



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Driscoll-Krigbaum House

Address: 37 Hillside Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-243

Current Owner: James H. Weaver (trustee)

Legal Description (include acreage): PC 243 N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY KWD253 GQCD-417 M227-90-91 1362-1356 JAMES H WEAVER TRUSTEE OF THE JAMES H WEAVER TRUST; 0.07 AC

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: hall-parlor house / vernacular style

No. Stories: 1

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

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 what appears to be aluminum clapboard siding

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern

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.)

The one story home at 37 Hillside is a hall-parlor type house that has had several additions made to it. The hall-parlor house form is one of the three most common types to be built during the historic Park City mining era, and of those three it is the earliest, occurring mostly in the beginning of that era. An addition was made to the rear, evident from differences on the siding, which gives the home a saltbox type appearance. The roof is sheathed in standing seam metal, which occurred at some point between the 1995 and 2006 photos. The house is currently clad in aluminum siding, put on between the 1940s photo and the 1968 tax card description. The symmetrical

façade has a large non-original fixed aluminum window on each side of the door. The door is a 1950s era wooden door with three diagonally ascending lights in the upper portion. The covered porch is clad in the same metal that covers the roof and is supported by ornate metal posts, though these are a replacement for the square wood columns shown in the 1940s tax photo. The stairs leading to the house from the street end directly in front of the door. The front porch was rebuilt after the 1940s tax photo. There is a small addition on the north side of the house, which started out as a covered porch but was later enclosed. The foundation is noted as being concrete in the tax descriptions but it is currently covered by the same siding as the house. Several different retaining walls are present in the front yard of this house, one concrete, one stacked stone, and one concrete block. Although the overall form remains legible, the cumulative formal and material changes have diminished 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.)

The first owner of this property was Timothy Driscoll, who bought the land from the Townsite Company in 1884. It is unknown if the house was built by Driscoll or Adam Krigbaum, who bought it in 1885.

Timothy Driscoll was born in County Cork, Ireland, on September 1, 1855, immigrating to the United States in the early 1870s. He was a miner in Idaho and Montana before moving to Park City around 1880. He eventually became a partner with Henry Welsh in what would become Welsh, Driscoll & Buck, a successful mercantile in Park City. Unfortunately, Driscoll's failing health forced him to move to California in 1899. He returned to Utah having failed to improve his condition and died at the Cullen Hotel in Salt Lake City of miner's consumption October 13, 1900.

Adam Krigbaum, the other possible builder of 37 Hillside, was born in Reading, Pennsylvania, in 1833, moving west in the early 1860s. He worked as a machinist and plumber in the mines of Virginia City and California. Moving to Utah, he built the first hoisting plant in the Tintic mining district. He died in Park City on July 13, 1897.

Krigbaum's widow Mary held onto the house a few years after he died, and it had four owners from 1898 to 1903. Kate Dunn owned the house from that time until 1934, although it is not clear if she lived in the house. Margaret Weaver purchased the property in 1934 and the Weaver family has owned it since.

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.)

