

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Mrs. J.S. Lindsay House**

Address: 51 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-225

Current Owner Name: Ruth Gezelius

Parent Parcel(s):

Current Owner Address: PO Box 1294, Park City, Utah 84060-1294

Legal Description (include acreage): 0.09 acres; S 21 T 2S R 4E BEG AT PT ON N'LY LN SEC 21 T2SR4E, SLBMS 89}57' W 272.21 FT FR NE COR SD SEC 21; TH S 89}57' W 57.82 FT; ALG SD SECLN; TH S 14}02' W 71.22 FT TO PT OF BEG TH S 73}06'32"E 55.00 FT; TH S 5}42'24"E60.00 FT; TH N 76}33'50"W 94.25 FT; TH N 14}02'E 65 FT TO PT OF BEG

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:
 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: T/L cottage / Vernacular style

No. Stories: 1

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: Tax cards indicate no foundation, not verified.

Walls: Drop siding.

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

Windows/Doors: Double-hung sash type and decorative fixed casement diamond type.

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 one-story frame T/L cottage remains unchanged from the description provided in the National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from early tax photos and Sanborn maps. The house sits on approximately 0.09 acres.

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 non-beveled (drop-novelty) 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest 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. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1884¹

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 Summit County Tax Assessor; appears in the 1907 Sanborn Insurance map.

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: West elevation (primary façade). Camera facing east, 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. 51-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>	<u>x x</u>		<u>652</u>	<u>\$ -</u>	<u>\$ 1410</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>110' x 12'</u> Conc. <u>None</u> ✓		<u>110</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Sheetin</u>		<u>10</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60' @ .80</u>	<u>48</u>	
Rear <u>71' @ .80</u>	<u>57</u>	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>Lumber lined - 4 @ 25 =</u>		<u>100</u>
<u>Attached Wood Shed - 210' @ .70¢</u>	<u>147</u>	
Total Additions and Deductions	<u>642</u>	<u>220</u>
Net Additions or Deductions	<u>-220</u>	<u>\$ + 422</u>

Are Age 58 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1832
 Depr. 2-3-4-5-6 70/30 % \$ _____
 Reproduction Val. Minus Depr. \$ 550

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 _____ Total Building Value \$ _____

Appraised 10/19/9 By CAO. A. J.

Location House East Side Prospect St
 Kind of Bldg. RES St. No. #51 Prospect St.
 Class 3 Type 1 2 3 4 Cost \$ 1422 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		652		\$ 1422
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Grate</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>65° @ 80</u>	48
Rear <u>71° @ 50</u>	35
Porch <u>210° @ 60</u>	126
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ <u>Full</u> Floor <u>Conc.</u>	268
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>
Built-in-Appliances <u>—</u>	350
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> 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>—</u> S. <u>—</u>	
	827

Rundown condition NOT BEING LIVE IN But most of The windows are still in contact Salvage 200⁰⁰ LXX 10-28-68 1768

Total Additions		827	827
Year Built <u>—</u>	Avg. Age <u>67</u>	Current Value	\$ 2249
Inf. by { <u>Owner - Tenant - Neighbor - Record - Est.</u>	<u>Avg Age 1949/58</u>	Commission Adj. <u>—</u> %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>		Depr. Col. <u>1 2 3 4 5 6 30</u> %	
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		Current Value Minus Depr.	\$ 675
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
		Total Building Value	\$

PC 225

167



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 51 Prospect UTM: 12 458340 4498570
 Park City, Summit County, Utah
 Name of Structure: Mrs. J. S. Lindsay House T. R. S.
 Present Owner: Ruth Gezelius
 Owner Address: P.O. Box 1294, Park City, Utah 84060

Tax #:

Year Built (Tax Record): Effective Age: Kind of Building:
 Legal Description: T2S R4E Section 21. Beginning at point on Northerly line Section 21, T2S R4E, Salt Lake Base and Meridian, South 89 degrees 57 minutes West 272.21 feet from Northeast corner Section 21; thence South 6 degrees 30 minutes West 67.29 feet; North 89 degrees 57 minutes East 61.93 feet; North 5 degrees 13 minutes West
 (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: 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 Thematic

DOCUMENTATION 3

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.):
 1910 Census Records, Summit County, Park City Precinct, p. 197-B.
 Summit County Records, Quit Claim Deed Book "C" page 170.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing, and is supported on lathe turned piers. Jigsaw cut decorative brackets top the piers. A 1977 photograph of this house shows that the original porch was enclosed at that time. Between 1977 and 1983 the enclosed porch was removed and replaced by the present porch. The piers and brackets therefore are not original, but are the types of porch elements that were commonly used at the time this house was built. There are two windows on the gable end of the cross-wing, and a window and door on the stem-wing. The windows are the double hung sash type with one over one lights. There is a diamond-shaped window in the north wall of the cross-wing. A shed extension was added to the rear of the house, as is indicated by the break in the siding of the north wall, and by the overlapping of the two roofs. The extension complements the house in scale and materials. In-period 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. With the removal of the enclosed porch and its replacement with a complementary porch, the house was restored to its original form.

