

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 602 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-119

Current Owner Name: SWANSON PATRICIA ANNA TRUSTEE

Parent Parcel(s):

Current Owner Address: 336 NAVAJO ST SALT LAKE CITY, UT 84104

Legal Description (include acreage) ALL LOT 32 BLK 8 PARK CITY SURVEY; Acres 0.04

## 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" 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), # \_\_\_\_\_.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: Low cement retaining wall along natural slope of lot

Foundation: Not visible and therefore its materials cannot be verified

Walls: Narrow wood slat siding

Roof: Asphalt shingle

Windows/Doors: Visible windows are 6-over-6 double hung windows in wood frames.

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): Street front appearance of structure remains relatively intact based on tax photo and building card sketches. Noticeable material alterations have been made in 1995 photo to the pediment porch extension (inclusion of turned-post porch supports, railings, and details). Largest alteration to structure in 1995 photo is the raised roofline (a slight board indentation is left to indicate where original roofline ends and addition starts) which accommodates a 1/2 storey floor above the structure. Addition is noticeable from the roadway but not overly distracting, and matches in building overall in material and style.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on a slightly sloped lot slanting downward to the left of the front elevation. Building lot itself is fairly leveled out and sinks below the city roadway and dedication on one end. House is recessed from the city roadway roughly 10 feet and is separated from it by a low retaining wall of cement. A large deciduous tree is located within grassy front lawn on right side of the front elevation.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- 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- have been altered, the building retains its essential historical form.

**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, but conjectural changes have been made to the front porch to imitate a later building.

**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--roof line, window type, and entry porch elements--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. 1910<sup>1</sup>

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.<sup>2</sup>

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, 1995.  
**Photo No. 3:** West elevation (primary façade). Camera facing east, tax photo.

<sup>1</sup> Summit County Recorder notes 1898, but 1907 Sanborn Insurance maps indicate a completely different configuration that what is seen today. The 1949 tax card and 1965 Sanborn reflect the square form and projecting entry porch.

<sup>2</sup> 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. 602 Park Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		713	\$ -	\$ 1380
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>108' @ 12"</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		108
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Pat. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>42' @ 100'</u>	42	
Rear <u>28' @ 100'</u>	28	
Cellar—Basement <u>1/4 1/2 3/4 full-floor</u> <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>L</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	315	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined - 4 @ 30"</u>		120

Total Additions and Deductions 425 228 1380  
 Net Additions or Deductions -228 \$ +197

Age 51 Yrs. by  Est. Owner  Tenant  Neighbors  Records

REPRODUCTION VALUE \$ 1577  
 Depr. 0-2-3-4-5-6 64/36 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 568

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C. 1 Depr. 2% (3%) Obsolescence \$ \_\_\_\_\_  
 Cars 1 Walls Tin Out Bldgs. \$ \_\_\_\_\_  
 Roof Tin Size 10 x 18 Age 18 \$ \_\_\_\_\_  
 Floor Dirt Cost 105/46 Depreciated Value Garage \$ 48  
 Total Building Value \$ 616

Remarks \_\_\_\_\_

Appraised 10/1947 By C.A.O. & A.D.



Serial No. PC 119

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 602 Park Ave  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		713		\$ 1441
	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>Galt</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>6x7</u> @ <u>125</u>	52	
Rear <u>7x7</u> @ <u>100</u>	49	
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. <u>3x4</u> @ <u>75</u>	9	
Planters _____ @ _____		
<u>Cellar</u> -Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dent</u>	50	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	315	
		Class <u>1</u> Tub _____ Trays _____
		Basin _____ Sink _____ 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. <input checked="" type="checkbox"/>		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
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 _____		
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____		
	475	

Total Additions		475	
Year Built _____	Avg. Age <u>59</u>	Current Value	\$ 1916
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 575
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor _____			
Cars <u>1</u> Floor <u>Wood</u> Walls <u>GI</u> Roof <u>GI</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>30</u> Cost <u>105</u> x <u>30</u> %			31
Other _____			
Total Building Value			\$

Appraised Dec 2 19 57 By 1331

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 602 PARK AVE

Class 3- Type 1 2 3 4 Cost \$ 3115 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	698		\$ 2928	\$
	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>gd</u>		
Roof Type <u>gab</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	35 <sup>4</sup> @140	49
Rear _____	35 <sup>4</sup> @75	26
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	20 @ 100	20
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>DIRT</u>		80
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>None</u> Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	460
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	318	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>x</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>x</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