37 Hillside Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



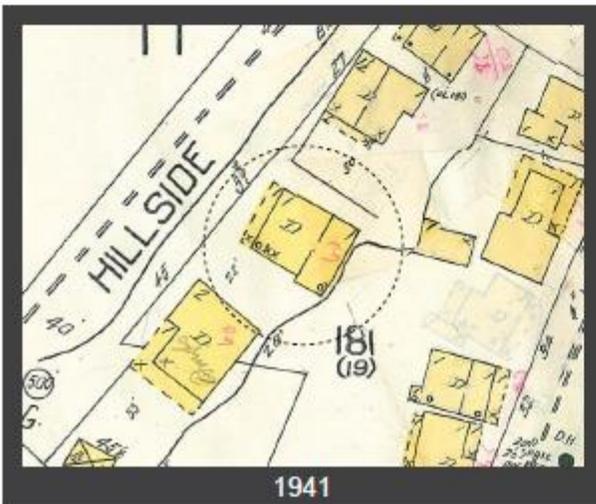
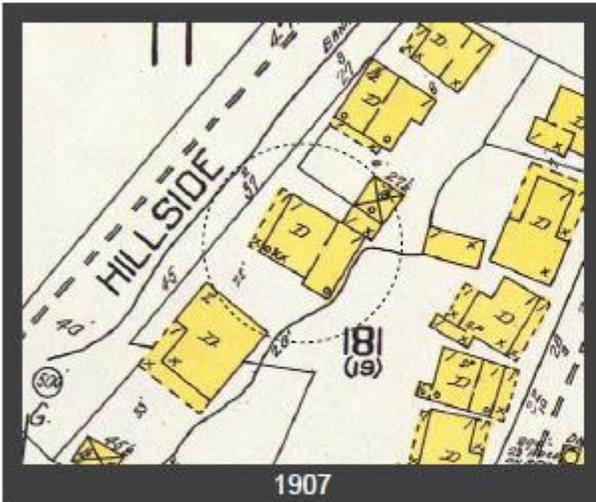
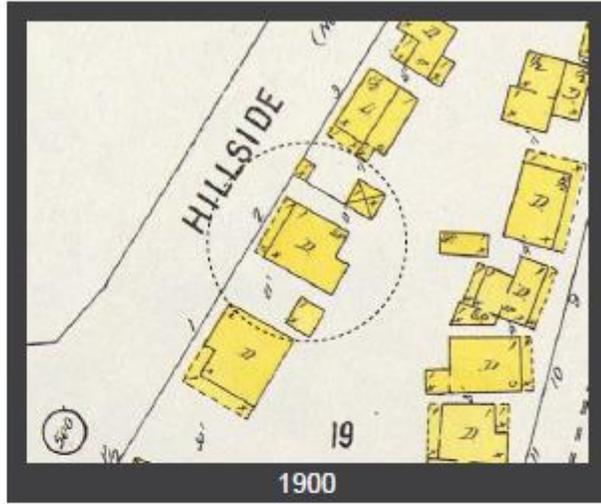
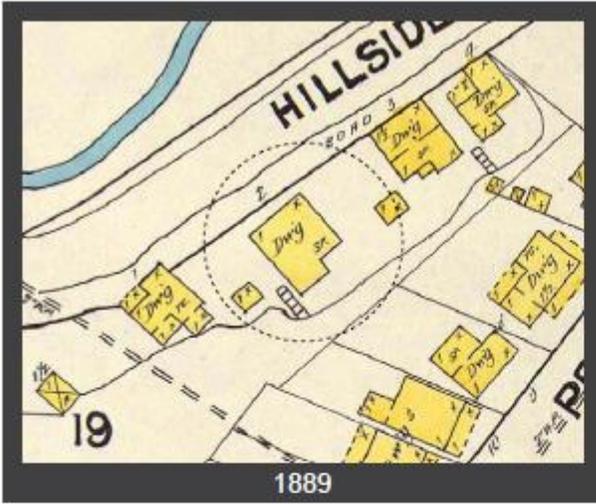






MAPS

37 Hillside Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



SURVEYOR'S CERTIFICATE

I, John D. Williams, certify that I am a Registered Land Surveyor and that I have Certificate No. 154941, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

