



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



**IDENTIFICATION**

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Property Name (if any): North Park Dairy Farmhouse

Address: 1400 Lucky John Drive

Date of Construction: c. 1910

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: HR-53

Current Owner: Karen B. Coleman (trustee)

Legal Description (include acreage): BEG AT PT ON OLD FENCE COR N 89\*49'35" E ALG SEC LN 2646.23 FT & S 196.24 FT FR NW COR SEC 9, T2SR4E, SLBM, RUN TH S93.38 FT TO PT 15 FT RAD CUR TO R; TH SW'LY ALG ARC SD CUR 23.56 FT TO PT OF TANGENT; TH S 134.40 FT PT OF 533 FT RAD CUR TO L; TH SW'LY ALG ARC SD CUR 239.76 FT; TH N 25\*46'23" 58.88 FT; TH N 107.79 FT TO PT ON FENCE COR; TH N 89\* 55' E ALG SD FENCE LN 406.76 FT TO BEG CONT 1.116 ACRES (SUB MORE PARTICULARLY DESC AS LOT 53 HOLIDAY RANCHETTES SUB) UWD-296 4AMI-408 M55-698-699 M75-195M76-438 1033-700 1265-206 KAREN B COLEMAN TRUSTEE OF THE KAREN B COLEMAN FAMILY TRUST

**STATUS / USE**

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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**

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**Photographs:**

Tax Photos

Prints:

Historic

**Research Sources:**

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

**DESCRIPTION**

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Architectural Style: Hall-parlor type

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: May be concrete, but not verified by photographs

Foundation: May be concrete, but not verified by photographs

Roof: Gable roof form sheathed in wooden shingles

Windows/Doors: Paired double-hung sash type

Additions:

Major

Minor

None

Alterations:

Major

Minor

None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains

Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(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 1400 Lucky John Drive is a hall-parlor type that has been well preserved and has not undergone any major changes to form or material since the historic era. The hall-parlor is one of the main three house types to be built during the historic Park City mining era and, of those three, is the earliest, occurring mostly in the beginning of

that era. The gable roof is sheathed with wood shingles and the house is clad in wooden shiplap siding. The siding is in a slight state of disrepair and appears to be original to the home. There has been a shed addition to the rear of the house. There is a projecting bay centered on the gable end with a pair of double-hung sash windows which look to be original and are in a slight state of disrepair. The foundation is likely concrete but this remains unverified. The unchanged form of the house and the original materials make this a great example of historic Park City living and it was defined as a Landmark Site in a 2008 Historic Site Form. The overall form and materiality of the house remain intact and the house retains its historic value.

## SIGNIFICANCE

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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.)

This structure sits on land that was a part of the North Park Dairy Farm and was presumably used as a farmhouse for that early Park City venture. A building sat on this site as of a 1955 USGS quadrangle map, indicating that the house was probably here in the historic period, rather than being moved into the subdivision at a later date.

The North Park Dairy was a business began by George and W.W. Sanders in 1891. The brothers were natives of Missouri who had moved west in the early 1880s, settling in Park City in 1884. By 1896, the farm was milking thirty-five Jersey cows and delivering to town and the mines daily. Their modern, sanitary facilities were considered to be “on a par with the best dairies in the state.”

Following the Sanders Brothers, Edwin L. Heal took over the North Park Dairy. Heal was born August 1, 1859, in Bangor, Maine, moving to Park City in 1888 with new bride Mary Evannah “Mollie” Finch (b. 5/8/1862, Spanish Fork, Utah, Utah). Mollie was left widowed after Edwin’s death in 1904 after a short illness. Their son J. Finch Heal died tragically when he was thrown off his wagon near Main and Fourth streets, breaking his neck and dying almost instantaneously upon impact with the rocky ground. Mollie sold the ranch in 1906 and moved with her one remaining son to Salt Lake City, where she died in December 1949.

