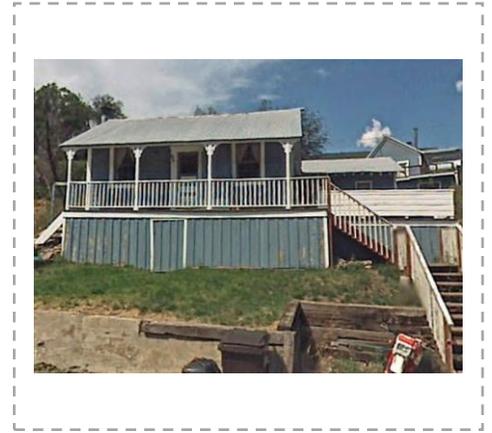




**HISTORIC SITES INVENTORY
HISTORIC SITE FORM**
PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Evans L. Smith House

Address: 64 Chambers Avenue (a.k.a. 64 Ontario Canyon Street)

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: QUALLS-2

Current Owner: SBH Enterprises LLC, C/O Sara Hutchinson

Legal Description (include acreage): LOT 2 QUALLS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4125 SQ FT OR 0.09 AC 1668-1676 2025-917 2044-329 2045-866 2100-1454 CHRISTOPHER A PETTY & MELANIE B STUCHELL TRUSTEES OF THE CHRISOPHER A PETTY & MELANIE B STUCHELL REVOCABLE TRUST 2100-1454

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:
- Census Records
- Park City Museum

DESCRIPTION

Architectural Style: hall-and-parlor / vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #1

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards.

The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets

Foundation: Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.

Roof: The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends

Windows/Doors: The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

This house was described in a 1984 National Register nomination by Roger Roper as

“a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The façade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the façade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of Park City’s architectural vocabulary. Although in many cases an addition 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 building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.”

Since Roper’s description, the condition of the building has been improved, including restoration of the front porch, which was fitted with period-appropriate Victorian brackets. The porch skirt, which was degraded at the time of the nomination, has been rebuilt with board-and-batten siding. The house is in excellent condition and remains an important historical asset to Park City. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

According to Roper's 1984 National Register nomination:

"Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] 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.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town."

The house has been preserved through a series of projects since the 1990s and is in good condition.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

64 Chambers Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



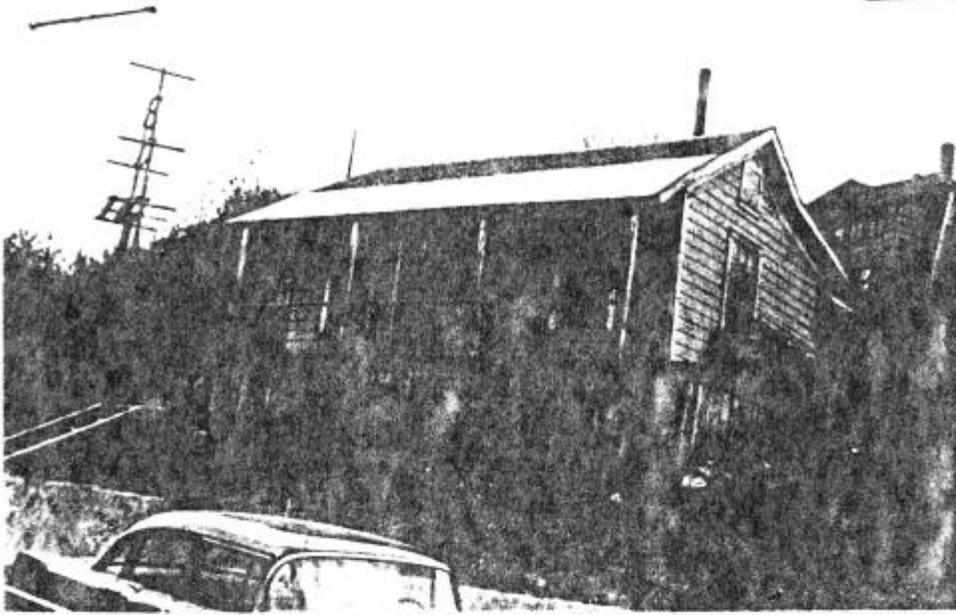
c. 1941 (Summit County)



Overview of Park City, Utah in 1950.

