

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 909 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: RYAN-1

Current Owner Name: Steve Ryan

Parent Parcel(s): SA-11

Current Owner Address: 4482 W. Ponderosa Drive, Park City, Utah 84098

Legal Description (include acreage): Lot 1 Ryan Subdivision, cont 2812.50 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 & 2007
- 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: "L" cottage or "T" cottage

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below) Large two-storey addition to the rear of the lot is in the process of completion in the 2007 photo.

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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: New poured cement foundation evident in 2006 reshoot photo

Walls: Drop-novelty wood siding (unable to verify if materials are new, original, or mix of both as 2007 shows an unfinished addition in the rear)

Roof: Unable to verify based on 2007 photo which shows an unfinished remodeling

Windows/Doors: Single hung vinyl

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_2007\_\_) Original Location: Within current site.

**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): Form of original structure remains fairly intact throughout photographic history with a few material alterations. Building card and Historic Structure form indicate that the front porch became a two-sided wrap-around porch between 1907-1949. Patterned roofing shingles and porch support materials were altered to basic asphalt shingles and metal porch supports between the tax photo date and 1995 photo. Evolution of various window openings throughout available photos provided, with the larger change occurring in 2007 where front elevation windows are switched out for single-hung vinyl windows, too large for the house's frame context. Extensive changes were made in 2006 as the original structure was lifted and moved to allow a larger cement foundation to be poured before reinstating the original house frame site and then adding a large two-storey addition onto the rear of the property. Newer addition makes attempts to mimic an earlier timeframe in its roof pitch and stylized windows, but the large addition is not congruent with the historic context of a simple structure addition for a mining town of this era, and is therefore distracting from the street view. Remodeling is incomplete as of 2007 photo.

**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 fairly flat terrain. Property appears to be encroached upon by city dedications based on loss of yard depth from the tax photo to the 1995 photo. 2007 photo shows incomplete construction on the building lot and therefore no landscaping is existing at that time, although there is little room for landscaping as newer rear addition takes up most of the property.

**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 ("L" cottage), 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.): Though the physical elements of the site that convey a sense of life in a western mining town of the late nineteenth and early twentieth century have been altered, the site retains its essential historical form.

**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 and site 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. 1904<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:** Southeast oblique. Camera facing northwest, 2007.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2006 pre-addition.

**Photo No. 3:** East elevation (primary façade). Camera facing west, 2006 during construction.

**Photo No. 4:** East elevation (primary façade). Camera facing west, 1995.

**Photo No. 5:** East elevation (primary façade). Camera facing west, tax photo.

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<sup>1</sup> Summit County Recorder.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		784	\$	\$ 1587
	x x			\$	\$
	x x			\$	\$

No. of Rooms 58 Bath Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		124
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>112 @ .80</u> <u>89</u>		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> <u>Gas</u> <u>Coal</u> _____ Oil _____ Steam _____ S. _____ Blr. _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. _____ Hd. Wd. _____ Conc. _____		40
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED</u>		125

Total Additions and Deductions 479 289 1587  
 Net Additions or Deductions 289 \$ + 190

Age 45 Yrs. by  Est. Owner **REPRODUCTION VALUE** \$ 1777  
 Tenant **REPR. VAL. MINUS DEPR.** \$ 743  
 Neighbors  
 Records

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C 1 Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls SHG \_\_\_\_\_  
 Roof T.P. Size 10 x 18 Age 18 \_\_\_\_\_  
 Floor DIRT Cost 105 \_\_\_\_\_ Depreciated Value Garage \$ 40

Remarks \_\_\_\_\_ **Total Building Value** \$ 791

Appraised Oct. 1949 By Chas E. Hill



Location Block 3 SA  
 Kind of Bldg. RES St. No. 909 Park Ave  
 Class 3 Type 1 2 3 4 4 Cost \$ 1574 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		784		\$ 1574
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>C.I.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>112</u> @ <u>100</u>	<u>112</u>
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar—Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>Sub</u>	<u>50</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>410</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>Blr.</u> Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>4</u>	<u>60</u>
<b>Total Additions</b>	<b>632</b>

