



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Patrick Hurley House

Address: 463 Park Avenue

Date of Construction: c. 1886

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-60

Current Owner: Trapps LLC

Legal Description (include acreage): ALL LOT 16 BLK 4 PARK CITY SURVEY SWD-41 KWD-391 GQC-480 UWD-497 M147-709-710-711 880-679 927-8521372-1034-1035 1413-92-112; 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:

04/21/1999 – Mining Boom Era Residences Thematic District

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: T/L cottage 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: Drop siding

Foundation: Concrete

Roof: Cross-wing roof form sheathed in asphalt shingles

Windows/Doors: Two-over-two 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

(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 463 Park Avenue was described in a 1999 National Register nomination form as follows:

“The house at 463 Park Avenue, constructed c. 1886, is a wood-frame, cross-wing type house with gabled roofs on each wing. The East-facing-, vernacular structure has some muted hints of Victorian Eclecticism in its detailing, typical of the Park City's building boom period. The house is one and one half stories tall and sits on a concrete foundation over a full basement. In 1995 the house underwent a restoration/rehabilitation to adapt some of the interior space for different usage and to correct alterations that had taken place, primarily on the exterior. It now resembles more closely its original appearance, and has regained its historical integrity. The house is located on a steep, narrow lot, similar to many others in Park City. There are no outbuildings on the property and the yard is terraced in the front with original stone retaining walls.

The front facade of the house features a covered porch with a gablet over the front stairway entry: The porch roof is supported by three 4X4 posts atop which are found scrollwork brackets. These are near replicas of those shown in a c.1940 tax photo. The brackets are the only ornamental fixtures and lend a slight Victorian feeling to the building. Surrounding the porch and lining the stairway that leads to the porch is a balustrade of rather simple, dimensioned lumber construction. On the front, gable end of the restored house, there are a pair of double-hung windows with an additional window centered in the gable.

The original L-form of the house received modifications during the historic period. A lean-to was built as part of the original construction behind the house to the west. Sanborn fire insurance maps indicate that the original structure remained unchanged from December 1889 through August 1907. In c.1915 an addition was constructed at the southwest corner of the original structure. The addition houses a bathroom and an attic bedroom and is apparent in the c.1940 tax photo. The addition is evidenced by a change in the width of the drop siding from 1"x 10" to 1"x 8".

Alterations to the structure in the 1940s or 1950s added asbestos shingles over the wood siding. The wooden, double-hung windows were replaced with a large plate-glass window with an aluminum awning on the front, two large plate glass windows on the north side, and aluminum sliders on the remaining windows. At an unknown date, ornamental metal railings and posts were added as replacements for the original wood columns on the porch and the roof pitch over the porch was altered from a 4:12 pitch to a 8:12 pitch. By 1995, the house had deteriorated substantially. Ground water deteriorated the floor and perimeter walls, and the water had been turned off for more than five years due to a broken water line and deteriorating sewer lines. The house was in a condemnable state and was being considered for demolition, prior to its purchase and rehabilitation by Timothy Lee, the current owner.

Rehabilitation of the structure in 1995-1996 restored the structure to its original historic character. The asbestos siding was removed, which resulted in the discovery of the original drop siding and the historic window openings. Aluminum windows were replaced with replicas of the originals wood sashes. Matching siding was milled to replace broken siding and to fill in around the windows. A transom window was restored over the front door and fret work and 2"x 2" railing duplicated from the original was installed on the front porch. New mechanical, electrical, and plumbing were installed to code.

The structure originally had only a 6-inch foundation wall with no footing, as was common with a majority of houses of the period in order to quickly accommodate the demand for housing. The house was lifted off the foundation and an 8-inch foundation and footings were poured. The foundation level was raised approximately eight inches to allow for a more livable space in the basement. The original structure was assembled with two layers of 1 x12s vertically tied together with 1x10 drop siding laid horizontally to hold it together in a method known as "single-wall" construction. Siding became available locally after 1881 from the Park City Planning Mill. Rehabilitation work added 2x4 walls to support the floors with the 1x12s attached to them. Gypsum board was installed on walls and all surfaces were painted. Ceilings throughout the original structure are at the original height as dictated by the roof pitch.

Prior to rehabilitation, the floor plan of the house, as it was originally conceived, remained historically intact, with the exception of the bathroom addition and the attic bedroom in the rear cross-wing extension. As part of the rehabilitation, the main-floor storage room was converted into a second bedroom, while the rest of the space remained unchanged. On the upper level, the west bedrooms were left unaltered. And, although room usage has changed, the historic floor plan and wall configuration remains unaltered.

Park Avenue has been historically -one of Park City's major streets. The street was terraced along the side of the canyon. and tightly spaced lots were located between perpendicular cross streets, which created a grid of elongated blocks. Located on the west (uphill) side of Park Avenue, the house at 463 Park Avenue is located at what used to be the corner of 5th and Park. The street no longer goes through, but instead is a public pedestrian easement with a wooden stair connecting to Park Avenue to Woodside Avenue. The remnant of 5th Street from Main Street has been renamed Trapper's Way in honor of the late Harold Dean "Trapper" Horan, long-time resident of the house. As with most of the residences on the west side of the street, there is a 3-1/2 foot tall retaining wall at the front edge of the property. The retaining wall is built of native stone laid in ashlar coursing and has been restored. A new retaining wall of the same material flanks the walkway that leads to the entrance of the house. There are no outbuildings on the site.”

The building remains unchanged since the writing of the description. The building is currently listed on the National Register. The overall form and materiality of the house remains intact and the house 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 history of this house was detailed in the 1999 National Register nomination as follows:

“The house at 463 Park Avenue, constructed c.1886, is significant under both criteria A and C as part of the Residences of Mining Boom Era Park City multiple resource area. Under criterion A it is significant for its direct association with Park City's rapid growth between 1872 and 1929. The house's location was found to be convenient for mining, business and residential purposes, and it documents the realities of the congested living conditions and limited available land in historic Park City. The house is also significant under criterion C as an example of Park City's mining-boom residential architecture. It exemplifies the type of house built during the height

of mining activity in Park City from 1872 to 1929. As one of the larger examples of a cross-wing house in Park City, it represents one of the three major house types of the period. Its frame structure, cross-wing plan, and stylistic features are similar to a majority of the historic houses of the period which help define the mining boom era in Park City. The cross-wing type was most popular in Park City from about 1880 to 1900.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increase in families, stable businesses, and home ownership as the community diversified, matured, and increased, becoming the largest metal mining town in Utah. Almost every year throughout the 1880s some reference in the Park Record was made about the flurry of building activity, the demand for houses, or construction during the building boom.

HISTORICAL SIGNIFICANCE

Prior to construction of the house in c.1886, the property at 463 Park Avenue was originally part of an 80 acre patent granted to Frederick A. Nims in 1877 (and later challenged in the case of Edward P. Ferry vs. John L. Street.) Several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the real estate potential of the "camp," and who filed the original plat of the townsite in 1880 with the federal government.

Early on, the property changed hands often. It is most probable that the structure was erected under the ownership of Levi Backus, since Backus purchased the lot on Sept. 7, 1885, for \$225, but just a few years later sold the property to David C. McLaughlin for \$2,150, a substantial increase in value. Newspaper articles from 1887 indicate a building boom of cottages along Park Avenue and the Sanborn fire insurance map of Dec. 1889 indicates that this block of the city was entirely built-out by 1889. Therefore, a probable date for construction would be 1886.

