

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 915 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 915-PA-1

Current Owner Name: Peter & Rhoda Smith

Parent Parcel(s): SA-12, SA-12-A-1

Current Owner Address: 6011 Villa Medici Way, Bonsall, CA 92003

Legal Description (include acreage): Lot 1, 915 park Avenue Subdivision; cont 3937.50 sq ft or 0.09 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)

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 as of 2006 photo

Walls: Drop-novelty wood siding (unable to verify if materials are new, original, or a mixture of both)

Roof: Asphalt shingle

Windows/Doors: New single-hung vinyl windows, front elevation shows aluminum windows with a lower 1/3 sash opening.

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): Structure remained intact with only a few cosmetic changes (window styles, roofing materials, etc) from the early tax photo up to the early 2006 photo timeframe. Evidence of extensive remodeling occurs in later 2006 photos as house is lifted and moved from original site to allow a full concrete foundation to be poured before reinstating the structure and then adding onto it. Original structure remains fairly intact on three sides (including front elevation) although a large and commandeering rear addition can be seen from the street view and proves somewhat distracting to the historic context of the site. Series of matching single-hung windows were added to right elevation from the street view. Addition makes genuine effort to match in materials, roof pitch, and window styles, although it does not comply with historic addition protocol or sensitivity to the original layout.

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. Structure, as of 2007 photo, is still in final stages of construction completion, and therefore landscaping is still absent. Little room allowed for landscaping as original structure face is recessed roughly 5-10 feet from the city roadway and every square inch of the lot has been built on with the new addition.

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 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. 1889¹

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: Northeast oblique. Camera facing southwest, 2007.

Photo No. 2: North elevation of house (tuned 90 degrees on site). Camera facing west, 2006 during construction.

Photo No. 3: North elevation of house (tuned 90 degrees on site). Camera facing west, 2006 during construction.

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

Photo No. 5: East elevation (primary façade). Camera facing west, 1995.

Photo No. 6: Southeast oblique. Camera facing northwest, tax photo.

¹ Utah State Historical Society, Structure/Site Form 1978.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		604	\$	\$ 1533
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 1 Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		120
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>SAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60 @ .80</u>	48	
Rear <u>60 @ .80</u>	48	
Cellar—Basn't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfn.		
Plumbing— Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disp. <input checked="" type="checkbox"/>	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/>		
Air Conditioned <input type="checkbox"/> Incinerators <input type="checkbox"/>		
Radiant—Pipeless <input type="checkbox"/>		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels <u>-</u>	40	
Tile— Walls <input checked="" type="checkbox"/> Wainscot <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/>		
Lighting—Lamp <input checked="" type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix <input checked="" type="checkbox"/>		
<u>WOOD LINED</u>		100
Total Additions and Deductions	486	220
Net Additions or Deductions	220	

Age 48 Yrs. by { Est. Owner Tenant Neighbors Records } REPRODUCTION VALUE \$ 1799
 Depr. 0-2-3-4-5-6 61/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 701
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars 1 Walls SHG Out Bldgs. _____ \$ _____
 Roof T.P. Size 1216 Age 28 _____ \$ _____
 Floor DIRT Cost 112/25 Depreciated Value Garage _____ \$ 28
 Remarks OLD CARD SHOWN Total Building Value \$ 729
40 YRS. (1941)

Appraised Oct 1949 By CHO & AJ

Serial No. SA12

Location Block 3 SA at Lot 5 - All Lots 4 & 28
 Kind of Bldg. Ass St. No. 915 PARK AVE
 Class 3 Type 1 2/3 4. Cost \$ 1603 X - %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		804		\$ 1603
	x x				
	x x				

