

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles C. Whitehead House**

Address: 937 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-15

Current Owner Name: HOLMES MATTHEW F

Parent Parcel(s):

Current Owner Address: 1105 BATTERY ST, SAN FRANCISCO, CA 94111

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 3 BLOCK: 3 LOT: 9; 0.08 AC

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: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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 type

No. Stories: 1

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.)
- Fair (Some problems are apparent. Describe the problems.):

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

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: Concrete.

Walls: Drop siding.

Roof: Gable roof form sheathed in asphalt shingle.

Windows/Doors: Two-over-two 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 one-story frame hall-parlor house has been altered. The original part of the house is generally described in the National Register nomination (see Structure/Site Form, 1983). Subsequent alterations include the large addition to the rear and paving of the side yard to accommodate a driveway to an attached garage. The changes are significant and diminish the site's original 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 is altered due to the extensive rear additions and paving of the side yard.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 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.

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. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1886¹

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)

¹ National Register nomination.

- 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: East elevation. Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Northeast oblique. Camera facing southwest, 1983.

Photo No. 5: Southeast oblique. Camera facing northwest, tax photo.

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		832	\$	\$ 1519
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
58 x 22 x 1.00 Foundation—Stone Conc. None ✓		116
Ext. Walls <u>2/3 SID. 1/3 SHG.</u>		30
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>72 @ .80</u>	57	
Rear <u>24 @ .60</u>	14	
Cellar—Basm't— <u>1/4 1/2 3/4</u> full-floor		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink / Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. _____ Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED No STUDS</u>		125
Total Additions and Deductions	316	311
Net Additions or Deductions	311	\$ + 5

Age 55 Yrs. by { Est. Owner, Tenant, Neighbors, Records }
REPRODUCTION VALUE \$ 1524
 Depr. 1-2-3-4-5-6 68/32 %
 Reproduction Val. Minus Depr. \$ 487

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 AGE RECORDED ON OLD CARD 47 YRS (1941) Total Building Value \$ _____

Appraised Oct. 1949 By Ho & AJ

Serial No. SA 15

Location Block 3 SA
 Kind of Bldg. Res St. No. 937 Park Ave
 Class 3 Type 1 2 3 4 Cost \$ 1610 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		832		\$ 1610
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u></u>	
Roof Type <u>Gab</u> Mtl. <u>Pat.</u>	
Dormers—Small <u>Med.</u> Large <u></u>	
Bays—Small <u>Med.</u> Large <u></u>	
Porches—Front <u>72 @ 80</u>	58
Rear <u>4x4</u> <u>16 @ 60</u>	10
Porch <u></u>	@
Metal Awnings <u></u> Mtl. Rail <u></u>	
Basement Entr. <u></u>	@
Planters <u></u>	@
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</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>
Built-in Appliances <u></u>	410
Heat—Stove <u>H.A.</u> Steam <u>Stkr.</u> Blr. <u></u>	
Oil <u>Gas</u> Coal <u>Pipeless</u> Radiant <u></u>	
Air Cond. <u></u>	
Finish—Fir <u>Hd. Wd.</u>	
Floor—Fir <u>Hd. Wd.</u> Other <u></u>	
Cabinets <u>1</u> Mantels <u></u>	
Tile—Walls <u>Wainseot</u> Floors <u></u>	
Storm Sash—Wood D. <u>S.</u> Metal D. <u>S.</u>	
Total Additions	478

Year Built <u>64</u>	Avg. Age <u>64</u>	Current Value	\$ 2088
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
		Bldg. Value	
Remodel Year <u></u>	Est. Cost <u></u>	Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
Garage—Class <u>Shed</u>	Depr. 2% 3%	Current Value Minus Depr.	\$ 626
Cars—Floor <u>Wood</u> Walls <u>T.N.</u> Roof <u>T.N.</u> Doors <u></u>			58
Size— <u>14</u> x <u>7</u>	Age <u>1968</u> Cost <u>300</u>		04
Other <u></u>			911
Total Building Value			\$

Appraised 5-21-1958 By 1302

LA 15
Serial Number

OF
Card Number

Owners Name Park City
Location Res
Kind of Bldg. Res St. No. 937 PARK AVE
Class 3 Type 1 2 3 4 Cost \$ - X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	858		\$ 3633	\$
	x x				
	x x				

