

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1015 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-29

Current Owner Name: HART WILLIAM J

Parent Parcel(s):

Current Owner Address: PO BOX 1666, PARK CITY, UT 84060-1666

Legal Description (include acreage): SUBD: SA BLOCK: 4 PLAT: 0S 16 T 2S R 4E LOT 4 BLK 4 SNYDERS ADDITION; 0.04 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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- 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: Modified rectangular or "Hall-Parlor" house

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), # _____.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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.):

Foundation: Not visible and therefore its materials cannot be verified

Walls: Asbestos siding

Roof: Asphalt shingle

Windows/Doors: Double hung windows with wood frames

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): An interesting modification of a "hall-parlor" form. Only indication of this original form is found in the 1907 Sanborn map showing a typical "hall-parlor" porch front at this address. By the 1949 building card sketch, the structure's front elevation has built in the left portion of the original porch for interior space, and left the right portion as the porch entryway. The roof pitch has also been apparently adjusted to accommodate this infill. Some subsequent additions are indicated by the 1968 sketches on the building card towards the rear of the structure (unseen in available photos), and the structure has remained as such since this time. Asbestos siding is not original to the structure, and the cornice edge of the front elevation roof shingles show increasing wear in the 2006 photo. The changes are significant and diminish the site's historic character.

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. House is recessed roughly 15-20 feet from the city roadway, with sparse front yard landscaping of mainly a grassy lawn. Neighboring residence to the left of the front elevation does not appear to historically coincide with this property, following more of a 1970s style format.

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 (hall-parlor), 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.): 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, though the alterations diminish the historic character.

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--porch and primary façade alteraions--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. 1894¹

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

¹ Summit County Recorder.

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
<u>1</u>	x x		<u>771</u>	\$ -	\$ <u>1570</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>176</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat <u>1/2 Sh. 1/2 P.</u>		<u>14</u>
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>66" @ 1 1/2</u>	<u>66</u>	
Rear <u>Redwood 170" @ .80</u>	<u>136</u>	
Cellar—Basin't— <u>1/4 1/2 1/2 3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	<u>40</u>	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u> <u>Lighted N. Side - 4 @ 25.00</u>		<u>100</u>

Total Additions and Deductions 592 240 1570
 Net Additions or Deductions -240 \$ +352

Age 55 Yrs. by Est. Owner Tenant Neighbors Records
 REPRODUCTION VALUE \$ 1922
 Depr. 1-2-3-4-5-6 68/32 % \$ _____
 Reproduction Val. Minus Depr. \$ 615

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 _____ Total Building Value \$ _____

Appraised 10/1949 By CAO & A.J.

Serial No. SA 29

Location Block 4SA - Lot 4
 Kind of Bldg. RES. St. No. 1015 Park Ave.
 Class 3 Type 1 2 3 4 Cost \$ 1600 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		771		\$ 1600
	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>ASB Shake</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gable</u> Mtl. <u>PR</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u>6x11</u> <u>66</u> @ <u>1.00</u> <u>66</u>		
Rear <u>10x17</u> <u>170</u> @ <u>80</u> <u>136</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. — 1/4 1/3 1/2 2/3 3/4 Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing <u> </u> {	Class <u> </u> Tub <u> </u> Trays <u> </u>	350
	Basin <u> </u> Sink <u> </u> Toilet <u> </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> </u> Blr. <u> </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> Wainseot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
<u>Nicely Remodeled</u>		
Total Additions		550

58
611
4

Year Built <u>64</u>	Avg. Age <u>64</u>	Current Value	\$ 2152
Inf. by { Owner - Tenant - Neighbor - Record - Est. }		Commission Adj.	%
Remodel Year <u> </u> Est. Cost <u> </u>		Bldg. Value	
Garage—Class <u> </u> Depr. 2% 3% <u> </u> Carport—Factor <u> </u>		Depr. Col. ① 2 3 4 5 6 <u>30</u> %	
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>		Current Value Minus Depr.	\$ 646
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %			
Other <u> </u>			
Total Building Value			\$

Appraised 5-5-58 19 58 By 1302

SA 29
Serial Number

OF
Card Number

Owners Name Park City, Bk 4, Lot 4
 Location Res St. No. 1015 Park Ave
 Kind of Bldg. 3 Type 1 2 3 4 0 Cost \$ 4122 x 104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	930		\$ 4307	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. Walls Cl.

