



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Luna Bouman House

Address: 575 Park Avenue

Date of Construction: c. 1883

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 575-PA-1

Current Owner: Fairy Isles Limited Company

Legal Description (include acreage): LOT 1, 575 PARK AVENUE PLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.06 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints:

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Early 21st c. type / Neo Victorian style

No. Stories: 1.5

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 wooden siding

Foundation: The visible foundation on the façade is concrete

Roof: The shed and cross-gabled roofs are shingled. The porch and bay roofs are clad in standing seam metal

Windows/Doors: Visible windows are two-over-two double-hung sash in vertical openings. A three-sided shed-roofed bay extends from the gable-end façade

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 575 Park Avenue was originally a cross-wing type house that has had several rear additions. The cross-wing, also known as a T/L cottage, is one of the three main house types built during the historic Park City mining era. There is a large two-story addition that has been built on the rear of the house, and is visible behind the original house. The bay window on the front facing gable seems to have gone through several periods of removal and rebuilding, according to tax photos and Sanborn maps; the current bay has been present since at least 1995. The gabled portions of the roof are sheathed with composition shingles, and the shed roof portions over the covered porch are sheathed with standing seam metal. The roof of the front window bay is also sheathed with metal. It is unclear what the roofing material of the shed dormers on the rear addition is, but it is assumed to be

composition shingles. The house is clad with drop-novelty wood siding, which may have been underneath the asbestos shingles mentioned in the 1978 National Register nomination. The windows are primarily two-over-two double hung sash windows, with three of that type in the bay window, one placed by the door, and one on the other side of the house. The door is a wood frame and panel door with a two-by-two upper light. A stone retaining wall starts at the driveway and follows the sidewalk as the road slopes downward. The overall form and materiality of the original house are still legible, though some may be restorations, 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.)

This house appears on the 1889 Sanborn Insurance map, but a large addition took place between then and 1900, as the next Sanborn map shows a much larger rear area than before. The original house was likely built around 1883, judging from when a mortgage was taken out on the property. The house was owned by Luna Bouman at that time.

Luna Bouman, or Bowman, appears on the 1880 census. She lived with her husband Brigham and his younger brother Heber. Brigham was a barkeeper in town, but nothing else is known of them. They sold the house in 1885 to Nathan White. No information could be found on him except that he sold the house in 1885 to Edward Ferry.

Edward Ferry was a partner in the Park City Townsite Corporation, and it is possible that this house was used to house workers during that company's period of ownership. The next owner of the property was Henry Shields, who purchased it in 1913.

Henry Shields was a prominent lawyer in the Park City area during this time. He was also involved in mining activity, and had lived in Park City since 1879. He was a partner with W.I. Snyder, another attorney and prominent citizen of Park City. He served as a judge for Park City. He and his wife Aramintha had three children. They are noted as on Park Avenue during the 1900 census, but due to the lack of addresses on that census, it is not known if it was this house they lived in. The property eventually transferred to their daughter Catherine.

Catherine sold the house in 1920 to Richard Verran. He lived in a house on Park Avenue during the 1920 census, though the address he lived at was not recorded, so it is unknown if it was this house. He lived there with his wife Theresa and their two children. He worked as a salesman at a men's furnishing store. He sold the house to James Cunningham in 1929.

James Cunningham lived in this house with his wife Sarah during both the 1930 and 1940 censuses. Both James and Sarah were from Northern Ireland, and immigrated to the U.S. in 1908 and 1922, respectively. James worked as a carpenter for the Silver King Coalition Mines Company. He also was a veteran of WWI. They owned the house until 1949; it is currently owned by Fairy Isles Limited Company.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

