



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



IDENTIFICATION

Property Name (if any): Ida James House

Address: 263 Park Avenue

Date of Construction: c. 1882

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-21

Current Owner: Stacy A. Sachen

Legal Description (include acreage): LOT 16 BLK 2 PARK CITY SURVEY IQC-47 XWD-351 JQC-165 M76-138 M126-130 M163-283 M169-227 350-730 688-628 (REF:1215-319) 1349-874 1392-689 1704-891 1800-1342 1807-877 1894-529 2015-1918 2040-1330; 0.04 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:

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: hall-parlor type / vernacular style

No. Stories: 2

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 wooden drop/novelty siding.

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

Roof: The side-gabled roof is sheathed in composition shingles.

Windows/Doors: The façade windows are two-over-two double-hung set symmetrically flanking the entry door. The door is four-panel wooden with a transom light overhead.

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.)

263 Park is a hall-parlor type house that has undergone several major additions. The hall-parlor house is one of the main three house types built during the historic Park City mining era and of those three is the earliest, occurring mostly in the beginning of that period. The side gable roof is sheathed with composite shingles as is the gable roofed rear addition. The original part of the house is clad with wooden drop-novelty siding, with board-and-batten siding on the additions. The windows are primarily a two-over-two double hung sash type window with one on either side of the centrally located door on the primary façade. Other windows of this type are placed across the

north façade. The front door is a wood frame and panel door with a transom window. The porch looks to be rebuilt to cover the entire front façade. The porch is covered by a hip roof that is sheathed with composite shingles, and supported by lathe turned posts. A simple balustrade stretches between the posts. The two story rear addition was built sometime between 1959 and 1973. Since the 2006 photo, the site north of the house has been excavated and a basement garage has been built beneath the rear of the house. A large driveway area leads to the garage. A stone retaining wall surrounds a small patch of lawn and is bisected by stairs that lead to the porch. The extent of the formal and material changes is largely obscured and the historic qualities are still legible on the house, which 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.)

The first owner of this house was likely Ida James, who took out a mortgage on the property in 1882, likely to build the house. No information could be found on Ida James, later Ida Warrwell, except that she sold the house in 1896 to Euidred Viko.

Not much information could be found on Euidred Viko, except that he was appointed city physician at one point. He sold the house in 1902 to George Barton.

George and Emily Barton appear on the 1920 census for Provo, Utah, but there is no evidence that they ever lived in Park City. George managed a furniture store in Provo at that time. It appears they used this house as an income property, because during the 1920 census for Park City, the house was rented by Jerome Paxton, his wife Alice, and their two children. Jerome worked as a cashier for a bank. The house was sold to Lawrence Snow in 1925.

Lawrence Snow appears on the 1920 census for Park City. There it notes that he was a physician and surgeon, and lived in another house on Park Avenue with his wife Mattie, and their three children, and his brother-in-law. It is unknown if he ever lived in this house, and it was quickly sold in 1927 to Earl Clements.

Earl Clements appears on the 1940 census, living in another house on Park Avenue at that time. He worked as a dentist, and lived there with his wife Anna and their five children. It is unknown if he ever lived in this house, as it was sold in 1929 before a census could take place.

The next owner of the property was William O'Keefe. He appears on the 1930 census living in this house with his wife Mary and their four children, and a lodger. He worked as a miner, and was involved in the social organizations

in Park City. By 1940 the house had come under the ownership of Noel Despain, who lived at the house with his wife Phyllis and their daughter Sandra. Noel was a miner and had lived in the house for at least five years, though the title history does not show him owing it until 1943. The house has changed hands several times since then and is currently owned by Stacy Sachen.

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.)