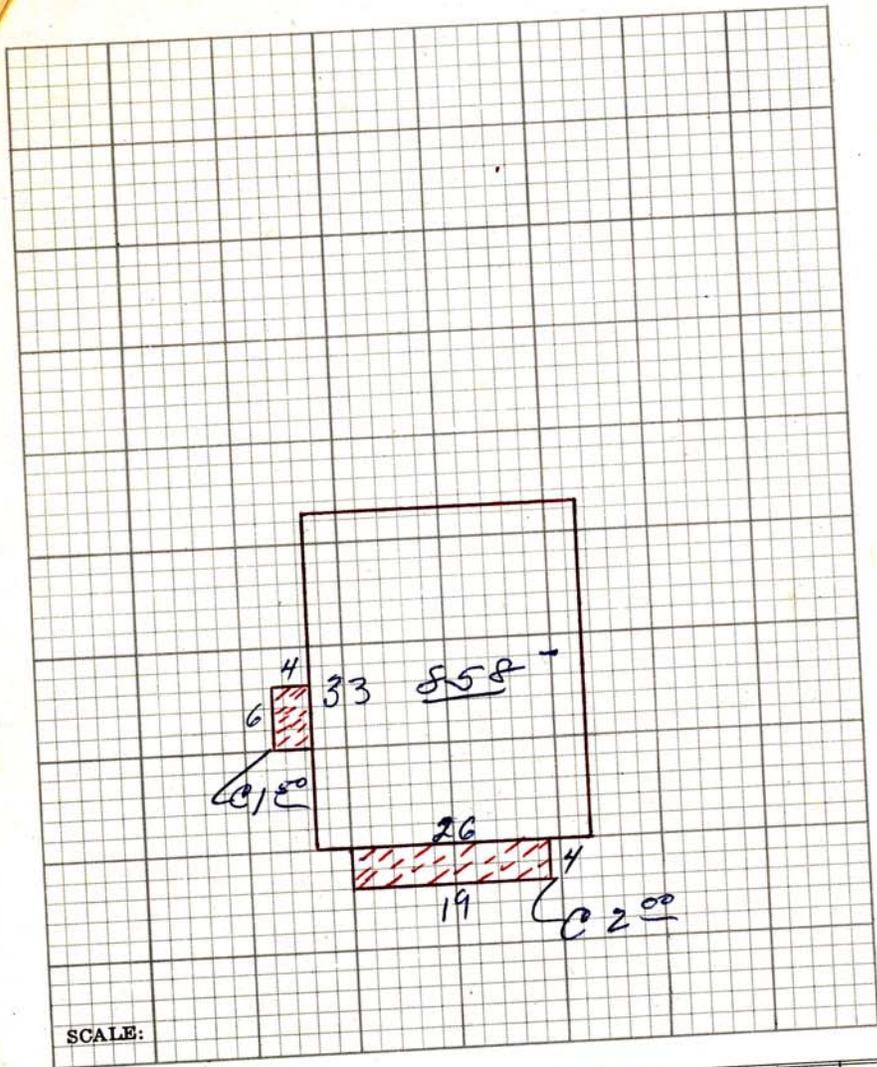
Att. Gar.—C.P. x Flr. Walls Cl. Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u>Conc.</u> Sills <u>✓</u>		
Ext. Walls <u>Siding</u>		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small <u>Med.</u> Large		
Bays—Small <u>Med</u> Large		
Porches—Front <u>76</u> @ <u>2.00</u>	152	
Rear <u>24</u> @ <u>1.50</u>	36	
Porch <u>@</u>		
Planters <u>@</u>		
Ext. Base. Entry <u>@</u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full <u>-</u> Floor <u>-</u>		
Bsmt. Gar.		
Basement-Apt. <u>Rms.</u> Fin. Rms.		
Attic Rooms Fin. <u>Unfin.</u>		
Plumbing <u>est</u> { Class <u>2</u> Tub. <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	650	
Wtr. Sfr. <u>Shr. St.</u> O.T.		
Dishwasher <u>Garbage Disp.</u>		
Heat—Stove <u>H.A.</u> <u>FA</u> <u>HW</u> <u>Stkr</u> Elec. <u>353</u>	353	
Oil <u>Gas</u> <u>✓</u> <u>Coal</u> <u>Pipeless</u> <u>Radiant</u>		
Air Cond. — Full <u>Zone</u>		
Finish—Fir. <u>Hd. Wd.</u> Panel		
Floor—Fir. <u>Hd. Wd</u> Other		
Cabinets <u>✓</u> Mantels		
Tile—Walls <u>Wainscot</u> Floors		
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>S.</u>		
Awnings — Metal <u>Fiberglass</u>		