Gar.—Carpport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone <u></u> Conc. <u></u> None <u>✓</u>		
Ext. Walls <u>Bricktex on Siding</u>		<u>Flt. cheap</u>
Insulation—Floors <u></u> Walls <u></u> Clgs. <u></u>		
Roof Type <u>Gable</u> Mtl. <u>Pat. TIN</u>		
Dormers—Small <u></u> Med. <u></u> Large <u></u>		
Bays—Small <u></u> Med. <u></u> Large <u></u>		
Porches—Front <u>5x12</u> @ <u>60</u>		<u>48</u>
Rear <u>6x10</u> @ <u>60</u>		<u>60</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u></u> Floor <u>None</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>1</u> Tub <u>1</u> Trays <u></u>	<u>350</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>	
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></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>✓</u> S. <u></u>		
Total Additions		<u>508</u>

Year Built <u>57</u>	Avg. Age <u>57</u>	Current Value	\$ <u>2111</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj.	% <u></u>
Remodel Year <u>0</u>	Est. Cost <u></u>	Bldg. Value	
Garage—Class <u>0</u> Depr. 2% <u>(3%)</u> Carport <u></u> Factor <u></u>		Depr. Col. <u>1 2 3 4 5 6</u>	% <u>30</u>
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Shiplap</u> Roof <u>RR</u> Doors <u>1</u>		Current Value Minus Depr.	\$ <u>653</u>
Size— <u>12</u> x <u>16</u> Age <u>1921</u> Cost <u>144</u> x <u>30</u> %			<u>43</u>
Other <u></u>			
		Total Building Value	\$ <u>104</u>

Appraised 5-6- 1958 By 1302

Owners Name PARK CITY
 Location PARK CITY
 Kind of Bldg. Res St. No. 915 PARK AVE
 Class 3 Type 1 2 3 4. Cost \$ 3535 X 104⁵%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	804		\$ 3694	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl. Cl.

Description of Buildings	Additions	Additions
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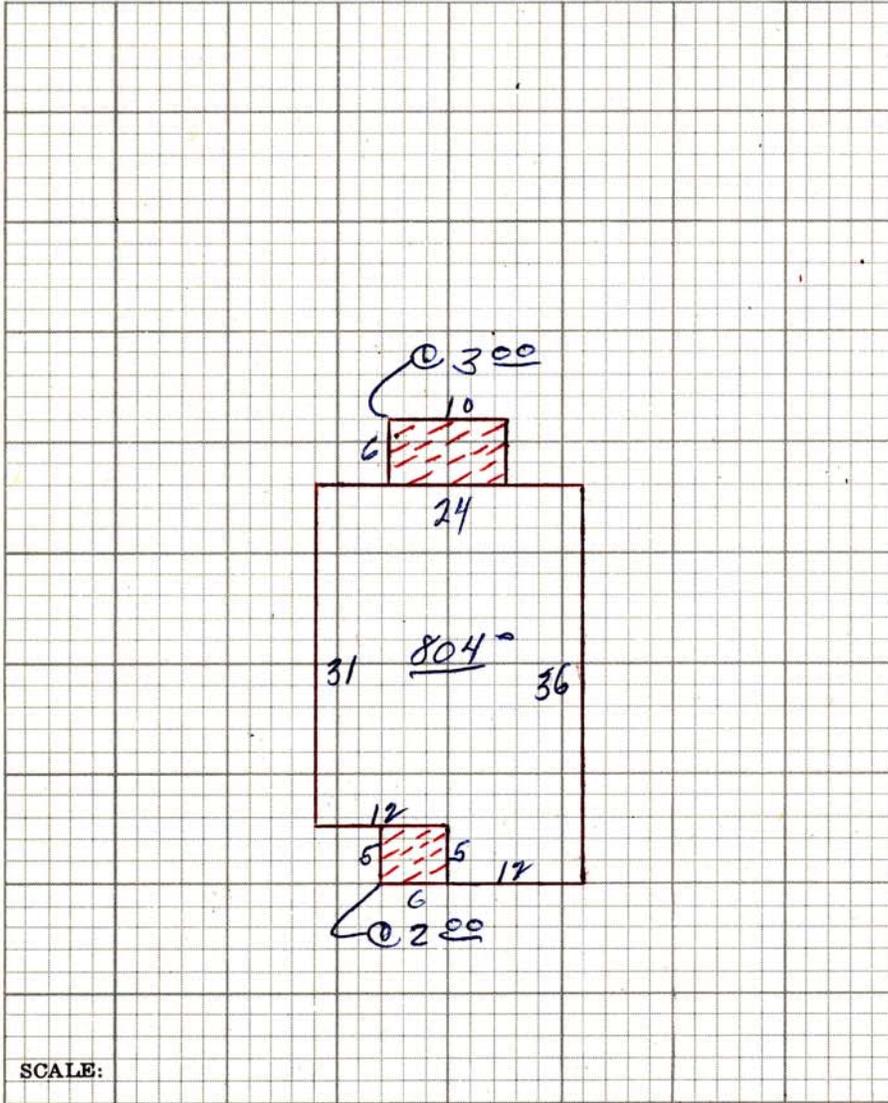
Foundation—Stone Conc. Sills Alum Siding (clear)
 Ext. Walls Alum Siding (clear)
 Roof Type gable Mtl. VIN. No. Value
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front 30 @ 2⁰⁰ 60
 Rear 60 @ 3⁰⁰ 180
 Porch @
 Planters @
 Ext. Base. Entry @
 Cellar Bsmt. — 1/4 1/2 3/8 3/4 Full - Floor - 60
 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. Sftr. Shr. St. O.T.
 Dishwasher Garbage Disp.
 Heat—Stove H.A. FA HW Stkr Elec. 341
 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. 2 S. 120
 Awnings — Metal Fiberglass