LEGAL DESCRIPTION

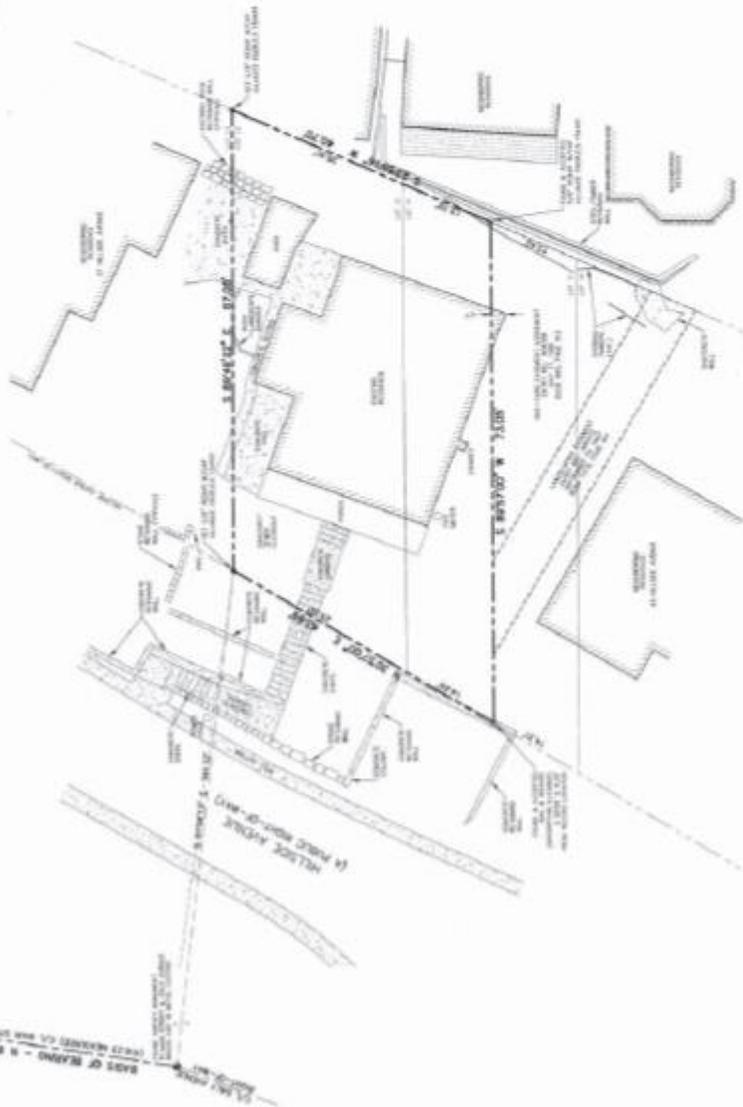
The legal description of Lot 11, and all of Lot 13, Block 16, AMENDED PART OF THE PARK CITY SURVEY, according to the official plat thereof, on the east of record in the office of the Surveyor's County Recorder.

Showing the following easements:

- 1. Sub-Surface Easement Agreement recorded May 17, 1966, on City No. 101878 in Book 825 at Page 632.
- 2. Landscaping Easement recorded September 10, 1997, on City No. 101877 in Book 1075 at Page 411.

NOTES

- 1. Back of survey found survey monuments as shown.
- 2. Property corners set or found as shown.
- 3. Date of survey October 21, 2014.
- 4. Property corners: Instrument number of Section 16, 105, 446, 040000.
- 5. Purpose of survey: Real estate transaction.



