

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Welch-Sherman House**

Address: 59 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-227

Current Owner Name: Kim Marks

Parent Parcel(s):

Current Owner Address: 1341 Butterfield Road, San Anselmo, CA 94960-1056

Legal Description (include acreage): 0.09 acres; S 21 T 2S R 4E PC 227 3RD HOUSE EAST SIDE PROSPECTSTREET PARK CITY ALSO DESC AS BEG AT A PT S 89*57' W ALG THE SEC LINE 330.00 FT & S 14*02' W 157.00 FT FR THE NE COR OF SEC 21 T2SR4E, SLBM, & RUN TH S 75*58'E 75.00 FT; TH S 14*02' W 53.64 FT; TH N 75*58' W 75.00 FT; TH N 14*02' E 53.64 FT TO THE 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 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: 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.):

Site: Low, dry-stacked wall along a portion of the street front (visible in the tax photo).

Foundation: Tax card indicates wooden sills, not verified.

Walls: Drop siding.

Roof: Shingles.

Windows/Doors: Paired double-hung sash type and single narrow double-hung sash type in projecting rectangular bay.

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 its 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 photographs and the NR nomination form. 1907 Sanborn Insurance map shows an accessory building at the southeast corner of lot; unable to verify if extant.

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 listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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. 1899¹

Builder: Not Known Known: (source:)

¹ Summit County Tax Assessor.

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. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: West elevation (primary façade). Camera facing east, 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.

Owners Name _____
 Location _____
 Kind of Bldg. Rsz St. No. 59 Prospect
 Class 3 Type 1 2 3 Cost \$ _____ X 100 %

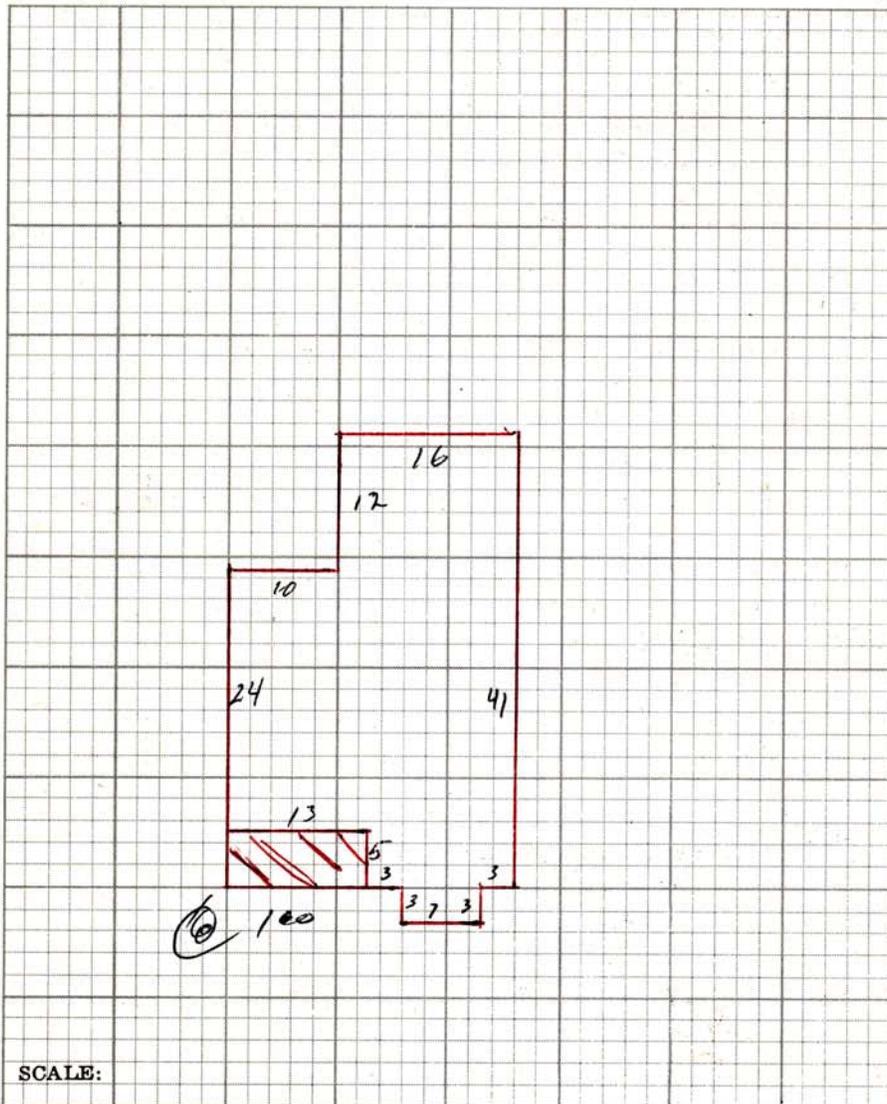
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>902</u>		\$ <u>4052</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>Shi</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>65 @ 100</u>	<u>65</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>dirt</u>	<u>80</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
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>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	<u>550</u>
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>367</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> 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	<u>1057</u>	