Three prominent businessmen, David C. McLaughlin, Charles W. Midgley, and James Farrell, are listed as the first owners of the land. However, available information does not indicate if any of these individuals actually resided in the modest cottage. One possibility is that 463 Park Avenue was the first residence of David C. McLaughlin and his

new bride, Henrietta "Etta" Young, as they were married in June 1888. In addition, several of the original owners of the property (Frederick A. Nims, Edward .P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the potential of the "camp", and who filed the original plat of the townsite in 1880 with the federal government.

McLaughlin was a prominent figure in the development of Park City. Educated in law at the University of Michigan, McLaughlin was the agent and attorney for the Park City Townsite Corporation, and later formed the Quincy (mining) Company with James Farrell. In 1890, the McLaughlin's sold the property to George Bettinger for \$2,000. Bettinger held the property for 8 years, before selling it to Charles W. Midgley in 1899 for \$2,250. Midgley only owned the property for 4 months. It is not known whether he ever resided here. Midgley is recognized for his impact in Salt Lake City as a builder of large apartment houses and in the movie theater business for building and operating the Liberty and American theaters {c. 1906).

The property was sold for \$725 in 1899 to James Farrell, a Park City mining entrepreneur who formed the Quincy (mining) Company with D. C. McLaughlin. Farrell held the property for one year. Transactions followed to Katie Oliver, Clarence Loring and Jehial Sanford Hyde all in the following year. In 1905, Hyde took out a mortgage, which was released in 1907, just prior to selling the property to Patrick Hurley.

The Hurley family (Patrick and later his mother, Bridget, after his death) owned the property for seven years, selling it to Arland Amasa and Bertha Bayne Pike in 1914. The Pikes purchased the property for \$950, but just a few months later took out a mortgage for \$1008. Based on the information available, it is possible that this mortgage was used to finance an addition at the southwest corner of the original structure. During the 1930s the Pikes fell behind in their property taxes and underwent numerous actions on mortgages. However, by 1936, back taxes were paid and in 1942 the final mortgage was released, one year after the death of Bertha. The property was sold to Arthur W. and Mary M. Lefler in 1943, who held it for 9 years, before selling it to William and Maie Horan in 1952. The property was owned by the Horan Family for 43 years, longer than any previous owners and was the long time residence of Harold Dean "Trapper" Horan, son of William and Maie Horan. Although the house was sold to Mr. Lee in 1995, Trapper continued to reside there until his death in July, 1998."

The house is currently owned by Trapps LLC.

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.)