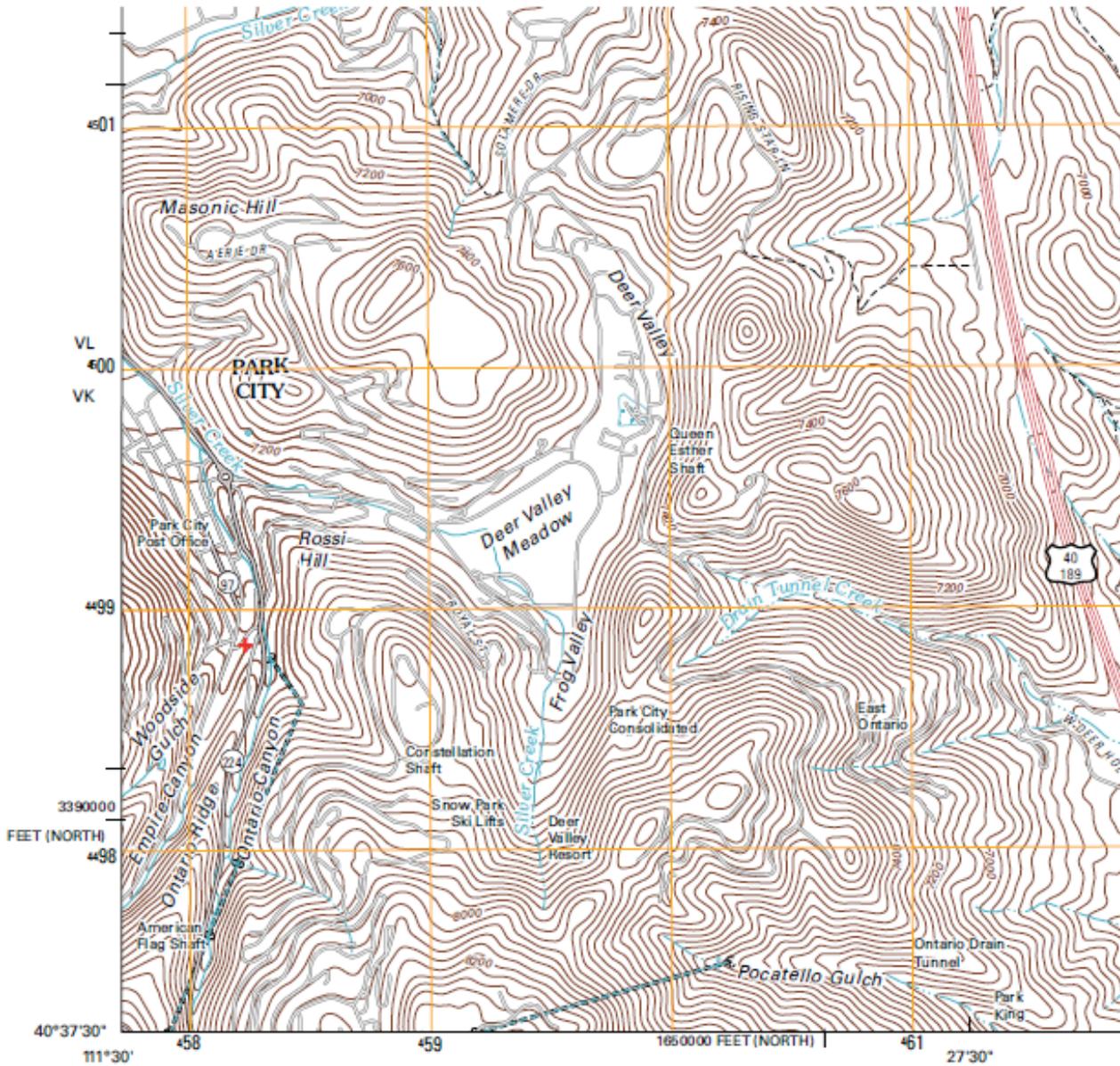
FILE NO. S0008305

1100 E. 200 N. SUITE 200
PARK CITY, UT 84302
PHONE: 435.633.4444
FAX: 435.633.4445
WWW.PARKCITYSURVEYING.COM

 <p>1100 E. 200 N. SUITE 200 PARK CITY, UT 84302 PHONE: 435.633.4444 FAX: 435.633.4445 WWW.PARKCITYSURVEYING.COM</p>	<p>STAFF: JOHN D. WILLIAMS MARTY MORTON JEFF KITCHEN</p>	<p>DATE: 11/7/14</p>	<p>SHEET 1 OF 1</p>
	<p>BOUNDARY SURVEY 37 HILLSIDE AVENUE BLOCK 19, PARK CITY SURVEY</p>		<p>FOR: JIM WEAVER JOB NO.: 10-10-14 FILE: S:\ParkCitySurveying\Survey\1014\1014A.dwg</p>

S8305

37 Hillside 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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
GridZone Designation
12T

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

Intensive Level Survey—Biographical and Historical Research Materials

WENT TO HIS REWARD.

Adam W. Knightman, After a Long Illness, Dies at his Home on Tuesday.

Another old and respected citizen of Park City has been called upon to lay down his armor and pass through the dark valley. The summons was served at 3 p. m. Tuesday and the spirit of Adam W. Knightman answered the call. The deceased had been suffering a long time from a combination of kidney and bladder troubles and it was a relief to his tortured frame when dissolution ensued. The funeral occurred Thursday afternoon from the A. O. U. W. lodge room and was largely attended. It was conducted under the auspices of Ontario Lodge No. 1 A. O. U. W. and Park Lodge No. 4 K. of P. of which the deceased was a member. The casket was embellished with fragrant flowers and at its head were displayed several beautiful pictures among which were the Gates Ayr from relatives and a shell from Ontario Lodge No. 1 A. O. U. W. and a Triangle from Park Lodge No. 4 K. of P. and a well made wreath of white flowers prepared by Miss Jean Larson and representing the fly wheel of the big Cornish pump at the Ontario mine which was in charge of Mr. Knightman for several years. A quartette composed of Mrs. D. C. McLaughlin, Mrs. Martin Taylor, Mr. Messers J. D. Sullivan and I. J. O'Leary discussed the life and times of the deceased in a most interesting and profitable manner. The funeral service was read by Rev. H. J. Collier, Rev. W. S. Hunt officiated for the Congregational church of deceased was a member. The pall bearers were Thomas Leonard, Geo. W. Wilkinson and Andrew Welsh of Ontario Lodge No. 1 A. O. U. W. and Charles Shultz, M. Sperry and I. W. Hoyt of Park Lodge No. 4 K. of P. The funeral cortege which was very large was headed by Crescent Division No. 3 U. E. K. of I. followed by members of the Knights of Pythias and Workmen lodges. At the grave the usual services of the funeral church A. O. U. W. and K. of P. were read and the quartette sang two beautiful selections. The remains were interred in the crypt of the Catholic cemetery.