Year Built <u>1899</u>	Avg. <u>1.904</u>	Replacement Cost	<u>5109</u>
<u>1964 fur</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>1.5</u>
Replacement Cost—1940 Base			
Depreciation Column <u>Q</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-31 1968 By 1708
 Appraised ② _____ 19 _____ By _____
 DEC 20 1968 1333 1328



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. _____

Total

Average Year of Construction Computation:

REMARKS Year 1999 \$ 4747 = 93 % X 66 Year = 6138

Year 1968 \$ 362 = 7 % X 1 Year = 61.07

Average Year of Construction 1904 61.45

3
64



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 59 Prospect Park City, Summit County, Utah UTM: 12 458340 4498550
 Name of Structure: Welch-Sherman House T. R. S.
 Present Owner: Paul J. Salvatora, Jr.
 Owner Address: c/o Kim Marks P.O. Box 2348, Park City, UT 84060

Year Built (Tax Record): Effective Age: Tax #: PC 227
 Legal Description: Kind of Building:

The third house on the east side of Prospect Street, Park City, T 2 S, R 4 E, Section 21. Also described as being situated on the following parcel of land: Commencing at the southwest corner of parcel PC 226, which point is South 14 degrees 2 minutes West 25.70 feet from a point which is South 89 degrees 57 minutes West along section line 330.0 feet and South 14 degrees 2 minutes West 131.30 feet from Northeast corner of Section 21 T2S R4E Salt Lake Base and Meridian; thence South 76 degrees 33 minutes 50 seconds (see cont. sheet

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1891 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. April 29, 1937, p. 5. Frederic W. Sherman obituary.

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 is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing. This house is larger than a majority of T/L cottages in Park City, having a long rear extension. The house may originally have been a small T/L cottage, but by 1900, when it first showed up on the Sanborn Insurance Map, it was the size it is today. The rear extension, if not original, was added before 1900. There is no obvious break in the roof line or in the siding which would indicate that type of major change. Because the cross-wing is so long, however, it is likely that it was lengthened some time after the original construction. Whether original or not, 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. Both the cross-wing and the stem-wing are three rooms deep. As was common in T/L cottages there are two doors into the front of the house. One opens into the stem-wing and is flanked by paired windows. The other door opens into the north side of the cross-wing. Both doors have distinctive arch topped panels, a decorative feature common to late nineteenth century houses of which very few are extant in Park City. The most prominent feature on the facade is the

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1891

Built c. 1891, the Welch-Sherman House at 59 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 is also historically significant for its association with Frederic W. Sherman, a long-time superintendent of the Daly West Mill and the developer of numerous techniques and machinery for concentrating and processing ore.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was possibly built around 1891, the same time that the house next door at 57 Prospect was built, since both houses have Italianate bay windows, a very unusual feature in Park City. The first recorded transaction involving this property was in 1901 when Andrew and Julia A. Welch sold this house to Frederic W. and Lizzie Sherman. It is unknown when the Welches bought this house, or, during their ownership, whether or not they ever lived here themselves, since they were not listed in the 1900 census records as residents of a house on Prospect Street. Nothing is known about the Welches.

The Shermans owned this house from 1901 until 1916, although by at least 1910 they were renting it out and living in a house on Park Avenue.¹ Although it is uncertain whether or not the Shermans ever lived in this house, this is the only identified house in town associated with Frederic W. Sherman, who served for 18 years as superintendent of the Daly West Mill and was an important figure in the mining industry in Park City.

(See continuation sheet)

59 Prospect

Description continued :

prominent Italianate bay on the gable end. It is a square bay with a hip roof, a single window on each side, and a pair of windows across the front. There are recessed panels across the top, bottom and at the corners of the bay. The bay may not be original, but it represents a common and predictable type of change that was made to a number of Park City houses after the original construction in order to make a simple house fancy. All of the major windows are the one over one double hung sash type. The house is in excellent condition and maintains its original character.

History continued :

Frederic Sherman was born in New York in 1858, and after two years at Oberlin College came west in 1880 and became involved in fur trading, dealing in buffalo hides along the Missouri River. By 1890, he had developed an interest in mining, which led him to Montana, where he was involved in copper concentrating mills and served as superintendent of a few mines there. Sherman came to Park City in the fall of 1899 to accept the position of superintendent of the Daly West Mill. While in that position, he became known for his development of new concentrating methods and improved machinery, and obtained numerous patents for his inventions. He resigned his position as superintendent in 1917, and moved to Arizona where he designed and supervised the construction of concentrating plants in various parts of the state. He later moved to Oregon, where he was involved in the hotel business. His wife, Lizzie Woods Sherman, whom he had married in Butte, Montana in 1895, died in Park City in 1913.

Subsequent owners of this house include John C. Thompson (1916-18), and Mr. and Mrs. Clarence Hays and family (1918-80).

¹1910 census records

Legal Description continued:

East 75 feet, South 14 degrees 2 minutes West 53.64 feet, North 75 degrees 58 minutes West 75 feet, North 14 degrees 2 minutes East 53.64 feet to beginning. less than one :



Welch-Sherman House

59 Prospect

Park City, Summit County, Utah

West facade

Photo taken by Debbie Temme, October 1983

Negative: Utah State Historical Society





59