463 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1900







Photo no. 1
463 Park Avenue
Park City, Summit Co., Utah



Photo no. 2
Aless Park Avenue
Park city, Summit Co., Utah

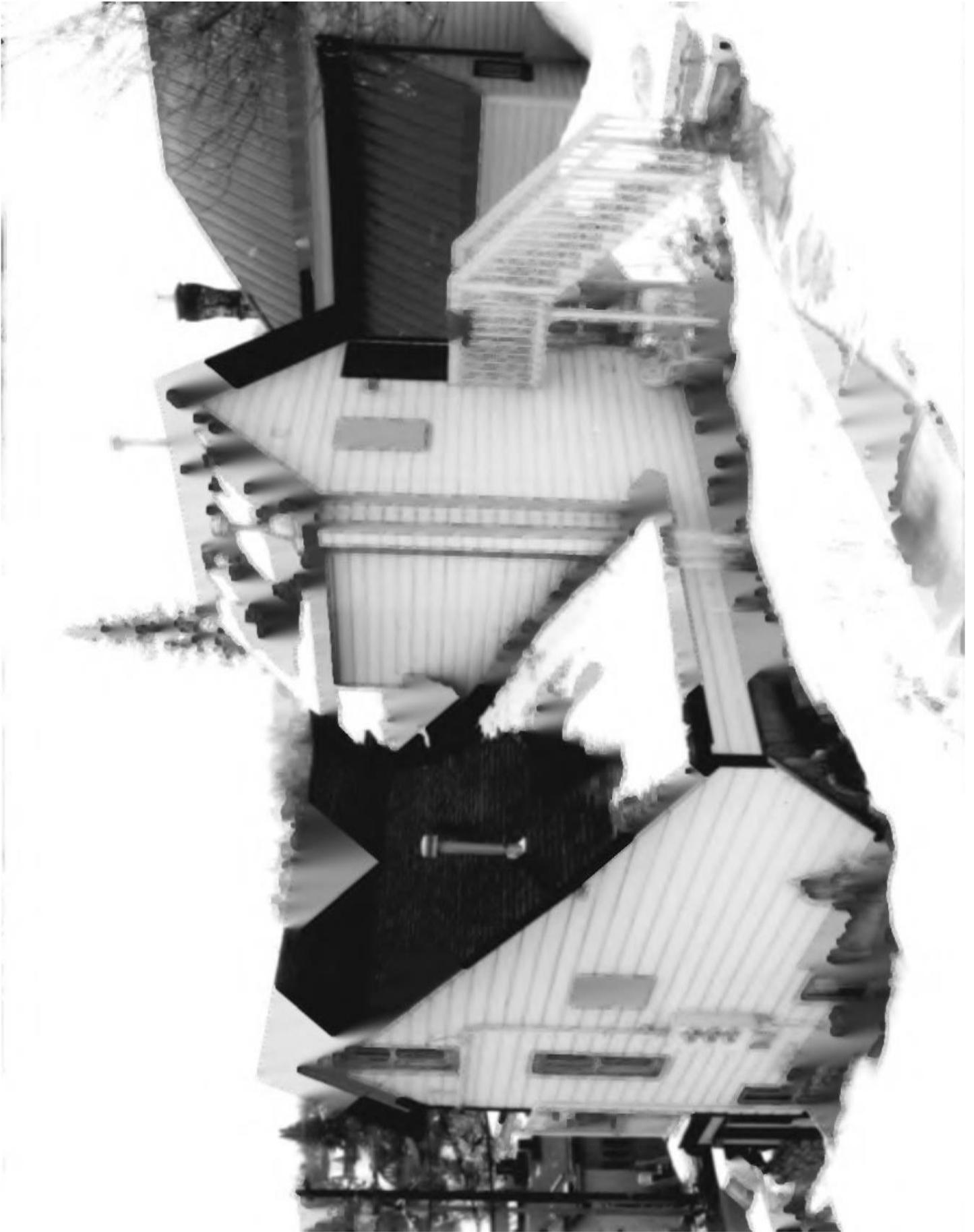


Photo no. 3
463 Park Avenue
Park City, Summit Co., Utah



Photo #1
463 Park Avenue
Park City, Summit County, Utah

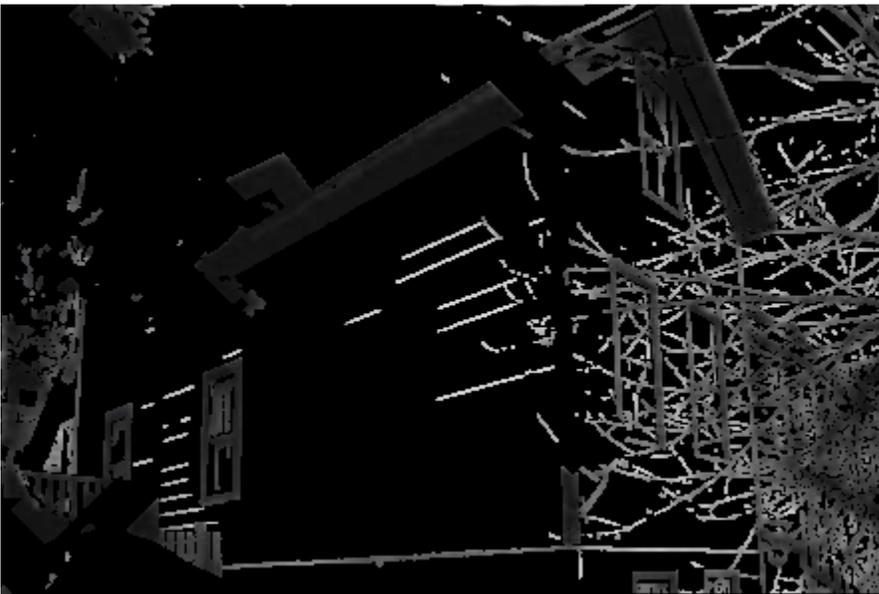


Photo #2
463 Park Avenue
Park City, Summit County, Utah

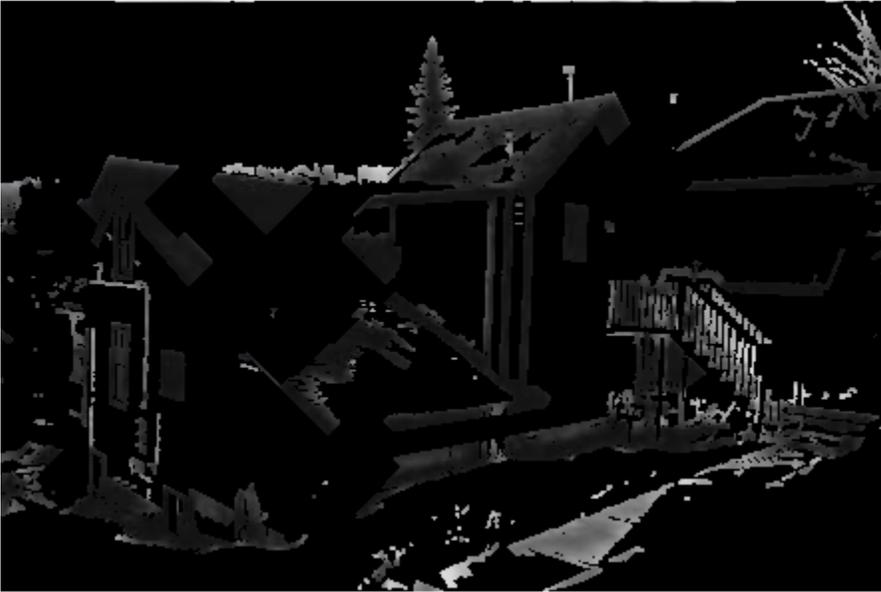
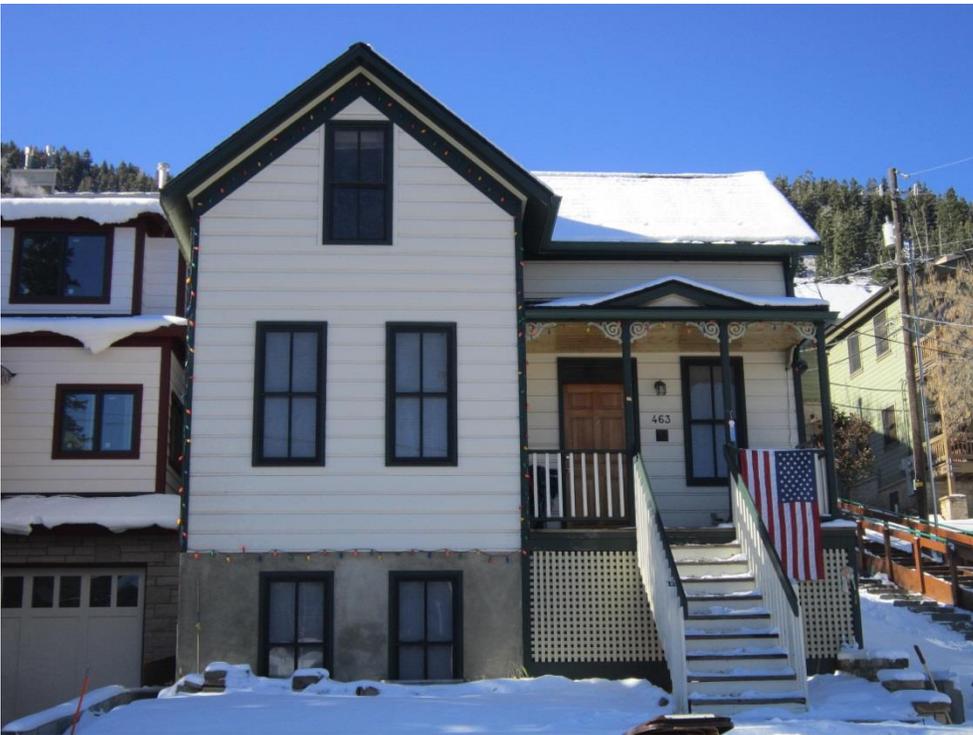