Thompson & Buck, xv.











64 Chambers Avenue. Southeast oblique. November 2013.



64 Chambers Avenue. Southeast oblique. November 2013.



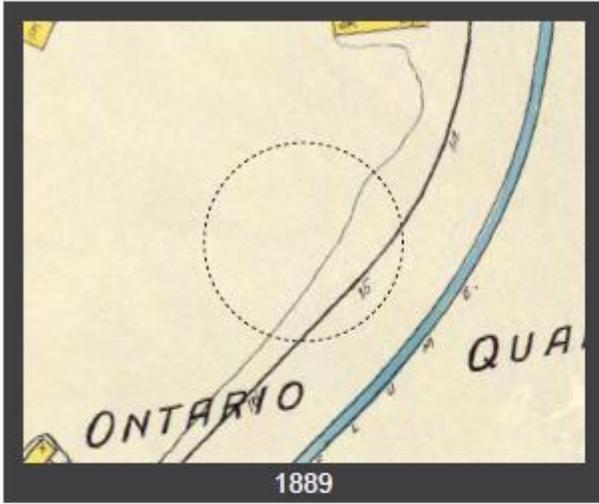
64 Chambers Avenue. East elevation. November 2013.



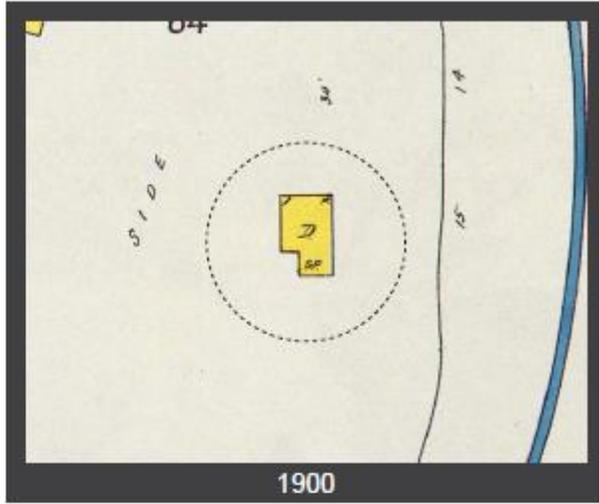
64 Chambers Avenue. Northeast oblique. November 2013.

MAPS

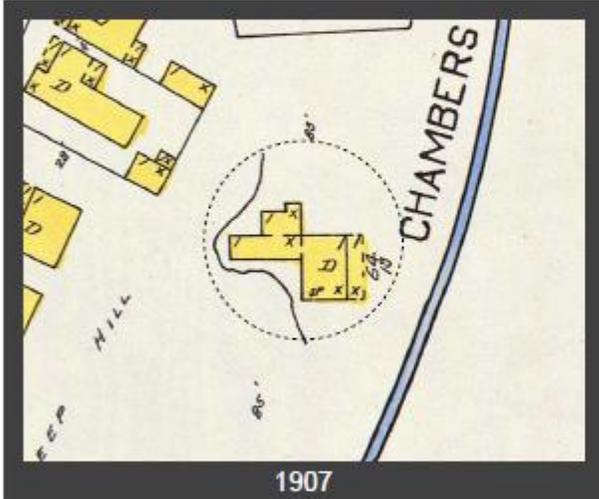
64 Chambers Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