Year Built <u>54</u>	Avg. Age <u>54</u>	Current Value	\$ <u>2206</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj.	%
		Bldg. Value	
		Depr. Col. <u>0 2 3 4 5 6</u> <u>33</u>	%
Remodel Year <u>—</u> Est.-Cost <u>—</u>		Current Value Minus Depr.	\$ <u>728</u>
Garage—Class <u>2</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>Conc</u> Walls <u>FR</u> Roof <u>Par</u> Doors <u>—</u>			
Size— <u>13</u> x <u>23</u> Age <u>1963</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
<b>Total Building Value</b>			<b>\$</b>

FA 11  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 909 PARK AVE  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	800		\$ 3699	\$
	x x				
	x x				

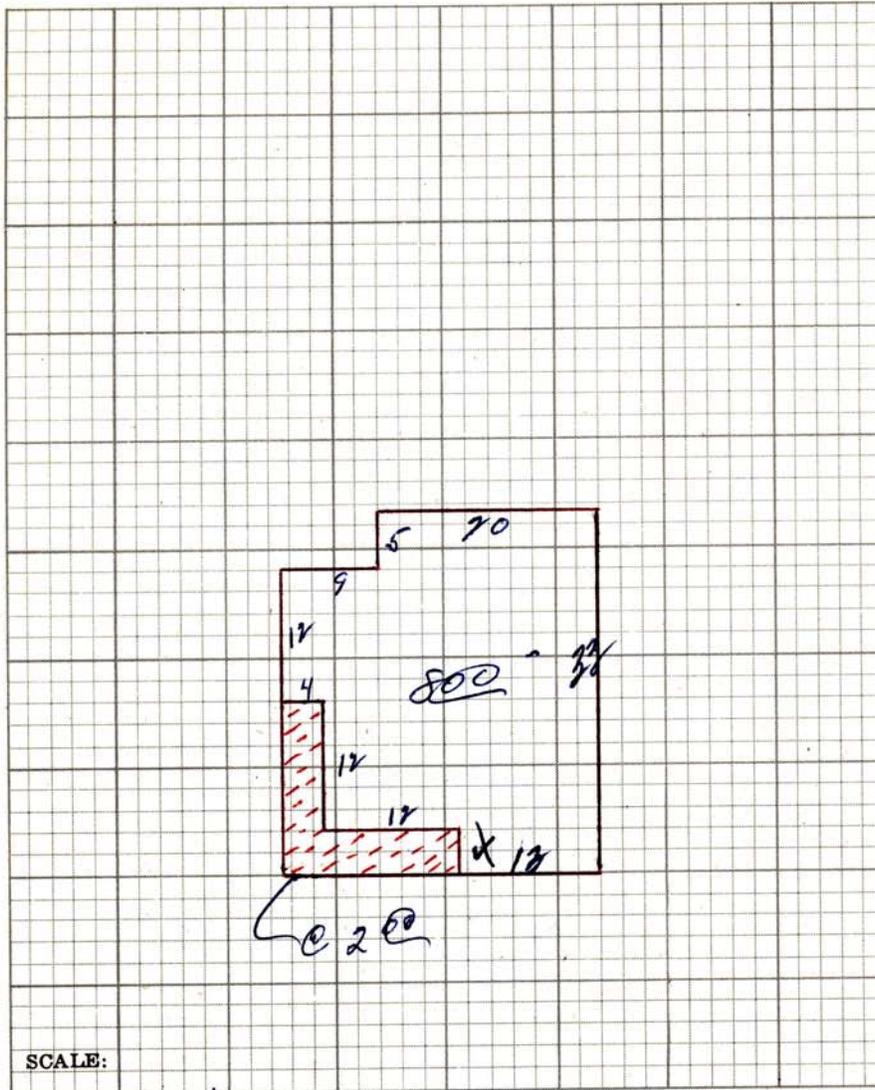
Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_  
 Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills   
 Ext. Walls Siding  
 Roof Type gabled Mtl. C.I.  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 112 @ 200 224  
 Rear \_\_\_\_\_ @ \_\_\_\_\_  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full \_\_\_\_\_ Floor FLP 60  
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1 550  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_  
 Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA  HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_ 340  
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_  
 Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
 Finish—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
 Floor—Fir. \_\_\_\_\_ Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets  Mantels. \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. 4 S. 4 160  
 Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

