

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Irinda Watson House**

Address: 610 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-117

Current Owner Name: L FEY INVESTMENT COMPANY LLC

Parent Parcel(s):

Current Owner Address: 2471 SUNNY KNOLL CT PARK CITY, UT 84060

Legal Description (include acreage) ALL LOT 30 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: 7/11/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 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 House type

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

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

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

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: 1957 & 1968 tax cards indicate concrete foundation; not verified.

Walls: Drop siding.

Roof: Truncated gable roof form sheathed in metal material.

Windows/Doors: Paired double-hung sash type.

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 1 ½-story frame pyramid house remains as it was described in the National Register nomination (see Structure/Site Form, 1983). The house retains its original historic design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is seen in early photographs.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1905<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)

<sup>1</sup> National Register nomination.

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. Camera facing east, 2006.

**Photo No. 2:** West elevation. Camera facing east, 1995.

**Photo No. 3:** West elevation. Camera facing east, 1983.

**Photo No. 4:** West elevation. Camera facing east, tax photo.

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

PC 117

PC 117

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 610 Park Ave  
 Class 3x2 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

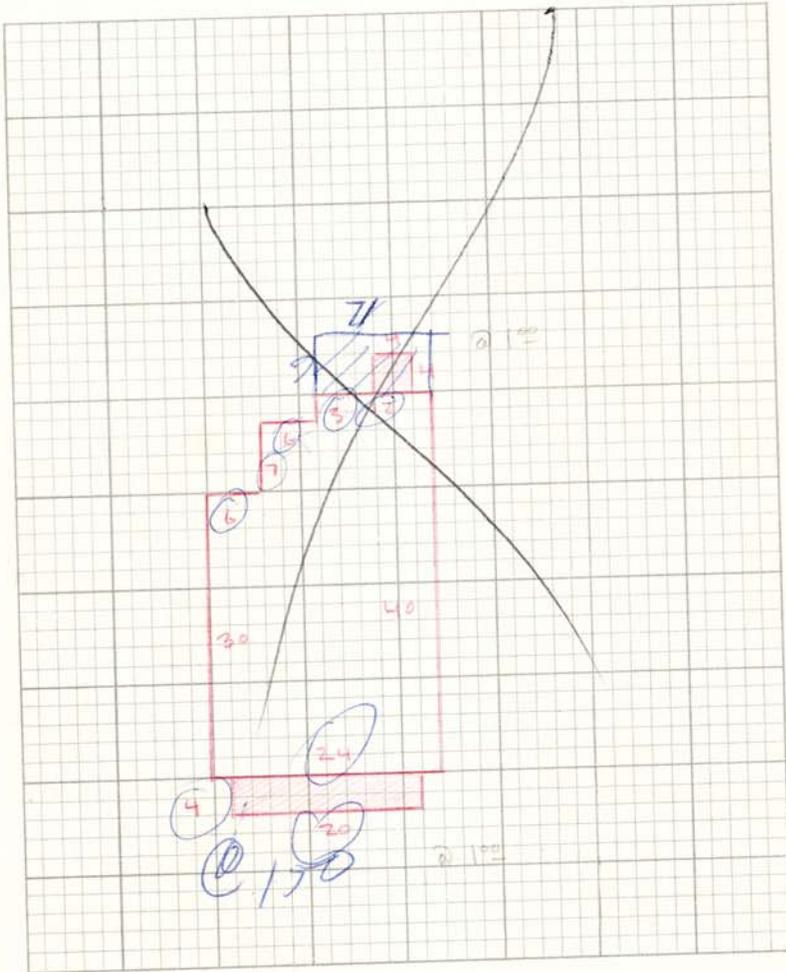
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		882		\$ 1765
	x x				
	x x				

Gar.—Carport \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Siding to BK</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Galv</u> Mtl. <u>Blg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ @ _____ 80		
Rear _____ @ _____ 16		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>concr</u>	321	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	350	
Plumbing {	Class _____ Tub _____ Trays _____	
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	350
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 _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	1117	

Year Built <u>1901</u>	Avg. Age _____	Reproduction Value	\$ 2882
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Obsol. or Rem. _____ %	
		Bldg. Value _____	
Remodel Year _____	Est. Cost _____	Depr. Col. (1 2 3 4 5 6) <u>31</u> %	
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	\$ 893
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—_____ x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

Appraised 12-5-57 19 \_\_\_\_\_ By 1321



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

Remarks: *Someone Home But wouldn't come to door*

PC 117  
Serial Number

.....OF.....  
Card Number

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

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 610 Park Ave

Class. 37 Type 1 2 3 4 Cost \$ 3984 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	882		\$ 4223	\$
	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>Sid. to RR</u>			
Roof Type <u>Gab</u> Mtl. <u>54g</u>			
Dormers—Small <u>2</u> Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>307</u> @ <u>150</u>	120		
Rear <u>727</u> @ <u>100</u>	72		
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — ¼ ½ ¾ Full <u>X</u> Floor <u>conc</u>	844		
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>2</u> Unfin. _____	375		
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	650	
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sftr. _____ Shr. St. _____ O.T. _____
			Dishwasher _____ Garbage Disp. _____
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	358		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____			
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____			
Cabinets _____ Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30		
Awnings — Metal _____ Fiberglass _____			

