

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 411 Park Avenue

AKA: 405 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: 411-PA-1

Current Owner Name: Christopher M. Gleeson

Parent Parcel(s): PC-52-53

Current Owner Address: 3565 Placita de la Raza, Tucson, AZ 85718

Legal Description (include acreage): Lot 1, 411 Park venue Replat Subdivision; cont 2850 sq ft or 0.06 acres.

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 & 2008
 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: Pyramid/foursquare type / Vernacular style

No. Stories: 2

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 foundation is faced with cut stone. 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 roof on the initial house is hipped. The roof of the rear 2008 addition is complex and not totally visible in the available photographs. Both the initial house and the addition are sheathed in composition shingles. The full-width front porch has a shed roof clad in standing seam metal materials, with square wooden supports. A gablet is set to the side, over the front stairs.

Windows/Doors: The façade windows are two-over-two double-hung. Two are set in a single opening on one side of the door and a large fixed pane is flanked by double-hung windows on the other side. The door is a wooden paneled bungalow-style door with three lights.

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 single-story pyramid or foursquare type house was raised over a basement garage in 2008 and a two-story addition built on the rear. The porch railing has square balusters and the front stairs are rock-faced red sandstone. The alterations are significant and greatly diminish the site's original historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot rise to the rear and the site was under construction at the time of the available 2008 photographs. 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.): 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 pyramid/foursquare was a common 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; 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. 1900

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.¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

Photo No. 5: Northeast oblique. Camera facing southwest, 1995.

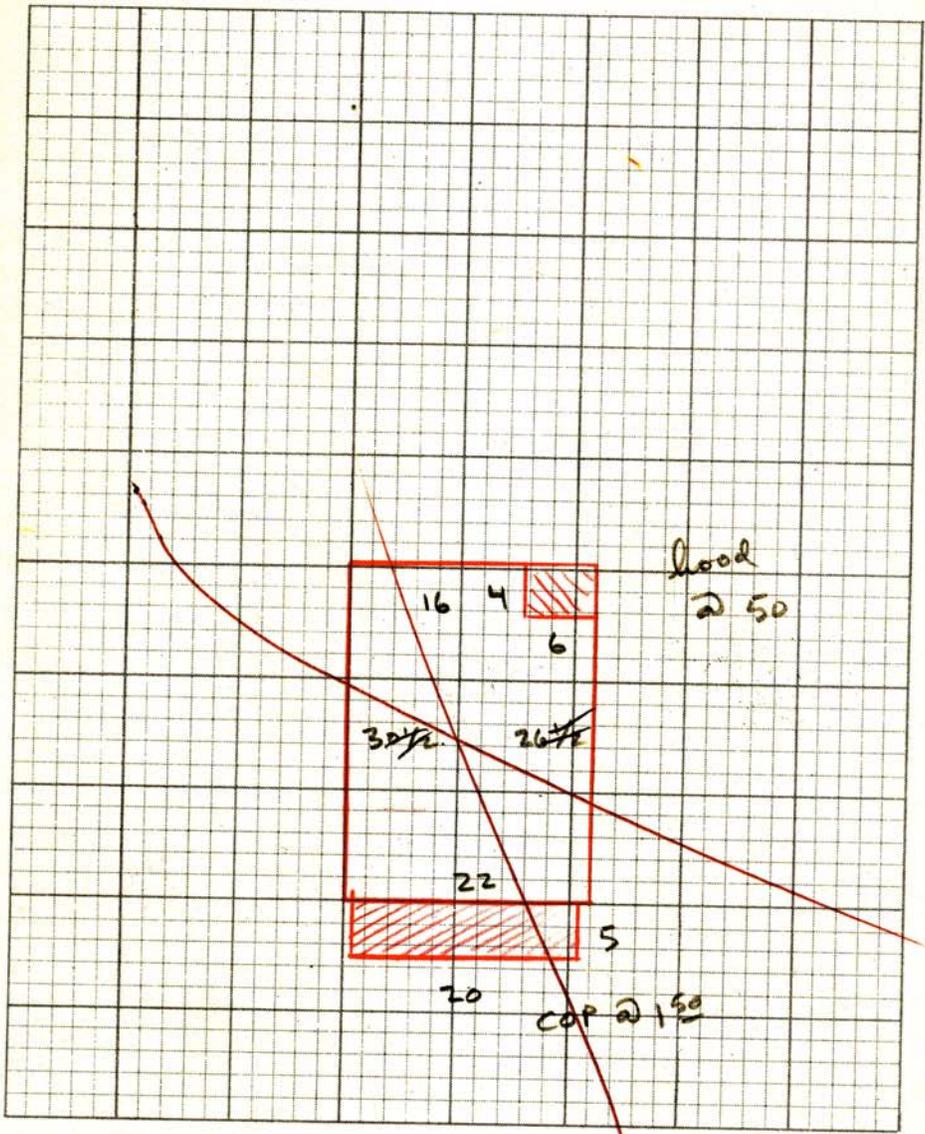
Photo No. 6: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location _____
 Kind of Bldg. Res St. No. 405 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
 1 x x 647 \$ 1375
 x x
 x x
 Gar.—Carpport 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>Imp</u> Mtl. <u>alum</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med. _____ Large _____ | | |
| Porches—Front <u>100</u> @ <u>1.50</u> | 150 | |
| Rear <u>24</u> @ <u>.50</u> | 12 | |
| Porch _____ @ _____ | | |
| Metal Awnings _____ Mtl. Rail _____ | | |
| Basement Entr. _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____ | | |
| Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { | 350 | |
| | | 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. _____ |
| Dishwasher _____ Garbage Disp. _____ | | |
| Built-in-Appliances _____ | | |
| Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ | | |
| Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____ | | |
| Air Cond. _____ | | |
| Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ | | |
| Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile—Walls _____ Wainseot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____ | | |
| Total Additions | 512 | |