575 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1960







575 Park Avenue. Northeast oblique. November 2013.



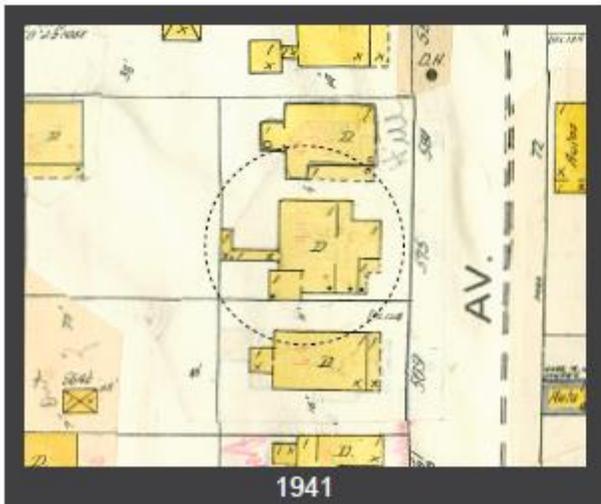
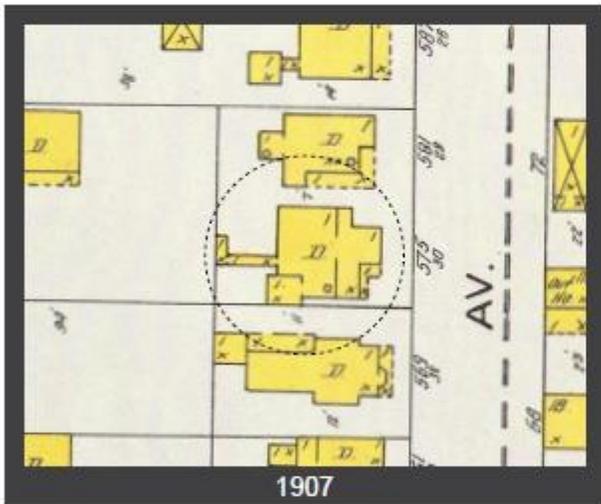
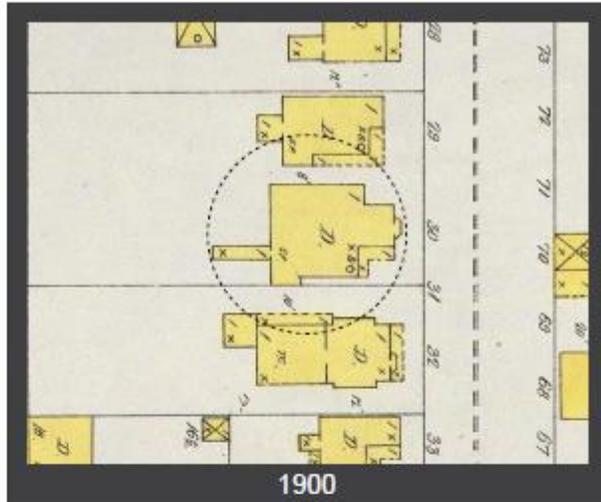
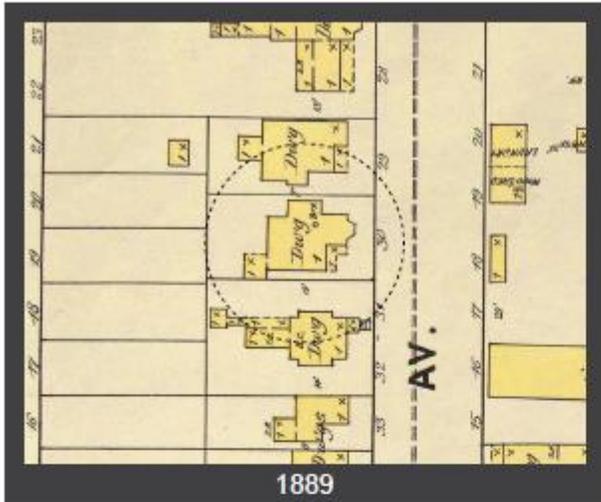
575 Park Avenue. East elevation. November 2013.



575 Park Avenue. Southeast oblique. November 2013.

MAPS

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





REMARKS
 The purpose of this survey is to resurvey a parcel of land for the client's use as located in Summit County, Utah. Survey based on Park City Monumentation as located and shown on the plat.

Legal Description
 All of Lot 19 and South Half of Lot 20 in Block 5, Park City Survey, Park City, Utah.

Actual Description
 Beginning at the Northeast Corner of Lot 20, said point also located in the west right-of-way line of Park Avenue, running thence along said right-of-way line South 23° 39' 00\"/>

Surveyor's Certificate
 I, James G. West, a registered land surveyor as prescribed by the laws of the State of Utah, and holding license No. 3882, do hereby certify that I have made a survey of the above described property and that the plat hereon is a true and correct representation of said property.