263 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1897











263 Park Avenue. Northeast oblique. November 2013.



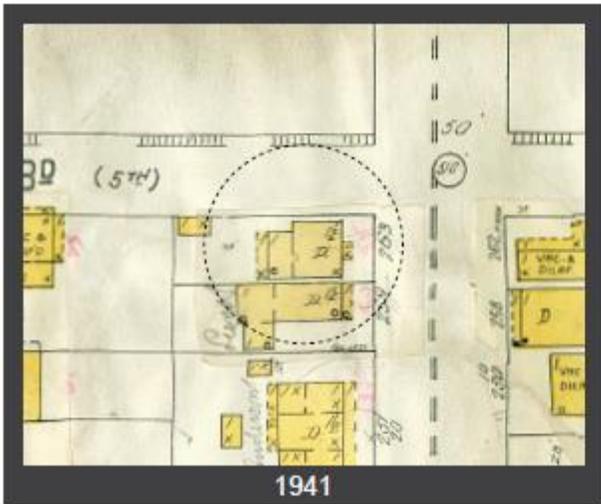
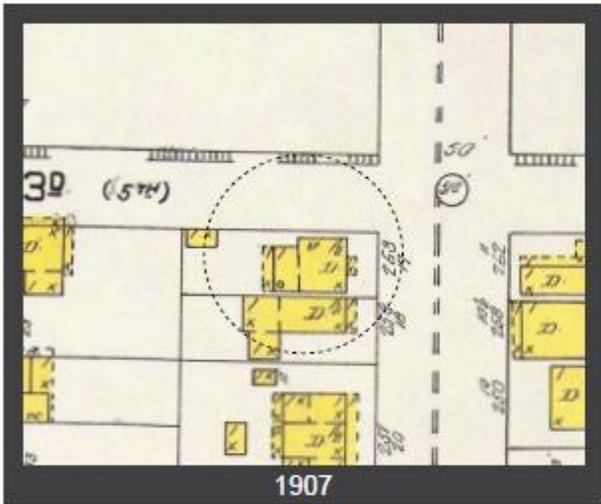
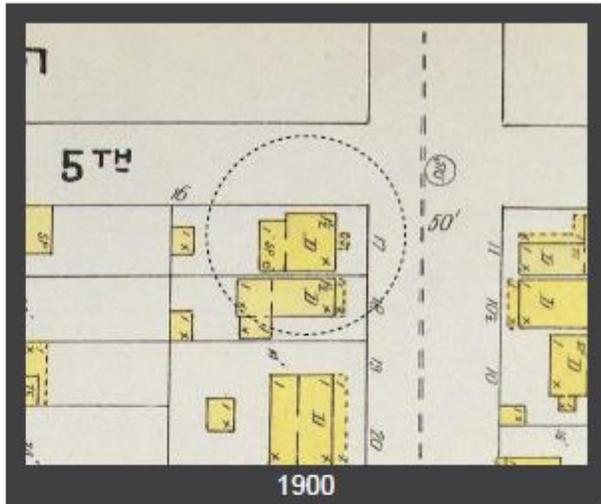
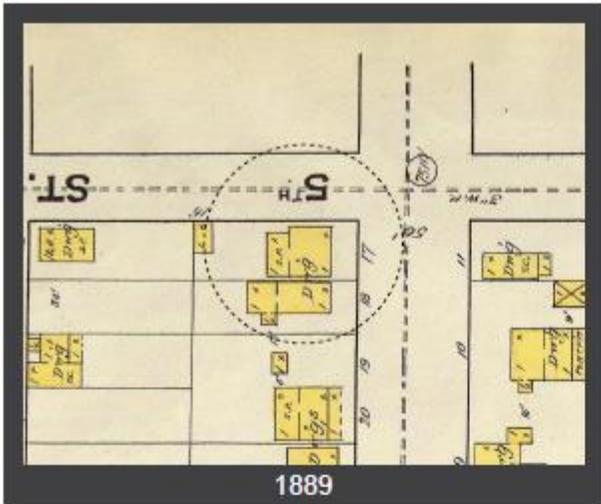
263 Park Avenue. East elevation. November 2013.