The Ezra Robertson family bought the ranch from Mrs. Heal in 1906, carrying on the North Park Dairy business the Sanders Brothers had started fifteen years prior. Ezra was born in Spanish Fork, Utah, on August 13, 1859. He married Rebecca Finch, Mollie Heal’s older sister, in the newly completed Logan LDS Temple in 1885 by church apostle Marriner W. Merrill. Rebecca was born in March 1860, also in Spanish Fork. The Robertsons lived in Lake Shore, Utah, for the first twenty years of their marriage, arriving in Park City in September 1906. They had five sons who survived past childhood (James had drowned in a canal in 1892 at the age of two), and they found the farm work to be a productive use of their familial work force. Once their sons started marrying and moving away from

the ranch, the Robertsons moved to Salt Lake City with the youngest two, where they were active in church affairs. Rebecca died in 1940 at their home in Salt Lake City (on 700 East across from Nibley Park), and Ezra passed away on March 29, 1942.

Sam J. Mills and sons took over the North Park Dairy in 1919 after the Robertsons retired to Salt Lake City. The ranch house stayed in the Mills family until 1952.

Daniel and Vera Sorensen bought this house and the surrounding acre of land from Vern and Kenneth Mills in 1952. Judging by their purchase of a small parcel and their apparent retirement, it appears that the Sorensens used the house as a home rather than as a farmhouse. Daniel (b. 9/5/1889, Marion, Summit, Utah) passed away in 1956, while Vera continued to own the house. Park City grew up around her, and the Holiday Ranchettes subdivision was developed around their existing house in the early 1970s. The primary residence at 1400 Lucky John was built in the modern era, while the historic farmhouse has become an outbuilding on the property.

Vera Sorensen died in 1975, and the property was sold to current owner Karen Coleman the following year.

The date of construction of this house is unknown but it was probably in the early part of the twentieth century based on the housing type employed. It was probably built during the Heal or Robertson ownership eras as additional housing was needed for their large families, but the date is unknown. For this reason, the historic name of the property reflects the longterm business of the North Park Dairy that operated on this land from about 1891 to approximately 1952

## REFERENCES

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- 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

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(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.)



