances		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/>		
Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. <input type="checkbox"/>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainseot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Total Additions	459 459	

Year Built <u>Avg Age 1948-58</u>	Avg. Age <u>47</u>	Current Value	\$ 2233
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year	Est. Cost	Bldg. Value	
		Depr. Col. (1 2 3 4 5 6 46 %)	
		Current Value Minus Depr.	\$ 893
Garage—Class <input checked="" type="checkbox"/> Depr. 2% 3% Carport—Factor <input type="checkbox"/>			
Cars <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Roof <input type="checkbox"/> Doors <input type="checkbox"/>			
Size—x <input checked="" type="checkbox"/> Age <input type="checkbox"/> Cost <input type="checkbox"/> x <input type="checkbox"/> %			
Other <u>Sheds</u> <u>Over</u>			50
Total Building Value			\$

Appraised 5-12-58 By 1302



PC 635  
Serial Number

1 OF 2  
Card Number

Owners Name Jack Busio  
 Location No land  
 Kind of Bldg. Riv St. No. 277 Daly Ave  
 Class 3 Type 1 2 3 4 Cost \$ 3977 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	880		\$ 3738	\$
	x x				
	x x				

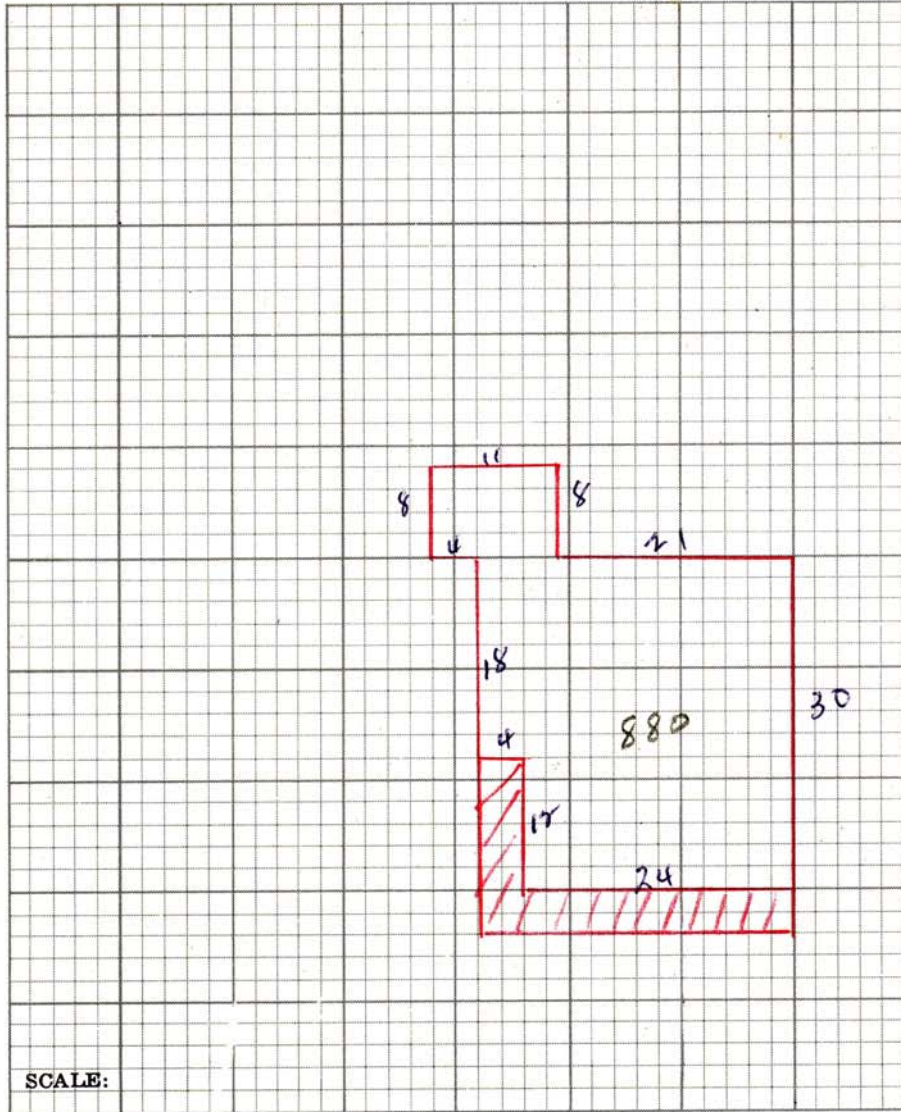
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u>Conc.</u> Sills <u>✓</u>		
Ext. Walls <u>siding</u>		
Roof Type <u>Gable</u> Mtl. <u>metal</u>		
Dormers—Small <u>Med.</u> Large <u></u>		
Bays—Small <u>Med</u> Large <u></u>		
Porches—Front <u>160 @ 125</u>	<u>2001</u>	
Rear <u>@</u>		
Porch <u>@</u>		
Planters <u>@</u>		
Ext. Base. Entry <u>@</u>		
Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full <u>Floor</u>		
Bsmt. Gar. <u></u>		
Basement-Apt. <u>Rms.</u> Fin. Rms. <u></u>		
Attic Rooms Fin. <u>Unfin.</u>		
Plumbing {	Class <u>2</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>	<u>650.</u>
Heat—Stove <u>H.A.</u> HW <u>Stkr</u> Elec. <u></u>		
Oil <u>Gas</u> Coal <u>Pipeless</u> Radiant <u></u>	<u>358.</u>	
Air Cond. — Full <u>Zone</u>		
Finish—Fir. <u>Hd. Wd.</u> Panel <u></u>		
Floor—Fir. <u>Hd. Wd</u> Other <u></u>		
Cabinets <u>Mantels</u>		
Tile—Walls <u>Wainscot</u> Floors <u></u>		
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>3 #2</u>	<u>90.</u>	
Awnings — Metal <u>Fiberglass</u>		

