

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **James M. Louder House**

Address: 170 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-248

Current Owner Name: MONGE JUSTIN H/W (JT) ETAL

Parent Parcel(s):

Current Owner Address: 36 SAWMILL LN, GREENWICH, CT 06830

Legal Description (include acreage): LOT 2 BLK 20 PARK CITY SURVEY; ALSO A PARCEL OF LAND LOCATED IN LOT 3 BLK 20 PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY UTAH: BEG AT THE NW COR OF LOT 3 BLK 20 PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER OF SUMMIT COUNTY UTAH; & RUN TH ALONG THE N'LY LINE OF LOT 3 S 81°31'00" E 53.43 FT TO THE NE COR OF LOT 3; TH ALONG THE E'LY LINE OF LOT 3 S 23°31'00" E 0.79 FT; THN 83°41'28" W 24.27 FT; TH S 03°53'35" W 1.39 FT; TH N 84°31'00" W 15.44 FT; THN 86°54'42" W 6.16 FT; TH N 53°24'13" W 9.25 FT TO THE PT OF BEG CONT 122 SQ FT BAL 0.02 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:
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L Cottage type

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:

- 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 standing seam metal material.

Windows/Doors: Double-hung sash 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 is virtually unchanged from what is described in the National Register nomination (see Structure/Ste Information From, 1983). Alterations include use of standing seam metal roofing material and the replacement windows that do not fit within the original openings on the primary façade.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is seen in early photographs or is suggested in the Sanborn Insurance maps.

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. 1880¹

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.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. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, 1983.

Photo No. 4: Southwest oblique. Camera facing northeast, tax photo.

¹ Roper, page 1.

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. 170-Marin St
 Schedule 1 Class 3+5% Type 1-2-3-4 Cost \$ 2335 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1303	\$ -	\$ 2452
	x x			\$	\$
	x x			\$	\$

No. of Rooms 6- Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>160' x 10"</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		160
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Tin</u>	-	-
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>52' @ 10"</u>	52	
Rear _____ @ _____		
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>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	565	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ { Fir. <input checked="" type="checkbox"/> { Conc. _____		
Cabinets <u>1 @ Pentry</u> Mantels _____	80	
Tile—{ Walls _____ Wainscot. _____ { Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lmbr. lined - 6 @ 25"</u>		150
Total Additions and Deductions	697	310
Net Additions or Deductions	-310	2452

Vacant

REPRODUCTION VALUE \$ 2839
 Ave Age 28 Yrs. by { Est. Owner
 { Tenant
 { Neighbors
 { Records Depr. 12-3-4-5-6 41/59 % \$ _____
 Reproduction Val. Minus Depr. \$ 1675
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ 113
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____
 Remarks Old House Remodeled - Total Building Value \$ 1788
20yr Ave Val - 1941

Appraised 10/1949 By CAO & A.J.

12^{al}

Location _____
 Kind of Bldg. RES Dup St. No. 170 Main St.
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1303		\$ 2324
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>ggb</u> Mtl. <u>metal</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>52</u> @ <u>100</u>	<u>52</u>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dirt</u>	<u>50</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class _____ Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>1,100</u> <u>600</u>
Built-in Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>752</u>

Vacant
2576 0133

Year Built _____	Avg. Age <u>36</u>	Current Value	\$ <u>3076</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u>-25</u> %	<u>-769</u>
Remodel Year _____ Est. Cost _____		Bldg. Value	<u>2307</u>
Garage—Class <u>2</u> Depr. 2% <u>8%</u> Carport—Factor _____		Depr. Col. <u>1 2 3 4 5 6</u> <u>51</u> %	
Cars _____ Floor <u>dirt</u> Walls <u>slat</u> Roof <u>slat</u> Doors _____		Current Value Minus Depr.	\$ <u>1177</u>
Size— <u>20</u> x <u>36</u> Age <u>30+</u> Cost <u>475</u> x <u>30</u> %			<u>142</u>
Other _____			
Total Building Value			\$ _____



PC 248
Serial Number

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

Owners Name _____

Location _____

Kind of Bldg. Dup St. No. 170 MAIN ST
Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