263 Park Avenue. Southeast oblique. November 2013.

MAPS

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



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor, and that I have performed the survey and the following description of property was performed under my direction.

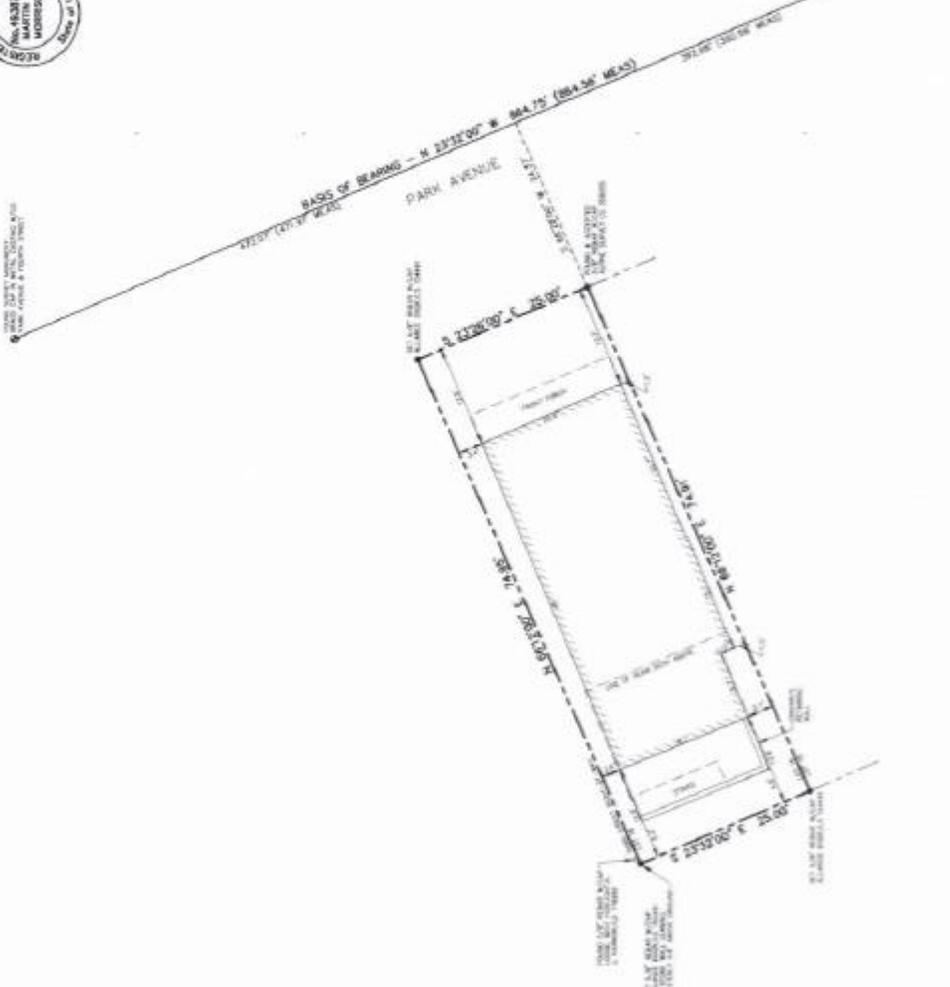
Martin A. Morrison
Martin A. Morrison
Date 6-7-11

LEGAL DESCRIPTION

LOT 16, BLOCK 2, PARK CITY SURVEY, according to the official plat thereof as recorded in the office of the Summit County Recorder, State of Utah.