| | | | |
|---|--------------------|-------------------------------|---------|
| Year Built _____ | Avg. Age <u>56</u> | Current Value | \$ 1887 |
| Inf. by (Owner) Tenant - Neighbor - Record - Est. | | Commission Adj. | % |
| Remodel Year _____ Est. Cost _____ | | Bldg. Value | |
| | | Depr. Col. <u>1 2 3 4 5 6</u> | 31 % |
| | | Current Value Minus Depr. | \$ 585 |
| Garage—Class _____ Depr. 2% 3% _____ | | Carpport—Factor _____ | |
| Cars _____ Floor _____ Walls _____ | | Roof _____ Doors _____ | |
| Size—x _____ Age _____ | | Cost _____ x _____ % | |
| Other _____ | | | |
| Total Building Value | | | \$ |



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

Remarks: _____

0052
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 405 Park Ave

Class 3 Type 1 3 4. Cost \$ _____ X 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|------------|--------|----------------|--------|
| | x x | <u>736</u> | | \$ <u>3310</u> | \$ |
| | x x | | | | |
| | x x | | | | |

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

| Description of Buildings | Additions | Additions |
|--|--|------------|
| Foundation—Stone _____ Conc. _____ Sills _____ | | |
| Ext. Walls <u>ASB stake</u> (A) | | |
| Roof Type _____ Mtl. _____ | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ <u>100'</u> @ <u>100</u> | <u>100</u> | |
| Rear _____ <u>20'</u> @ <u>100</u> | <u>20</u> | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____ | | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { | Class <u>1</u> Tub. <u>1</u> Trays <u>1</u> | <u>550</u> |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfr. _____ Shr. St. _____ O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | |
| Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ | <u>162</u> | |
| Oil _____ Gas <u>X</u> Coal _____ Pipeless <u>X</u> Radiant _____ | | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____ | | |
| Cabinets <u>1</u> Mantels _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____ | | |
| Awnings — Metal _____ Fiberglass _____ | | |

Total Additions 832

| | | |
|------------------------|---------|------------------------------|
| Year Built <u>1901</u> | Avg. 1. | Replacement Cost <u>4142</u> |
| | Age 2. | Obsolescence |

