



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



IDENTIFICATION

Property Name (if any): James Ivers House

Address: 145 Park Avenue

Date of Construction: c. 1889

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-4

Current Owner: Richard L. and Cheryl Roberts Gale (H/W jt.)

Legal Description (include acreage): LOT 12 & N'LY 8 FT LOT 11 BLK 1 PARK CITY SURVEY M9-118 M28-352 XWD-58 5AMI-10-11 XWD-525 M3-370 1026-831 1555-208 (1789-1437) 1834-1898 1978-1722 1992-114 JOHN W WALZER & KARRI HAYS WALZER TRUSTEES OF THE WALZER FAMILY TRUST 1992-114; 0.06 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: 2006, 1995, 1940s
- Historic

Research Sources:

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

Newspapers

Other:

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: Other residential type / 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 drop/novelty siding

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The gabled roof material is not visible in the 2006 photograph

Windows/Doors:

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 house at 145 Park Avenue does not closely resemble any of the types of houses commonly built during the Park City mining era, though it is thought to have been built in 1889. The house was raised and a garage was built beneath it sometime between 1962 and 1972. The gable roof is sheathed with a standing seam metal which replaced the roofing shown in the c. 1940 photo, which also appears to be a metal material. There is a small gabled roof dormer visible in some of the images. The house is clad with drop-novelty wood siding which appears original. The lower addition matches but the material is new. There is a porch with a shed roof that has a small gable in the center. The porch roof is supported by square wooden posts with decorative brackets and a simple

railing extending beyond the porch surrounds the area above the garage. A one-over-one double hung sash window sits in the gable. Two symmetrically placed windows flank the central door, and are paired one-over-one sash windows which replaced the original two-over-two double hung sashes. The door is a frame and panel door that has a multi-pane upper light. A small shed addition was built on the south side of the house sometime between the c. 1940 photo and the 1972 tax card. The overall form of the house is still legible although the garage addition diminishes the historic value of the home

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.)

This house was built before the drawing of the 1889 Sanborn Insurance map, which makes it difficult to determine its actual date of construction. The property was initially owned by the Park City Townsite Corporation, but was sold to James Ivers and his wife in 1888, which could be when the house was built.

James Ivers was one of the partners in the Silver King mining company, and also served as the Park City Marshal for a time. He was married to Bridget Ivers, and they had four children. The Ivers family continued in the mining industry, and the grandson of James Ivers, James Ivers III, was a large influence in the transition from mining to skiing. Due to lack of census information it is unknown if James Ivers ever lived in this house. It was sold to William and Anna Buck in 1898.

William and Anna (or Annie) Buck appear on the 1900 census living on Park Avenue, likely in this house, though no addresses were given on that census. They were originally from Nova Scotia, and immigrated to the U.S. in 1894. William was a co-owner of the Welsh, Driscoll, and Buck grocery store, and they lived at the house with their four children. They continued to live at the house during the 1910 census, and the 1920 census. In 1924 the property was transferred to Isabel Buck, their daughter, who sold it in 1925 to Hilda Jackson.

No information could be found on Hilda Jackson, except that she sold the house in 1929 to Gus Sjoblom. Gus and his wife Mary appear on the 1930 census living in this house. They were originally from Finland and Denmark respectively, and Gus worked as a miner. They sold the house in 1933 to R.W. Cole, and had moved to Salt Lake City by 1940.

Russell Cole lived in the house during the 1940 census with his wife Altadena and their two daughters. He worked as an electrical engineer for the utility company, but nothing else is known of them. They sold the house in 1943. The house has changed hands several times since then, and is currently owned by Richard and Cheryl Gale

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 AND MAPS

(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.)