Photo #3
463 Park Avenue, Summit County, Utah





463 Park Avenue. Northeast oblique. November 2013.



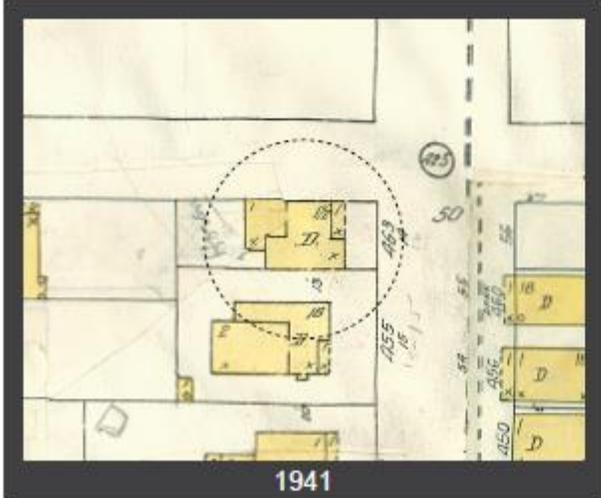
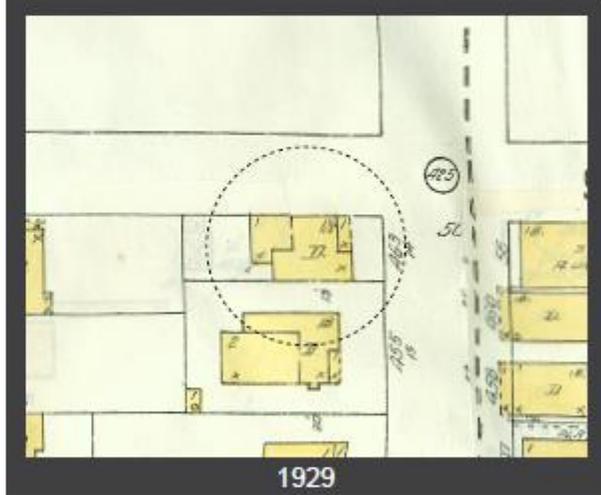
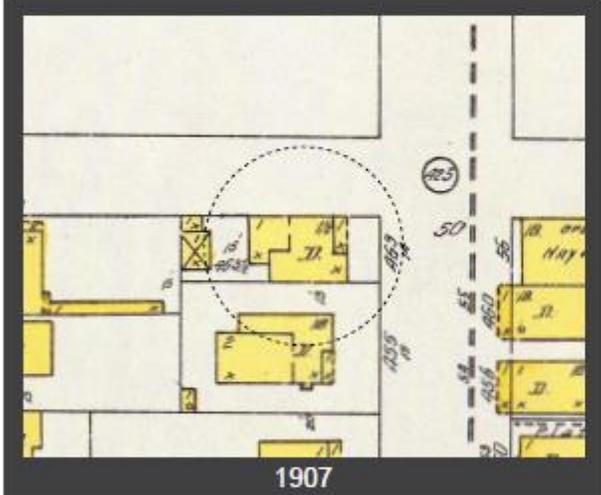
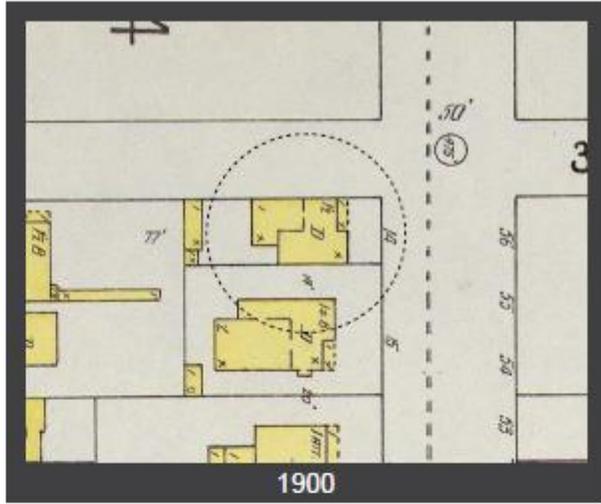
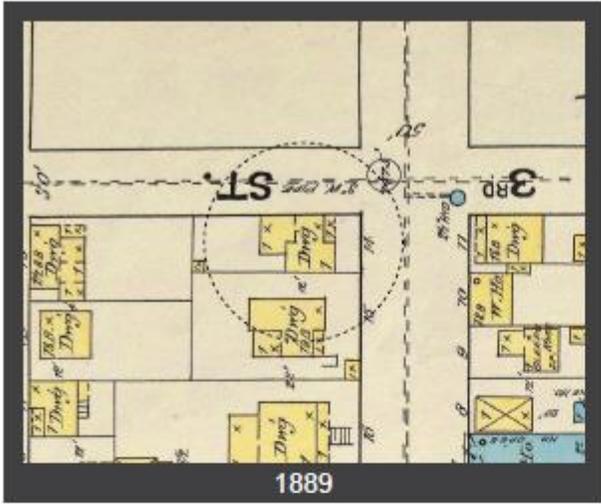
463 Park Avenue. East elevation. November 2013.



463 Park Avenue. Southeast oblique. November 2013.

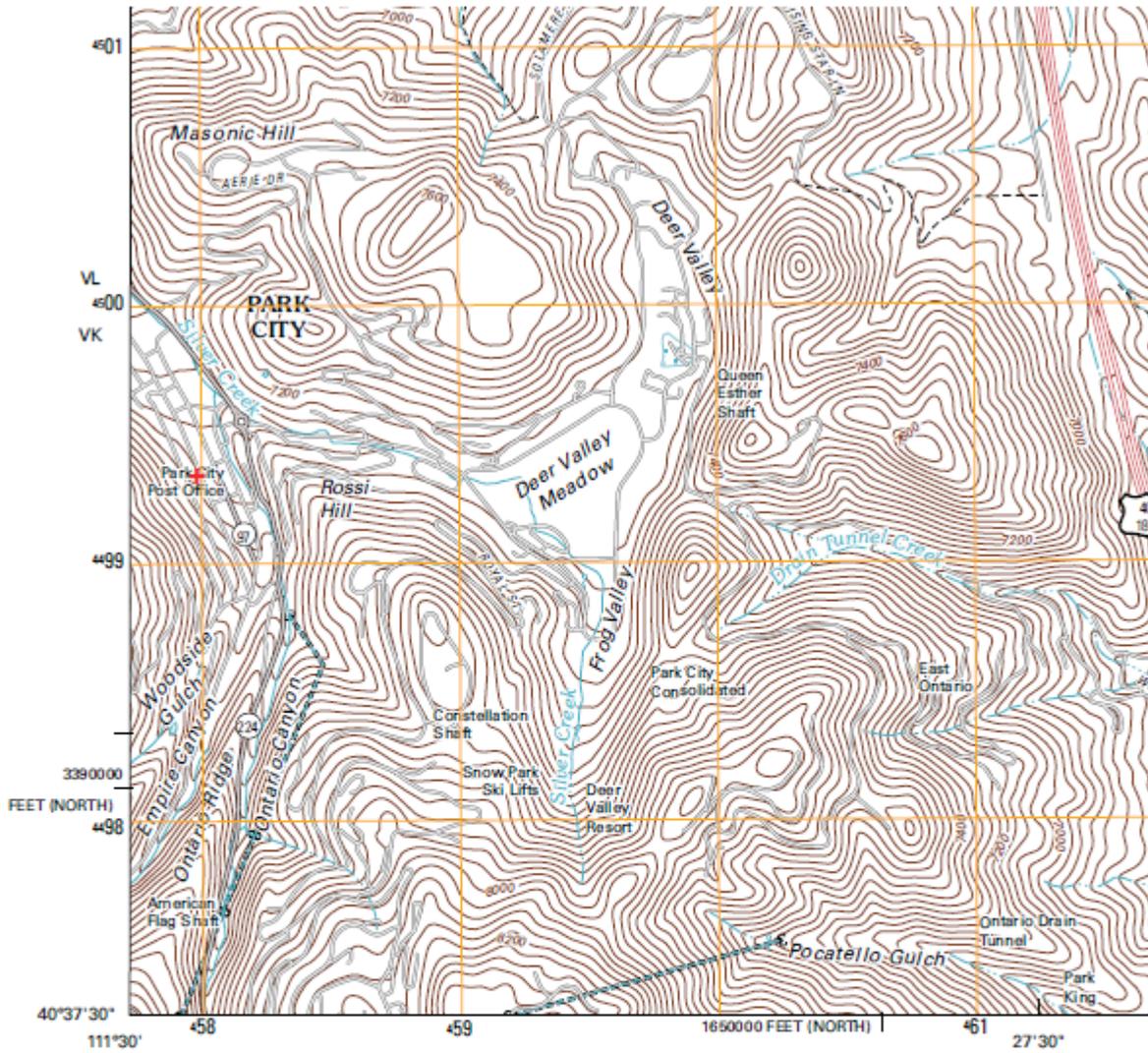
MAPS

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



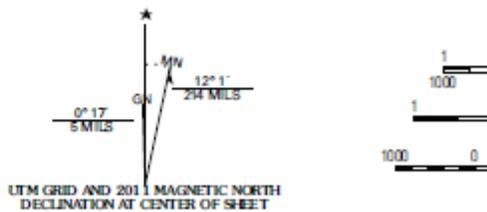
463 Park Avenue, Park City, Summit County, Utah