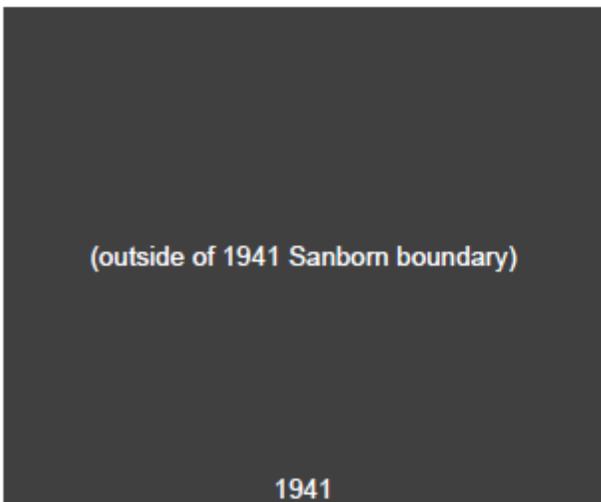
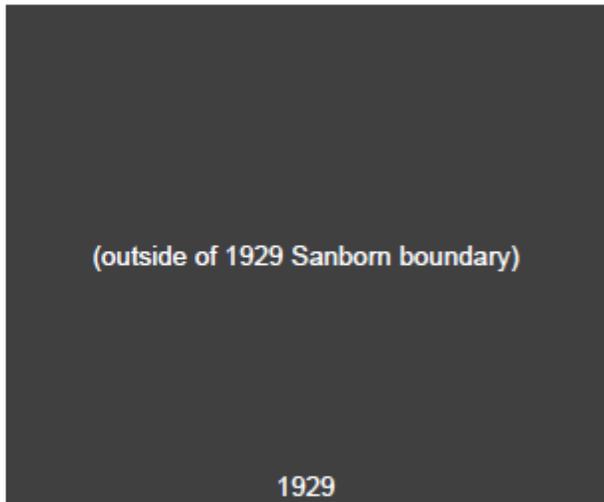
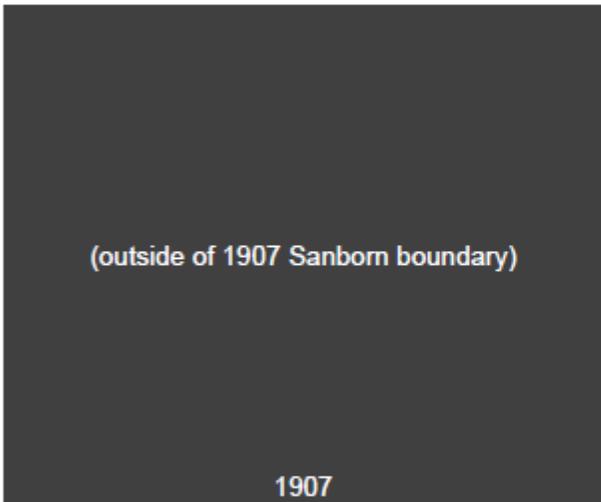
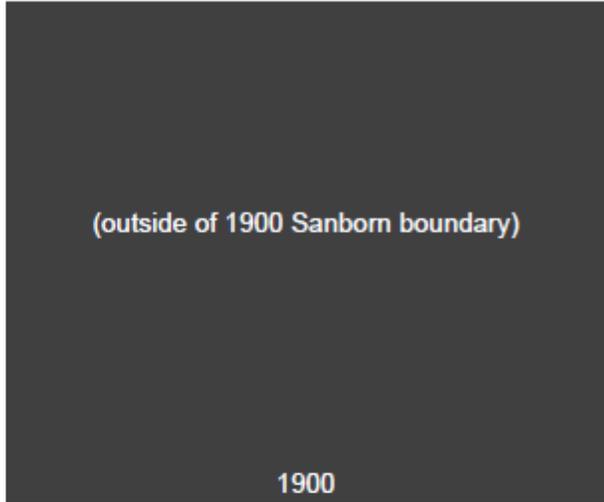
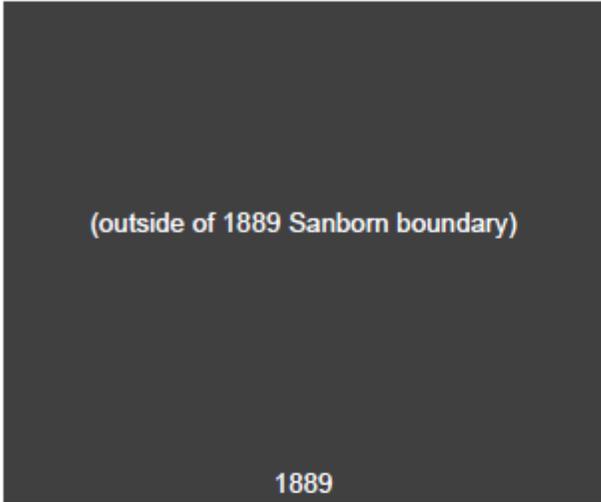




