



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): House at 732 Crescent Tram

Address: 732 Crescent Tram

Date of Construction: c. 1904

City, County: Park City, Summit

County, Utah Architect/Builder, if known: unknown

Tax Number: PC-338-B

Current Owner: Old Town Lands LLC

Legal Description (include acreage): BEG AT A PT WH IS N 89°56'24" E 385.96 FT; S 27°00'12" E 15.89 FT & S 42°57'14" E 3.40 FT M/L FROM THE CENTER OF SEC 16T2SR4E SLBM; ALSO BEING S 78°05'18" E 426.39 FT M/L FROM A PARK CITY MONUMENT AT THE INT/SEC OF LOWELL AVE & SHEPARD ST & RUN TH S 42°57'14" E 23.77 FT; TH S 22°51'01" E 7.57 FT; TH S 22°52'53" E 21.31 FT; TH N 67°07'07" E 0.69 FT; TH S 24°27'09" E 13.25 FT; TH S 65°32'51" W 5.20 FT; TH S 24°27'09" E 16.89 FT; TH S 65°06'24" W 7.15 FT; TH S 24°53'35" E 22.85 FT; TH S 60°08'27" W 28.14 FT; TH N 57°40'08" W 109.20 FT; TH N 55°53'00" E 93.90 FT TO THE PT OF BEG CONT 0.15 AC 338-416 p475-613 1410-1079-1083 1410-1085 1479-585 1670-1098

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 tax Card Census Records City/ County Histories Personal Interviews Park City Museum Newspapers Other:**DESCRIPTION**

Architectural Style: Rectangular or "Hall-Parlor" House

No. Stories: 1.5

Number of Associated Structures:

 Accessory building(s). # Structure(s). #1Condition: Good Fair Poor Uninhabitable/RuinLocation: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding and trim. Evidence of shingles in upper ½ storey (based on 2006 photo)

Foundation: Not visible and therefore material cannot be verified

Roof: Metal roofing. Central brick chimney appears encompassed in cement sheathing except for top portion of exposed brick

Windows/Doors: Single hung aluminum windows

Additions: Major Minor NoneAlterations: 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.)

The house at 732 Crescent Tram is a hall-parlor type house that has not been majorly modified since the historic period. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that time period. The form of the house is a bit different than the usual hall-parlor house, as it has a rear extension and an upper gable

atop the roof. These elements have been present since the early tax photo, and the overall form of the house appears to be the same as is shown on the Sanborn maps. The roof is a bit more complex than the traditional side gable roof of a hall-parlor house, and is sheathed with standing seam metal. The walls are clad with drop-novelty wood siding, and wood shingles can be seen in the upper gable. The windows are one over one single hung windows, the same type as is shown in the c. 1940 tax photo but they have been replaced with a newer material such as aluminum. There are four windows placed almost evenly on the east façade, and another window on the far right of the porch area. There is a window that appears to be a casement type window in the upper gable section, but it is obscured and difficult to determine. The door type is difficult to determine from available photos, but appears to have a square upper light. The porch is covered by a shed extension of the main roof, which is supported by square wood posts. A simple railing runs between the posts and down the stairs that connect to the east side of the porch. A path leads from the stairs to the street, and it is lined by concrete and stone retaining walls. 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.)

Due to the idiosyncratic position of the house outside of the Townsite survey and originally built next to the Crescent Tramway, very little is known about the early history of this house. Further complicating the matter, The “PC-331” tax number listed on the 1940s tax photo of the property seems to have been replaced by the “PC-338-B” designation that is currently used. The property often is confused with “PC-338,” a house which stood at 662 Norfolk Avenue in the shadow of the second Silver King aerial tram tower but has been demolished.

According to the 1930 census, Carl Winters lived at 732 Tramway (“between 7 & 8 streets”). Winters was born on November 7, 1896, in Hoytsville, Utah. He married Ruby Willoughby in 1922 and moved to Park City in the late 1920s to become a school teacher at the high school. He would eventually become the superintendent of the Park City School District. After the high school moved to its current location in the 1970s, the old building was used as a grade school, named the Carl Winters School. Winters died in Orem, Utah, on January 12, 1975.

G. Leo and Margaret Rodgers owned the property in the early 1980s, according to tax documents published in the Park Record, although they may not have lived in the house or in Park City in general, as there is little record of the couple. The house is currently owned by Old Town Lands LLC but is in disrepair and is uninhabitable.