James A. Walsh
 James G. West
 License No. 3882, Utah

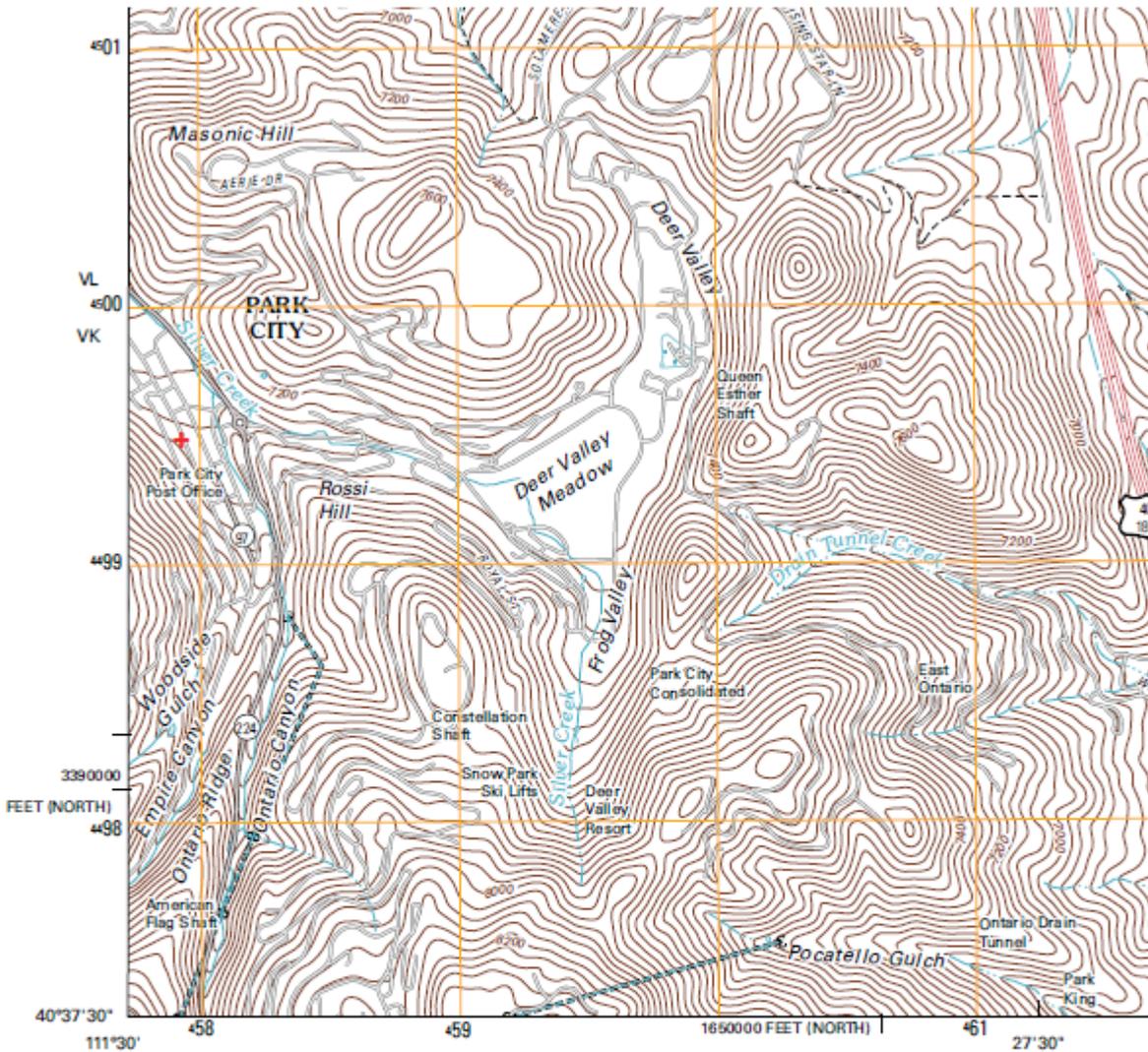
Date: 1/16/90

Request of: Sean Brumby
 645 Park Avenue, Suite 200
 Park City, Utah 84303
 Recorded: 1-30-90 2:08 PM

| | | |
|----------------------|---|--|
| PROJECT NO. 10108 | PROPERTY SURVEY LOT 19 & SOUTH HALF LOT 20 | THE SEAR-BROWN GROUP REGISTERED PROFESSIONAL SURVEYORS PARK CITY, UTAH |
| DRAWN BY 10108 | PARK CITY SURVEY | DATE 1/16/90 |
| | BY RANDY MONTGOMERY | |

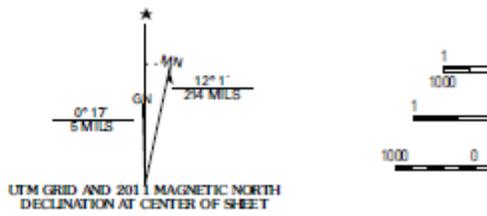


575 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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, 2006



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: 575 Park Avenue

City: Park City, UT

Current Owner: Fairy Isles Limited Company

Address: (see historic site form for address)

