

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 732 CRESCENT TRAM

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-338-B

Current Owner Name: OLD TOWN LANDS LLC

Parent Parcel(s):

Current Owner Address: PO BOX 4167, PARK CITY, UT 84060-4167

Legal Description (include acreage): BEG AT A PT WH IS N 89°56'24" E 385.96 FT; S 27°00'12" E 15.89 FT & S 42°57'14" E 3.40 FT M/L FROM THE CENTER OF SEC 16T2SR4E SLBM; ALSO BEING S 78°05'18" E 426.39 FT M/L FROM A PARK CITY MONUMENT AT THE INT/SEC OF LOWELL AVE & SHEPARD ST & RUN TH S 42°57'14" E 23.77 FT; TH S 22°51'01" E 7.57 FT; TH S 22°52'53" E 21.31 FT; TH N 67°07'07" E 0.69 FT; TH S 24°27'09" E 13.25 FT; TH S 65°32'51" W 5.20 FT; TH S 24°27'09" E 16.89 FT; TH S 65°06'24" W 7.15 FT; TH S 24°53'35" E 22.85 FT; TH S 60°08'27" W 28.14 FT; TH N 57°40'08" W 109.20 FT; TH N 55°53'00" E 93.90 FT TO THE PT OF BEG; 0.15 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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or "Hall-Parlor" House

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), # _1_.

General Condition of Exterior Materials:

 Good (Well maintained with no serious problems apparent.) Fair (Some problems are apparent. Describe the problems.): Roofing material is applied in such a manner as to encourage water damage. 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: Stacked stone, wood, and cement retaining wall; wooden board handrails along entry stairs to building.

Foundation: Not visible and therefore material cannot be verified

Walls: Drop-novelty wood siding and trim. Evidence of shingles in upper ½ storey (based on 2006 photo)

Roof: Metal roofing. Central brick chimney appears encompassed in cement sheathing except for top portion of exposed brick.

Windows: Single hung aluminum windows

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): Much of original building integrity and composition is intact in form. Angles of metal roof vary greatly.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Steep incline spanning over 10 feet from roadway to structure surrounded by naturally occurring shrubbery and grasses. Manmade stairway construction and retaining wall evident based on provided photographs. Structure built on a narrow building lot with neighboring residential structures of similar size. Previous accessory building to property (based on earliest photo available) appears to have been removed from the site.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 (hall-parlor), 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. 1904 ¹

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.

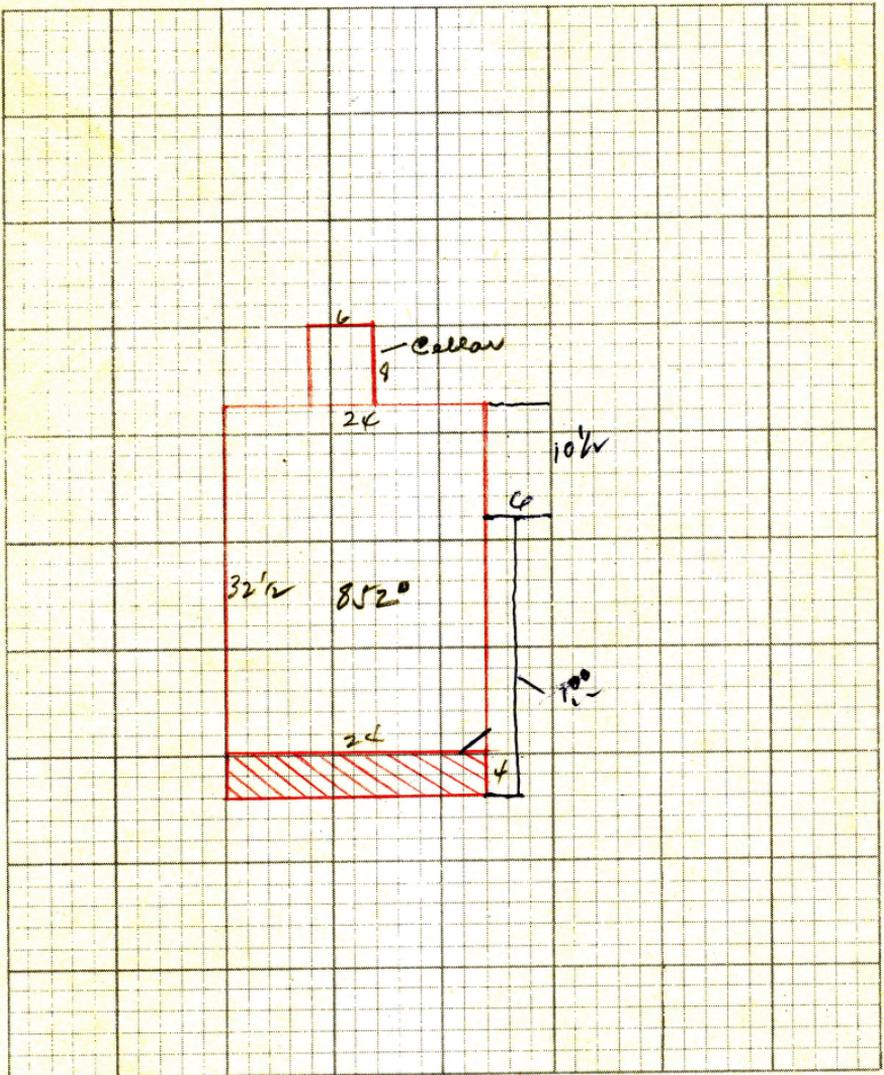
Photo No. 1: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 1995.