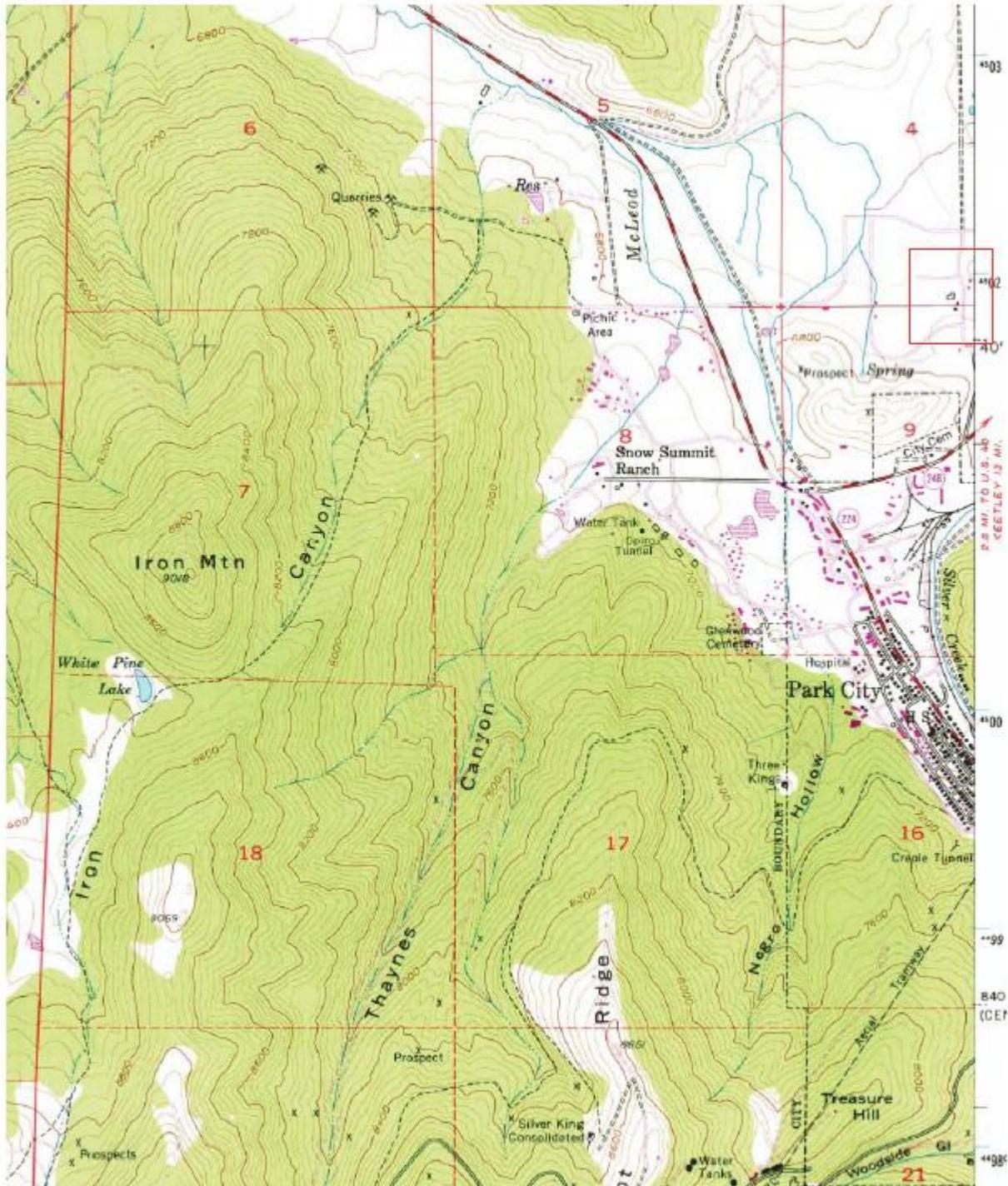
MAPS

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1400 Lucky John Drive, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



1400 Lucky John Drive, Park City, Summit County, Utah  
Intensive Level Survey—Biographical and Historical Research Materials