145 Park Avenue. Northeast oblique. November 2013.



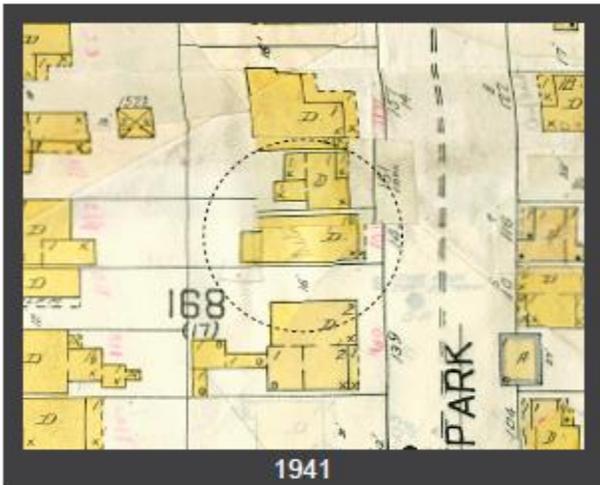
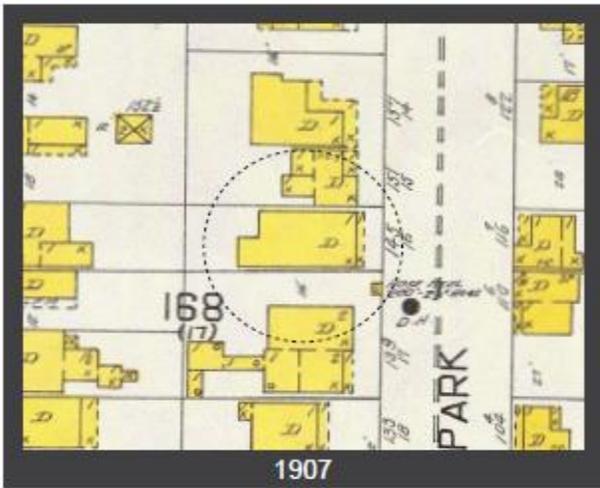
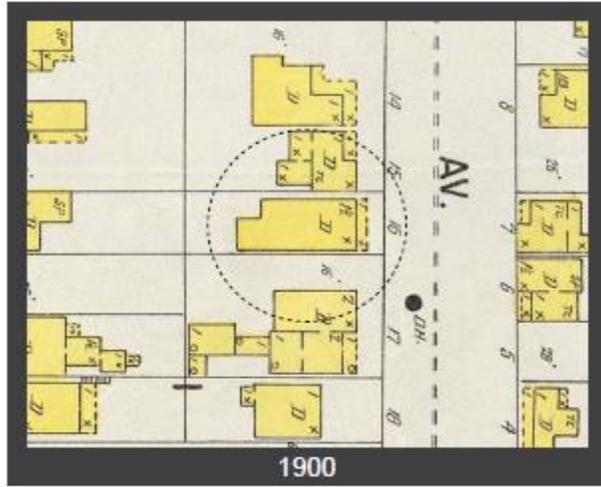
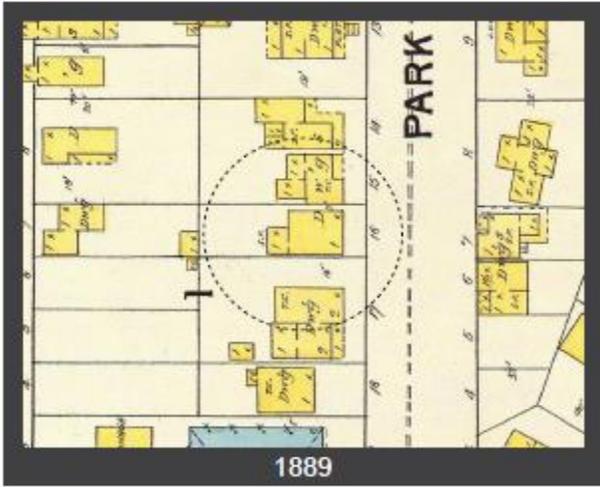
145 Park Avenue. East elevation. November 2013.