Photo No. 3: East elevation. Camera facing west, c. 1940 tax photo.

¹ Summit County Recorder.

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



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
✓ Cellar - Cone - Cone - Stone - Slab		48	48	100	48	NTV
Shed Wood Shed Shed		8 x 18	144	50	72	22
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 338

Serial Number

OF Card Number

Owners Name

Kimball

Location

Kind of Bldg.

Res

St. No.

662 Norfolk Ave

Class

3

Type 1 2 3 4. Cost \$

X %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	778		\$ 3374	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

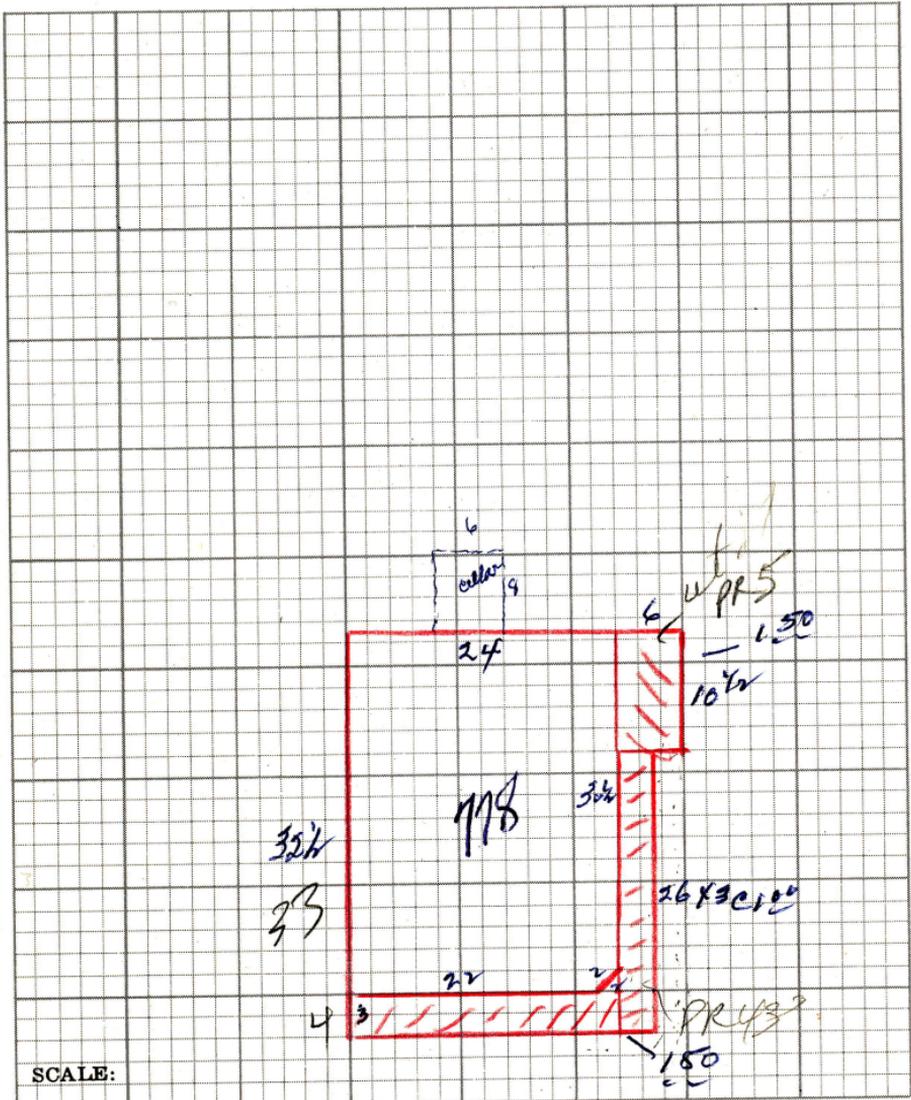
Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills		
Ext. Walls siding		
Roof Type Gable Mtl. Hand split shingles	350	
Dormers—Small Med. Large		
Bays—Small Med. Large		
Porches—Front 98 @ 150	147	
Rear 65 @ 150	98	
Porch 78 @ 100	78	
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor	80	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing	Class 1 Tub 1 Trays	
	Basin 1 Sink 1 Toilet 1	
	Wtr. Sfr. Shr. St. O.T.	
	Dishwasher Garbage Disp.	550
Heat—Stove H.A. FA HW Stkr Elec.		
Oil Gas Coal Pipeless Radiant	335	
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd. Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. S.		
Awnings — Metal Fiberglass		

Reapp 11-14-74 #1983

Total Additions		1638
Year Built 1900	Avg. 1.1909	Replacement Cost 5012
1968 with 40% add	Age 2.	Obsolescence
Inf. by	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side	6AR	614
Total Building Value \$		

Appraised ① 10-22 - 1968 By 1333 DEC 12 1968

Appraised ② 19 By 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 1 Depr. 2% 3%

Cars 1 Floor dit Walls CI Roof CI Doors 1

Size 13 x 20 Age 1924 Cost 255 x 17%

1940 Base Cost 102 x % Depr.

Total 64

REMARKS Average Year of Construction Computation:

Year 1900 \$ 4927 = 86 % X 68 Year = 58 48

Year 1968 \$ 685 = 14 % X 1969 Year = 58 14

Average Year of Construction 1969 58 62

59



PC 331

X-229





792