

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 37 HILLSIDE ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-243

Current Owner Name: WEAVER JAMES H TRUSTEE

Parent Parcel(s):

Current Owner Address: PO BOX 182; PARK CITY, UT 84060-0182

Legal Description (include acreage): N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY; 0.07 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: 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.):

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in what appears to be aluminum clapboard siding.

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall.

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern.

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 side-gabled hall-parlor type house appears to have had an early addition to the rear, creating a saltbox or catslide roof, given that the siding visible on the c. 1940 tax photo is not continuous on the side elevation and the two windows are set at oddly different heights. A side porch was added between 1957 and 1968 according to the tax cards. It has been enclosed since 1968. The full width front porch is shed-roofed, clad in the same standing seam metal roofing as the main body of the house and its supports are open decorative metal.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a building lot that rises steeply above the finished road grade and is accessed by a steep flight of concrete stairs with a metal railing. A low retaining wall of rough cut stone is set in irregular courses is parallel to the street. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar or larger 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 physical evidence from the period that defines 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 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

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 (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

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

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location _____
 Kind of Bldg. RES St. No. 37 Hillside
 Class 3 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		\$ 1525
	x x				
	x x				

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

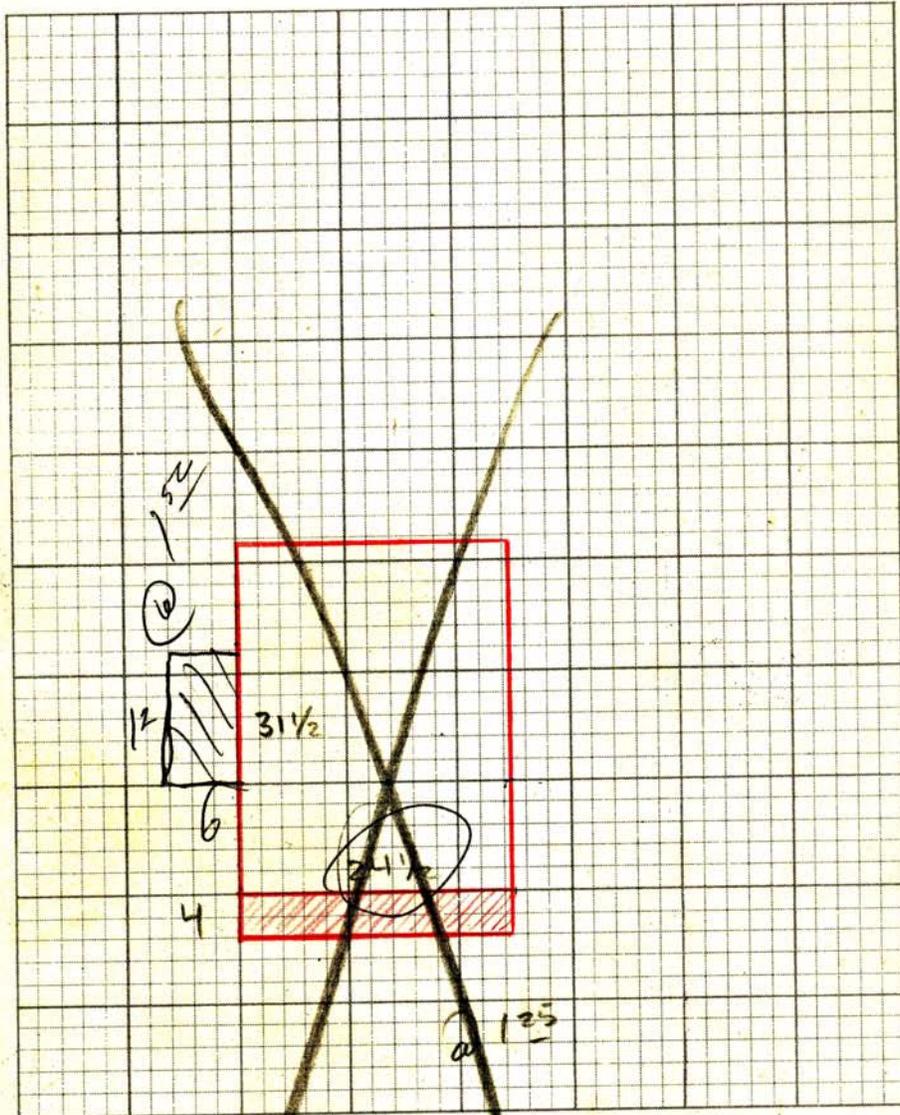
Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gab</u> Mtl. <u>shg</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>98</u> @ <u>125</u> <u>122</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>Dirt</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>2</u> Tub _____ Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____ <u>350</u>
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> Radiant _____ <u>122</u>	
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 <u>022</u>	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____ <u>30</u>	
Total Additions <u>624</u>	