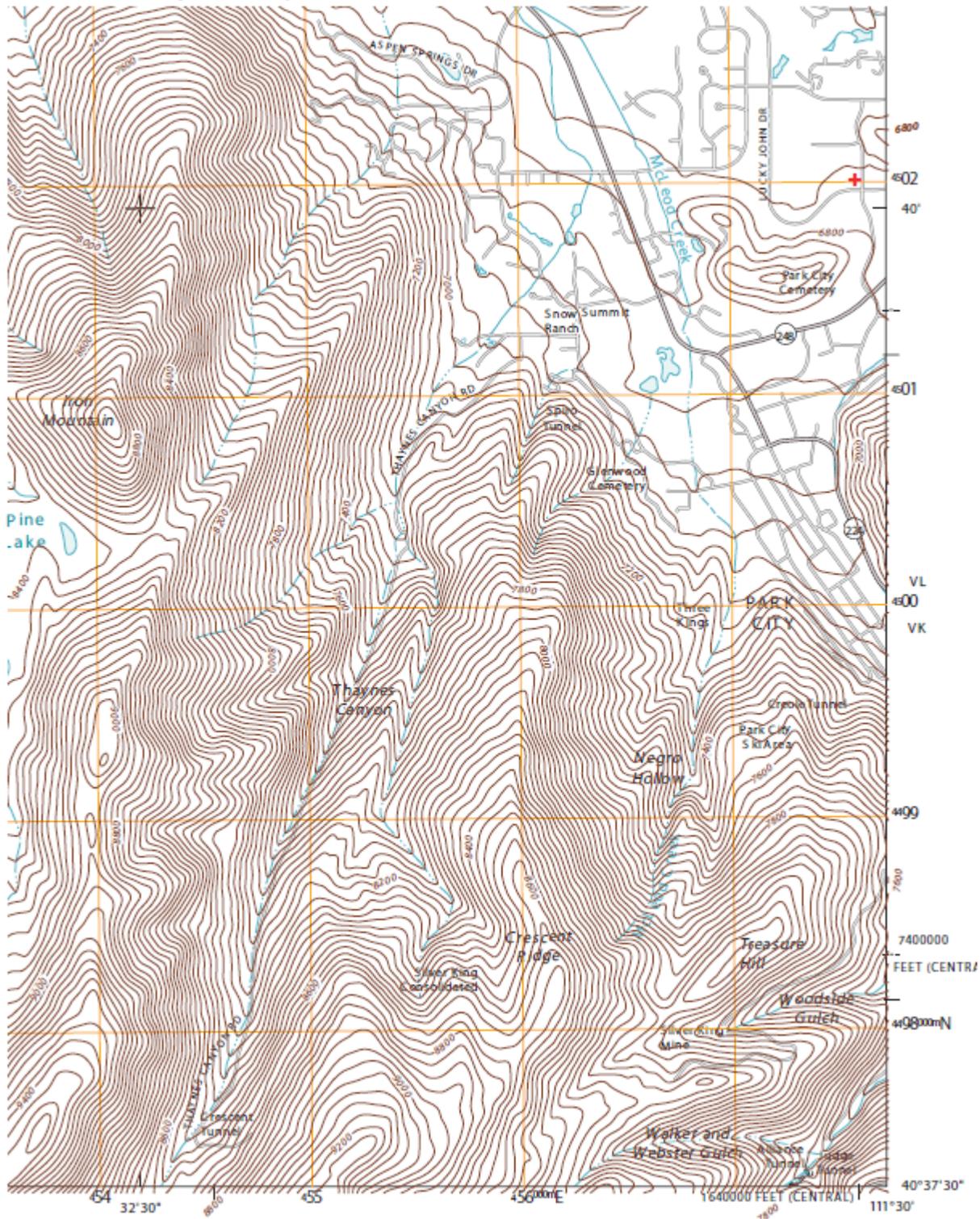


site highlighted on 1955 USGS quad map, Park City West.



1400 Lucky John Drive, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



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

DOCUMENTS

**TITLE SEARCH FORM**

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

Address: 1400 Lucky John Drive

City: Park City, UT

Current Owner: Karen B. Coleman (trustee)

Address: (see historic site form for address)

Tax Number: HR-53

Legal Description (include acreage): L53 Holiday Ranchette Sub. (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/30/1881	United States	Wilson I. Snyder	Patent		[all of NW1/4 Section 9]
12/21/1881	Wilson I. Snyder	George G. Snyder	W.		[all of NW1/4 Section 9]
4/10/1906	Rhoda Orchard Snyder	M.F. Heal	W.D.		"N1/2 of N.W. 1/4 [Sec.9], Exceptg 1 Acre [...]"
9/22/1906	M.F. Heal	Ezra Robertson	W.D.		"N1/2 of NW1/4 with Exceptions"
9/4/1919	E.W. Robertson & wife	Albert E. Mills, et al	W.D.		"N1/2 of NW1/4 excepting 1 A."
9/13/1926	Andrew Petersen, et ux	S.J. Mills, et al	W.D.		"1/2 int. N1/2 of NW1/4 of Sec. 9"
10/18/1928	S.J. Mills, et al	Geo. H. Short	Lease		"N1/2 of NW1/4 of Sec.9; Except that parcel [...]"
10/5/1935	Albert E. Mills, et ux	S.J. Mills	W.D.		[1/2 und. int. in] "N1/2 of NW1/4 of Sec 9 [...]"
4/20/1936	S.J. Mills, et ux	Vern L. & Kenneth L. Mills, et ux	W.D.		"1/3 Int. N1/2 NW1/4 [Sec. 9]"
12/6/1952	Vern L. & Kenneth L. Mills, et ux	Daniel & Vera Sorensen	W.D.		25.5 rods x 6 rods
8/16/1956	State of Utah	Daniel E. Sorensen	Death Cert.		25.5 rods x 6 rods
12/15/1975	3rd Dist. Court Summit Co.	re: Estate of Vera Sorensen	Order		[Albert Sorensen Exec., Vera d. 5/1/1975]
1/23/1976	Albert L. & Ethel G. Sorensen	William H. & Karen B. Coleman	W.D.		[L53 Holiday Ranch]
6/9/1999	William H. Coleman	Karen B. Coleman	Q.C.D.		[L53 Holiday Ranch]