Description of Buildings Additions Additions

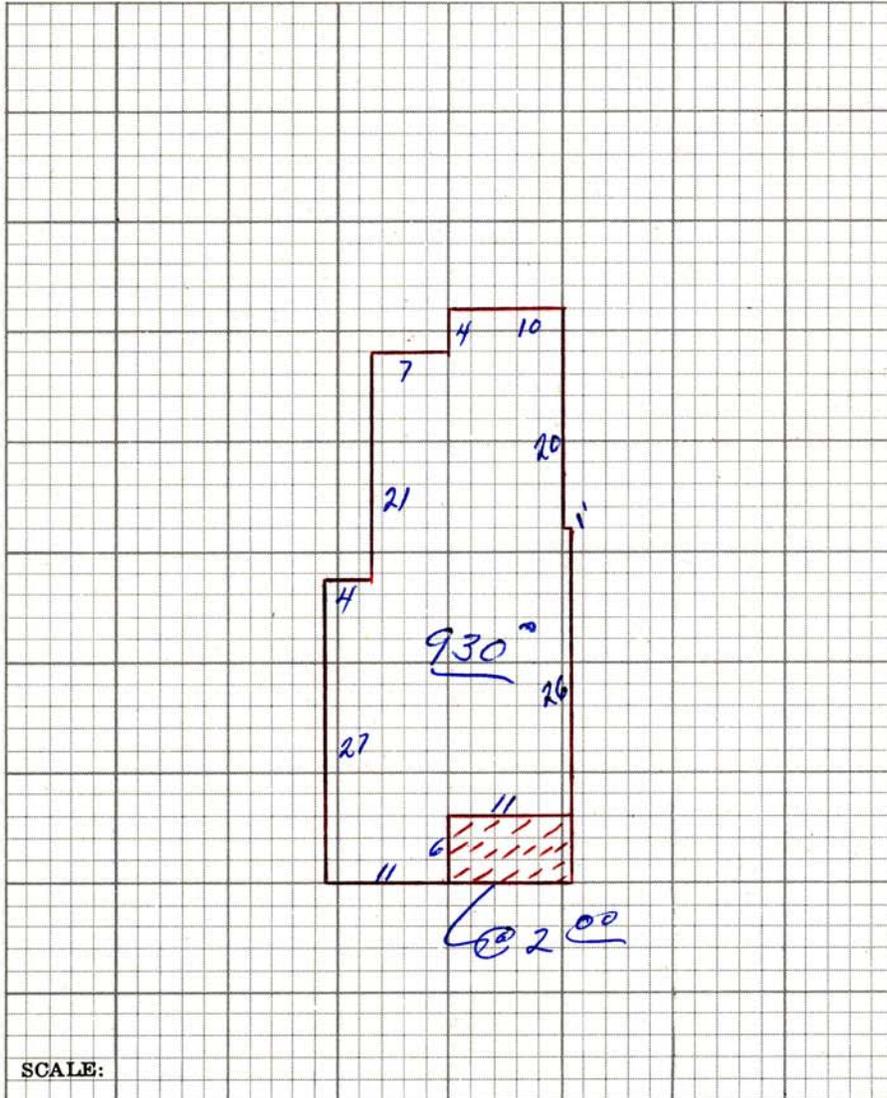
Foundation—Stone Conc. Sills
 Ext. Walls Asb Shake
 Roof Type gable Mtl. RR
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front 66° @ 2^{ea} 132
 Rear @
 Porch @
 Planters @
 Ext. Base. Entry @
 Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor
 Bsmt. Gar.
 Basement-Apt. Rms. Fin. Rms.
 Attic Rooms Fin. Unfin.
 Plumbing { Class 2 Tub. 1 Trays
 Basin 1 Sink 1 Toilet 1 650
 Wtr. Sfr. Shr. St. O.T.
 Dishwasher Garbage Disp.
 Heat—Stove H.A. FA HW Stkr Elec. 186
 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. S.
 Awnings — Metal Fiberglass

Total Additions 968

Year Built 1899 Avg. 1.1905 Replacement Cost 5275
 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 Remarks
 Total Building Value \$

Appraised ① 10-21 19 68 By 1581
 Appraised ② 19 By JAN 10 1969



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 *Called numerous times, unable to find anyone home. All info estimated.*

Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-579

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

IDENTIFICATION

Street Address: 1015 Park Avenue, Park City PlatSA Bl. 4 Lot 4
Name of Structure: T. R. S.
Present Owner: DeAnne D. Fisher UTM:
Owner Address: 4629 Benhurst Avenue, San Diego, CA 92122 Tax #: SA-29

2

Original Owner: unknown Construction Date: ca.1890s Demolition Date:

AGE/CONDITION/USE

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 |

4

Photography:

Date of Slides: June 1978
Views: Front Side Rear Other

Date of Photographs:
Views: Front Side Rear Other

DOCUMENTATION

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 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 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 | <input 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.
Sanborn Maps, Park City, 1889, 1900, 1907.

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 structure, @1895 with a gable roof. The entry is on the side, as opposed to the gable end; and a projection to the rear may have been a later addition, @ 1900-1907. The porch has been altered, possibly in its original state having extended along the entire front of the building, instead of only half as at present. Siding (Wood) has been added.

Porch also added sometime between 1900 and 1907, see Sanborn Maps. False diagonal canes have been added to the upper sashes, which are not appropriate to the period. Front porch window, and porch, altered.

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 | |

Although altered, this dwelling contributes to the Park City district because of its basic style. The gable roof, projecting rear, side gable entry, and porch, are all elements of mining town residences.

In 1883 part of holdings of David C. McLaughlin; then in 1890 sold to Allan Cannon Mrs. Hettie J. Lee acquired it in 1894, mortgaging to Thos. H. Paull in 1895, (\$272.50). In 1899 sold to Jennie Richardson; in 1912 to Albert T. Stewart; 1916 to Jesse McCarrel; in 1919, tax sale; L.T. Covey----1920; tax sale 1923; Cora L. Murdock, 1929, Cora M. Wall, 1936; Leon Uriate (Q.C.), 1947; Mrs. Norma L. Sweatfield, 1963; Vaughn E. Johnson, 1963 (Q.C.); Dan E. White, 1968 (Q.C.); to De Anne Fisher 1974.

Sold to A. Madeline Smith 1978, subject to trust deeds.





NO
PARKING
ONE-WAY
→