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.)

732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



1912 (Utah State Historical Society), detail below



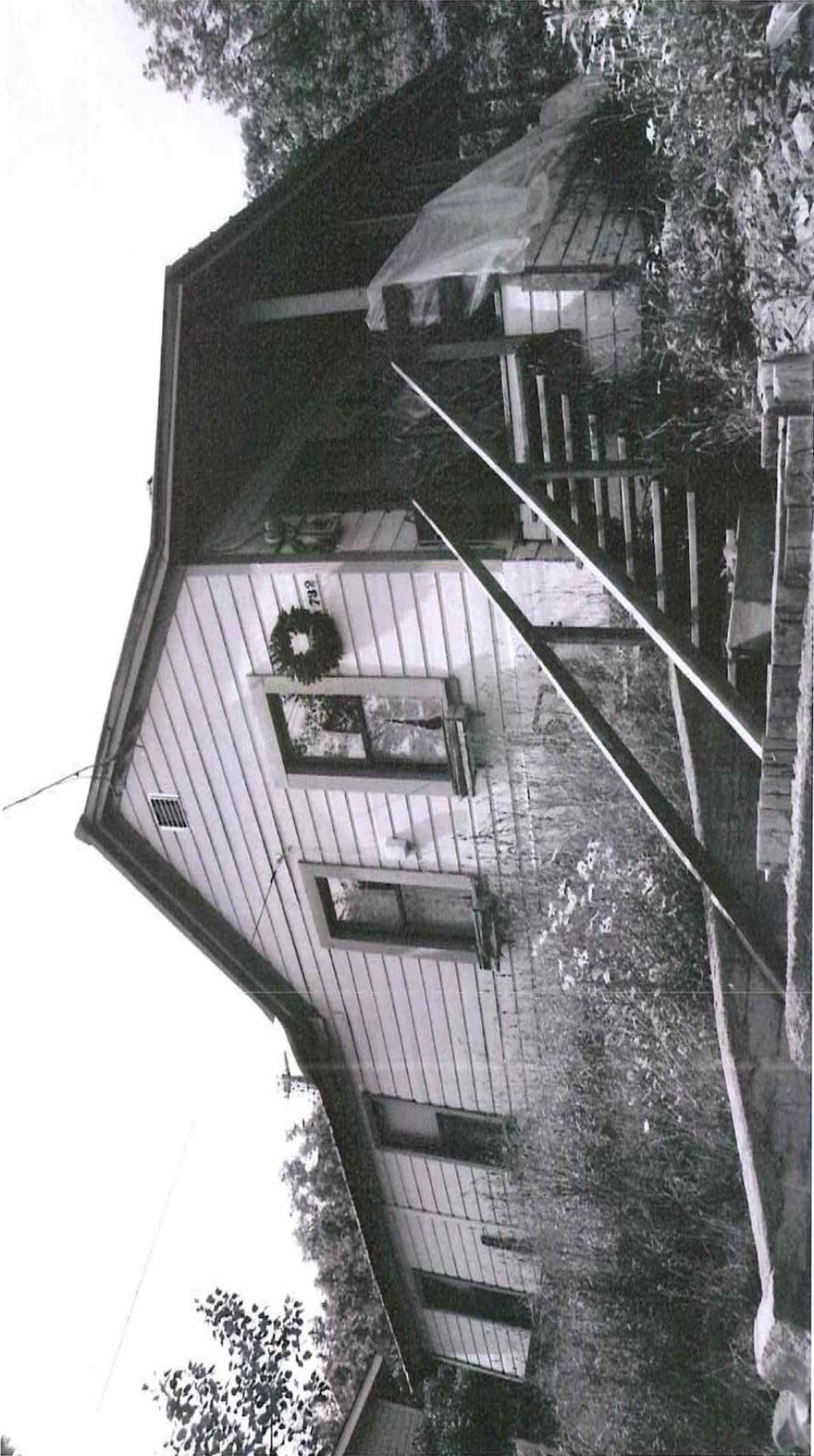
732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)