Researcher: John Ewanowski, CRSA Architecture

Date: 5/2/2014

1400 Lucky John Drive, Park City, Summit County, Utah

Intensive Level Survey—Biogr.

## NORTH PARK DAIRY

SANDERS BROS. PROPRIETORS

We are now in the midst of a great progressive era and the knowledge gleaned from the pages of science is now so generally applied that its benefits have come to be regarded as commonplace. We cannot all delve into science in its various branches but it is a duty we owe to civilization to know something of sanitary science, and in view of this fact it is lamentable that so comparatively few, even among educated people know anything at all of its underlying principles. It is not as generally supposed, confined to the mill and the workshop of the plumber. Its application is general and its necessity is everywhere. In this article it is our purpose to call attention to its importance as applied to the dairy, and as an illustration no better example is presented to the mind of the writer than the firm in the subject of this sketch.

It is a fact that not alone in the care of milk depends its purity but also in the care of the cows from which it is taken. The first duty then of the dairyman of today is to raise good healthy cows and the next but hardly less important is the care of milk. Milk to be kept pure should be put in clean vessels placed in a pure atmosphere and kept cool. Absolute cleanliness is the key note of sanitary science and on this everything depends.

The North Park Dairy milks thirty-five of the forty cows owned and all of the best breed for dairy purposes being all grade Jerseys. They are pasture and grain fed and are given the most careful attention. Everything is arranged for the proper care of milk and all the requirements also mentioned are religiously observed.

The firm of Sanders Bros. is composed of W. W. and George Sanders. They are both natives of Missouri and have been in the West fifteen years and in Park City since 1894. They established their present business five years ago and their dairy which is a mile and a half north of town is in its facilities for handling milk on a par with the best dairies in the state.

Sanders Bros. have made a study of the best methods employed in the modern dairy and give their personal attention to their business. They run a wagon and milk is delivered daily to town by means of the milk cans.

Park Record, 10/24/1896

1400 Lucky John Drive, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

#### Death of E. L. Heal

After a lingering illness, Edwin L. Heal a well known and respected citizen of the Park crossed the great divide on Tuesday at one o'clock. Mr. Heal had lived in this camp for 15 years and was consequently known by nearly everyone. He worked for a number of years at the Silver King mine but of late years had been in the milk business, having a nice ranch below town. As stated he had been ill for a long time and had spent much of his time in the hopes of benefitting his health but to no avail. He had been home from Salt Lake about a week when the final summons came. Anemia or lead poisoning was the cause of death.

Deceased was born in Bangor, Maine on August 1st 1869 so was 45 years of age. He leaves a wife and two sons living in the Park and his father, two brothers and a sister in Danford, Me. He was a devoted and loving husband and father and a good citizen in every respect, honest, upright and conscientious in all his dealings. To the sorrowing wife and fatherless children the sympathy of a host of Park City friends is extended.

The funeral was held from the family residence Thursday afternoon and was largely attended. Deceased was a member in good standing of the W. of W. in which he carried an insurance policy of \$3,000, and under whose auspices the funeral was held. Rev. G. F. Cook officiating.

Park Record, 5/21/1904

#### DISTRESSING DEATH

Finch Heal Falls From Wagon and Breaks  
His Neck. Accident Occurs Sunday  
-- Boy a General Favorite.

