

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1043 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-34

Current Owner Name: Logan Woolley

Parent Parcel(s):

Current Owner Address: PO Box 680066, Park City, Utah 84068

Legal Description (include acreage): N1/2 lot 11, S 20 ft Lot 12; N1/2 Lot 22, Blk 4, Snyders Addition to Park City, 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
 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" or "T" cottage

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), # 1; 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.):

Site: Wood frame and board single car garage with metal roofing on rear of property

Foundation: Not visible and therefore materials cannot be verified

Walls: Vertical wood board planking and trim (exact materials cannot be determined based on photo alone)

Roof: Metal

Windows/Doors: Double hung windows in wooden frames. Newer front door with upper panel of 9 glazed panes (door materials cannot be determined based on photo alone- likely wood, vinyl, or metal)

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): Form of structure appears to be fairly intact in appearance with the "L" cottage type. Likely replacements over time of the door, roofing, and porch support materials, although those changes do not drastically effect the character of the structure overall. Vertical wood siding is not original to the structure. The changes are significant and diminish the site's original 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. Arrangements of planted grasses, shrubs, decorative rocks, and other vegetation throughout the front elevation landscape. Neighboring properties are larger in scale than the historic structure in question.

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 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 ("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.): 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 "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. 1905¹

Builder: Not Known Known: (source:)

¹ 1907 Sanborn Insurance Map.

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: Accessory building at rear of lot. Camera facing east, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

IDENTIFICATION 1

Street Address: 10⁴³/~~39~~ Park Avenue, Park City Plat SABL 4 Lot S11
Name of Structure: T. R. S.
Present Owner: Deyon G. Larsen UTM: -
Owner Address: 50 East 4500 South, Bx. 11D, Salt Lake City, UT84107 Tax #: SA-33

AGE/CONDITION/USE 2

Original Owner: unknown Construction Date: ca. 1904 Demolition Date:

Original Use: residential

Present Use:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input checked="" 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 | | |

Occupants:

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 checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations |

STATUS 3

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 4

Photography:

Date of Slides: June 1978

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 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 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.
- Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
- Deseret News, October 24, 1960, p. B-11.

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 L home. The front consists of a gable end to the north with the porch area to the south. Double hung frame windows still exist with the frame (lap siding) exterior now covered with brown brick-tex siding.

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 | |

Contributory to the Park City residential district as a turn-of-the-century mining town cottage. Its basic design with gable roof and frame construction renders it as visibly compatible within the district.

George G. Snyder originally owned a large tract of land of which this property was a part. In 1883 Lot 11 to David C. McLaughlin, and Lot 12 to Hance O. Young. According to abstracts in 1910 the property up for tax sale, which had been assessed to H. J. Sweat. It was redeemed in 1928 by one LeRoy J. Sanger, and again by Sanger in 1934, with a Quit Claim transacted in 1939 and filed in 1945 to Gusty Sanger. To Ed J. and Anna R. McPolin in 1955 and in 1976 sold to the Deardens.

Hans (Hance) O. Young, early property owner, was a Norwegian business and mining man, having settled in Park City in 1860. LeRoy J. Sanger, a later owner of the home, was born in Bingham, Utah, in 1884. Sanger married Augusta J. Sweat in 1913 in Park City and resided there for thirty years, working as an electrician for the Silver King Coalition Mining Co.





1043



46 N01
BLOCK
GARAGE