Total Additions		<u>1298</u>
Year Built <u>1911</u>	Avg. <u>1916</u>	Replacement Cost <u>5036</u>
<u>1965</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 11-6 1968 By 1333  
 Appraised ②  19 By

DEC 17 1968  
1325



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. \_\_\_\_\_

**Average Year of Construction Computation:**

REMARKS 1911 \$ 4588 = 91 % X <sup>Total</sup> 55 Year = 500.5  
 Year 1965 \$ 448 = 9 % X 1 Year = 0.9  
**Average Year of Construction 1916 501.4**





38

Property Type: \_\_\_\_\_

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 297 Daly UTM: 12 458090 4498130  
 Name of Structure: J. R. McDonald House Park City, Summit County, Utah T. R. S.  
 Present Owner: Jack and Rose Busio  
 Owner Address: P.O. Box 474, Park City, Utah 84060

Year Built (Tax Record): \_\_\_\_\_ Effective Age: \_\_\_\_\_ Tax #: PC 635  
 Legal Description: \_\_\_\_\_ Kind of Building: \_\_\_\_\_  
 40th house East side Empire Canyon Known as 297 Daly, Lot 39 "A" Empire Canyon  
 Less than one acre.

Original Owner: Unknown Construction Date: c. 1885 Demolition Date: \_\_\_\_\_  
 Original Use: Residence Present Use: \_\_\_\_\_  
 Building Condition: Integ Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Automatic

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:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 Busio, Kathryn. Telephone interview, January 18, 1984, Park City, Utah.  
 Kummer, Bea. Interview, February 10, 1984, Park City, Utah  
 1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

## Description of physical appearance &amp; significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame hall and parlor house with a gable roof. The facade is symmetrical with a door centered between two windows. It has a rear extension that was attached perpendicular to the original house. 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 a 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 extension was attached slightly off-center, and because the roofline of the extension is slightly taller than that of the original section, it projects beyond the north wall of the house to form a projecting peak at the point of juncture of the two sections. Drop siding was used on both the original house and the rear extension. A porch, supported on slender square piers with lacey decorative brackets at the top, spans the facade and wraps around the northwest corner of the building, terminating at the projecting segment of the rear extension. There is a door into the west wall of the projecting segment which likely provides access to a wood or coal bin. Except for the rear extension, the house is essentially unaltered, and maintains the integrity it had achieved by approximately 1900.

## Statement of Historical Significance:

Construction Date: c. 1885

Built c.1885, the J.R. McDonald House at 297 Daly is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps. The first recorded transaction involving this property was in 1901, when Alice McDonald deeded the property to Joseph C. McDonald, apparently her son, and his wife, Mary. Included on the property was a frame house "known as the J.R. McDonald House and a frame barn across the street from said house...."<sup>1</sup> Alice McDonald was apparently the widow of J.R. McDonald. Very little is known about the McDonalds except that he was born in Ireland, she was born in North Carolina, and that they were married before about 1865.<sup>2</sup> The McDonalds owned this house as early as 1896, as indicated by a tax sale of the property in their name that year.

Nine months after receiving the property in 1901, Joseph C. and Mary E. McDonald sold it to Joseph Dobmier, about whom nothing is known. Other owners over the next twenty years were Victor Nyman, Hilda Nyman, and Frank Pintar, but, due to incomplete records, the dates of their ownerships are not known. In 1923, Nick Borovich sold the property to Nick Marovich, who, in 1927, sold it to Jack Busio, the current owner. Busio built the large rear addition on this house in 1927 to accommodate his family.