NOTES

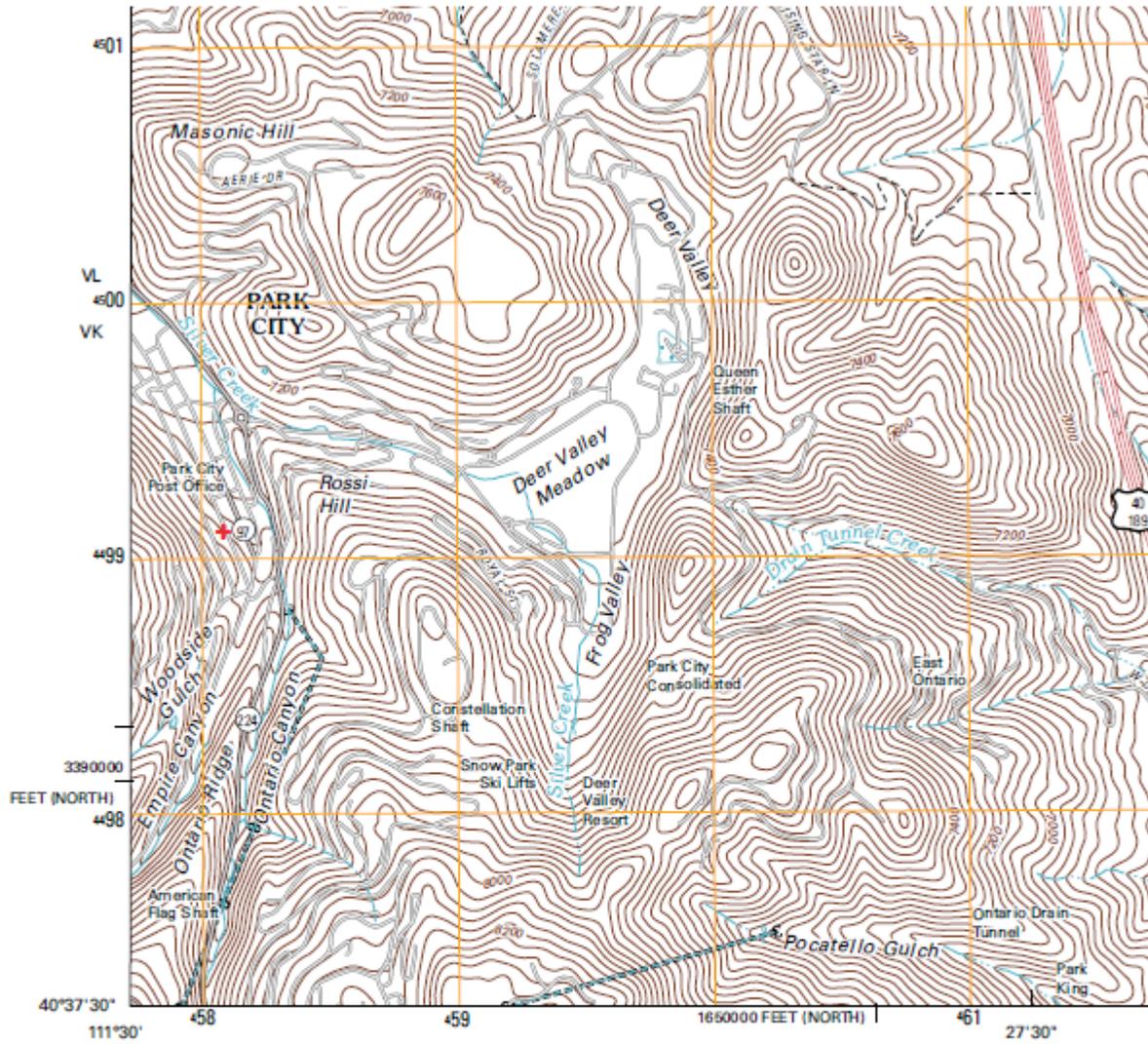
1. Basis of bearing: Ground survey conducted by G. B. Cook. A traverse was established from the monumented corner of the survey monument.
2. Property corners were set or found as shown.
3. Date of survey: May 21, 2011.
4. Property location: Southwest corner of Section 16, T20S, R4E, S44E.
5. Purpose of survey: Building footprint.
6. Improvements on the property are as shown.