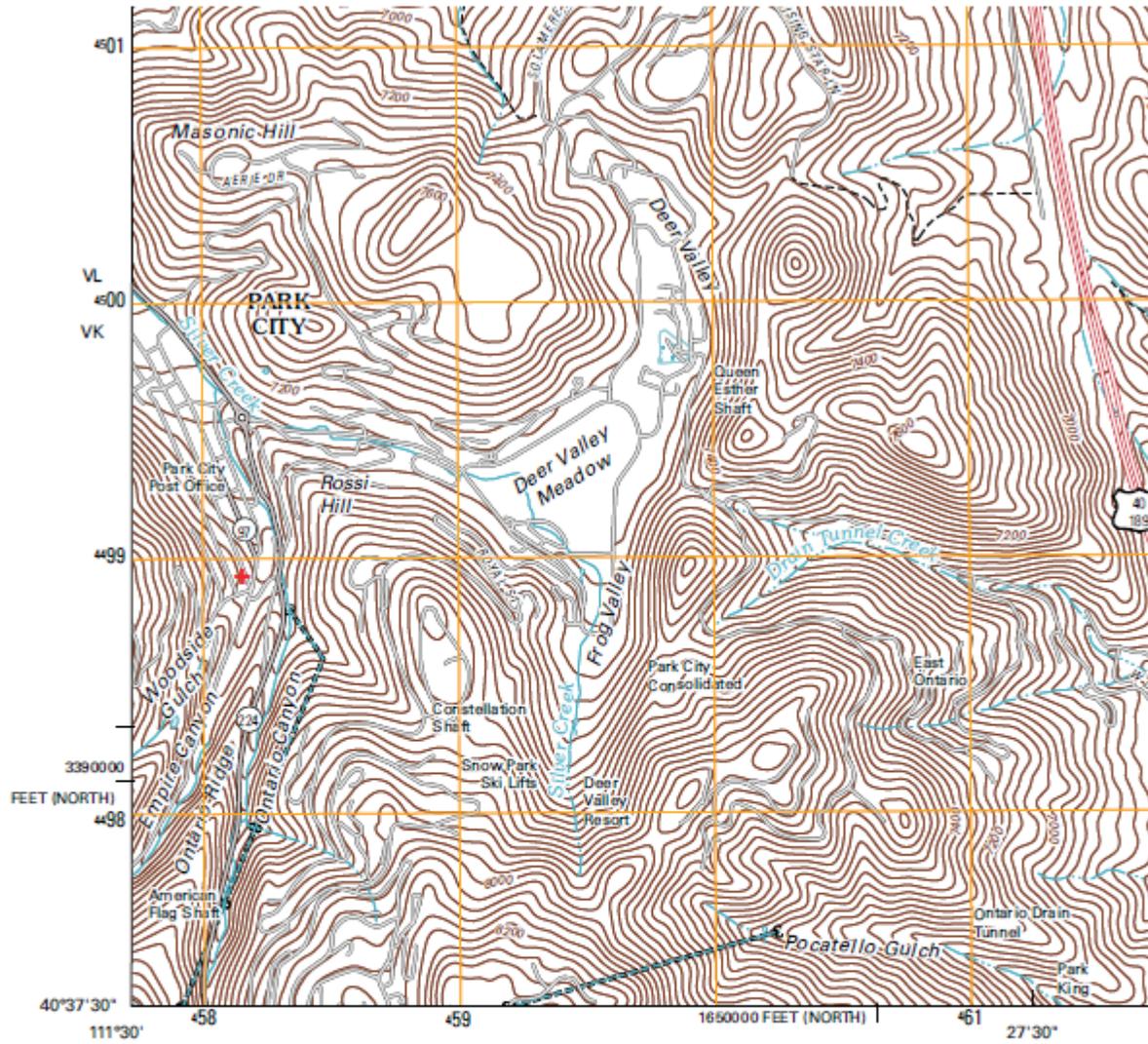
145 Park Avenue. Southeast oblique. November 2013.

