

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 575 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 575-PA-1

Current Owner Name: FAIRY ISLES LIMITED COMPANY

Parent Parcel(s): PC-83

Current Owner Address: POB 479, DEVONSHIRE DV06 BERMUDA

Legal Description (include acreage) SUBD: PARK CITY BLOCK 5 LOT: 19S 16 T 2S R 4E LOT 19 & S1/2 LOT 20 BLK 5 PARK CITY SURVEY M41-468 HQC-510 532-377 577-04-07 888-70 1245-48 1289-33 1290-6751407-43-62 1489-1711; Acres 0.07

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: c. 1960, 1995, 2006 & 2011
- 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.)

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.
Park City Municipal Corporation. Planning application #09-00685. 2009.
Park City Municipal Corporation. Building permit #BD-10-15189. 2010.
Preservation Solutions. 2008. "Historic Site Form." Park City Municipal Corporation.
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: Early 21st c. type / Neo Victorian style

No. Stories: 1 1/2

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

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.):

Site: The house is set on a lot that follows the slope of the street to the side. A coursed cut-stone retaining wall parallels the street at the sidewalk.

Foundation: The visible foundation on the façade is concrete.

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

Roof: The shed and cross-gabled roofs are shingled. The porch and bay roofs are clad in standing seam metal.

Windows/Doors: Visible windows are two-over-two double-hung sash in vertical openings. A three-sided shed-roofed bay extends from the gable-end façade.

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 initial single-story frame cross-wing house has an open porch in the L with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was gone in 1957, 1968 and 1995 but appears again in 2006. Window openings in the c.1960 photo are more horizontal but restored, by 1995, to vertical openings with double-hung sash. A c. 1960 full-width single story rear addition is noted on the 1968 tax card.

Between 2006 and 2011 a substantial rear addition with a front-gabled roof and shed dormer on the south slope of the gabled roof was built. The addition is significant and diminishes the site's original character. The extent of the addition means that the form is no longer a cross-wing house but is now an Early 21st c. type.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A large evergreen tree dominates the landscaping on one side of the yard. The other half of the front yard is paved to provide parking. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other houses 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 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 (cross-wing) and simple roof form of the initial structure, 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; however, the extent of the alterations to the main building --primarily the scale of the addition and how it engulfs the rear portion of the main roof form—substantially diminishes its association with the past.

Because of extensive modifications to the main building and the land, the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1894¹

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: Southeast oblique. Camera facing northwest, c. 2011.

Photo No. 2: Northeast oblique. Camera facing southwest, c. 2011.

Photo No. 3: East elevation (primary façade). Camera facing west, 2011.

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

Photo No. 5: East elevation (primary façade). Camera facing west, 2006.

Photo No. 6: Southeast oblique. Camera facing northwest, 1995.

Photo No. 7: Southeast oblique. Camera facing northwest, c. 1960.

¹ Summit County Recorder.

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. 575 Park Ave
 Schedule 1 Class 4 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1093</u>	<u>\$ -</u>	<u>\$ 2835</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> None		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Pat. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>72' @ 1.75</u> <u>126</u>		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____ Hd. Wd. <u>✓</u> Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined-Brick Studs - 4 @ 25 =</u>		<u>100</u>
Total Additions and Deductions	<u>126</u>	<u>270</u>

Net Additions or Deductions -126 \$ -144

Ave Age 55 Yrs. by Est. Owner Tenant Neighbors Records REPRODUCTION VALUE \$ 2711
 Depr. 1-2-3-4-5-6 68/32 % \$ _____
 Reproduction Val. Minus Depr. \$ 868

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (47yr Ave Used-1941) Total Building Value \$ _____

Appraised 10/1949 By CAO. A. J.

PC 83
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 575 Park Ave

Class 4 Type 1.23/4 Cost \$ _____ use X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1359	4.6	\$ 6265	\$
	x x				
	x x				