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.....GNS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
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: 463 Park Avenue

City: Park City, UT

Current Owner: Trapps LLC

Address: (see historic site form for address)

Tax Number: PC-60

Legal Description (include acreage): PC BK4 L16 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/7/1885	Edwd. P. Ferry	Seri Backus	W		"16, 17"
10/19/1889	Seri Backus & wife	D.C. McLaughlin	W.		"16"
11/8/1890	D.C. McLaughlin & wife	George Bettinger	Q.C.		"16"
2/18/1899	George Bettinger & wife	C.W. Midgley	W.D.		
6/19/1899	C.W. Midgley & wife	James Farrell	W.D.		
8/15/1900	James Farrell & wife	Katie Oliver	W.D.		
9/17/1900	Katie Oliver	Clarence Loring	W.D.		
10/15/1903	Clarence Loring	J. Sanford Hyde	W.D.		
3/27/1907	J. Sanford Hyde & wife	Patrick Hurley	W.D.		
5/20/1910	Third Dis. Court	Bridget Hurley	Decree		
9/15/1914	Bridget Hurley	Arland A. Pike	W.D.		
11/17/1914	Arland A. Pike & wife	U.S. Installment Realty Co.	Mtg.	\$1008.00	
1/19/1943	Arland Pike, et ux	Ralph C. Wright	Q.C.D.		
1/22/1943	Ralph C. Wright	Arland Pike, et ux	Q.C.D.		
6/21/1943	Emma K. Pike	Arland A. Pike	Q.C.D.		
7/22/1943	Arland A. Pike	Arthur W. Lefter, et ux	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 463 Park

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	x x		<u>865</u>	\$ -	\$ <u>3107</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 40 3 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Siding, Out Sill</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Shp</u>		
Dormers—Small _____ Med. <u>-</u> Lg. _____		
Bays—Small _____ Med. <u>-</u> Lg. _____		
Porches—Front <u>60" @ 1.50</u> <u>90</u>		
Rear _____ @ _____		
Cellar <u>Basmt</u> — <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>One</u> <u>115</u>		
Basement Apts.—Rooms Fin. <u>-</u>		
Attic Rooms _____ Fin. <u>-</u> Unfin. _____		
Plumbing—Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. <u>Shr.</u> Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>✓</u> Oil <u>✓</u> Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <u>✓</u> Fir. <u>✓</u> { Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined - } @ 15"</u>		<u>105</u>

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dr*

Total Additions and Deductions 205 230 3107.

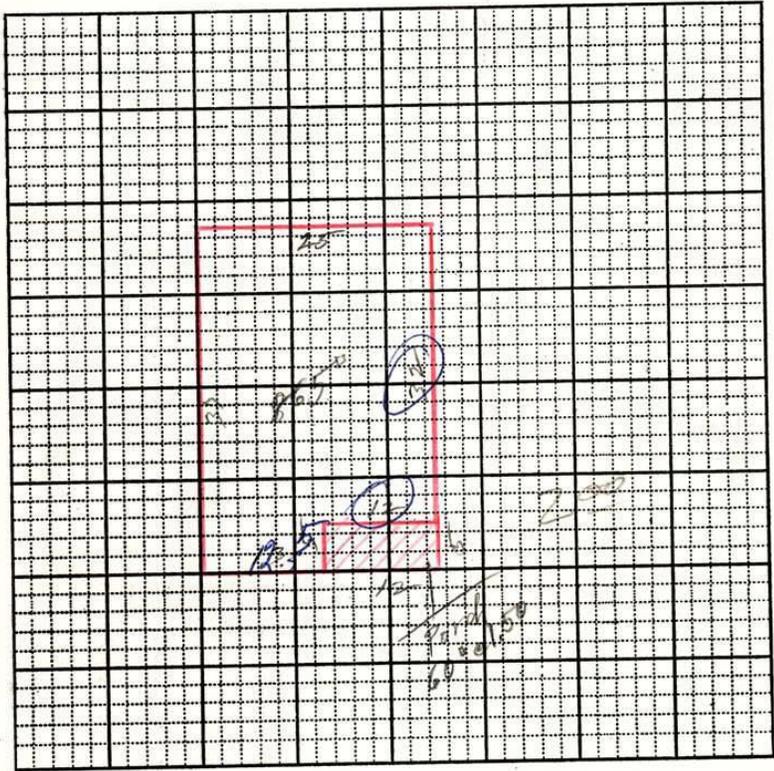
Net Additions or Deductions -205 -25

Ave Age 14.5 Yrs. by { Est. Owner
Tenant
Neighbors
Records } REPRODUCTION VALUE \$ 3082
Depr. 0-2-3-4-5-6 58/42 % \$ _____
Reproduction Val. Minus Depr. \$ 1294

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 (37 yr Ave. Used - 1941) Total Building Value \$ _____

Appraised 10/1949 By CAO & A. J.



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

Form T. C. 74
State of Utah State Tax Commission

Serial No. PC 60

Location _____
 Kind of Bldg. RES St. No. 463 Park
 Class 4 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
 1/2 x x 865 \$ 2934
 x x
 x x
 Gar.—Carport x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>ASB. SHKS. ON SIDING</u>		
Insulation—Floors _____ Walls <input checked="" type="checkbox"/> Clgs. _____	109	
Roof Type <u>GABLE</u> Mtl. <u>SHG</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>60</u> @ <u>2⁰⁰</u>	120	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — <u>double val</u> $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor <u>conc</u>	140	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>3</u> Unfin. _____		
Plumbing {	350	
		Class _____ Tub _____ Trays _____
		Basin _____ Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	374	
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	47	
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. <u>cel</u> ; Metal D. <u>2</u> S. _____	90	
Total Additions	1230	

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ 4164
Inf. by {	Owner - Tenant -	Bldg. Value	
Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>34</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 1416
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 11-28 19 57 By 1331

PC 60
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 463 Park Ave
Class 4- Type 1 2 3 4 Cost \$ 4565 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	847	5.39	\$ 4291	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>X</u> Sills _____			
Ext. Walls <u>ASA SHALE</u> <u>USE(A)</u>			
Roof Type <u>GAB</u> Mtl. <u>SHG</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ <u>60" @ 135</u>	75		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor _____	160 RD		
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>3</u> Unfin. _____	735		
Plumbing {	550		
			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. _____			
Heat—Stove _____ H.A. _____ <u>FA</u> HW _____ Stkr _____ Elec. _____	350		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____			
Floor—Fir. _____ Hd. Wd _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	60		
Awnings — Metal _____ Fiberglass _____			

Total Additions 1930

Year Built <u>1904</u>	Avg. <u>1</u> <u>1904</u>	Replacement Cost	<u>6221</u>
	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner - Tenant - Neighbor - Record</u> Est.		Adj. Bld. Value	
		Conv. Factor	<u>110%</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-17- 19 68 By 1708 DEC 13 1968
Appraised ② _____ 19 _____ By _____