Adam W. Knightman was born at Millington, Va. 64 years ago. He left the place of his nativity and came west in the early 60's. In trade he was a machinist and plumber and in the excursions he worked in most of the mining camps of the West. For years he was a resident of Virginia City, Nevada from there he went to Idaho, California where he married the widow of a native son. He came to Utah and built the first logging plant erected in Tintic mining district. In 1886 he came to Park City where he resided till the time of his death. During that period he was in the constant employ of the Ontario company and worked the great Cornish pumps from the time they were put in till they ceased to operate. He was one of the earlier members of Ontario Lodge No. 1 A. O. U. W. and a charter member of Park Lodge No. 4 K. of P. and an honorary member of Crescent Division No. 3 U. E. K. of I. Mrs. John Dorn and Frank Knightman are his stepchildren. In his lifetime he was a widely and respected citizen and hosts of friends mourn his death and sympathize with the bereaved family.

Park Record, 7/17/1897

TIMOTHY DRISCOLL DEAD.

Expired at the Cullen in Salt Lake Early This Morning

Word was received in the Park this morning that Timothy Driscoll had died at his rooms in the Cullen hotel at 6 o'clock from miners consumption. The news spread rapidly, as the deceased was an old and respected citizen of the camp, having been identified with it for the past twenty years.

Timothy Driscoll was in every respect an honorable, honest and a man of strong likes and dislikes blunt and outspoken in his opinions, he was often regarded as unsociable but he was upright in all his dealings and as true and faithful a friend as man ever had.

BIOGRAPHICAL

Timothy Driscoll was born in Ireland about 43 years ago and came to America in the early seventies. He engaged for a time in mining in Idaho, Montana and Utah. He came to Park City about twenty years ago and for eleven years worked in the Ontario mill. Nine years ago last January with Henry Welsh and Thomas Conlon, the mercantile business of Conlon, Welsh & Co. was established here. Mr. Conlon subsequently withdrew and went east when the firm continued as Driscoll, Welsh & Co. Later Mr. Buck became identified with the establishment. Mr. Driscoll remained an active member of the firm until last fall when his declining health made it necessary for him to withdraw. He then went to California and tried the various climates of that state and many physicians but without avail. Three months ago he returned to Utah and took apartments at the Cullen, where he remained until his death. A nephew, Mr. Harrington was the only relative present at the deathbed. Mr. Driscoll was married some years ago, but separated from his wife. He leaves no family here. Most of his near relatives are in Ireland, though a sister resides in California.

The funeral will take place Monday from the Catholic church in Salt Lake. Requiem mass will be sung at 9:30 a. m. at the Cathedral, the funeral following immediately after.

The mercantile establishment in the Park with which he was so long identified will be closed Monday out of respect to the deceased.