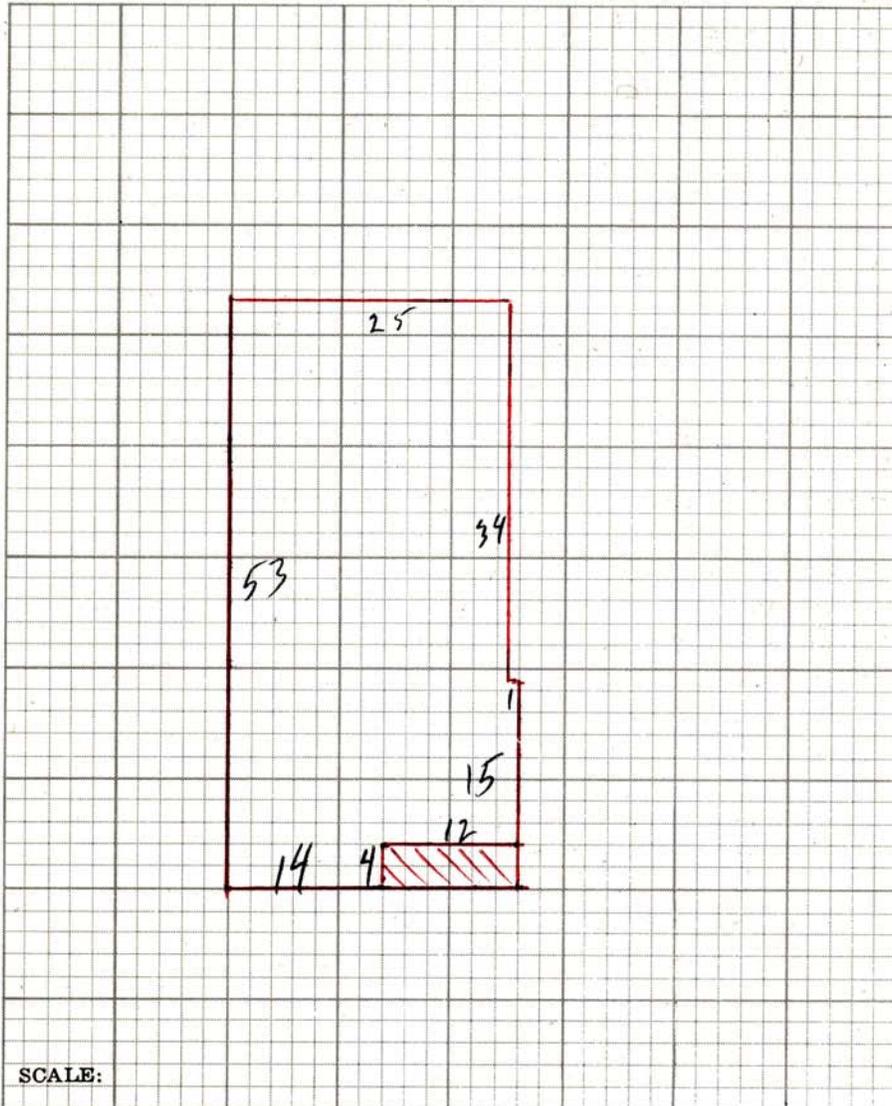
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x x</u>	<u>1296</u>		\$ <u>6133</u>	\$
	<u>x x</u>				
	<u>x x</u>				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>gab</u> Mtl. <u>Metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>48 @ 125</u>	<u>60</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base, Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor <u>stone</u>	<u>80</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing <u>2 FUR</u>	Class <u>1</u> Tub. <u>2</u> Trays _____	<u>1100</u>
	Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>307</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	<u>307</u>	
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. <u>2</u> S. _____	<u>60</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>1914</u>
Year Built <u>1924</u>	Avg. <u>1924</u>	Replacement Cost	<u>8047</u>
<u>1964</u>	Age <u>2</u>	Obsolescence	
Inf. by { Owner <u>Tenant -</u> Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	<u>1.15</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 10-28 19 68 By 1704 JAN 13 1969 1328
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. _____

Average Year of Construction Computation:
 Year 1921 \$ 7373 = 92 % x 44 Year = 4048
 Year 1964 \$ 624 = 8 % x 1 Year = 08
Average Year of Construction 1924 = 4056
 3
 44

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	142	142	142	142	142							
RESIDENCE	1153	1130	1107	1084	1061							
TOTAL	1295	1272	1249	1226	1203							
ASSESSED VALUE	520	510	500	490	480							



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 170 Main
Park City, Summit County, Utah

UTM: 12 458290 4498790

Name of Structure: James M. Louder House

T. R. S.

Present Owner: James W. Carr

Owner Address: P.O. Box 1388, Park City, Utah 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 248

Lot 2 Block 20, Park City Survey

Less than one acre.

STATUS/USE

Original Owner: probably James M. Louder

Construction Date: c. 1880

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION

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
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other **Census Records**

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

1880 Census Records. Summit County, Park City Precinct, p. 17.
1900 Census Records. Summit County, Park City Precinct, p. 182-B.

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. The facade arrangement consists of a pair of windows on the gable end and a door into the stem-wing flanked by a pair of windows. A second door opens into the south side of the cross-wing. The facade windows are the one over one double hung sash type. The shutters attached to the window bay of the stem-wing are not original, nor are the windows on the south side of the house. The windows were probably added between 1889 and 1900, when a side porch was enclosed. There is a major rear extension attached perpendicular to the stem-wing. It has a gable roof which extends above the roof line of the stem-wing. The extension was added before 1889 because it was recorded on the 1889 Sanborn Insurance Map. The change does not affect the original character of the building. 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 ususally 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. A smaller shed extension was added to the rear of the house which has board and batten siding that
 (See continuation sheet)

Statement of Historical Significance: Construction Date: c. 1880

Built c. 1880, the James M. Louder House at 170 Main 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 probably built in the late 1870s or early 1880s for James M. Louder. Sanborn Insurance Maps show that the house was built by at least 1889, and that year Louder and his wife sold this property with a house on it to Andrew Welch. James M. and Emily J. Louder had been residents of Park City since at least 1880.¹ James, a native of Missouri (b. 1853), was a blacksmith. His wife, Emily J., was a native of Utah, and at the time of the 1880 census she was 22 years old. It is likely that they had this house built soon after their marriage, which, judging from her age and the fact that they had no children at that time of the 1880 census, had probably taken place in the late 1870s.

Nothing is known about Andrew Welch, who bought the house in 1889. Frank H. and Kate O. Carpenter purchased the house from Welch in 1896 and lived here until 1905. Frank Carpenter was born in England in 1852 and came to the U.S. in 1874. He was a miner. Kate O. Carpenter was born in Maryland in 1853 and married Frank in 1883. The 1900 census records show that four male boarders, none of whom were miners, were living with the Carpenters in a house on Main Street, apparently this house. Mary J. Cunningham, who bought this house in 1905, owned it until 1923.

¹1880 Census Records for Summit County, Park City Precinct, p. 17.

170 Main

Description continued:

contrasts with the drop siding of the rest of the house. That change, however, is unobtrusive, and does not affect the building's original integrity. The house is in excellent condition and maintains the integrity it had achieved by 1889.