11/14/79 2279
Kappner

Total Additions	1191
Year Built <u>1894</u> Avg. 1. Replacement Cost <u>4824</u>	
Age 2. Obsolescence	
Inf. by { Owner - Tenant - <u>✓</u> Adj. Bld. Value	
{ Neighbor - Record - Est. Conv. Factor <u>x.47</u>	
Replacement Cost—1940 Base	
Depreciation Column 1 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side <u>258</u>	
Total Building Value \$ <u>258</u>	

Appraised ① 10-18 19 68 By 1581
Appraised ② _____ 19 _____ By _____
NOV 29 1968
1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed</i>	1968	14 x 7	98	3.00	294.00	.47	952.28	288
		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 _____



Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 937 Park UTM: 12 457780 4499630
 Name of Structure: Park City, Summit County, Utah Charles C. Whitehead House T. R. S.
 Present Owner: Chalet Associates
 Owner Address: c/o EBB Tide Development, Inc., 917 Glenmeyre #5 Laguna Beach, CA 92651
 Year Built (Tax Record): Effective Age: Tax #: SA 15
 Legal Description: Kind of Building:
 Lots 9, 10, 23 and 24 Block 3, Park City Survey. .08 acre.

STATUS/USE 2

Original Owner: Charles C. Whitehead Construction Date: c. 1886 Demolition Date:
 Original Use: Residence Present Use: Residence

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.):

Park Record. February 18, 1899, p. 2. Charles C. Whitehead obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a gable roof. Typical of the hall and parlor house, the facade is symmetrical, with a door centered between two windows. There is a small hip roof porch over the door and windows, supported on distinctive porch piers with equally distinctive decorative brackets at the tops of the piers. The slender piers have center sections that were cut out by a jigsaw which contrast with the more typical lathe turned porch elements found on other houses of the period. The delicate brackets combine spindles with the bracket motif. The screen door is original. There are two windows on both the north and south sides of the house, and there is a second entrance into the south wall. All of the windows are the double hung sash type with two over two lights. There are two shed roof extensions, both of which are probably original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The addition of a shed roof over the side entrance is the only obvious alteration of the exterior of the building. It is a minor, unobtrusive change. The house is in good condition and retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1886

Built c. 1886, the Charles C. Whitehead House at 937 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

In 1883, Charles C. and Emma C. Whitehead purchased this and surrounding property from George G. Snyder, one of the first settlers in the Park City area and the first person to build a house in what was to become the Park City townsite. Three years later the Whiteheads mortgaged the parcel of land upon which this house currently sits, apparently to finance the construction of this house. The Whiteheads held legal title to the property only until 1889, at which time they either began renting this house from the new owner or they moved into another house on Park Avenue. Charles died in 1899 "at his home on Park Avenue."¹

Charles C. Whitehead left his home in Michigan around 1858 at the age of 19 to search for gold in South America and Australia. His search eventually led him to California, where he was involved in gold mining there. He later worked in the Comstock and other mines in Nevada, and in most of the older mines in Utah. He came to Park City in 1880 and worked for the Ontario Mine, managing the receipt, loading and hauling of coal to the company's mines and mills. His death at the age of 67 was attributed to an accidental overdose of morphine, which he had taken to relieve the pain of rheumatism.

Mayer S. Ascheim, owner of the largest mercantile store in town, bought this house in 1889 and probably rented it out, as did the next owner, R.C.

(See continuation sheet)

Rec. 5/24/81

937 Park
History continued:

Chambers, superintendent of the Ontario Mine, who bought the house in 1892. Other owners of the house include Louisa E. Wilson (1903-23), Jennie Lake Gasparac (1923-27), and Alice Murdock Berry and family (1927-79).