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-133

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

IDENTIFICATION	Street Address: 463 Park Ave.	Plat <u>PC Bl. 4 Lot 16</u>	
	Name of Structure:	T. R. S.	
	Present Owner: William and Marie Horan	UTM:	
	Owner Address: P.O. Box, Park City, Utah 84060	Tax #: PC-60	
AGE/CONDITION/USE	Original Owner: possibly J.S. Hyde	Construction Date: @1899	Demolition Date:
	Original Use: residential	Occupants:	
	Present Use:	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Park <input type="checkbox"/> Vacant <input type="checkbox"/> Multi-Family <input type="checkbox"/> Industrial <input type="checkbox"/> Religious <input type="checkbox"/> Public <input type="checkbox"/> Agricultural <input type="checkbox"/> Other <input type="checkbox"/> Commercial	
	Building Condition:	Integrity:	
STAT	<input type="checkbox"/> Excellent <input type="checkbox"/> Site	<input type="checkbox"/> Unaltered	
	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations	
DOCUMENTATION	<input type="checkbox"/> Deteriorated	<input checked="" type="checkbox"/> Major Alterations	
	Preliminary Evaluation:	Final Register Status:	
DOCUMENTATION	<input type="checkbox"/> Significant	<input type="checkbox"/> National Landmark <input type="checkbox"/> District	
	<input checked="" type="checkbox"/> Contributory	<input type="checkbox"/> National Register <input type="checkbox"/> Multi-Resource	
DOCUMENTATION	<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register <input type="checkbox"/> Thematic	
	<input type="checkbox"/> Intrusion		
DOCUMENTATION	Photography: 11/77	Date of Photographs:	
	Date of Slides: 11/77	Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
DOCUMENTATION	Views: Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
	Research Sources:		
DOCUMENTATION	<input type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> City Directories	
	<input checked="" type="checkbox"/> Plat Records	<input type="checkbox"/> Biographical Encyclopedias	
DOCUMENTATION	<input checked="" type="checkbox"/> Plat Map	<input checked="" type="checkbox"/> Obituary Index	
	<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> County & City Histories	
DOCUMENTATION	<input type="checkbox"/> Building Permit	<input type="checkbox"/> Personal Interviews	
	<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> Newspapers	
DOCUMENTATION	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Utah State Historical Society Library	
		<input type="checkbox"/> LDS Church Archives	
DOCUMENTATION		<input type="checkbox"/> LDS Genealogical Society	
		<input checked="" type="checkbox"/> U of U Library	
DOCUMENTATION		<input type="checkbox"/> BYU Library	
		<input type="checkbox"/> USU Library	
DOCUMENTATION		<input type="checkbox"/> SLC Library	
		<input type="checkbox"/> 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.			
Deseret News, June 8, 1920, p.2.			

5
ARCHITECTURE

Architect/Builder: unknown

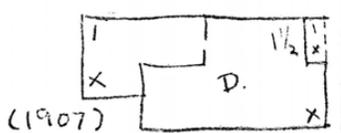
Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story, with attic, frame gable residence. The siding appears to be asbestos shakes. The "L" shaped structure has had major alterations on the windows, on the south gable portion the two two-over-two double-hung windows have been replaced by an aluminum awning. The north section, with a porch, also contains an aluminum-framed window, as well as an aluminum storm door.

Sketches from Sanborn Maps:



The structure appeared the same in 1900, and similar in 1889, but was only "one" story.

6
HISTORY

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 | |

A contributory structure, in age, to the rest of Park City's residential historic area.

C.W. Midgley owned the property until 1899 when it was deeded to James Farrell, Park City mining entrepreneur. Transactions followed, to Katie Oliver, Clarence Loring, and J. Sanford Hyde (1900). In 1905 Hyde took out a mortgage (released in 1907). Meanwhile, one Patrick Hurley had acquired the property in 1907.

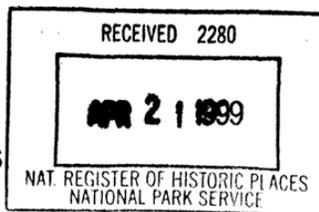
It was owned by A.A. Pike in the 1930's, undergoing numerous action on mortgages, etc.,

J. Sanford Hyde, the probable builder, was born in 1856, and served as a Park City Marshall.

NPS Form 10-900
(Oct. 1990) Utah WordPerfect 5.1 Format (Revised Feb. 1993)

OMB No. 10024-0018

United States Department of the Interior
National Park Service



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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name 463 Park Avenue
other names/site number _____

2. Location

street & number 463 Park Avenue N/A not for publication
city or town Park City N/A vicinity
state Utah code UT county Summit code 043 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Wilson M. ... 4/15/99
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper Date of Action
M. J. ... 5/28/99

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Residences of Mining Boom Era Park City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

OTHER: Cross Wing

OTHER: vernacular

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: drop siding

roof ASPHALT: shingles

other Porch Details, WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

463 Park Avenue, Park City, Summit County, Utah

Narrative Description

The house at 463 Park Avenue, constructed c. 1886, is a wood-frame, cross-wing type house with gabled roofs on each wing. The East-facing, vernacular structure has some muted hints of Victorian Eclecticism in its detailing, typical of the Park City's building boom period.¹ The house is one and one-half stories tall and sits on a concrete foundation over a full basement. In 1995 the house underwent a restoration/rehabilitation to adapt some of the interior space for different usage and to correct alterations that had taken place, primarily on the exterior. It now resembles more closely its original appearance, and has regained its historical integrity. The house is located on a steep, narrow lot, similar to many others in Park City. There are no outbuildings on the property and the yard is terraced in the front with original stone retaining walls.

The front facade of the house features a covered porch with a gablet over the front stairway entry. The porch roof is supported by three 4X4 posts atop which are found scrollwork brackets. These are near replicas of those shown in a c.1940 tax photo. The brackets are the only ornamental fixtures and lend a slight Victorian feeling to the building. Surrounding the porch and lining the stairway that leads to the porch is a balustrade of rather simple, dimensioned lumber construction. On the front, gable end of the restored house, there are a pair of double-hung windows with an additional window centered in the gable.

The original L-form of the house received modifications during the historic period. A lean-to was built as part of the original construction² behind the house to the west. Sanborn fire insurance maps indicate that the original structure remained unchanged from December 1889 through August 1907. In c.1915 an addition was constructed at the southwest corner of the original structure. The addition houses a bathroom and an attic bedroom and is apparent in the c.1940 tax photo. The addition is evidenced by a change in the width of the drop siding from 1"x 10" to 1"x 8".

Alterations to the structure in the 1940s or 1950s added asbestos shingles over the wood siding. The wooden, double-hung windows were replaced with a large plate-glass window with an aluminum awning on the front, two large plate glass windows on the north side, and aluminum sliders on the remaining windows. At an unknown date, ornamental metal railings and posts were added as replacements for the original wood columns on the porch and the roof pitch over the porch was altered from a 4:12 pitch to a 8:12 pitch. By 1995, the house had deteriorated substantially. Ground water deteriorated the floor and perimeter walls, and the water had been turned off for more than five years due to a broken water line and deteriorating sewer lines. The house was in a condemnable state and was being considered for demolition, prior to its purchase and rehabilitation by Timothy Lee, the current owner.

¹ Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination." Utah State Historical Society, 1984, Cont. Sht. 8 p. 10.

² Sanborn Fire Insurance Map, Park City, Dec. 1889.