2279
 11/14/79
 Reppend

Total Additions 1311

Year Built <u>1901</u>	Avg. 1.	Replacement Cost	<u>5005</u>
	Age 2.	Obsolescence	
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	x.47
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>19</u>
		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
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 10 Depr. 2% 37

Cars Floor wood Walls FR Roof RR Doors _____

Size 12 x 16 Age 1921 Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total 19

REMARKS _____



SA 12

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

IDENTIFICATION

Street Address: 915 Park Ave. Plat SA Bl. 3 Lot 4-5
Name of Structure: T. R. S.
Present Owner: Margaret and Peter Angeli UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-12

AGE/CONDITION/USE

Original Owner: Murray Sheperd ? Construction Date: @1889 Demolition Date:
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 type="checkbox"/> Minor Alterations |
| <input checked="" type="checkbox"/> Major Alterations |

STATUS

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 |

DOCUMENTATION

Photography:

Date of Slides: 7/78

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 checked="" 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 checked="" 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 1889, 1900
1907. | <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 Records.
The Deseret News, December 30, 1912, p. 7.
The Park Record, January 14, 1899, p. 3.

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)

One-story frame residence with cross gable design, the facade consists of a gable end to the north and porch area to the south. Front porch has been altered; windows on gable end completely altered; aluminum siding added.

Sanborn Maps show a change in the structure in 1900; however, it appears on the 1907 map much as it did in 1889.

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 | |

This dwelling has been altered, but in age, scale, and design, frame with a cross gable treatment, blends within the historic residential district of Park City.

Murray Sheperd assumed ownership of land in 1888; and in 1892, to W.V. Rice. Albert McCarrell purchased the land in 1903, with no reference to a dwelling. Hugh Mawhimney became the owner in 1912; and finally in 1959, deeded to Margaret Angeli.

No available information on Murray Sheperd, however W.V. Rice probably had this as an investment property. Rice, a prominent mining entrepreneur, came from Canada to Park City in the 1890's. Educated in the "mechanical trades" he fared well in the mining town of Park City. He was connected with the Anchoir Mine, and later with the Woodside, Quincy, and Silver King, and Steamboat mining companies. Rice also served as the manager of the Park City Waterworks, and as one of the directors of the First National Bank of Park City. In addition to his mining interests in Park City, he was known for enterprises in Nevada, and was well known in Colorado, Idaho, and British Columbia.

Rice moved to San Diego, California where he died in December, 1912.





815



PBI
909 Park Ave
(335) 640-3059

A
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PBI

12
ALL-STAR





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2AM-6AM
← →

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