FILE NO. S0007405
DATE: 6/7/11
JOB NO.: 3-3-11
FILE: E:\ParkCitySurvey\Map\Map2011\050511.dwg

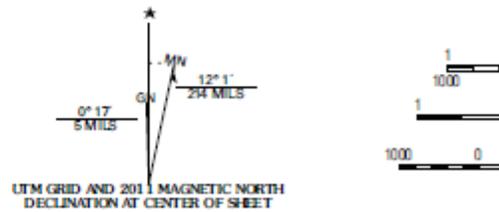
<p>THE SURVEYING CENTER, INC. 327 West Street, P.O. Box 1017, Park City, Utah 84060-1017</p>	<p>STAFF: MARTIN A. MORRISON MICHAEL DEMORICCI</p>	<p>BOUNDARY SURVEY 263 PARK AVENUE BLOCK 2, LOT 16, PARK CITY SURVEY</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 6/7/11</p>	<p>FOR: DAVE BAGLINO JOB NO.: 3-3-11 FILE: E:\ParkCitySurvey\Map\Map2011\050511.dwg</p>	<p>5-7405</p>

263 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.....NAP, 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	00
Grid Zone Designation	
12T	

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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 263 Park Avenue
 City: Park City, UT
 Current Owner: Stacy A. Sachen
 Address: (see historic site form for address)
 Tax Number: PC-24
 Legal Description (include acreage): PC BK2 L16 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/14/1881	Edwd. P. Ferry	Michael H. Hennessey	W		"16" [rest of form]
10/20/1882	Michael H. Hennessey	Ida A. James	W		
10/30/1882	Ida A. James	Michael H. Hennessey	Mortgage	\$450.00	
8/13/1896	Ida Warrwell, formerly Ida James	E. Viko	W		
3/31/1902	Euidred Viko & wife	George E. Barton	W.D.		
7/23/1902	George E. Barton	Emily Maud Barton	W.D.		
1/15/1906	Emily Maud Barton & H	Utah Com. & S. Bank	Mortg		
3/7/1921	Summit County	George E. Barton	Q.C.D.		[result of tax sale]
2/20/1925	Emily Maud Barton	Lawrence C. Snow	W.D.		
1/13/1927	Lawrence C. Snow, et ux	Earl Clements	W.D.		
11/15/1929	T. Earl Clements et ux	Wm. F. O'Keefe et ux	W.D.		
10/10/1934	Wm. F. O'Keefe	American Bldg & Loan Co.	W.D.		
5/28/1943	American Bldg & Loan	Noal Despain, et ux	W.D.		
5/28/1954	Summit County	Mrs. Elizabeth Winn	Tax Deed		
11/19/1963	Elizabeth Winn	Elizabeth Winn & Mary Horrocks	W.D.		
3/31/1965	Mary Horrocks	Helen M. Plummer	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/1/2014

TITLE SEARCH FORM

Address: 263 Park Avenue
 City: Park City, UT
 Current Owner: Stacy A. Sachen
 Address: (see historic site form for address)

[Obtain information from title abstract books at County Recorder's Office]
 Tax Number: PC-24
 Legal Description (include acreage): PC BK2 L16 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
1/7/1976	Helen M. Plummer	Frederick T. Duncan, single man	W.D.		
1/5/1979	Frederick T. Duncan	David Alan Duncan, a single man	Q.C.D.		
1/5/1979	David Alan Duncan	Frederick T. Duncan	Q.C.D.		
8/5/1985	Frederick Towle Duncan	Susan Jennifer Sheldon	P.R. Deed		
8/31/2001	Susan Sheldon	Robyn E. Farrant	W.D.		
6/29/2006	Robyn E. Farrant	Robyn E. Farrant & Lisa K. Lundquist	W.D.		[acquired as trustees]
8/1/2006	Robyn E. Farrant & Lisa K. Lundquist	William D. & Kelley J. Hinz	W.D.		[sold as trustees]
9/3/2009	Paul M. Halliday, Jr. (suc. trustee)	William D. & Kelley J. Hinz	Notice of Default		
10/2/2009	Paul M. Halliday, Jr. (suc. trustee)	TMST Home Loans Inc.	Sub. of Trustee		
7/21/2010	TMST Home Loans Inc.	Stacy A. Sachen	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/1/2014