A distressingly sad and untimely death was that which befell 13 year-old Joseph Finch Heal, son of Mrs. E. L. Heal, last Sunday morning about 7:30 o'clock. The lad, in company with Harry Gouat, a boy about his own age, was up town, gathering up table refuse from the restaurants for the cattle on his mother's ranch below town, in a wagon used for the purpose. The boys were sitting on a board seat in the wagon, and were just turning into the alley which runs from Main street to Chinatown on Fourth, when one of the front wheels struck a rock, causing the wagon to lurch with such force as to throw the Heal boy from the seat. The little fellow struck on his head and though he staggered to his feet for a second after he fell, he could not stand and Officer Robinson who saw the accident, ran to him immediately and picking him up, laid him on the sidewalk in front of the corner saloon, just as the last spark of life had left the body. Dr. LeCompte was at once summoned but the boy was beyond all human aid.

An examination proved that his neck had been broken, death being practically instantaneous. The boy's shoulder was also broken by the fall.

The news of the terrible accident spread rapidly and caused great sorrow on every hand. Mrs. Heal was notified of the accident and was prostrated with grief. The remains were tenderly taken to the home below town and from there the funeral occurred Wednesday, being largely attended. The lad's young boy friends acted as pallbearers.

Finch was born in Park City and was a general favorite with all who knew him, and a dear friend to his young playmates and chums. The heart-broken mother has the sympathy of the entire community in her awful bereavement, and is mercifully strengthened by her faith in the Divine Providence which governs all things.

The boy's father died last year.

Park Record, 6/17/1905

1400 Lucky John Drive, Park City, Summit County, Utah  
 Intensive Level Survey—Biographical and Historical Research Materials



Ezra (sitting, second from right) and Rebecca Robertson (sitting, second from left) with their five sons, c. 1910 (familysearch.org)

**Park Float**

Don Williams was caught in a cave-in at one of the mines yesterday receiving several bad cuts about the head. No serious injury, however.

For the first time in many months the fire alarm sounded last Monday while the Miner's celebration was in full swing. Excitement prevailed, but soon died down—when it was learned that the fire was below the Y. The blaze was at the home of Ezra Robertson, and was soon under control, doing but very little damage.

The Board of the Wasatch Carnival will be held in Salt Lake City, from July 21st, to July 24th, this year. Great preparations are being made for the big celebration, and half fare rates are being arranged on all railroads running into the city. On Saturday, July 24th, Pioneer Day, there will be a great daylight parade four miles long, the floats of which will feature every phase of early

Park Record, 6/19/1915

**PARK FLOAT**

The first of the week Mr. E. W. Robertson sold his ranch, just below town, to Mr. Andrew Peterson of this city, and Messrs Sam and Albert Mills of Hoytsville. The price paid was \$30,000. It is learned that Mr. Robertson purchased the property thirteen years ago for \$10,000, and from which investment the gentleman has cleared better than \$5000 per year. Mr. and Mrs. Robertson have purchased a home in Salt Lake and have already moved to that city to make their home. They are splendid citizens and their departure from our midst will be sincerely regretted, but they will take with them the respect and well

Park Record, 9/5/1919

wishes of hosts of friends for health and happiness and continued prosperity in their new home.

St. Mary's School will open next Monday, September 3th. Instruction in music will be given the coming year, under supervision of a competent teacher. The school this year will be better equipped than ever for a successful year, and a large number of pupils will undoubtedly enroll next Monday. Sister Superior Leo, a pleasant and talented lady arrived from Baltimore last week, to assume control of the school. It is Sister Leo's first trip to the west, and while conditions are far different from what the lady has been accustomed to, she is already well impressed with the people of our community and is fast making friends because of her pleasing personality.

Harold Lathrop, of Salt Lake, will succeed Mr. A. M. Thomas as teller of the First National Bank, and Mr. Thomas will be transferred to the Copper National Bank at Salt Lake. Mr. Lathrop was formerly connected with the local bank.

1400 Lucky John Drive, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## North Park Dairy Buys Purebred Guernsey Bull

Mr. S. J. Mills and sons, of the North Park Dairy, have purchased recently the purebred Guernsey bull calf, Sunset Golden Judge, from the Robert Roemer herd at Fort Collins, Colorado. These Guernseys a few years ago won the Breeder's Gazette Trophy for the highest producing herd of any breed in America, and have recently wound up an average for each of seven consecutive years over five hundred pounds butter fat. This is a record belted unequalled by any herd of any breed. Mr. David Sharp, County Agent for Summit county, visited the Roemer herd when he was attending Colorado State College of Agriculture this past summer, and was instrumental in helping the North Park Dairy secure this bull.