X See continuation sheet

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National Register of Historic Places Continuation Sheet

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463 Park Avenue, Park City, Summit County, Utah

Rehabilitation of the structure in 1995-1996 restored the structure to its original historic character. The asbestos siding was removed, which resulted in the discovery of the original drop siding and the historic window openings. Aluminum windows were replaced with replicas of the original wood sashes. Matching siding was milled to replace broken siding and to fill in around the windows. A transom window was restored over the front door and fret work and 2"x 2" railing duplicated from the original was installed on the front porch. New mechanical, electrical, and plumbing were installed to code.

The structure originally had only a 6-inch foundation wall with no footing, as was common with a majority of houses of the period in order to quickly accommodate the demand for housing.³ The house was lifted off the foundation and an 8-inch foundation and footings were poured. The foundation level was raised approximately eight inches to allow for a more liveable space in the basement. The original structure was assembled with two layers of 1x12s vertically tied together with 1x10 drop siding laid horizontally to hold it together in a method known as "single-wall" construction. Siding became available locally after 1881 from the Park City Planing Mill⁴. Rehabilitation work added 2x4 walls to support the floors with the 1x12s attached to them. Gypsum board was installed on walls and all surfaces were painted. Ceilings throughout the original structure are at the original height as dictated by the roof pitch.

Prior to rehabilitation the floor plan of the house, as it was originally conceived, remained historically intact, with the exception of the bathroom addition and the attic bedroom in the rear cross-wing extension. As part of the rehabilitation, the main-floor storage room was converted into a second bedroom, while the rest of the space remained unchanged. On the upper level, the west bedrooms were left unaltered. And, although room usage has changed, the historic floor plan and wall configuration remains unaltered.

Park Avenue has been historically one of Park City's major streets. The street was terraced along the side of the canyon, and tightly spaced lots were located between perpendicular cross streets, which created a grid of elongated blocks. Located on the west (uphill) side of Park Avenue, the house at 463 Park Avenue is located at what used to be the corner of 5th⁵ and Park. The street no longer goes through, but instead is a public pedestrian easement with a wooden stair connecting to Park Avenue to Woodside Avenue. The remnant of 5th Street from Main Street has been renamed Trapper's Way in honor of the late Harold Dean "Trapper" Horan, long time resident of the house. As with most of the residences on the west side of the street, there is a 3-1/2 foot tall retaining wall at the front edge of the

³ Roper. Cont. Sht. 8 p. 8.

⁴ Ibid. Cont. Sht 8 p. 7.

⁵ Sanborn Fire Insurance Map, Park City, Aug. 1907. Previously labeled as 3rd Street on Sanborn Map of Dec. 1889 and Aug. 1900.

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

463 Park Avenue, Park City, Summit County, Utah

property. The retaining wall is built of native stone laid in ashlar coursing and has been restored. A new retaining wall of the same material flanks the walkway that leads to the entrance of the house. There are no outbuildings on the site.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE _____
COMMERCE: mining _____
SOCIAL HISTORY _____

Period of Significance

c. 1886-1940s _____

Significant Dates

c. 1886 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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463 Park Avenue, Park City, Summit County, Utah

Narrative Statement of Significance

The house at 463 Park Avenue, constructed c.1886, is significant under both criteria A and C as part of the Residences of Mining Boom Era Park City multiple resource area. Under criterion A it is significant for its direct association with Park City's rapid growth between 1872 and 1929. The house's location was found to be convenient for mining, business and residential purposes, and it documents the realities of the congested living conditions and limited available land in historic Park City. The house is also significant under criterion C as an example of Park City's mining-boom residential architecture. It exemplifies the type of house built during the height of mining activity in Park City from 1872 to 1929. As one of the larger examples of a cross-wing house⁶ in Park City, it represents one of the three major house types of the period. Its frame structure, cross-wing plan, and stylistic features are similar to a majority of the historic houses of the period which help define the mining boom era in Park City. The cross-wing type was most popular in Park City from about 1880 to 1900.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increase in families, stable businesses, and home ownership as the community diversified, matured, and increased, becoming the largest metal mining town in Utah. Almost every year throughout the 1880s some reference in the *Park Record* was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁷

HISTORICAL SIGNIFICANCE

Prior to construction of the house in c.1886, the property at 463 Park Avenue was originally part of an 80 acre patent granted to Frederick A. Nims in 1877 (and later challenged in the case of Edward P. Ferry vs. John L. Street.) Several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the real estate potential of the "camp," and who filed the original plat of the townsite in 1880 with the federal government.

Early on, the property changed hands often. It is most probable that the structure was erected under the ownership of Levi Backus, since Backus purchased the lot on Sept. 7, 1885, for \$225, but just a few years later sold the property to David C. McLaughlin for \$2,150, a substantial increase in value. Newspaper articles from 1887 indicate a building boom of cottages along Park Avenue and the

⁶Referred to in the 1984 "Residences of Mining Boom Era Park City" nomination as T/L Cottages, but subsequently revised to the more commonly known term "cross wing."

⁷Roper. Cont. Sht. 8 p. 3.

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Continuation Sheet**

Section No. 8 Page 5

463 Park Avenue, Park City, Summit County, Utah

Sanborn fire insurance map of Dec. 1889 indicates that this block of the city was entirely built-out by 1889. Therefore, a probable date for construction would be 1886.

Three prominent businessmen, David C. McLaughlin, Charles W. Midgley, and James Farrell, are listed as the first owners of the land. However, available information does not indicate if any of these individuals actually resided in the modest cottage. One possibility is that 463 Park Avenue was the first residence of David C. McLaughlin and his new bride, Henrietta "Etta" Young, as they were married in June 1888. In addition, several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the potential of the "camp", and who filed the original plat of the townsite in 1880 with the federal government.⁸

McLaughlin was a prominent figure in the development of Park City. Educated in law at the University of Michigan, McLaughlin was the agent and attorney for the Park City Townsite Corporation, and later formed the Quincy (mining) Company with James Farrell. In 1890, the McLaughlin's sold the property to George Bettinger for \$2,000. Bettinger held the property for 8 years, before selling it to Charles W. Midgley in 1899 for \$2,250. Midgley only owned the property for 4 months. It is not known whether he ever resided here. Midgley is recognized for his impact in Salt Lake City as a builder of large apartment houses and in the movie theater business for building and operating the Liberty and American theaters (c. 1906).

The property was sold for \$725 in 1899 to James Farrell, a Park City mining entrepreneur who formed the Quincy (mining) Company with D. C. McLaughlin. Farrell held the property for one year. Transactions followed to Katie Oliver, Clarence Loring and Jehial Sanford Hyde all in the following year. In 1905, Hyde took out a mortgage, which was released in 1907, just prior to selling the property to Patrick Hurley.

The Hurley family (Patrick and later his mother, Bridget, after his death) owned the property for seven years, selling it to Arland Amasa and Bertha Bayne Pike in 1914. The Pikes purchased the property for \$950, but just a few months later took out a mortgage for \$1008. Based on the information available, it is possible that this mortgage was used to finance an addition at the southwest corner of the original structure. During the 1930s the Pikes fell behind in their property taxes and underwent numerous actions on mortgages. However, by 1936, back taxes were paid and in 1942 the final mortgage was released, one year after the death of Bertha. The property was sold to Arthur W. and Mary M. Lefler in 1943, who held it for 9 years, before selling it to William and Maie Horan in 1952. The property was owned by the Horan Family for 43 years, longer than any previous owners and was the long time

⁸ Roper. Cont. Sht. 8 p. 2-3.