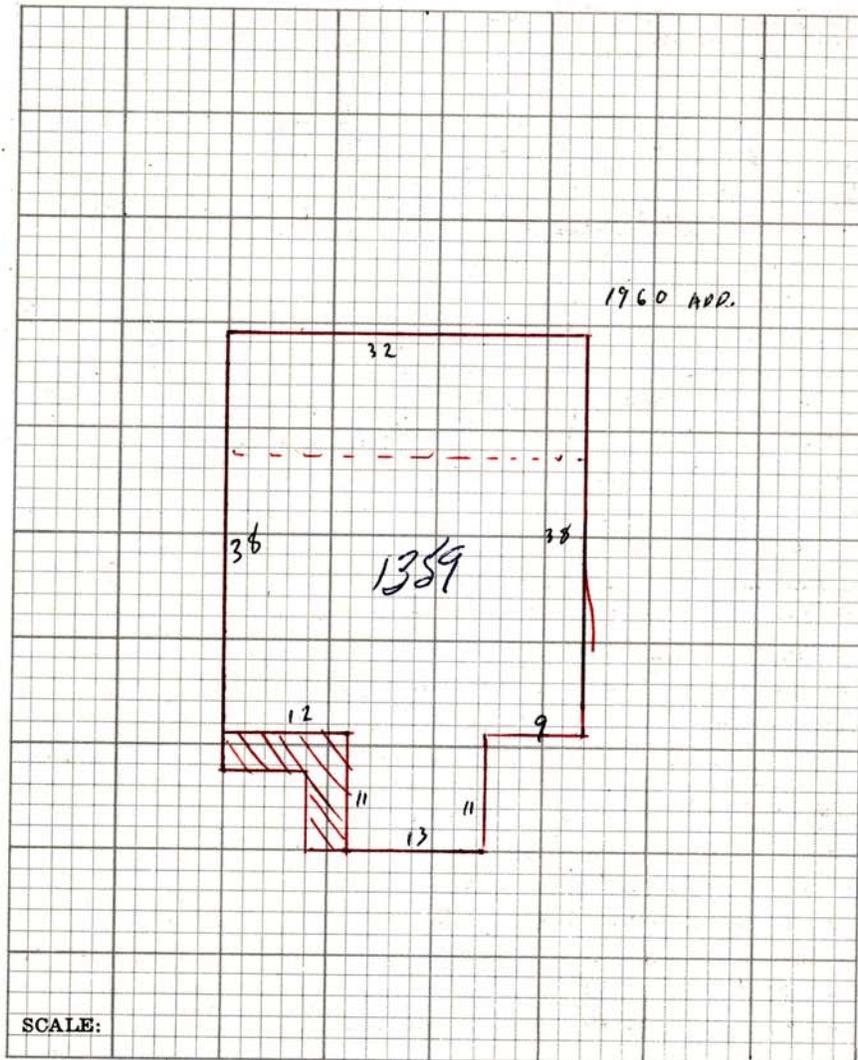
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>ASB SHAKE 2002 (A)</u>		
Roof Type <u>Gab</u> Mtl. <u>Pct</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>764 @ 1.50</u>	<u>114</u>	
Rear _____ @ _____		
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 _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>550</u>	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>463</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

11/20/69
2222

Total Additions			<u>1127</u>
Year Built <u>1894</u>	Avg. <u>1.1910</u>	Replacement Cost	<u>7392</u>
<u>Rem 1960</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> Tenant- <u>Neighbor</u> - <u>Record</u> Est.		Adj. Bld. Value	
		Conv. Factor	<u>110</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 10-21 19 68 By 1701 **DEC 17 1968**
Appraised ② _____ 19 _____ By _____ 128



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 Average Year of Construction Computation:

Year 1999 \$ 6077 — 92 % X 62 Year = 5084

Year 1960 \$ 1315 — 18 % X 1 Year = 18

Average Year of Construction 1910 5102

514RS IN 1961



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-145

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

IDENTIFICATION 1

Street Address: 575 Park Ave. Plat PC B15 Lot 19-20
Name of Structure: T. R. S.
Present Owner: Claire Munro UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-83

2

Original Owner: Construction Date: @1899 Demolition Date:

AGE/CONDITION/USE

Original Use: residential

Present Use: Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

- | | |
|--|--------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated | |

Integrity:

- | |
|---|
| <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations |

STAT 3

Preliminary Evaluation:

- | |
|--|
| <input type="checkbox"/> Significant |
| <input checked="" type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion |

Final Register Status:

- | | |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

4

DOCUMENTATION

Photography:

Date of Slides: 11/77

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> 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, 1889, 1900, 1907.
Deseret News, December 9, 1919, p. 7; January 5, 1950, p. B-5.

Architect/Builder: unknown

Building Materials: wood

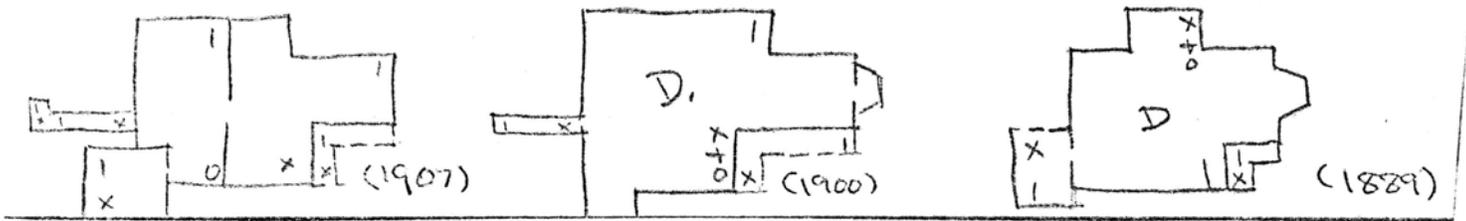
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame home with a gable roof; asbestos shake siding. Tax records indicate that a bay window existed, but has been removed.

Sanborn Maps showed the bay window in 1889 and 1900, but not in 1907. The speculation is that the building could have been remodeled after 1907 to include the bay window, then altered again; thus, its removal. Or possibly, the present structure was built between 1900 and 1907.



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 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 | |

The building represents a period-type dwelling and also illustrates the type of remodeling done on early Park City homes.

This property passed into the hands of Edward P. Ferry, prominent mining entrepreneur, in 1885, then to David C. McLaughlin (Henrietta M. McLaughlin, 1897). After a series of tax sales property went to Henry Shields (See SU-10-109), pioneer attorney and mining man of Park City. Other transactions followed to R.C. Verran, 1920; James Cunningham, 1929; and W. H. Howland, 1936.

One owner, James Cunningham, was born in 1887 at Lurganeagh, County Down, Ireland. He arrived in Park City in about 1906 and worked as a carpenter for the Silver King Coalintion Mining Co. He died in 1950.



575

285 FJV



575

RESIDENTIAL
PARKING
ONLY
575 Park Ave