Park Record, 10/13/1900



Timothy Driscoll headstone, Mt. Olivet Cemetery, Salt Lake City, Salt Lake, Utah (findagrave.com)

Serial No. PC 243

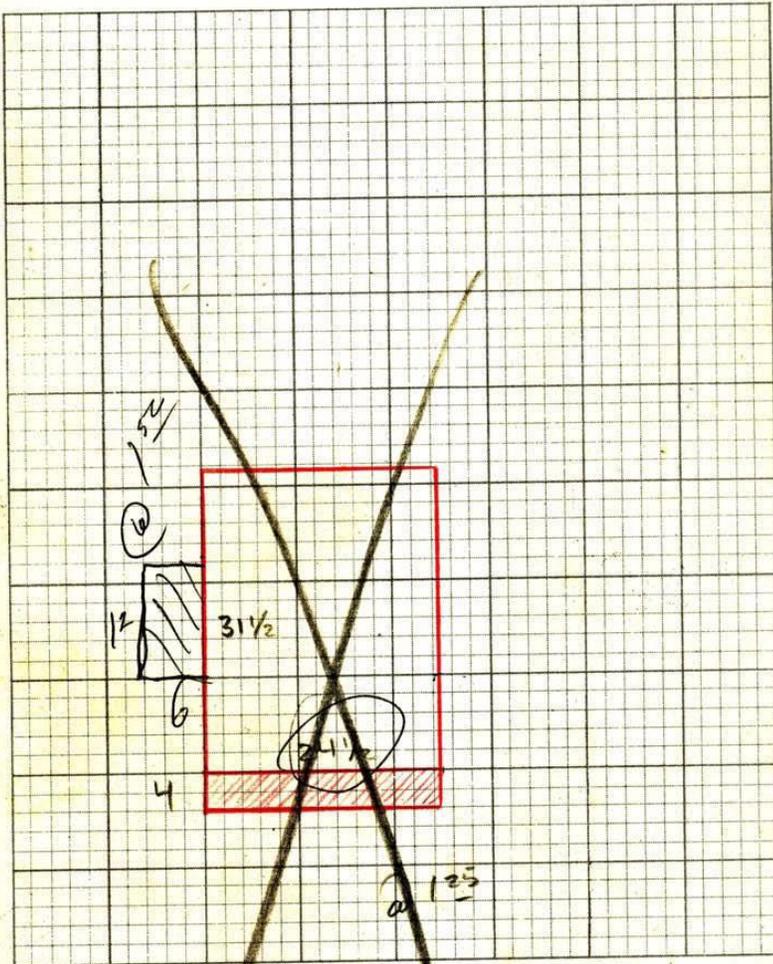
Location _____
 Kind of Bldg. RES St. No. 37 Hillside
 Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories _____ Dimensions _____ Cu. Ft. _____ Sq. Ft. _____ Factor _____ Totals _____

1	x x		772		\$ 1525
	x x				
	x x				

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____
 Description of Buildings _____ Additions _____
 Foundation—Stone _____ Conc. _____ None
 Ext. Walls Siding
 Insulation—Floors _____ Walls _____ Clgs. _____
 Roof Type gbl Mtl. shg
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med. _____ Large _____
 Porches—Front _____ 98 @ 125 122
 Rear _____ @ _____
 Porch _____ @ _____
 Metal Awnings _____ Mtl. Bail _____
 Basement Entr. _____ @ _____
 Planters _____ @ _____
 Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor prt
 Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 2 Tub _____ Trays _____
 Basin _____ Sink _____ Toilet _____
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____ 350
 Built-in-Appliances _____
 Heat—Stove _____ H.A. Steam _____ Stkr. _____ Blr.
 Oil Gas Coal _____ Pipeless Radiant _____ 122
 Air Cond. _____
 Finish—Fir Hd. Wd. _____
 Floor—Fir Hd. Wd. _____ Other _____
 Cabinets _____ Mantels _____
 Tile—Walls _____ Wainseot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____ 30
 Total Additions 624

Year Built _____	Avg. Age <u>46</u>	Current Value	\$ <u>2149</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>41</u> %	
		Current Value Minus Depr.	\$ <u>881</u>
Garage—Class <u>2</u>	Depr. <u>2%</u> <u>3%</u>	Carport—Factor _____	
Cars <u>2</u>	Floor <u>prt</u>	Walls <u>conc</u>	Roof <u>conc</u> Doors <u>2</u>
Size— <u>20</u> x <u>18</u>	Age <u>30+</u>	Cost <u>192</u> x <u>30</u> %	<u>58</u>
Other _____			
See PC 242		Total Building Value	\$ _____

