

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 14 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-238

Current Owner Name: Paula McGee & Paul Woods

Parent Parcel(s):

Current Owner Address: PO Box 3732, Park City, UT 84060-3732

Legal Description (include acreage): 0.03 acres; ALL LOT 5 BLK 19 PARK CITY SURVEY; EXCEPTING PORTIONS OF LOT OUTSIDE ENCROACHING FENCE LINES.

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: c. 1960, 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 / Period Revival & Vernacular style

No. Stories: 1 ½

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.):

Foundation: 1949 and 1957 tax cards indicate no foundation.

Walls: Narrow wood clapboard siding.

Roof: Cross-wing roof form sheathed in standing seam metal material.

Windows/Doors: Double-hung sash type 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): The 1 ½-story frame house with one-story frame addition remains largely unchanged from early photographs and the Sanborn Insurance maps. The 1907 Sanborn Insurance map does not show the projecting porch element, but it appears on the 1949 tax card. The front porch was enclosed between 1949 and 1995 (according to photographs and the tax cards). The changes are minor (and reversible) and do not affect the site's original character.

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 0.03 acres on a sloped lot that drops away from front to back. The house sits close to the roadway as well as to adjacent homes.

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 this as a typical Park City mining era house are the simple methods of construction, the use of narrow wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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: c. 1905¹

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)

¹ Structure appears on the 1907 Sanborn Insurance map; Summit County Tax Assessor indicates construction date of 1936.

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: East elevation (primary façade) partial. Camera facing west, 2006.

Photo No. 2: East elevation (primary façade) partial. Camera facing west, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, c. 1960.

Photo No. 4: East elevation (primary façade). Camera facing west, tax photo.

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. 14-Prospect Ave
 Schedule 1 Class 3 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>842</u>	\$ -	\$ <u>1666</u>
<u>1 1/2</u>	x x		<u>550</u>	\$ -	\$ <u>400</u>
	x x			\$	\$

No. of Rooms 5 & 3-Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>126' @ 1"</u> Conc. None <input checked="" type="checkbox"/>		<u>126</u>
Ext. Walls— <u>Siding</u>		
Insulated—Floors—Walls—Clgs.		
Roof—Type <u>Gal.</u> Mat. <u>Shg.</u>		
Dormers—Small—Med.—Lg.		
Bays—Small—Med.—Lg.		
Porches—Front— <u>54' @ 1.25</u>	<u>67</u>	
Rear—@		
Cellar—Basmt— <u>1/4 1/2 1/2 3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin.—Unfin.		
Plumbing— <input checked="" type="checkbox"/> Class <u>1</u> <input checked="" type="checkbox"/> Tub <u>1</u> <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <u>1</u> <input checked="" type="checkbox"/> Sink <u>1</u> <input checked="" type="checkbox"/> Toilet <u>1</u> <input checked="" type="checkbox"/> Urns <u>1</u> <input checked="" type="checkbox"/> Ftns. <u>1</u> <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> Dishwasher <u>1</u> <input checked="" type="checkbox"/> Garbage Disp.	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u> <input checked="" type="checkbox"/> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned—Incinerators		
Radiant—Pipeless		
Finish— <input checked="" type="checkbox"/> Hd. Wd. <u>1</u> Floors— <input checked="" type="checkbox"/> Hd. Wd. <u>1</u> <input checked="" type="checkbox"/> Fir. <u>1</u> <input checked="" type="checkbox"/> Conc. <u>2-12"</u>		<u>35</u>
Cabinets— <u>1</u> Mantels— <u>1</u>	<u>40</u>	
Tile— <input checked="" type="checkbox"/> Walls <u>1</u> Wainscot. <u>1</u> <input checked="" type="checkbox"/> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <input checked="" type="checkbox"/> Fix. <u>1</u> <u>Lmbr. & Wallbrd. Lined—8 @ 25"</u>	<u>200</u>	
Total Additions and Deductions	<u>457</u>	<u>361</u>
Net Additions or Deductions	<u>-361</u>	<u>2066</u>

Boarded
Vacated
Bad
Shape

Age 38 Yrs. by { Est. Owner, Tenant, Neighbors, Records } REPRODUCTION VALUE \$ 2162
 Depr. 1-2-3-4-5-6 57/49 % \$ _____
 Reproduction Val. Minus Depr. \$ 1059

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C. _____ Depr. 2% 3% _____ Obsolescence _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks (30yr Avo Used-1941) Total Building Value \$ _____

Appraised 10/1949 By CAO & A.J.

Serial No. = PC 238

Location _____
 Kind of Bldg. Res St. No. 14 Prospect Ave

Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		842		\$ 1706
1 1/2	x x		550		610
	x x				

Gar.—Carport x Fr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>gale</u> Mtl. <u>Asph</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>54</u> @ <u>125</u> <u>67</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>dent</u> <u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____ <u>350</u>	
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other <u>Pine</u>	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
	<u>467</u>

Vacated -
 Boarded -
 Condition
 Poor
 50% obs
 Salvage
 100
 House
 sold
 6-78
 59,000

Total Additions		<u>467</u>	
Year Built _____	Avg. Age <u>46</u>	Current Value	\$ <u>2783</u>
		Commission Adj. - 50%	- <u>1392</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bidg. Value	<u>1391</u>
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>41</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ <u>570</u>
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
		Total Building Value	\$ _____

Appraised 12-13 19 57 By 1331





892 FDB