Total Additions 2449

Year Built <u>1901</u>	Avg. <u>1.1901</u>	Replacement Cost <u>6672</u>
	Age <u>2.</u>	Obsolescence

Inf. by \* { Owner - Tenant -  
Neighbor - Record - Est. Adj. Bld. Value  
Conv. Factor 1.0

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

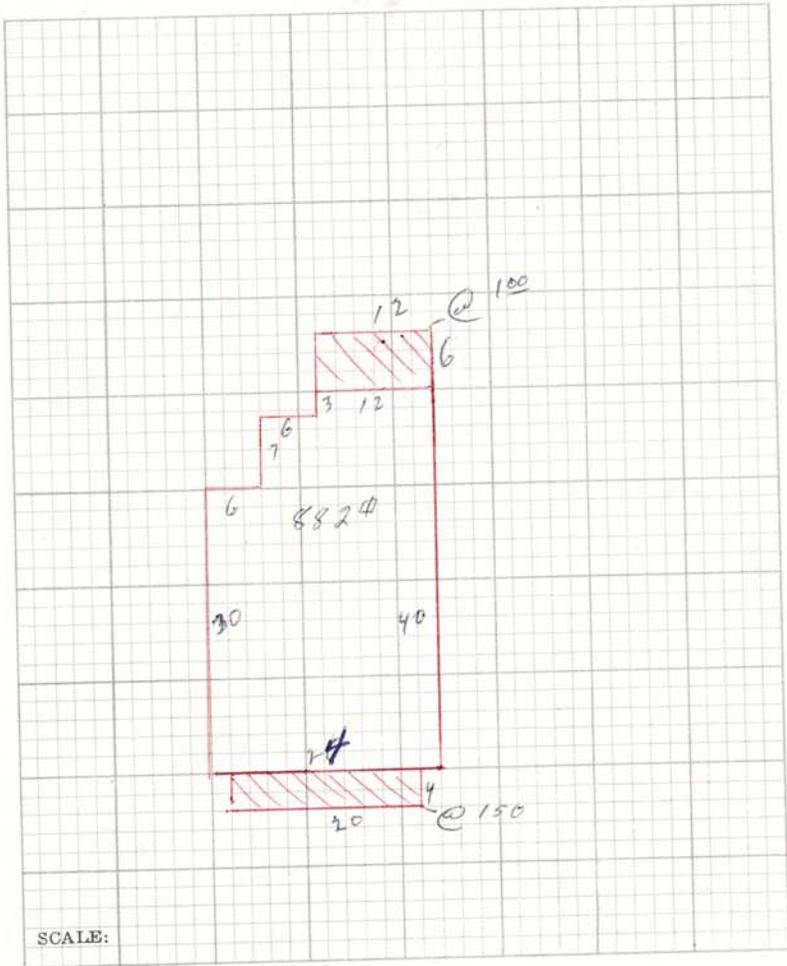
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-22-68 19 \_\_\_\_\_ By 1708 DEC 17 1968

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



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 \* Lady of House was home but wouldn't come door all int. inside house is guess at.



PC 117

235

810

**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 610 Park  
Park City, Summit County, Utah UTM: 12 458000 4499360

Name of Structure: Irinda Watson House T. R. S.

Present Owner: Michael C. McKee

Owner Address: Box 4464, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 117  
Legal Description Kind of Building:

All Lot 30 Block 8, Park City Survey  
Less than one acre.

STATUS/USE 2

Original Owner: Irinda Watson Construction Date: c. 1905 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other

Research Sources:

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

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

1900 Census Records. Summit County, Park City Precinct, p. 164-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story variant of the pyramid house. Features of this house that are typical of the basic pyramid house are the generally symmetrical facade with a door set slightly off-center between two windows or pairs of windows, and the low pitch hip roof porch spanning the facade. The windows are the double hung sash one over one type. The porch is supported on lathe turned columns topped with lacey decorative brackets. Key characteristics of the variant include: a long rectangular form built deep on the lot, a truncated hip or gable roof with a clipped gable on the facade, and windows set into the gable section. This house fits that description. It has a truncated gable roof, and a pair of second story windows is centered in the gable section over the door. Large dormers project from the north and south sides of the east end of the building. The dormers are probably not original, but because they are located at the rear of the building, and are therefore essentially hidden from view, and because they were constructed of drop siding that matches the original siding, they are unobtrusive and do not affect the original character of the building. Except for the addition of the dormers, the house is unaltered. It is in excellent condition and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1905

Built c. 1905, the Irinda Watson house at 610 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was probably built for Irinda Watson in 1905, as indicated by a lien placed on the property that year by the Summit Lumber Company. Mrs. Watson had owned this property since 1893, but whatever house may have previously been located here was probably burned in the 1898 fire which destroyed much of the town. William A. Watson (b. 1876), the oldest of her four children and a miner, was part owner in this property. Irinda was born in Utah in 1853 and was apparently widowed in the 1890s.

The Watsons sold this house in 1911 to John J. Fitzgerald, who owned it until about 1916. Other owners include Mary Jefford (c.1916-27), and Andrew Petersen (1927-34).



Irinda Watson House

610 Park

Park City, Summit County, Utah

West facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