Appraised 12-13 19 57 By 1831



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 243
Serial Number

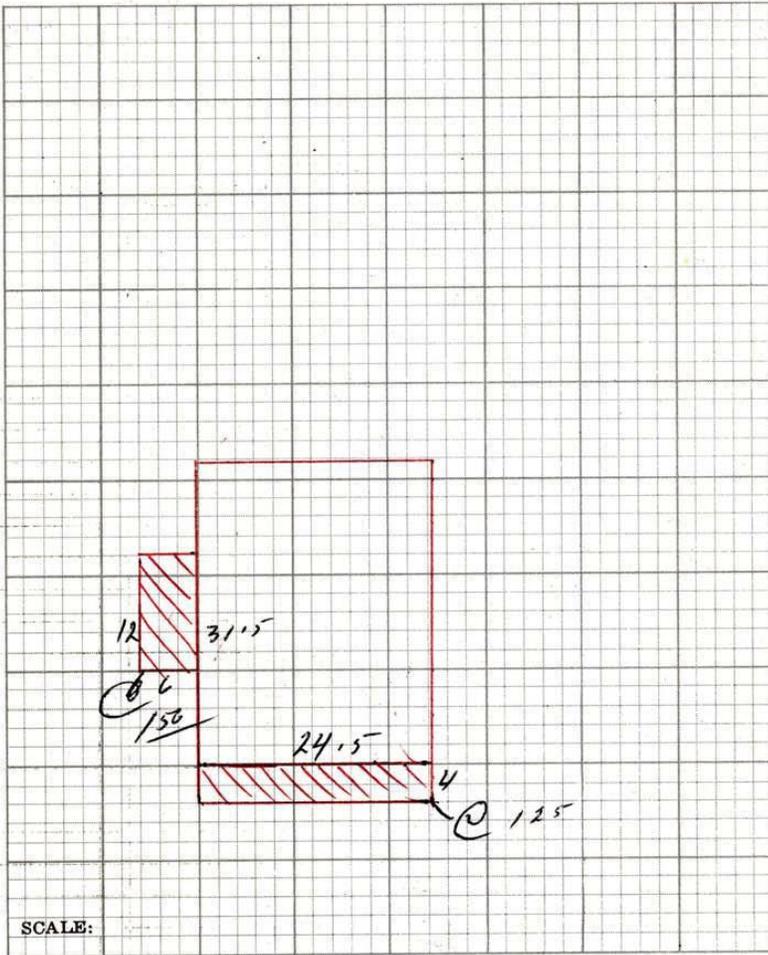
OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 37 Hillside
Class. 3 Type 1 2 3 4 Cost \$ 3354 X 1045%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		\$ 3505	\$
	x x				
	x x				

Description of Buildings		Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____			
Ext. Walls <u>sid Alum</u>			
Roof Type <u>Gal</u> Mtl. <u>Post</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____			
Rear _____			
Porch _____			
Planters _____			
Ext. Base. Entry _____			
Cellar-Bsmt. — ¼ ½ ¾ Full _____ Floor <u>DIRT</u>			<u>80</u>
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____			<u>650</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____			<u>334</u>
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____			
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____			
Cabinets _____ Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____			<u>30</u>
Awnings — Metal _____ Fiberglass _____			

Total Additions			<u>1325</u>
Year Built <u>1911</u>	Avg. <u>1915</u>	Replacement Cost	<u>4830</u>
<u>1964</u>	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner</u>	Tenant -	Adj. Bid. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	<u>1100</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1 2 3 4 5 6</u>			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>Gar</u>			<u>241</u>
Total Building Value			\$
Appraised ① <u>10-29</u>	19 <u>68</u> By <u>1708</u>	<u>DEC 26 1968</u>	
Appraised ② _____	19 _____ By _____	<u>1328</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 2 Depr. 0% 3%
 Cars 2 Floor dirt Walls conc Roof conc Doors 2
 Size 20 x 18 Age 40+ Cost 965 x 47%
 1940 Base Cost _____ x 30 % Depr. _____

Average Year of Construction Computation:
 REMARKS
 Year 1911 \$ 4496 = 93 x 54 Year = 5022
 Year 1964 \$ 334 = 7 % x 1 Year = 07
Average Year of Construction 1915 5029
3
53