Construction Date: c. 1895

Statement of Historical Significance:

Built c. 1895, the Mrs. J.S. Lindsay House at 51 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. A 1904 transaction involving the adjacent property at 57 Prospect described that property as being south of the house owned by Mrs. J.S. Lindsay,¹ which would be this house at 51 Prospect. The ownership records for this property are incomplete and somewhat vague, so it is not surprising that they do not show Mrs. Lindsay as an owner of legal record. The fact that she was identified as the owner in the 1904 transaction, however, lends substantial support to the assumption that she was indeed the owner of this house for a time. The only clue to uncovering the identity of Mrs. J.S. Lindsay is that given in the 1910 census records, which list a John and Ester Lindsay as residents of a house on Ontario Ridge (a name often given to this area on Prospect). The Lindsays are listed as renters rather than owners of their house, however, so it is uncertain whether or not they were the owners of this house in 1904. The first person positively identified as an owner of this house is William D. Wright, who is first listed in 1921 when he was selling the property to Niles E. and Madora Wilson Moline. It is unknown how long Wright owned the property, and nothing is known about Wright himself.

T.H. Paull, who bought the house in 1930 from the Molines, was the only other owner of this house during the historic period.

¹Summit County Records, Quit Claim Deed Book "C" page 170.

51 Prospect

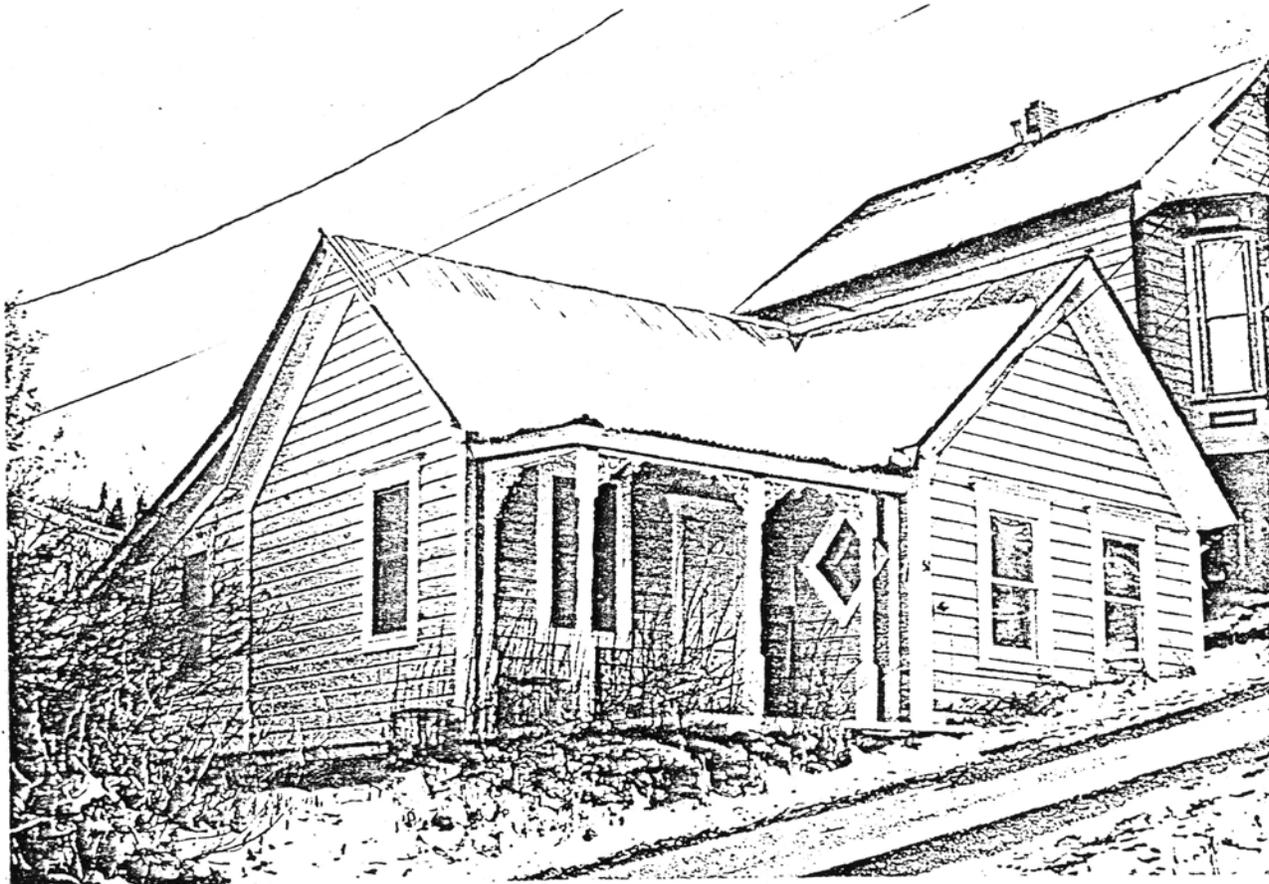
Legal Description continued:

67.12 feet to Northerly line said Section 21; thence South 89 degrees 57 minutes West 48.21 feet along said Northerly line to beginning. Also beginning South 89 degrees 57 minutes West 272.21 feet and South 6 degrees 39 minutes West 67.29 feet from Northeast corner Section 21, T2S R4E, Salt Lake Base and Meridian; thence South 6 degrees 30 minutes West 78.48 feet; North 76 degrees 33 minutes 50 seconds West 75.2 feet; North 14 degrees 02 minutes East 62.30 feet; North 89 degrees 57 minutes East 66.92 feet to beginning.

Less than one acre.

thence South 6 degrees 40 minutes West 111.10 feet; North 14 degrees 02 minutes East 62.30 feet; North 89 degrees 57 minutes East 66.92 feet to beginning.

Less than one acre.



Mrs. J. S. Lindsay House
51 Prospect
Park City, Summit County, Utah

Northwest corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





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