Inf. by Owner Tenant Neighbor Record Est.
Adj. Bld. Value
Conv. Factor 1.13

Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

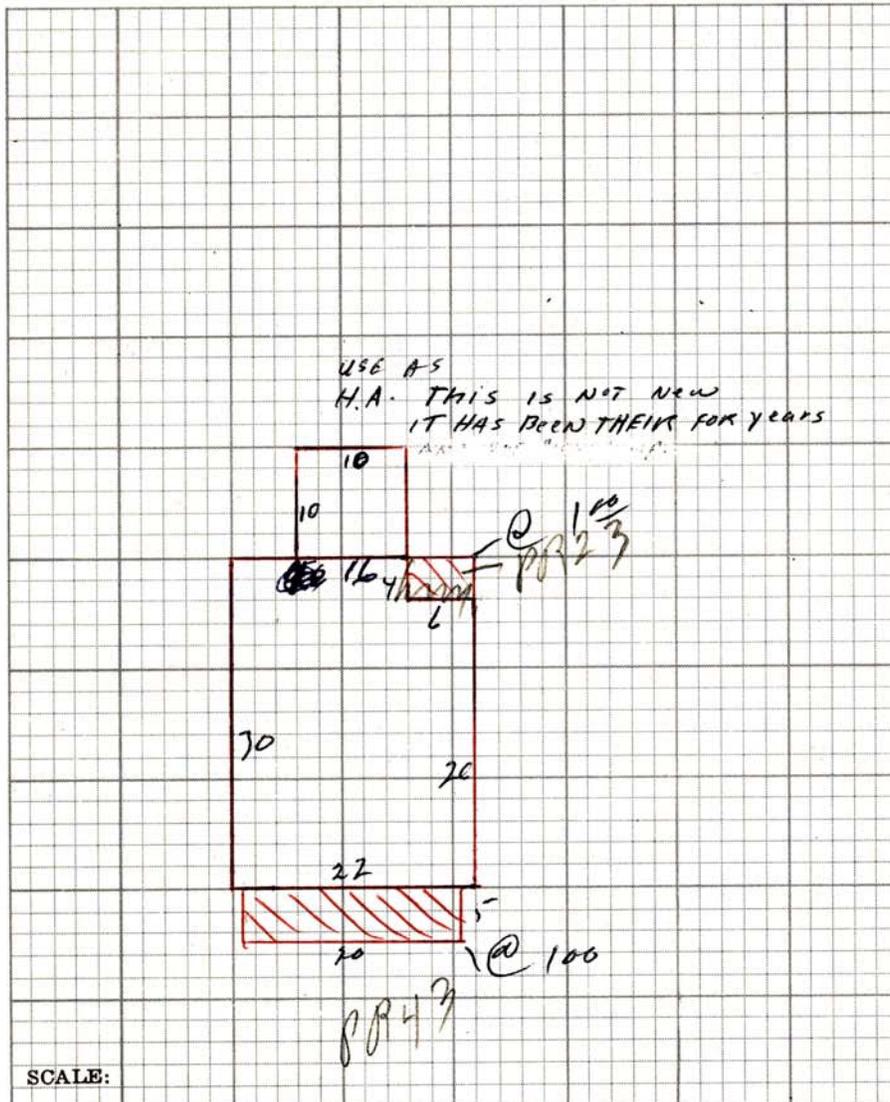
Total Value from reverse side

Total Building Value \$ _____

Appraised ① 10-16-68 By 1705

Appraised ② _____ 19 _____ By _____

DEC 17 1968
1725



| 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 _____

REMARKS _____



PC 52

45

Researcher: Philip F. Notarianni
Date: June, 1978

Site No. SU-10-127

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 405 Park Avenue Plat PC Bl. 4 Lot 2-3 S4
Name of Structure: T. R. S.
Present Owner: Loran E. and Janet Larsen UTM:
Owner Address: P.O. Box, Park City, Utah, Tax #: PC 52 & 53

2

AGE/CONDITION/USE

Original Owner: Construction Date: @1898 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3

STAT

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other

Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1899, 1900, 1907.

Architect/Builder: unknown

Building Materials: wood

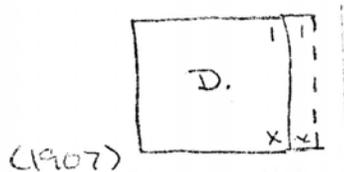
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with hip roof and aluminum siding. The porch has been altered with wood posts replaced by iron. Front window openings have been enlarged, with aluminum framing replacing the double-hung frame windows from the original.

From Sanborn Maps:



The same in 1900;
but different in 1889.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

In all probability the dwelling represents one of those erected after the 1898 fire; one that is contributory in style to other Park City residences.

This property, with an earlier structure, passed from Michael Murphy to Dr. Edward P. LeCompte in 1885. There is evidence (Business Directories) that Le Compte served as a Park City physician from approximately 1903 to 1920. However, in 1887 this lot went to Hannah Wells, and in 1901 to one Elizabeth Condon.



LAYTON

528

PICKUP





RESIDENTIAL PERMIT PARKING ZONE NO PARKING WITHOUT PERMIT ANYTIME





Peter Papineau B.
415.658.1111



PPB
Peter Papineau Builder's, Inc.
435.658.1307

649-5049 336-8938