The best in the Roemer herd for many generations is intensified in the Mills bull. He traces on both sides closeup to Cherub's Mable of Elderon, greatest cow in the Roemer herd, and twice world record cow of the Guernsey Heat test. Also, the dam of Judge, Sunset Golden Dawn, is a maternal sister to Cherub's Mable. This Dawn heifer recently broke the Colorado State record for Guernseys of her age and class by 145 pounds butterfat, and now in her present lactation, is traveling with her third calf at a rate which seem almost certain to bring home another Colorado milking championship to the Roemer herd. The sire of the Mills bull is the main Roemer herd bull, Cherub's Red Gold, an advanced register sire of distinction, with the first 18 records on his heifers in the Roemer herd averaging 565 pounds butterfat.

Mr. Mills and his son, Harris, have just returned from Colorado with Judge. Folks interested in viewing a bull of such probable future breeding value will be welcomed at the North Park Dairy. "Sunset Golden" is the identifying Roemer trademark, and the bulls have their actual names frequently after Mr. Roemer's friends. In the winter he registered two of his bulls as Sunset Golden Teller and Sunset Golden Ralph, after the outgoing and incoming governors of Colorado. Teller Ammons and Ralph Carr. Sunset Golden Judge is named after Judge Downey, a colleague of Mr. Roemer's on the board of trustees for Colorado State College. He states that soon he is going to register one of his best bull calves as Sunset Golden David, in honor of a very outstanding cattle judge and gentleman—David Sharp, Jr., of Coalville.

*Park Record, 10/5/1939*

## Beloved Early Day Resident Succumbs

Mrs. Mollie Finch Heal, 87, mother of G. B. Heal, editor of The Salt Lake Tribune, died at her residence, 820-3rd avenue, Salt Lake City, Thursday at 7:10 p.m., of a long illness.

A native of Spanish Fork, she was born May 8, 1862, a daughter of Joseph and Jane Davis Finch, pioneer settlers of that community. Mrs. Heal was educated in the pioneer schools of that area.

After her marriage to Edwin L. Heal, they moved to Park City in 1888 to make their home. There Mr. Heal worked in the Silver King mine and operated the North Park dairy. He died in 1904.

Mrs. Heal moved to Salt Lake City in 1908 and had resided here since. She had been active until last summer and made a vacation trip to California at that time.

In addition to G. B. Heal, Mrs. Heal is survived by two grandsons, Edwin L. Ted Heal and James P. Heal, Murray; eight great-grandchildren; two brothers, John W. and James Finch, Spanish Fork; two sisters, Mrs. Maria Finch Burnester, Los Angeles, and Mrs. Chloë F. Sneedon, Pasadena, California.

The life and character of Mollie Finch Heal were extolled by Rev. George J. Weber, minister, First Congregational church, at funeral services Tuesday afternoon in Salt Lake City.

Wool solos at the services were given by Mrs. Annette Richardson Dinwoodey, and Mrs. Ethel Hogan Hanson was at the organ. Burial was in the Glenwood cemetery, this city, near Mrs. Heal's husband, the late Edwin L. Heal.

*Park Record, 12/22/1949*

## Daniel Sorensen Dies in Park City

Park City was shocked Saturday to learn of the death of smiling and congenial Dan E. Sorensen, who died of a heart attack in the Park City hospital. Daniel E. Sorensen, 66, was born Sept. 5, 1889 in Marion, Summit County, son of Solen and Emeline Gines Sorensen. Married Vera Mitchell Dec. 23, 1910 at Marion.

Worked for the State Road Commission for 23 years, and at that time lived in Snyderville. The last few years they have lived on a ranch just outside Park City, and were almost daily visitors to town.

Survivors include widow, Park City; son Jim, Snyderville; three sisters, Mrs. Nellie Woolstenhulme, Hurley, Idaho; Mrs. Duella Anderson and Mrs. Florence Mitchell, Kamas.

Funeral services were conducted Tuesday at 2 p.m. in the South Summit LDS Stake Tabernacle, Kamas.

Burial was in Marion Cemetery.

*Park Record, 6/7/1956*