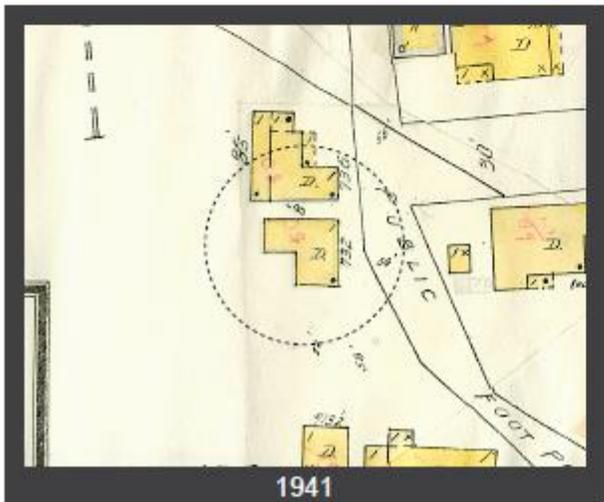
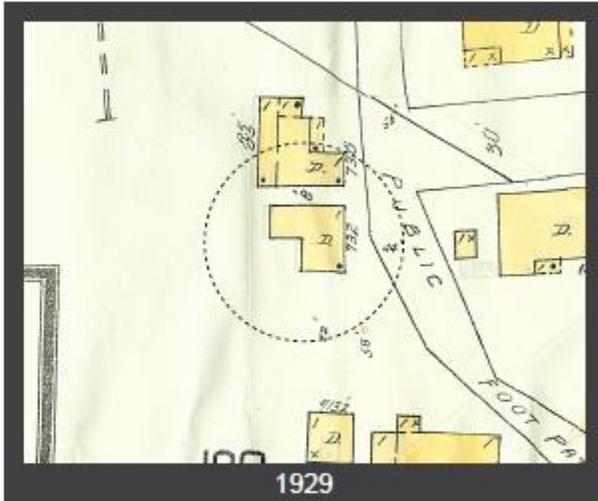
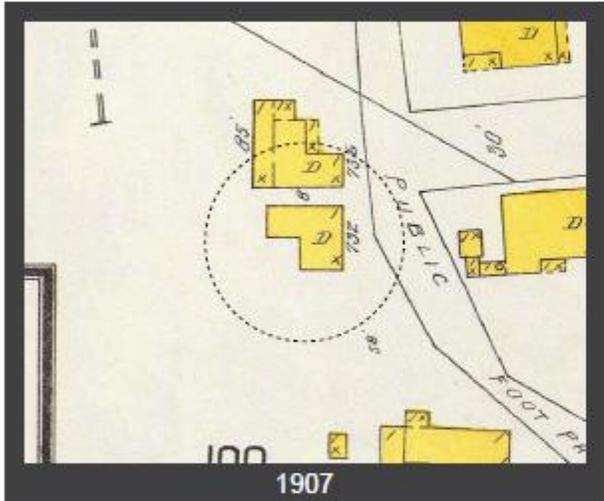
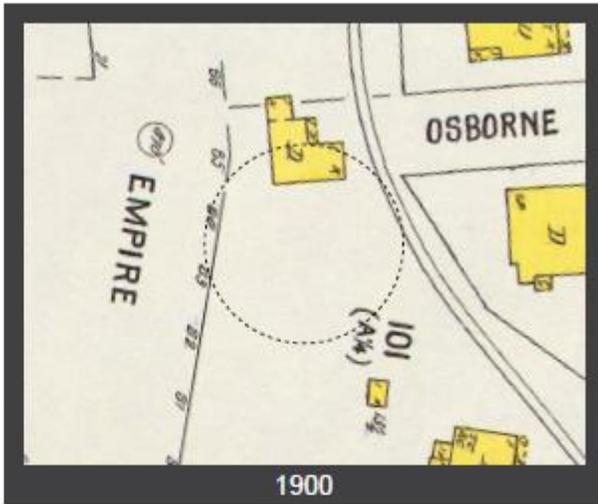
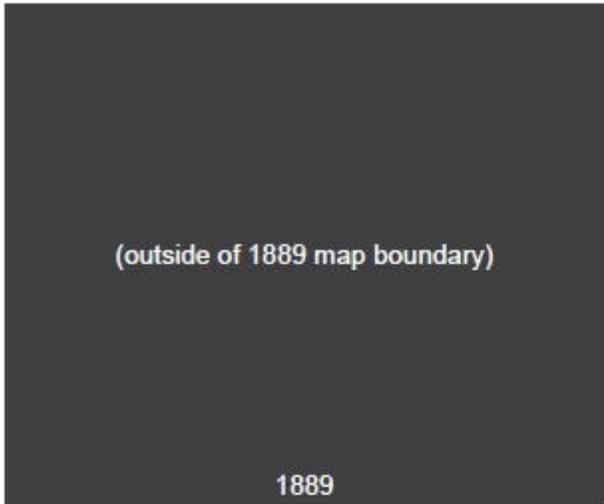
732 Crescent Tram. Northeast oblique. November 2013.