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. Park Ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>672</u>	<u>\$ -</u>	<u>\$ 1438</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 40-1-40 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>11' @ 12"</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>118</u>
Ext. Walls <u>Brick</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>50' @ 12"</u>	<u>50</u>	
Rear _____ @ _____		
Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Value</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. <u>1</u> Unfin. _____	<u>163</u>	
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> _____ { Fir. <u>12"</u> Conc. _____ { Conc. _____		<u>20</u>
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lumber-lined No. 2 studs—5 @ 35"</u>		<u>175</u>

Total Additions and Deductions 603 313 1438

Net Additions or Deductions -313 +290

Ave Age 58 Yrs. by { Est. REPRODUCTION VALUE \$ 1328
Owner Depr. (1-2-3-4-5-6) 20/30 % \$ _____
Tenant _____
Neighbors _____
Records _____ Reproduction Val. Minus Depr. \$ 518

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____

Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____

Cars _____ Walls _____ Out Bldgs. _____ \$ _____

Roof _____ Size x Age _____ \$ _____

Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (50% Ave Used 1941) Total Building Value \$ _____

Appraised 10/1949 By CA & AJ

Serial No. PC 24

Location _____
 Kind of Bldg. Res St. No. 263 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		672		\$ 1452
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	<p>NO ONE LIVING IN THIS HOUSE AT THIS TIME AND IS IN BAD NEED OF REPAIRS FROM THE OUTSIDE</p> <p>Salvage \$150.00</p> <p>10-15-68 1708</p>
Ext. Walls <u>Bricktex</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Gable</u> Mtl. <u>Shingle</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>50</u> @ <u>1.00</u> <u>50</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dirt</u> <u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>1</u> Unfin. _____ <u>217</u>	
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. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
	<u>667</u>

Total Additions		<u>667</u>
Year Built _____	Avg. Age <u>66</u>	Current Value \$ <u>2119</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. _____ %
Remodel Year _____ Est. Cost _____		Bldg. Value _____
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____		Depr. Col <u>1 2 3 4 5 6</u> <u>30</u> %
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Current Value Minus Depr. \$ <u>636</u>
Size— _____ x _____ Age _____ Cost _____ x _____ %		
Other _____		
Total Building Value		\$ _____

Appraised 11-28 19 59 By 1331

PC 24
 Serial NumberOF.....
 Card Number

Owners Name Helen M. PLUMMER
 Location Park City
 Kind of Bldg. Res St. No. 263 PARK
 Class. III Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 20.5' x 37	758		\$	\$
2	x 20.5' x 37	758			
	x x	1516	7.93	12,022	

