

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 145 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-4

Current Owner Name: WALZER JOHN W TRUSTEE

Parent Parcel(s):

Current Owner Address: PO BOX 2136, PARK CITY, UT 84060-2136

Legal Description (include acreage): LOT 12 & N'LY 8 FT LOT 11 BLK 1 PARK CITY SURVEY, 0.06 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.

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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other residential 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: Dec. 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 foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in drop/novelty siding.

Roof: The gabled roof material is not visible in the 2006 photograph.

Windows/Doors: The visible gable end window is a one-over-one double-hung sash with a simple surround. The other windows cannot be seen clearly enough in the available photograph because of reflections to describe. The entry door is four-paneled with a fanlight. The prominent double car garage door is a sectional roll-up with raised panels.

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): This frame house was raised and a two-car basement garage excavated at some point between 1962 and 1972.¹ Its gabled roof dormer was visible in the c. 1940 tax photo. Two shed-roofed single-story additions, one containing the entry door, appear under the dormer. The door appears to be half way between the garage floor and the first floor, creating a split entry approach. The roof of the garage is used as an open patio with a wooden hand railing with square balusters. The historic open entrance porch now is seen next to the house over the garage.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot rises slightly to the rear of the lot and a flight of six wooden steps lead along the garage to the entry. There is a short retaining wall of rough-cut coursed stone in an L parallel to the street and then perpendicular to the garage. 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 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.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Other residential type was a house type 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

¹ A separate stone garage appears on the tax records until 1962.

Architect: Not Known Known: (source:)

Date of Construction: c. 1894²

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.³

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

² Summit County Recorder.

³ 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. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1008	\$	\$ 1801
	x x			\$	\$
	x x			\$	\$

No. of Rooms 7 Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None		
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>G.I.</u>		
Dormers—Small _____ Med. <u>1</u> Lg. _____		80
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>120 @ 1.00</u>	120	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms <u>used for stg</u> Fin. <u>3</u> Unfin. _____	371	
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil <input checked="" type="checkbox"/> Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WALL BD LINED</u>	120	
Total Additions and Deductions	961	160
Net Additions or Deductions	160	

REPRODUCTION VALUE \$ 2602
 Depr. 1-2-3-4-5-6 56/47 %
 Reproduction Val. Minus Depr. \$ 1092

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars 1 Walls Fld. Stone Out Bldgs. _____
 Roof SHG Size 10 x 18 Age 28
 Floor DIRY Cost 151/44 Depreciated Value Garage \$ 66

Remarks AV. AGE RECORDED ON OLD CARD 37 YRS (1941) Total Building Value \$ 1158

Appraised Oct. 1949 By CHO & AJ

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	31	31	31	31	31							
RESIDENCE	866	839	813	787	787							
TOTAL	897	870	844	818	818							
ASSESSED VALUE	360	350	340	325	325							

49% 160

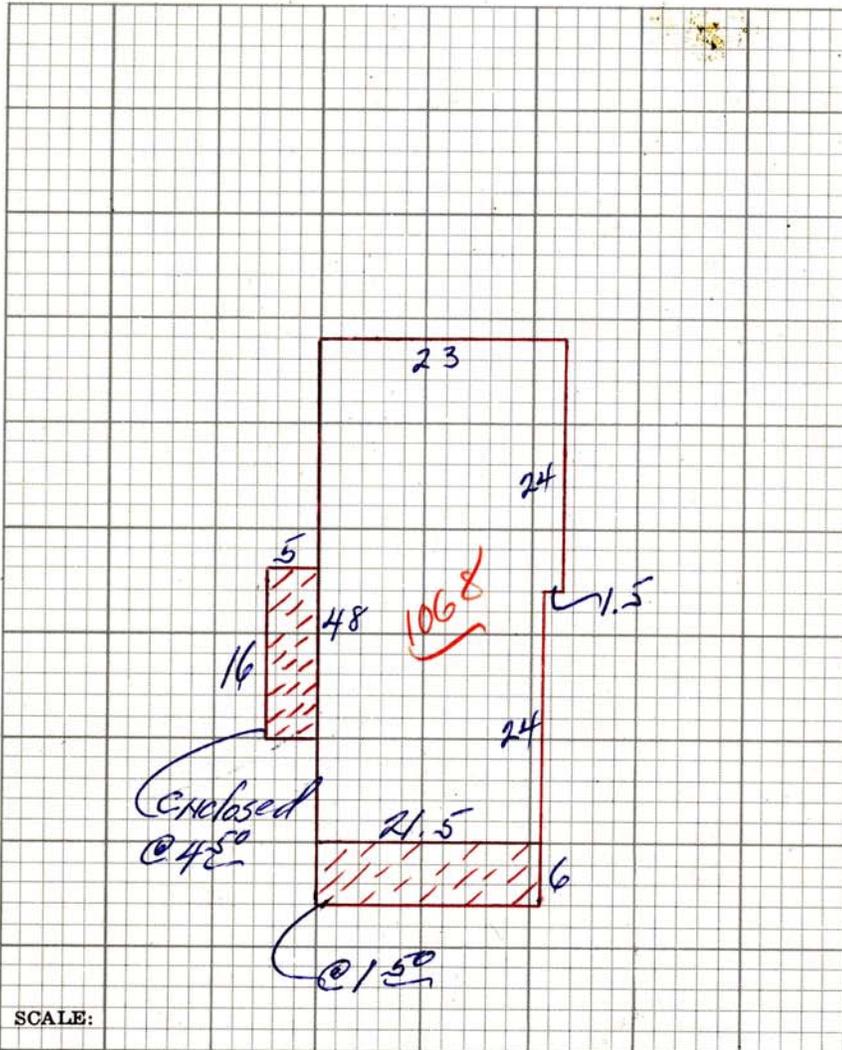
Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 145 Park Ave
 Class 5 Type 1 2/3/4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1068	6.02	\$ 6429	\$
	x x				
	x <u>12 x 24 conc conc</u>			<u>703</u>	
Att. Gar.	C.P. <u>10 x 10</u> Flr <u>conc</u> Walls <u>FR</u> Cl. <u>2</u>			<u>447</u>	

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>125</u> @ <u>1.50</u>	<u>194</u>
Rear _____	<u>75</u> @ <u>4.50</u>	<u>338</u>
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full <input checked="" type="checkbox"/> Floor _____		<u>1193</u>
Bsmt. Gar. <u>1-CAR</u>		<u>735</u>
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>use 4</u> Unfin. _____		<u>1235</u>
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays _____	<u>650</u>
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	<u>340</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		<u>553</u>
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>4738</u>
Year Built <u>1904</u>	Avg. <u>1.943</u>	Replacement Cost <u>12,317</u>
	Age <u>2</u>	Obsolescence
Inf. by <input checked="" type="checkbox"/> Owner - Tenant -		Adj. Bld. Value
<input checked="" type="checkbox"/> Neighbor - Record - Est.		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1 2 3 4 5 6</u>		<u>8115</u>
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$ <u>9996</u>

Appraised ① 2-3 1922 By 1907
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
Average Year of Construction Computation:						.47		
Year 1904	\$ 5000	= 41	\$ X 168	Year =	277.88			
Year 1970	\$ 7312	= 59	\$ X 2	Year =	118			
Average Year of Construction: 1943						279.06		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



PC. 4





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