MAPS

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

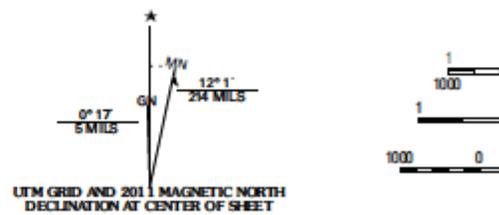


145 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 • 00
Grid Zone Designation
12T

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

DOCUMENTS

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1008	\$	\$ 1801
	x x			\$	\$
	x x			\$	\$

No. of Rooms 7 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None		
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>G.I.</u>	80	
Dormers—Small _____ Med. <u>1</u> Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>120 @ 1.00</u>	120	
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms <u>3</u> Fin. _____ Unfin. _____	371	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil <u>✓</u> Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. _____ Hd. Wd. <u>✓</u> Fir. _____ Fir. _____ Conc. _____	40	
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>WALL BD LINED</u>		120
Total Additions and Deductions	961	160
Net Additions or Deductions	160	

REPRODUCTION VALUE \$ 2602
 Age 45 Yrs. by AV Est. Owner ✓ Depr. 1-2-3-4-5-6 50/47 % \$
 Tenant _____ Reproduction Val. Minus Depr. \$ 1092
 Neighbors _____
 Records ✓

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C ✓ Depr. 2% 3% _____
 Cars 1 Walls Fid. Stone Out Bldgs. _____ \$
 Roof SAG Size 10.18 Age 28 _____ \$
 Floor DIRTY Cost 151/44 Depreciated Value Garage \$ 66

Remarks AV AGE RECORDED ON OLD CARD 37 YRS (1941) Total Building Value \$ 1158

Appraised Oct. 194 9 By AO & AJ

Serial No. PC 4

Location _____

Kind of Bldg. Res St. No. _____

Class 3 Type 1 3 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1008		\$ 1876
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls _____ <u>siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type _____ <u>gbl</u> Mtl. <u>G.I</u>	
Dormers—Small _____ Med. <u>1</u> Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ <u>120</u> @ <u>100</u> <u>120</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>3</u> Unfin. <u>X</u> <u>277</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> 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 _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions <u>747</u>	

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2623</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>34</u> %	
		Current Value Minus Depr.	\$ <u>892</u>
Garage—Class <u>1</u> Depr. 2% 3% Carport—Factor _____			
Cars <u>1</u> Floor <u>dust</u> Walls <u>stone</u> Roof <u>slg</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>35+</u> Cost <u>105</u> x <u>30</u> %			
Other _____			
		Total Building Value	\$ _____

Appraised 11-27 1953 By 1331

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	31	31	31	31	31					
RESIDENCE	866	839	813	787	787					
TOTAL	897	870	844	818	818					
ASSESSED VALUE	360	350	340	325	325					

4970 160

PC-4
Serial Number

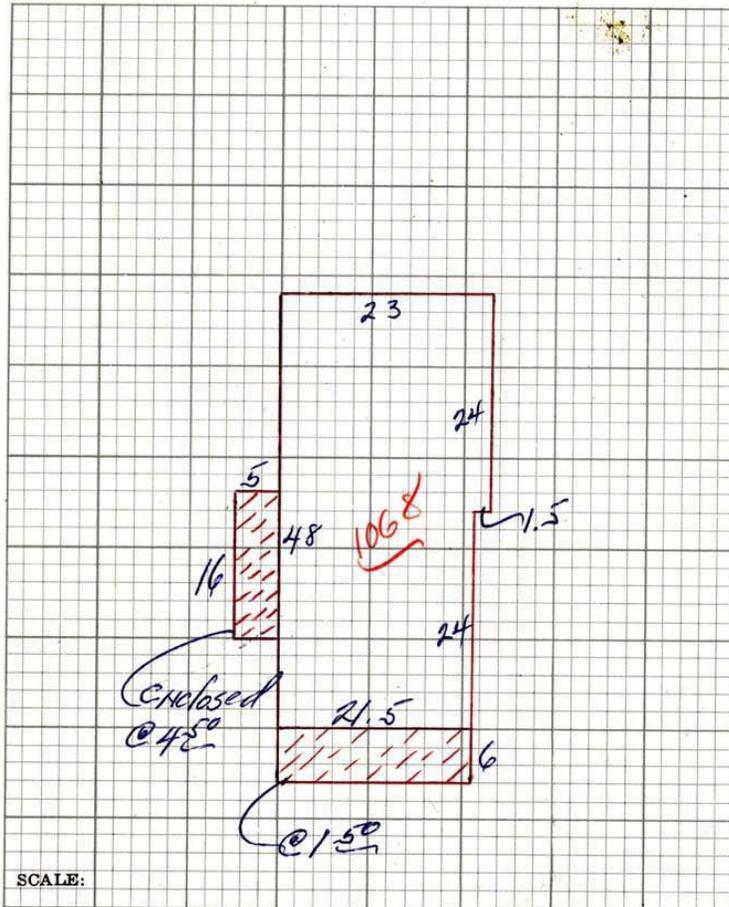
Or
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 145 PARK AVE
 Class 5 Type 1 2 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1068	6.02	\$ 6429	\$
	x x				
	x 12 x 20 conc conc			703	
Att. Gar.—C.P.	10 x 18	Flr	Walls FR Cl.	447	