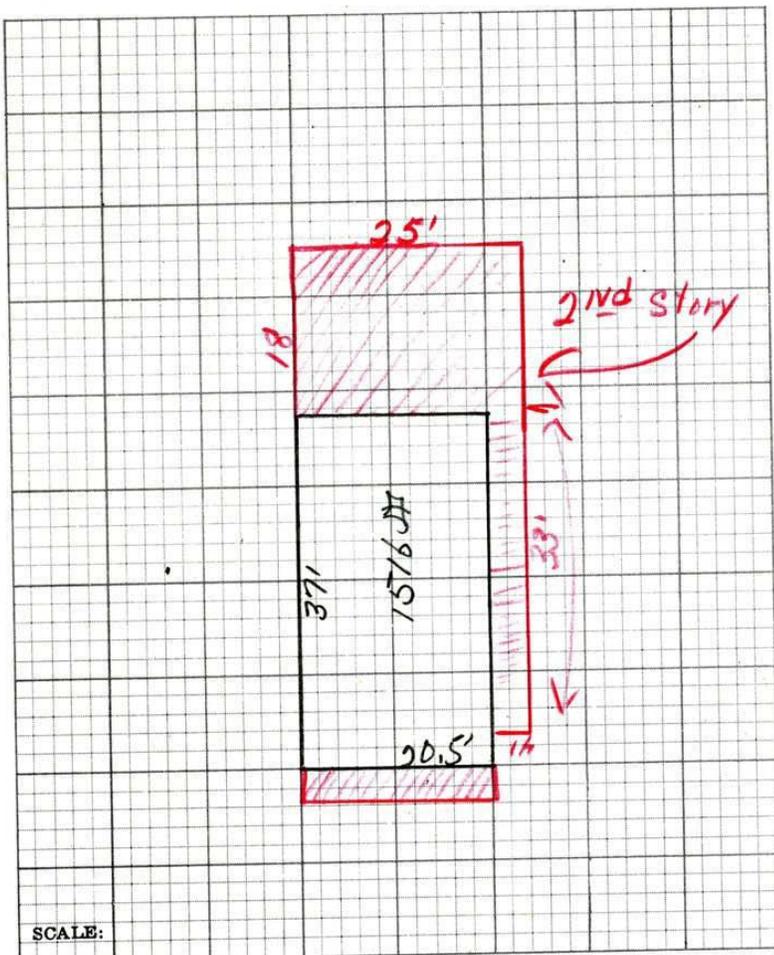
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

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

Total Additions 4,576

Year Built _____	Avg. 1.	Replacement Cost <u>16,598</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value
		Conv. Factor <u>2.47 95</u>
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$ <u>15,768</u>		

Appraised ① 10-24 19 73 By J. F.
 Appraised ② _____ 19 _____ By _____



SCALE:

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 _____ Depr. 2% 3% _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size _____ x _____ Age _____ Cost _____ x 47% _____
 _____ 1940 Base Cost _____ x _____ % Depr. _____
 Total _____

REMARKS _____

Researcher: Philip F. Notarianni
 Date: June, 1978

Site No. SU-10-116

Utah State Historical Society
 Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 263 Park Ave. Plat pc Bl. 2 Lot 16
 Name of Structure: T. R. S.
 Present Owner: Frederick T. Duncan UTM:
 Owner Address: 17901 N.W. 85th Ave., Miami, Florida 33015 Tax #: PC-24

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1891 Demolition Date:
 Original Use: residential
 Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
 Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STA 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: 11/77 Date of Slides: Date of Photographs:
 Views: Front Side Rear Other
 Views: Front Side Rear Other
 Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
 Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

ARCHITECTURE 5

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Two-story (one-and-a-half) frame structure with a gable roof, and an extension beyond the gable to form a salt-box type treatment. New window openings have been added to the attic level on the gable end, as well as a balcony addition which extends along the north side. The door and windows on the facade have also been replaced with aluminum.

Plan sketches from Sanborn Maps:



HISTORY 6

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

An early dwelling which, although altered, represents the salt-box adaptation to a mining camp, a typical type in mining towns.

The original property owner was Edward P. Ferry, large Park City landowner. In 1881 it went from Ferry to Michael H. Hennessy, and in 1882 to Ida A. James (and mortgaged back to Hennessey that same year). In 1885 deeded to Frank E. James from Ida A. James, and in 1888 back to Ida James. Ida Warnock (James) sold the property to Evidred Viko in 1896, and to George E. Barton in 1902, and Emily Maud Barton; and in 1915 sold to Summit at a tax sale.

No available information on either Ida James or Ida Warnock.