6122  
 2279  
 6/14/11  
 Reappred

Total Additions 1334  
 Year Built 1904 Avg. 1. Replacement Cost 5033  
 Age 2. Obsolescence \_\_\_\_\_  
 Inf. by  Owner  Tenant -  Neighbor - Record - Est. Adj. Bld. Value \_\_\_\_\_  
 Conv. Factor x.47  
 Replacement Cost—1940 Base \_\_\_\_\_  
 Depreciation Column 1 2 3 4 5 6  
 1940 Base Cost, Less Depreciation \_\_\_\_\_  
 Total Value from reverse side garage 562  
 Total Building Value \$ \_\_\_\_\_

Appraised ① 10-17 19 68 By 1581 NOV 29 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<del>X</del>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% (3%)

Cars — Floor Conc Walls FR Roof Pat Doors \_\_\_\_\_

Size 13 x 23 Age 1963 Cost 661 x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x 85 % Depr. \_\_\_\_\_

Total \_\_\_\_\_ 562

REMARKS \_\_\_\_\_



SA 11

Researcher: Philip F. Notarianni  
Date: September, 1978

Site No. SU-10-589

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

IDENTIFICATION

2  
AGE/CONDITION/USE

STATUS

4  
DOCUMENTATION

Street Address: 909 Park Ave. Plat SA Bl. 3 Lot <sup>N 1/2</sup> 3

Name of Structure: T. R. S.

Present Owner: Brent P. and Beatrice Snow UTM:

Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-11

Original Owner: Construction Date: @1899 Demolition Date:

Original Use: residential Occupants:

Present Use:  
 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

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

Photography: Date of Slides: 7/78 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 1889, 1900, 1907.  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
Summit County Records.  
The Deseret News, April 27, 1918, p.5., 2nd section.  
Polk, R.L. & Co. Utah State Gazetteer and Business Directory, 1903-1904; 1912-1913; 1918-1919.

Architect/Builder:

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

A one-story frame dwelling with a gable roof, also with the typical cross gable plan, with the gable end to the northeast, flanked to the south by the front porch. In this case the porch extends around to the south of the building. Lap siding still remains and windows, three sectioned frame, remain as in a 1940's tax photo.

On the 1907 map the porch did not extend around to the south.

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        |   |

A house pattern book type of dwelling, which in age, style (wood, gable roof, lap siding, porch), and scale contributes to the general texture of the Park City residential district.

During the 1880's-1890's ownership of this property as follows: George Snyder, Murray Shepherd, Hannah Wells (on a mortgage); and W.V. Rice (1892). In 1903 George W. Smith deeded the property, mortgaging said property to Western Savings and Loan, apparently to remodel (1905). E.J. Bryant assumed ownership in 1916; to a Pansy Giles in 1917. Up for tax sale in 1917.

Abstracts show no other transactions on lots N 1/2 2-3, until ownership of present individuals.

George W. Smith was a prominent Park City merchant who began with a meat market, and expanded into a partnership with A.A. Brim to form Smith and Brim Meats. Smith's meat business was first listed in 1903, with Smith and Brim listed in @1912-13 directory.

In April, 1918 Smith was killed in an automobile accident, and his wife assumed the duties as partner with Brim.





909



909

**PBI**  
The  
Aspen Park City Kauai  
Steve Ryan  
General Contractor  
**909 Park Ave**  
Please Call (330)  
In case of Emergency call  
**(435) 640-3059**  
Sales & Nightly Rental Info  
888 888 8888