Year Built _____	Avg. Age <u>46</u>	Current Value	\$ <u>2149</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>41</u> %	
		Current Value Minus Depr.	\$ <u>881</u>
$\frac{1}{2}$ Garage—Class <u>2</u> Depr. 2% <u>3%</u> Carport—Factor _____			
Cars <u>2</u> Floor <u>dirt</u> Walls <u>conc</u> Roof <u>conc</u> Doors <u>2</u>			
Size— <u>20</u> x <u>18</u> Age <u>30+</u> Cost <u>192</u> x <u>30</u> %			<u>58</u>
Other _____			
Total Building Value			\$ _____

Appraised 12-13 19 57 By 1831

$\frac{1}{2}$

See PC 242



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 243
Serial Number

OF
Card Number

Owners Name _____
Location _____

Kind of Bldg. Res St. No. 37 Hillside

Class 3 Type 2/3 4. Cost \$ 3354 X 104.5%

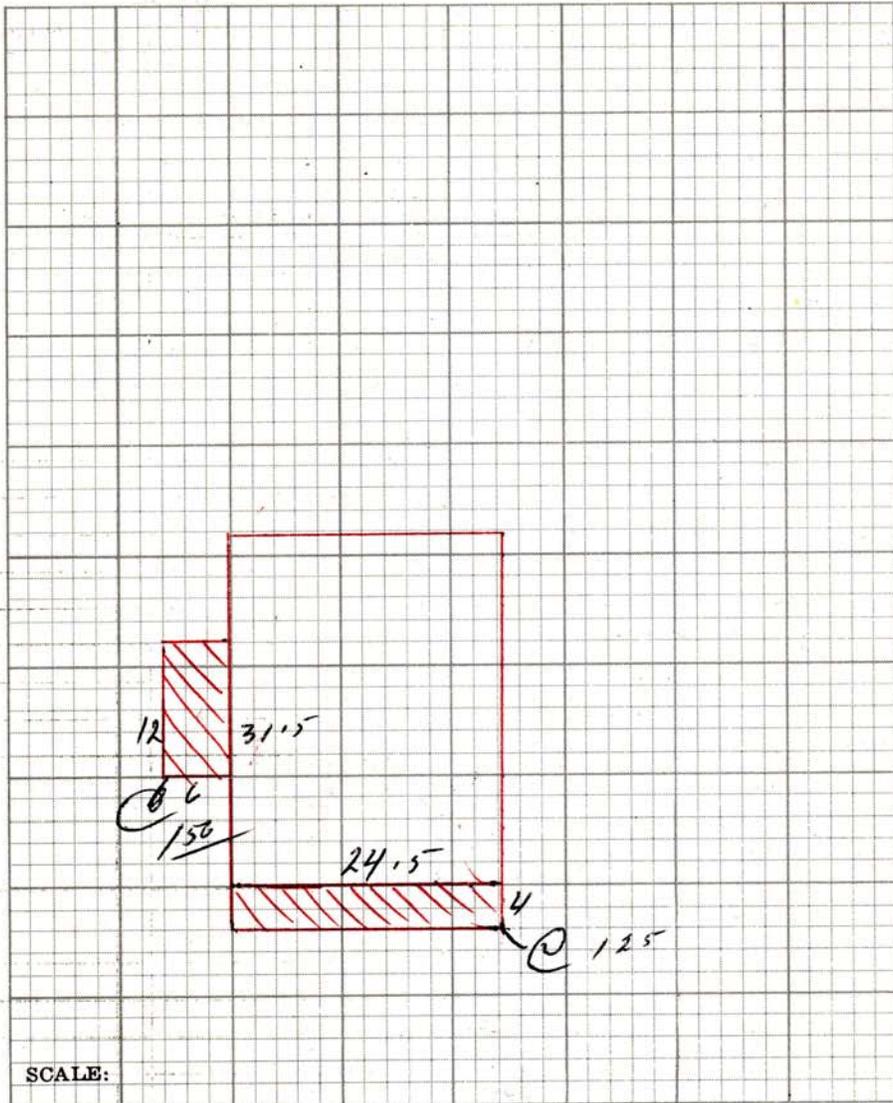
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		\$ 3505	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>Sid Alum</u>		
Roof Type <u>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____		
Rear _____	98 @ 125	123
Porch _____	72 @ 150	108
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>Dirt</u>		80
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
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>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	650
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		334
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____		30
Awnings — Metal _____ Fiberglass _____		

Total Additions		1325
Year Built <u>1911</u>	Avg. <u>1915</u>	Replacement Cost
<u>1964/px</u>	Age <u>2.</u>	4830
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	<u>110%</u>
Replacement Cost—1940 Base		
Depreciation Column <u>12</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>Jan</u>		241
Total Building Value		\$

Appraised ① 10-29 1968 By 1708
Appraised ② _____ 19 _____ By _____
DEC 26 1968
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 2 Depr. 0% 3%
 Cars 2 Floor dust Walls conc Roof conc Doors 2
 Size 20 x 18 Age 40+ Cost 965 x 47%
 1940 Base Cost x 30 % Depr.

Average Year of Construction Computation:
 REMARKS Year 1911 \$ 4496 = 93 x 54 Year = 5022
 Year 1964 \$ 334 = 7 % x 1 Year = 07
Average Year of Construction 1915 5029
3
53







17