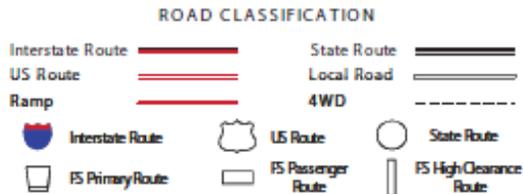
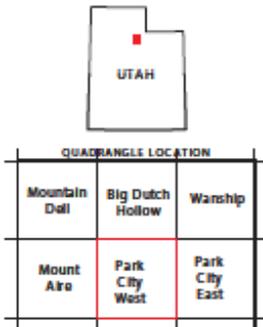
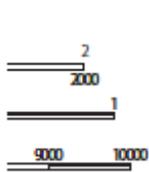
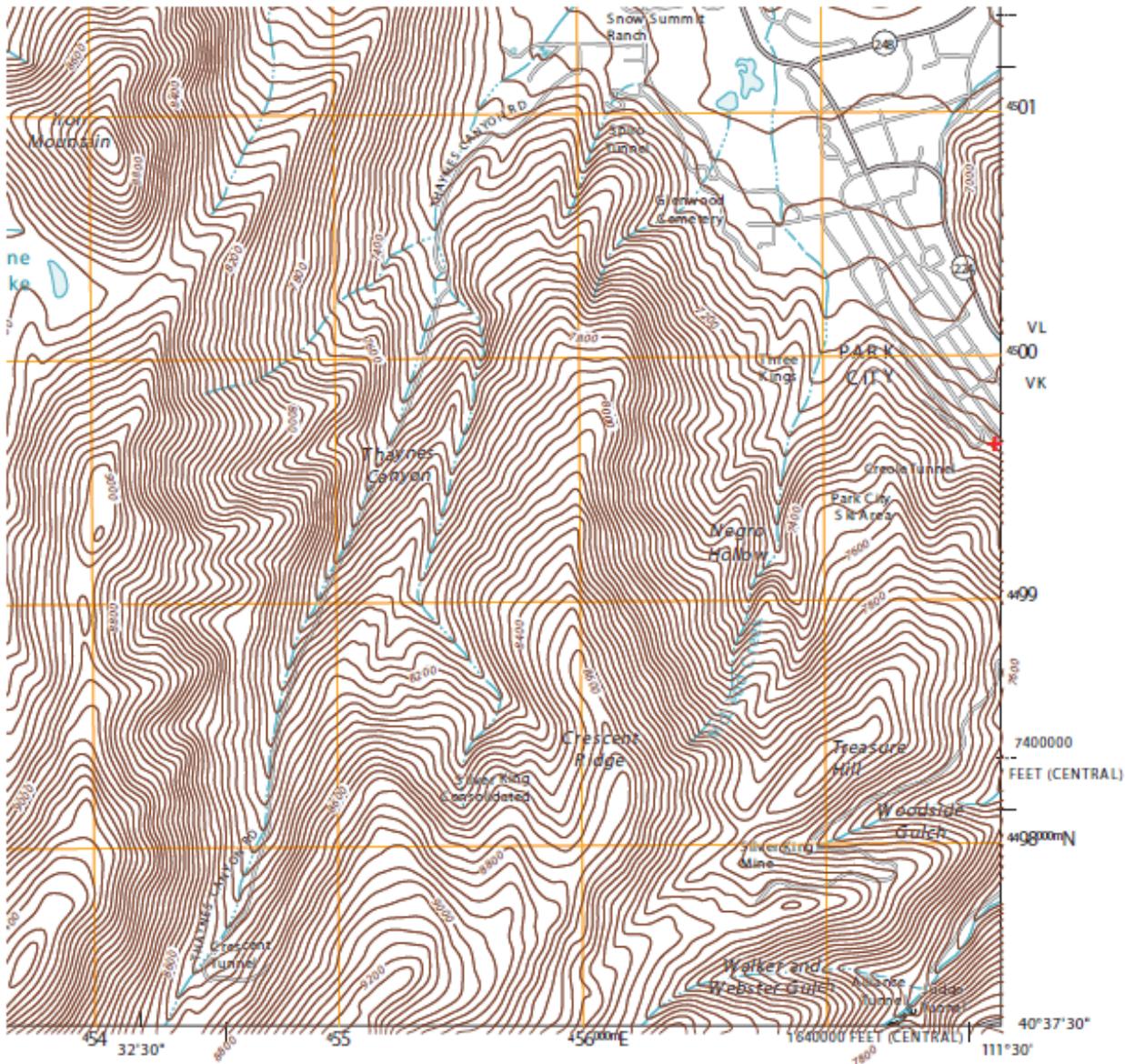
732 Crescent Tram. Northeast oblique. November 2013.