Borovich, Marovich and Busio were all of Yugoslavian or Croatian lineage, as were many of the other residents of houses along Daly Avenue in the early  
(See continuation sheet)



297 Daly

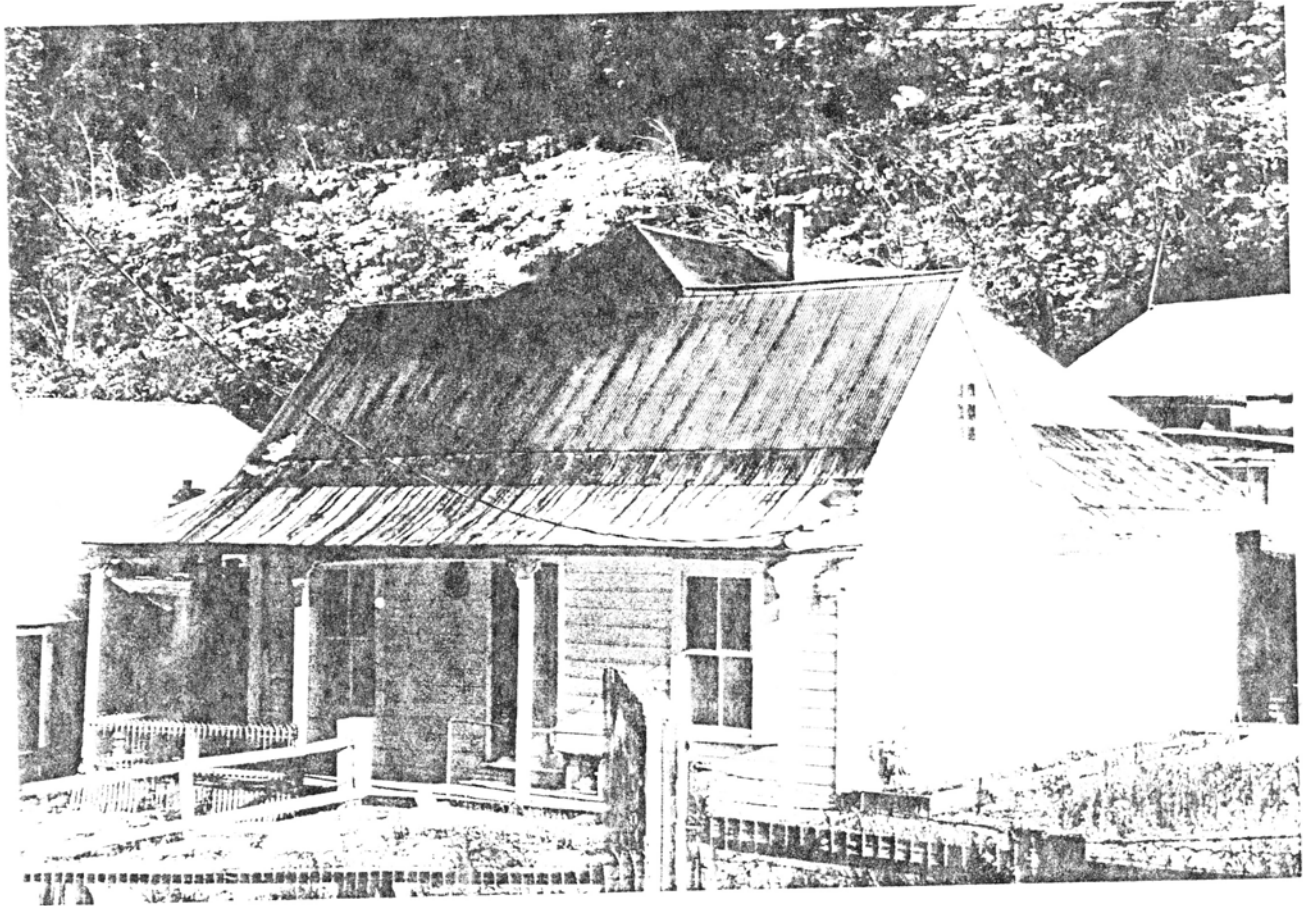
History continued:

decades of the twentieth century, prompting the local name of Bohunk Alley for this area."<sup>3</sup> The Yugoslavians and Croatians congregated in this area after the closing of their boarding house up Empire Canyon in the 1910s or '20s.

<sup>1</sup>Summit County Records, Title Abstract, Miscellaneous Book, Dec. 28, 1901.

<sup>2</sup>1900 census records show that Joseph McDonald and his family were owner/occupants of a house on Daly Avenue, apparently this house. Information recorded there includes the places of birth for his parents and his own year of birth, indicating when his parents were probably married.

<sup>3</sup>Kathryn Busio, telephone interview, January 18, 1984, Park City, Utah.  
Also, Bea Kummer, interview, February 10, 1984, Park City, Utah.









**BUSH  
CONSTRUCTION**  
Custom Homes  
649-BUSH



NO PARKING  
ANY TIME

residential  
PROPERTY  
NO PARKING  
WITHOUT  
PERMIT  
ANY TIME