¹Park Record, February 18, 1899, p. 2.



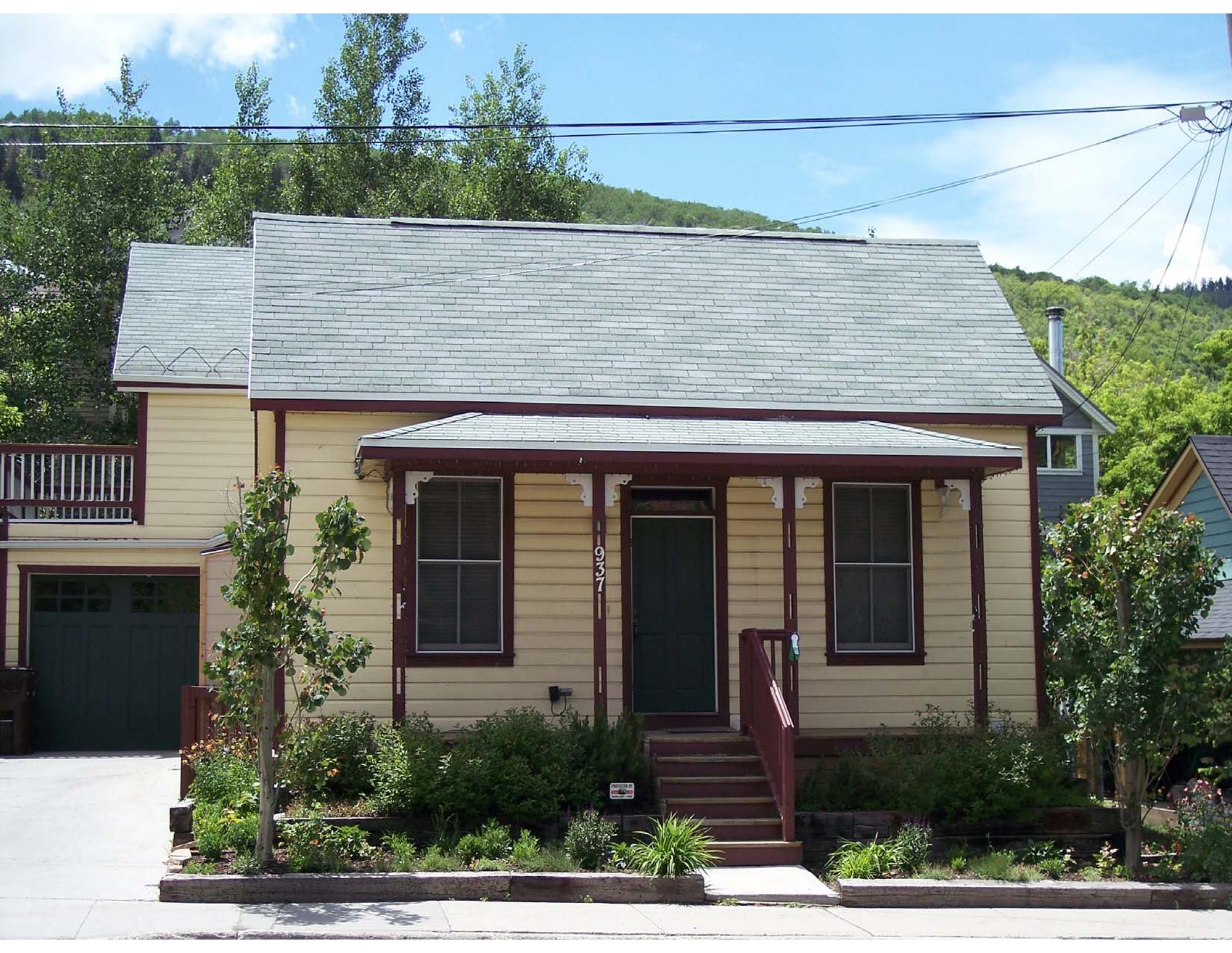
937

Charles C. Whitehead House
937 Park
Park City, Summit County, Utah

Northeast facade

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





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