MAPS

732 Crescent Tram, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



732 Crescent Tram, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

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

Serial No. Park City

Caleb Cullen

Location _____
 Kind of Bldg. RES St. No. 400 TRAMWAY.
 Class 3 Type 1 2 3 4. Cost \$ 1639 X --- %

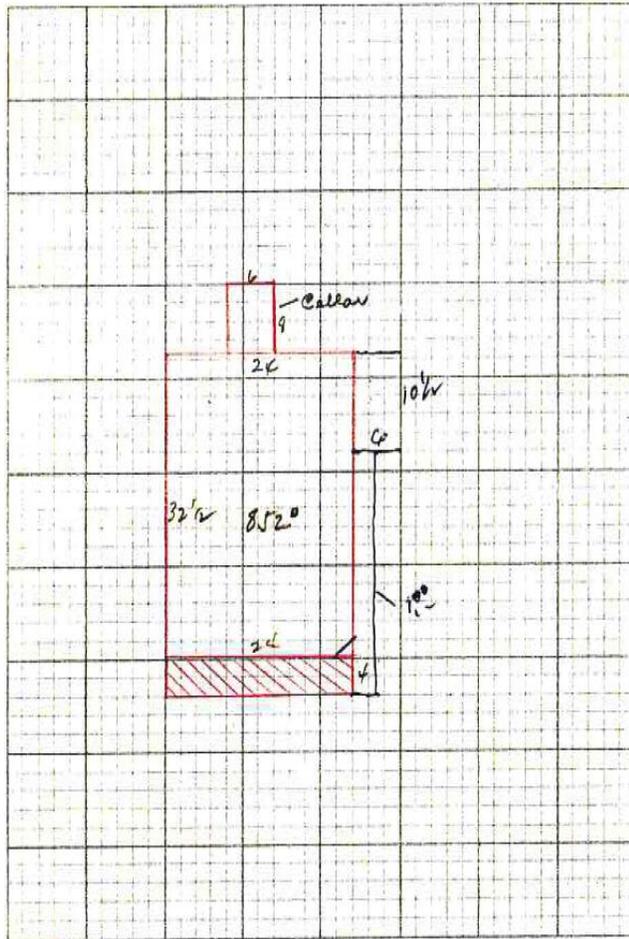
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>852</u>		<u>\$ 1639</u>
	<u>x x</u>				
	<u>x x</u>				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings		Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls _____ <u>Siding</u>		
Insulation—Floors _____ Walls _____ Cigs _____		
Roof Type <u>Gab</u> Mtl <u>Shk</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>4 x 4</u> <u>96 @ 188</u> <u>77</u>		<u>Vacant</u>
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — ¼ ½ ¾ Full _____ Floor _____		
Bamt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		<u>350</u>
Built-in Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	<u>427</u>	<u>427</u>

Year Built <u>1900</u>	Avg. Age _____	Current Value	\$ <u>2066</u>
Inf. by <u>Not Owner - Tenant - Neighbor - Record - Est.</u>	_____	Commission Adj. <u>Obc</u> <u>10%</u>	
		Bldg. Value	<u>1859</u>
Remodel Year _____	Est. Cost _____	Depr. Col. <u>(1) 2 3 4 5 6</u> <u>30%</u>	
		Current Value Minus Depr.	\$ <u>557</u>
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor _____			
Cars <u>1</u> Floor <u>Dirt</u> Walls <u>CI</u> Roof <u>CI</u> Doors _____			
Size— <u>13</u> x <u>20</u> Age <u>1924</u> Cost <u>91</u> x <u>30%</u>			<u>27</u>
Other <u>Shed</u> <u>(over)</u>			<u>22</u>
Total Building Value			\$ _____