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463 Park Avenue, Park City, Summit County, Utah

residence of Harold Dean "Trapper" Horan, son of William and Maie Horan. Although the house was sold to Mr. Lee in 1995, Trapper continued to reside there until his death in July, 1998.

ARCHITECTURAL SIGNIFICANCE

The architecture of Park City is typical of most mining towns in that it was expediently and inexpensively constructed to house large numbers of miners who quickly migrated to the area seeking employment at the various mines. A majority of the architecture is of wood construction, the only material that could be used to meet the time constraints of a rapidly expanding population. In contrast to the earlier, and more permanently settled areas of Utah, the temporary and ephemeral nature of the wood frame buildings is quite apparent and was demonstrated when several hundred were lost in a matter of hours during two separate fires that decimated the city.

A good collection of second and third generation residences still remain in the city, however, and can be broken down into a few types. Although there are some examples of large, ornate Victorian-style houses, the vernacular hall-parlor and T or L-shaped cottages are the two most common and earliest types of residences. The pyramid (or four square) is the next most common, and persisted longer than the previous types, followed by the bungalow and shotgun. Commercial buildings in Park City are similar to those in most areas and implement false fronts in both one and two-part commercial block types. But most of the buildings are simple, unadorned structures.

The Victorian cross-wing was a house type directly absorbed from pattern and style books and applied by vernacular builders in the second half of the 19th century. In an age when staid symmetry was becoming less fashionable in architecture, the cross wing was thought of by Andrew Jackson Downing and other pattern and style book authors as marketable to the masses because it was not too irregular in massing. The plan retained the common bedroom-parlor-kitchen layout of traditional folk housing, but broke out of the regularity of the design, thereby creating a new house form. The two most common plans were the T and L plans, but others included an H and a cruciform plan. Oftentimes one section of the house would be constructed and the wing added later; however, there are cases where the wing was never added. Although the first cross-wing houses were constructed as early as the 1840s, the type did not become popular in Utah until the late-19th century. Stylistically, the cross wing implemented an eclectic array of features derived from the Queen Anne, Eastlake, and Romanesque styles.⁹ In Park City the type took on less embellishment, remaining more vernacular than Victorian, although minor Victorian details such as eave and porch brackets were commonly applied.

⁹Thomas Carter, "Traditional Design in an Industrial Age: Vernacular Domestic Architecture in Victorian Utah," in Journal of American Folklore, Vol. 104, No. 411, (Washington, D.C.: American Folklore Society, Winter 1991, 428-433).

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463 Park Avenue, Park City, Summit County, Utah

When originally researched in 1978, the 463 Park Avenue was considered ineligible for the National Register due to loss of architectural integrity caused by the installation of asbestos siding and alterations to windows, doors and porch. The 1995-1996 rehabilitation removed or reversed these problems and the historic architectural character and integrity of the house is once again apparent. While the house now contains three separate apartments and is slightly elevated over its original height, the numerous restorative aspects of the recent project have greatly enhanced the historic character of the building. The historic wood siding was revealed and restored. Non-historic window openings were reconfigured to their historic size and compatible double hung windows installed. The porch was rebuilt returning the roof to the historic slope and restoring period columns and balustrade.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 8

463 Park Avenue, Park City, Summit County, Utah

Bibliography

PROPERTY INFORMATION

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.

Abstract of Title. 463 Park Ave., Park City. 1877-1943 (Original with owner, Tim Lee).

Park Record, May 7, 1887, p.3. Re: Building Boom.

Park Record, Nov. 12, 1887, p.3. Re: Installation of Street Lamps on Park Ave.

Sanborn Fire Insurance Maps, Park City, Utah: Dec. 1889; April 1900; & Aug. 1907.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination."
Utah State Historical Society, 1984.

Shepherd, Charles. "Dr. William Bardsley House-Registration Form." Utah State Historical Society.

BIOGRAPHICAL & ARCHITECTURAL INFORMATION

Abstract of Title. 463 Park Ave., Park City. 1877-1943 (Original w/ Tim Lee).

1880 United States Census (Park City)

1900 United States Census (Park City)

Biographical Record of Salt Lake City & Vicinity. Chicago: National Historical Record Co., 1902, p. 137-138. Re:
James Farrell.

Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940: A Guide. Salt Lake City: University of
Utah Press, 1988.

Carter, Thomas. "Traditional Design in an Industrial Age: Vernacular Domestic Architecture in Victorian Utah."
Journal of American Folklore, Vol. 104, No. 411, 419-442.

Correll, Eugene A. "Utah Writer's Project." Park City: June 12, 1940. Re: Arland Amasa Pike.

Deseret News, June 7, 1920, p. 2. Re: Jehial Sanford Hyde, obituary.

Improvement Era. Vol. 4:718 Re: D. C. McLaughlin

Memorial Service Eulogy, July 1998 for Harold Dean "Trapper" Horan.

Park Record, Aug. 21, 1886, p. 3. Re: Edward P. Ferry vs. John L. Street

X See continuation sheet

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 9

463 Park Avenue, Park City, Summit County, UT

Park Record, Oct. 1, 1887, p. 3. Re: Edward P. Ferry vs. John L. Street

Park Record, May 5, 1888, p. 3. Re: Geo. Bettinger.

Park Record, June 22, 1901, p. 3. Re: D.C. McLaughlin, obituary.

Park Record, June 18, 1920, p. 8. Re: Lucille Pike (Trask).

Park Record, June 11, 1920, p. 8. Re: Jehial Sanford Hyde, obituary.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination."
Utah State Historical Society, 1984.

Salt Lake Tribune, Dec. 20, 1907, p. 12. Re: Elizabeth Nash Farrell, obituary.

Salt Lake Tribune, Mar. 13, 1917. Re: Edward Payson Ferry, obituary.

Salt Lake Tribune, Aug. 12, 1937, p. 24. Re: Charles William Midgley, obituary.

Salt Lake Tribune, Sept. 6, 1941, p. 27. Re: Bertha Bayne Pike, obituary.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

10. Geographical Data

Acreage of property .04 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/5/8/0/8/0 4/4/9/9/0/0/0 B 1 11111 11111
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning...

Lot 16 of Block No. 4, Park City, Summit County, Utah amended plat,
N 1/2 SE 1/4, Sec. 16, T2S R4E Salt Lake Meridian

Property Tax No.

PC-60

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were, and continue to be, associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Eloise M. Sahlstrom, Landscape Architects Incorporated and Utah SHPO staff

organization _____

date March 26, 1999

street & number 4299 West Glasgow Lane

telephone (801) 282-1973

city or town South Jordan

state UT zip code 84095

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Timothy Lee

street & number P.O. Box 1402 (569 Park Avenue)

telephone (435) 649-7634

city or town Park City

state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 10

463 Park Avenue, Park City, Summit County, Utah

Common Label Information

1. 463 Park Avenue
2. Park City, Summit Co., Utah
3. Charles Shephard, Photographer
4. April 1999
5. Original Negatives on File with the Utah SHPO

Photo No. 1:

North & east elevations of building. Camera facing southwest.

Photo No. 2:

South & east elevations of building. Camera facing northwest.

Photo No. 3:

North & west elevations of building. Camera facing southeast