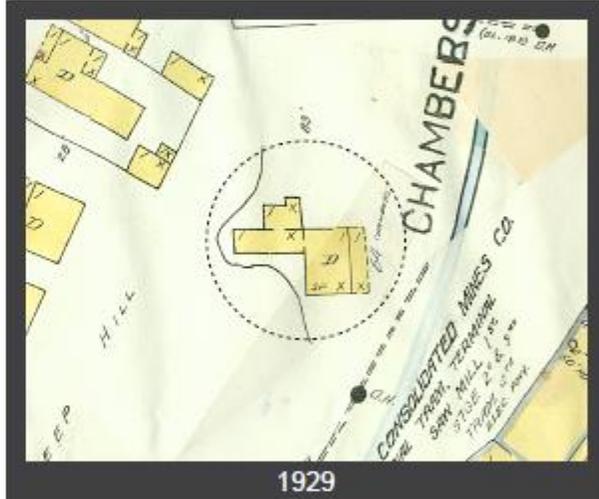
1889



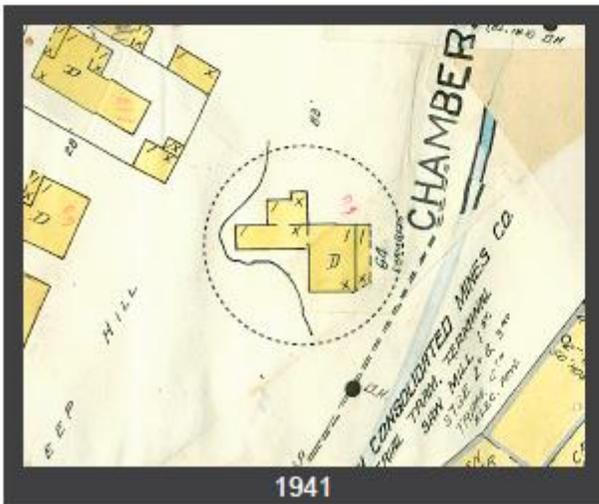
1900



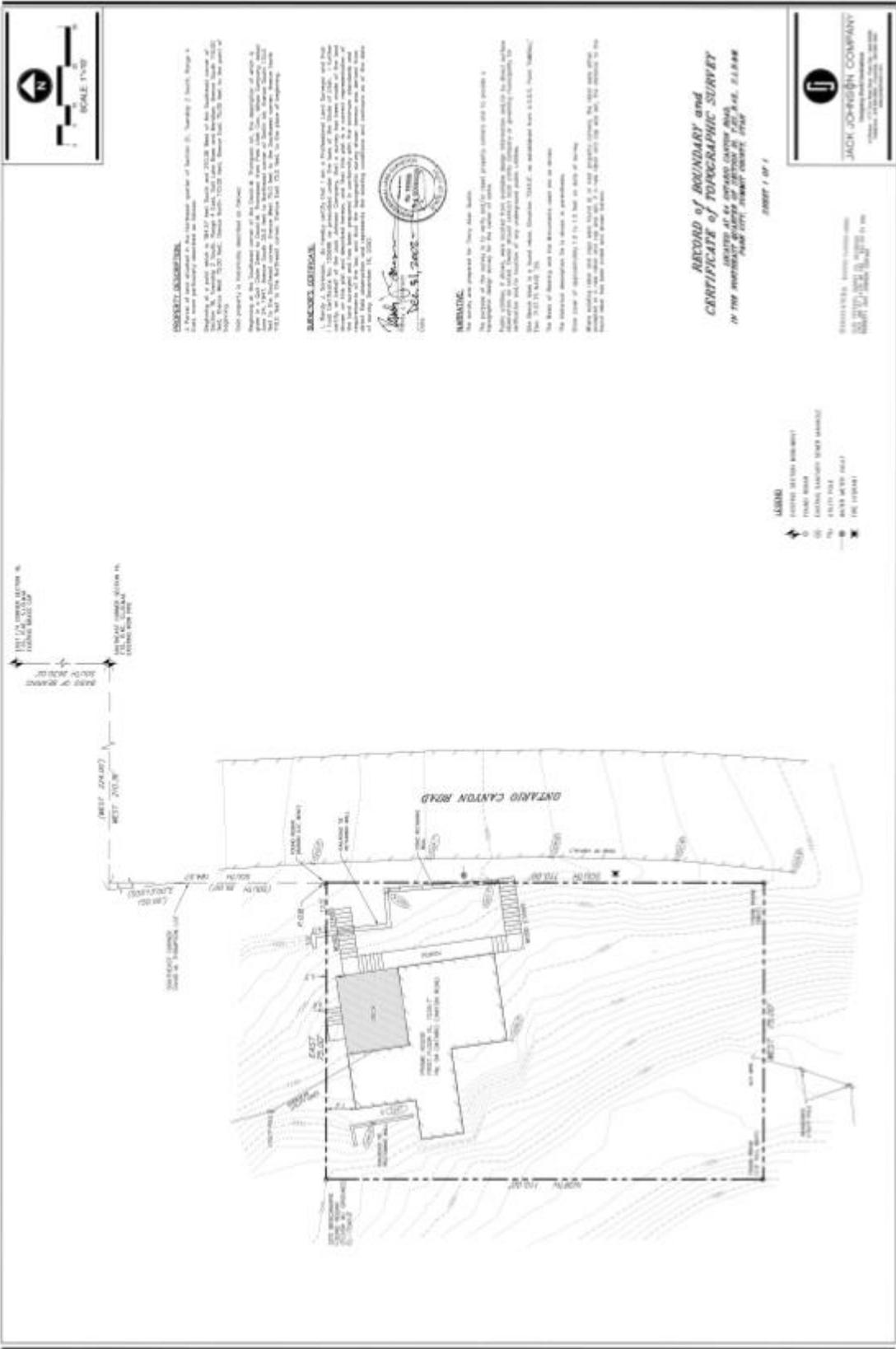
1907



1929

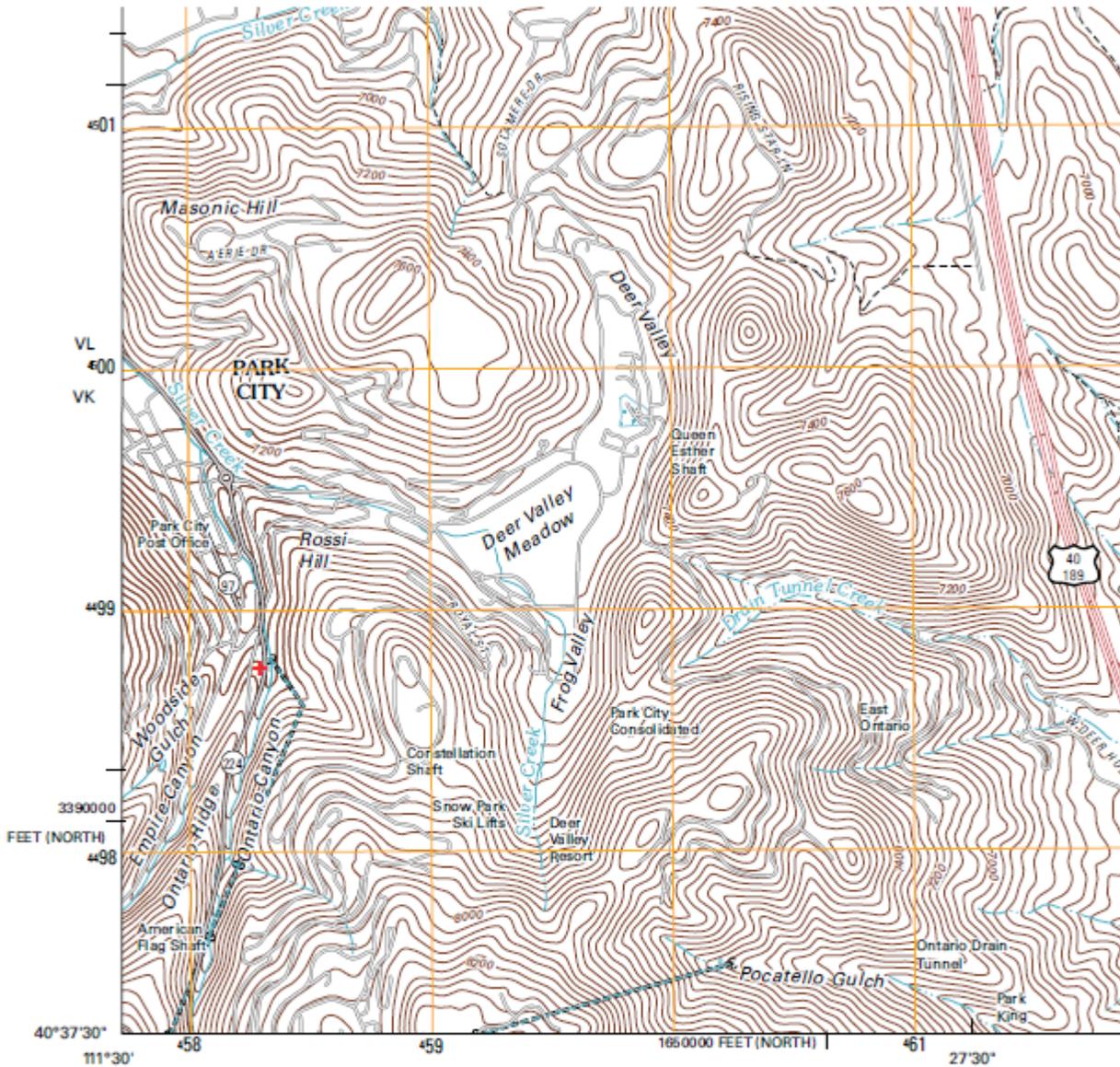


1941



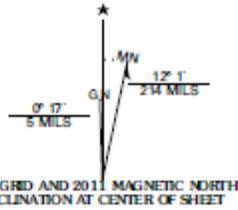
A-10258

64 Chambers Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
$\frac{M}{VK} = 01$
GridZone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 64 Chambers UTM: 12 458360 4498570
 Park City, Summit County, Utah
 Name of Structure: Evans L. Smith House T. R. S.
 Present Owner: William J. Coleman Owanah Oil Corp.
 Owner Address: 1935 South Main #301, Salt Lake City, UT 84115

Year Built (Tax Record): Effective Age: Tax #: PC 524A
 Legal Description: Kind of Building:
 Beginning at South 48 degrees 44 minutes West 279.84 feet from the Northeast corner
 Northeast 1/4 Section 21 T2S R4E, Salt Lake Base Meridian, thence South 110 feet,
 West 75 feet, North 110 feet, East 75 feet to beginning.
 .01 acre.

STATUS/USE

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:
 Original Use: Residence Present Use:
 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

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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 64 Chambers

Site No:

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, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Evans L. Smith House at 64 Chambers 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.

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64 Chambers

Description continued:

Park City's architectural vocabulary. Although in many cases an addition 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 building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 64 Chambers Avenue

City: Park City, UT

Current Owner: Christopher A. Petty and Melanie B. Stuchell (trustees)

Address: (see historic site form for address)

Tax Number: QUALLS-2

Legal Description (include acreage): see historic site form for complete legal description

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/26/1877	United States	Frederick A. Nims	Patent		[NE 1/4 Section 21]
4/21/1877	Frederick A. Nims	Ontario Silver Mining Co.	W		
11/26/1948	Park Utah Consolidated Mines	Evans L. Smith	Q.C.D.		
11/22/1955	Evans L. Smith	William Bowes	Q.C.D.		
3/18/1971	William Bowes	Evans L. Smith	Q.C.D.		
8/6/1975	Irma T. Smith, executric	William J. Colman	Exec. Deed		[Estate of Evans L. Smith]
11/13/1980	William J. Colman	Associated Title Co.	Trust Deed		[First Security Bank of UT, benef.]
8/26/1986	Backman Title Co.	First Security Bank of UT	Trustee's Deed		
3/24/1987	First Security Bank of UT	First Security Mortgage Co.	Q.C.D.		
10/6/1987	First Security Mortgage Co.	Thomas C., Jr. & Lori Adamski Peek	W.D.		
10/28/1988	Thomas C., Jr. & Lori Adamski Peek	Dennis A. & Susan R. Natale	W.D.		
9/30/1997	Dennis A. & Susan R. Natale	Tracy Allen Qualls	W.D.		
12/23/2004	Tracy Allen Qualls	Ryan Eitrem	W.D.		
4/17/2009	Paul M. Halliday, Jr.	Ryan Eitrem	Notice of Default		
3/25/2010	Paul M. Halliday, Jr. (suc. tr.)	Wells Fargo Bank	Trustee's Deed		
8/17/2010	Wells Fargo Bank	C.A. Petty & M.B. Stuchell	W.D.		

Date: 4/29/2014

Researcher: John Ewanowski, CRSA Architecture