Appraised 5-20- 1958 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
✓ Cellar - One - One 5' x 12' x 10' 1/2'			48	100	48	NTV
Shed Work Shop 8' x 18'			144	50	72	22
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 338
Serial Number

OF
Card Number

Owners Name Kimball

Location _____

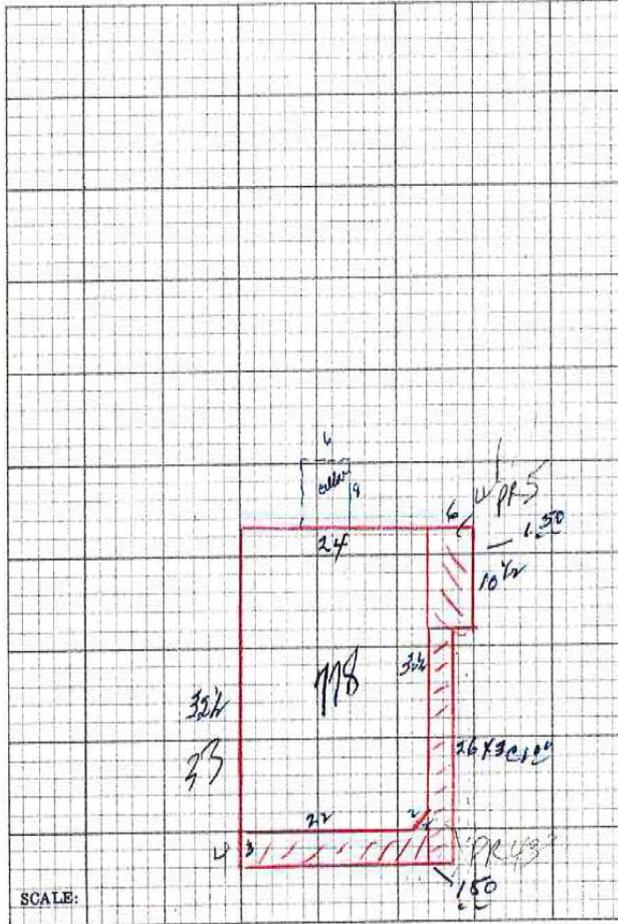
Kind of Bldg. Rwd St. No. 662 New Folk Ave

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	778		\$ 3374	\$
	x x				
	x x				

Att. Gar.—C.F. _____ x _____ Fir. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>anding</u>		
Roof Type <u>Gable</u> Mtl. <u>Hand split shks</u>	350	
Dormers—Small _____ Med _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>98 @ 150</u>	147	
Rear <u>65 @ 150</u>	98	
Porch <u>78 @ 100</u>	78	
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 <u>att</u> Full _____ Floor <u>2x0</u>	80	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin _____ Sink _____ Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. <u>EB</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> _____ Coal _____ Pipeless _____ Radiant _____	335	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		1638
Year Built <u>1960</u>	Avg. <u>11909</u>	Replacement Cost <u>5012</u>
<u>1968</u> <u>4x4 G/L</u>	Age <u>2</u>	Obsolescence _____
Inf. by <u>mother</u>	Owner - Tenant -	Adj. Bid. Value _____
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side	<u>GAR</u>	<u>64</u>
Total Building Value \$		
Appraised @ <u>10-21</u>	- 19 <u>68</u> By <u>1333</u>	<u>DEC 12 1968</u>
Appraised @ _____	- 19 _____ By _____	<u>1228</u>



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 1 Depr. 2% (3%)
 Cars 1 Floor *concrete* Walls *CI* Roof *CI* Doors 1
 Size 13 x 20 Age 1924 Cost 255 x 117%
 1940 Base Cost x % Depr.
 Total **64**

REMARKS Average Year of Construction Computation:
 Year 1900 \$ 4927 = 86 % x 68 Year = 58.48
 Year 1968 \$ 685 = 14 % x 1 Year = 58.62
Average Year of Construction 1909
 59