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls _____		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	129 # @ 1.50	194
Rear _____	75 # @ 4.50	338
Porch _____ @		
Planters _____ @		
Ext. Base. Entry _____ @		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input checked="" type="checkbox"/> Floor _____	1193	
Bsmt. Gar. <u>1-CAR</u>	735	
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>use 4</u> Unfin. _____	1235	
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	340
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	553	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	4738	

Year Built <u>1904</u>	Avg. <u>1943</u>	Replacement Cost	12,317
	Age <u>2</u>	Obsolescence	
Inf. by <input checked="" type="checkbox"/> Owner - Tenant - <input checked="" type="checkbox"/> Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u>			8115
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value			\$ 9996
Appraised ① <u>2-3</u>	19 <u>72</u> By <u>1907</u>		
Appraised ② _____	19 _____ By _____		



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
Average Year of Construction Computation:								
Year 1904	\$ 5000	46	\$ x 68	Year =	222.88			
Year 1970	\$ 7312	59	\$ x 2	Year =	1.18			
Average Year of Construction: 1943								229.06
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

TITLE SEARCH FORM

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

Address: 145 Park Avenue
 City: Park City, UT
 Current Owner: Richard L. & Cheryl Roberts Gale
 Address: (see historic site form for address)

Tax Number: PC-4
 Legal Description (include acreage): PC BK1 L12 & N8ft. L11

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L-1-2,4,9,12,17-22,29-32]
11/24/1888	David C. & Henrietta N. McLaughlin	James Ivers	W		"12"
12/13/1898	James Ivers & wife	Wm. J. Buck	W.D.		"All 12, & 8 ft off N side 11"
9/13/1910	Wm. J. Buck	Mrs. Anna Buck	W.D.		"All 12 & N 8 ft. 11"
2/3/1923	John William Buck, et al	William J. Buck	W.D.		"N.8ft.11, 12"
10/17/1924	William J. Buck	Isabel E.P. Buck	W.D.		"N.8ft.11, 12"
1/20/1925	Isabel E.P. Buck	Hilda Jackson	W.D.		"N.8ft.11, 12"
10/23/1929	Hilda Jackson	Gus Sjoblom et ux	W.D.		"N.8ft.11, 12"
9/7/1933	Gus Sjoblom, et ux	R.W. Cole, et ux	W.D.		"N.8ft.11, 12"
8/30/1943	R.W. Cole, et ux	Felix Holm, et ux	W.D.		"8ft. 11, 12"
8/16/1962	Pearl Holm - widow	Melvin R. & Dorothy E. Brennan	W.D.		"N'ly 8ft.11, 12"
5/18/1964	Melvin R. & Dorothy E. Brennan et al	Helen A. Twelves, widow	W.D.		"N'ly 8ft.11, 12"
11/4/1965	Helen A. Twelves	Jones, Fairbanks, & Gathright, T.J.C.	W.D.		"N'ly 8 ft Lot 11, 12"
10/20/1970	Bryce J. & Madge Fairbanks	Robert H. & JoAnn G. Hays	W.D.		"N'ly 8 ft Lot 11, 12"
3/11/1977	Robert H. Hays	JoAnn G. Hays	Q.C.D.		"N'ly 8 ft Lot 11, 12"
2/12/1997	JoAnn G. Hays	Jack W. & Karri H. Walzer	W.D.		[parcel as it is today, rest of form]

Researcher: John Ewanowski, CRSA Architecture

Date: 3/31/2014

