

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 614 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-116

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) SUBD: PARK CITY BLOCK 8 BLOCK: 8 LOT: 29 PLAT: 0S 16 T 2S R 4E LOT 29 BLK 8 PARK CITY SURVEY M64-74GQC-40 IQC-294 M56-225 M98-242 M103-807 442-76 445-249 592-452 786-363 1688-592; 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: Modified "L" cottage or "T" cottage

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: White decorative metal fence/gate lining the property, supported in a low cement retaining wall where property slopes.

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding where there was once brick; upper gable is of patterned shingles. Wooden porch supports, railing, and details.

Roof: Wooden shingles

Windows/Doors: Possible original picture window with transom above on front elevation porch (unable to verify based on photos alone.) Visible doors are of wood, with decorative lower horizontal panels beneath a larger upper panel of glazing.

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): Overall form of structure and roofing appear consistent and largely unaltered from tax photo up to 2006 photo with mostly cosmetic exterior changes being made. Tax photo shows a bare but functional front porch and exterior of brick. Various porch supports in tax photo do not match in style, causing speculation as to order of porch systems added onto the front elevation (or possible renovations/restructuring of such). 1995 photo shows the right wing of front porch even wider, which may be one of the remodeling purposes mentioned on Historic Structure form from 1978. Porch and upper gable details increase by 1995 photo, leading the assumption that 1978 remodeling work was of an exterior enhancement effort. Chimney stack seen on right side of porch structure from 1995 photo and drop novelty siding seen clearly in 2006 photo are both not evident in tax photo- likely added sometime within that time period.

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 leveled terrain that naturally slopes downward to the left of the front elevation (once beyond the property line). House is recessed roughly 10-20 feet from the city roadway, separated at the property line by a decorative cast-iron gate/fence painted white. A small retaining wall beneath said fence levels the building lot from its naturally sloping surroundings by 12 inches at its highest. Planted vegetation and shrubs are abundant within property landscape. Neighboring properties appear complimentary in scale and building type to this house.

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 (modified "L" cottage), 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 “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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905¹

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: 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.

¹ Appears on the 1907 Sanborn Insurance map; Summit County Recorder indicates construction in 1907.

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. 614 476 Park Ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		870	\$ -	\$ 1617
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		130
Ext. Walls <u>Brick on front, Pol. T.P.</u>		48
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab</u> Mat. <u>T.P.</u>		26
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>140" @ 10"</u>	140	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ () $\frac{3}{4}$ full-floor <u>Wood</u>	333	40
Basement Apts.—(Rooms) Fin. <u>3</u>	250	
Attic Rooms—Fin. — Unfin.		
Plumbing— Class <u>4</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
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. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lo. lined - 8 @ 30"</u>		240
Total Additions and Deductions	1008	484
Net Additions or Deductions	-484	1617

REPRODUCTION VALUE \$ 2141
 Est. Owner _____
 Tenant Depr. 1-2-3-4-5-6 50/100 %
 Neighbors _____
 Records _____
 Reproduction Val. Minus Depr. \$ 899

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

Remarks (3) yr. Ave. (est. 1940) Total Building Value \$ _____

Appraised 10/9 1949 By CA. A. J.

Location _____
 Kind of Bldg. Res St. No. 614 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		870		\$ 1749
	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>Brickwork + RR on Sid</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gab</u> Mtl. <u>TP</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>140</u> @ <u>102</u> <u>140</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>wch</u> <u>233</u>	
Bsmt. Apt. _____ Rooms Fin. <u>3</u> Unfin. _____ <u>160</u>	
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>350</u>
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 <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>883</u>

*Run Down
1090 OBS
Verry Poor
Cond. ~~1000~~
No-one
Living in
Home
Salvage
\$1000
10-22-68
1708*

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2632</u>
Inf. by {	Owner - Tenant -	Commission Adj. <u>-10 %</u>	<u>- 263</u>
	Neighbor - Record - Est.	Bldg. Value	<u>2369</u>
Remodel Year _____	Est. Cost _____	Depr. Col. 1 2 3 4 5 6 <u>34 %</u>	
Garage—Class _____	Depr. 2% 3% _____	Current Value Minus Depr.	\$ <u>805</u>
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size _____	x _____	Age _____	Cost _____ x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 12-5 19 57 By 1331

Robert C Johnston
 P.O. Box 1974
 Park City, Utah
 84060

PC 116
 1945-11M64-
 74GQC40IQC294
 M56-225M98-242

(Serial No.-Owner-Add.-Desc. of Property)

Lot 29 Blk 8 Park City Survey (Jean
 Thomas Goodman & Dixie Thomas Burton)

M103-807

TC-541 (M-20) (URBAN LAND CARD)

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	25x75		100			2500
TOTAL						2500
ASSESSED VALUE						500



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-83

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

IDENTIFICATION 1

Street Address: 614 Park Avenue Plat p.c. Bl. 8 Lot 29
Name of Structure: T. R. S.
Present Owner: Robert C. Johnston UTM:
Owner Address: P.O. Box 1974, Park City, Utah 84060 Tax #: P.C - 116

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1904 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 (remodeling in progress)
 Deteriorated Major Alterations

STATU 3

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

DOCUMENTATION 4

Photography: Date of Slides: Nov., 1977 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.
Utah State Gazetteer and Business Directory, 1912-1913.
Park City, Utah. The Past, Present, Future. Souvenir Edition, 1902. Compliments of The
Park Record.
The Salt Lake Tribune, September 30, 1941, p.1.

Architect/Builder: UNKNOWN

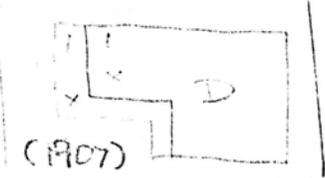
Building Materials: wood Building Type/Style: residential

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

One-story gable frame dwelling with brown brick-tex siding. Scalloped shingles adorn the gable end; and the front porch is an overhang, covered with sheet metal, and supported by four posts.
The structure as of the summer of 1978 is under-going remodeling.



From 1907 Sanborn Map:



Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

Contributory to the Park City Residential Historic District as a miner's cottage. Current remodeling represents an adaptive re-use of the structure to the Park City recreational area.

According to abstracts, the first owner of record of the property, in the 1890's, was Joseph Z. Dye. Dye took out a mortgage from James T. Kessel in 1896; and transacted a Warranty Deed to Kesel in 1898. No other transactions appear until the property went to Summit County through a tax sale in 1932; and to W.D. Sutton in 1937. But in 1937 it again went up for tax sale and in 1942 to Charles A. Thomas, who apparently had redeemed the property from the 1937 sale.

No available information on Dye. However, W.D. Sutton, who had a "brief" connection with the home, hailed from a prominent Park City merchant family. With his brother, E.D. Sutton, he operated E.D. Sutton and Co., considered by some sources as the first combined meat and grocery store in Utah (established in 1890). William Sutton served as treasurer of the company. Sutton had earlier worked at the Ontario Mine, having arrived in Park City in about 1883.

During 1907-09 Sutton was a member of the Utah State House of Representatives, and the Park City Council. He was Utah State Treasurer from 1921 through 1925; and at the time of his death, September, 1941, served as the Treasurer and a director of the Newhouse Realty Co.

Active in fraternal organizations, especially the Masons, Sutton, with his son, started a tradition of sponsoring free Thanksgiving Day turkey dinners for crippled children in the Shriner's Hospital.





RESIDENT
PARKING
ONLY
614
PARK AVE