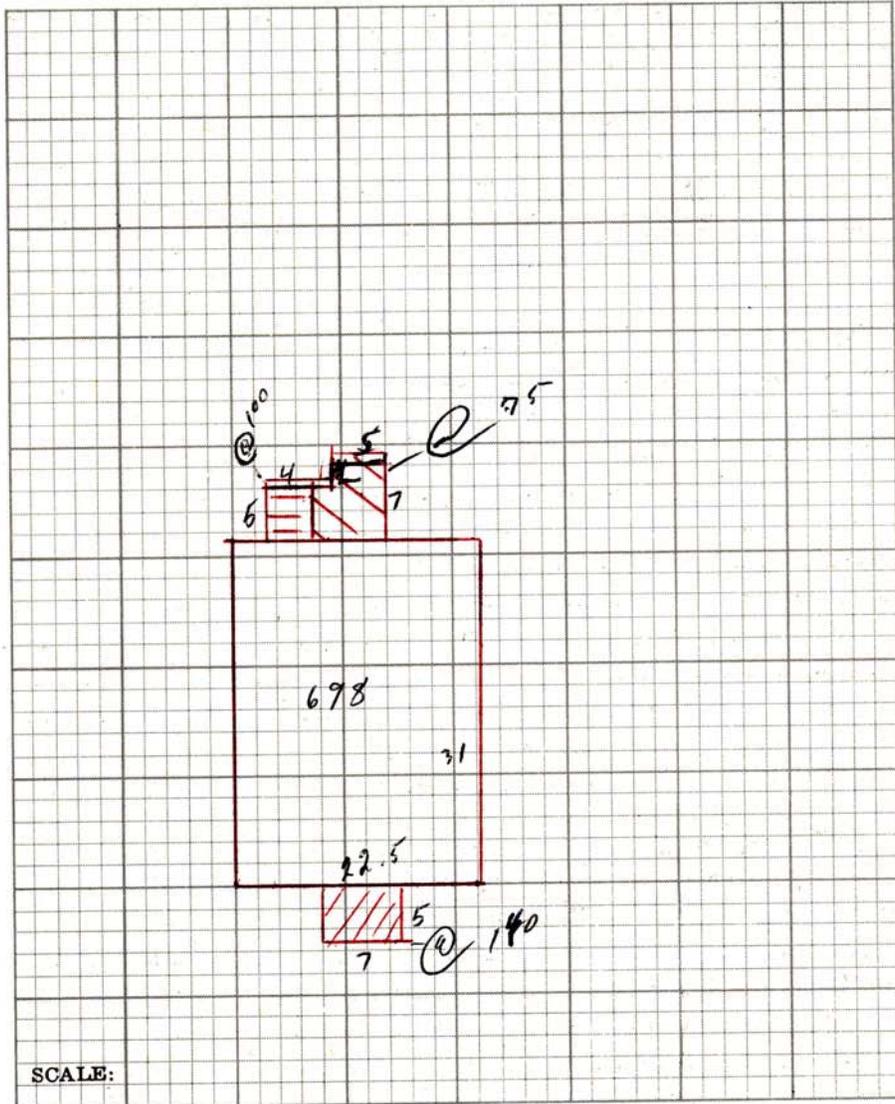
Total Additions 953

Year Built <u>1898</u>	Avg. <u>1.1898</u>	Replacement Cost	<u>3881</u>
	Age <u>2.</u>	Obsolescence	
Inf. by { <u>Owner</u> Tenant -		Adj. Bld. Value	
{ Neighbor - Record - Est.		Conv. Factor	<u>1.28</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 <u>garage</u>			<u>56</u>
Total Building Value			\$

Appraised ① 10-22 19 68 By 1708

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 18 1968  
1528



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 Wood Walls GI Roof GI Doors 1  
 Size 10 x 18 Age 30+ Cost 223 x 47%  
 1940 Base Cost \_\_\_\_\_ x 90% Depr. 56  
25 Total 56

REMARKS \_\_\_\_\_

PC 119

602

237



Researcher: Philip F. Notarianni  
Date: August, 1978

Site No. SU-10-86

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

IDENTIFICATION

Street Address: 602 Park Avenue Plat PC Bl. 8 Lot 32  
Name of Structure: T. R. S.  
Present Owner: Wilfred P. Langford, et.al. UTM:  
Owner Address: 535 S 2nd Ave. #708, SLC, Utah 84111 Tax #: PC-119

AGE/CONDITION/USE

Original Owner: Construction Date: @1907 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

STATUS

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations  
Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

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, 1889, 1900, 1907.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

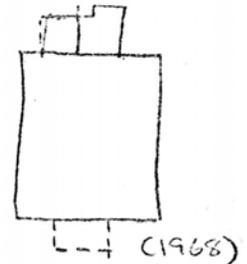
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof a slightly sloping back. The front entry, between the gable ends is topped by a steep-pitched pediment-type over-hang supported by wood posts. Flanking the entry way are two double hung framed windows with numerous window panes (an apparent alteration from the original).

Tax records put construction at 1898. If so, a complete alteration has taken place over the years.



Not on 1900,



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      |                                             |

A dwelling which in style and age fits into the Park City residential district.

In 1881 George Morrison listed as owner. Hellen Franklin was awarded the property in 1891 by the Summit County Probate Court. That same year Franklin took out a \$4000 mortgage from M.S. Archiern. In 1903 a lien was put upon the ground and "Frame Building on lot 32" by J.D. Gregg (\$45.00). In 1936 it was apparently redeemed by Helen Franklin, but in 1938 a redemption certificate granted by the County to John F. Cunningham, and in 1937 to Madeline Cunningham.

Helen Franklin was born in Quebec Canada in 1837. She arrived in Utah in 1890, and apparently settled immediately at Park City. Her daughter was Mrs. John Cunningham, (See SU-10-85) whose daughter was a past owner, Madeline C. Langford. She died in 1921.





602