Tax Number: 575-PA-1

Legal Description (include acreage): 575 Park Avenue Plat Sub., platted 2/16/2010 (PC BK5 L19 & S1/2L20) (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|-----------------------------|-------------------------|---------------------|---------------|-------------------|
| 10/5/1878 | Frederick A. Nims | John A. Nelson | W | | [L14-L21] |
| 3/13/1879 | John A. Nelson | John Pafie | W | | "20" |
| 4/28/1879 | John A. Nelson | B.A. Bouman | W | | "19" |
| 6/5/1879 | John Pafie | Mrs. S.A. Shepherd | W | | "20" |
| 11/20/1879 | Brigham A. Bouman | Luna R. Bouman | W | | "19" |
| 11/20/1879 | Edward B. Shepard | Luna R. Bouman | W | | [S1/2 20] |
| 4/19/1883 | Luna R. Bouman | A.B. Richardson | Mortgage | \$75.00 | "All 19, S1/2 20" |
| 1/19/1884 | Luna R. Bouman | A.B. Richardson | Mortgage | \$358.00 | |
| 5/29/1885 | Luna R. & Brigham A. Bouman | Nathan B. White | W | | |
| 7/10/1885 | Nathan B. White | A.B. Richardson | Mortgage | \$350.00 | |
| 7/14/1885 | N.B. White | Edwd. P. Ferry | W | | |
| 4/5/1887 | Edward P. Ferry | David C. McLaughlin | W.D. | | |
| 6/28/1897 | David C. McLaughlin | Henrietta M. McLaughlin | W.D. | | |
| 5/31/1913 | M.C. Taylor (Co. Auditor) | Henry Shields | A.D. | | |
| 7/3/1913 | Henry Shields & wife | Catherine H. Shields | Q.C.D. | | |
| 8/1/1920 | Catherine Shields Barr | R.C. Verran | Q.C.D. | | |

Researcher: John Ewanowski, CRSA Architecture

Date: 4/12/2014

575 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Death of Judge Henry Shields

Judge Henry Shields, one of the earliest pioneers of Park City, whose familiar figure was known to every resident of Park City, and whose active life in politics and legal matters have been quite a factor in our community since away back in 1879, has answered the summons of Death. The end came Monday morning, after only a few days illness with stomach trouble. The news of his demise came as a surprise to his friends and associates, for he was at his office, and making his customary rounds up to Thursday of last week.

His activities in Park City during his long residence in our midst, would make interesting reading could they be compiled, for there were but few affairs of a public nature, that the Judge was not directly or indirectly connected with. He will be long remembered for the part he played in the great game of life during his busy career as a public official and private citizen. May he rest in peace.

Judge Shields was born at Belfast, Ireland, March 20, 1842, and came to the United States with his parents when he was eight years of age. For a considerable period the family resided in New York City, where the young man attended school and followed the trade of boiler-maker. Later he was attracted to the middle west and for several years was a fireman on a Mississippi river steamboat. In the late 60's he came to the inter-mountain west and located in Montana, where he participated in the famous Alto gulch and French gulch mining excitement. He also later lived for several years in Helena.

In 1871 Judge Shields came to Utah, first settling at Alta, where he

followed mining and where he also was a deputy United States marshal for several years. In 1879 he went to Park City and up to the time of his death was an alert participant in the activities of that camp.

Judge Shields began the practice of law in the justice courts of Park City in 1882. In 1889 he was admitted to the bar. In 1893 and 1894 Judge Shields was the law partner of Judge W. L. Snyder of this city, under the firm name of Snyder and Shields.

In 1898 Judge Shields was appointed probate judge for Summit county by President Cleveland. When President Cleveland was succeeded by President Harrison, Judge Shields was reappointed and when President Cleveland was re-elected to the presidency he was again named for the post, serving until statehood, at which time the office became elective.

Shortly after retiring from the office of probate judge, Judge Shields was elected county attorney of Summit county and served for two years. He was also chosen city attorney of Park City in 1900 and served two years.

In addition to his widow, formerly Miss Araminta Bates, Judge Shields is survived by three daughters, Mrs. O. A. Worrell of Pueblo, Colo., Mrs. A. A. Barr and Miss Henrietta Shields of Park City.

Judge Shields was a member of the Utah State Bar association and the B. P. O. Elks.

Funeral services were held at the Catholic church Wednesday afternoon, Rev. Father McNally officiating. The remains were taken to Salt Lake for burial, and laid to rest in Mount Calvary cemetery, yesterday.

Park Record 12/12/1919

James Cunningham Dies At Ogden Home

Requiem mass for James Cunningham, longtime resident of this city, will be celebrated Friday at 10:30 a.m. at the Memorial building by Rev. William Kennedy, pastor of St. Mary's of the Assumption Catholic parish. Mr. Cunningham died Tuesday at 7:40 a.m. of a heart ailment at his home in Ogden, where he had lived since retiring six months ago.

He was born March 11, 1897, at Lurganreagh, County Down, Ireland, a son of Daniel and Ellen Sloan Cunningham. A carpenter by trade, he lived here since coming to the United States about 44 years ago. He was employed by Silver King Coalition Mines Co. for 42 years.

He married Sarah Cunningham in Ogden January 2, 1924.

He was a veteran of World War I, a member of Frank E. Peterson post of the American Legion, Park City, and a member of the Catholic church.

Surviving are his widow, Ogden; his mother and two brothers: Nicholas and Tom Cunningham, all in Ireland; another brother, Pete Cunningham, Park City; a sister, Mrs. Pat Murnion, Jordan, Montana.

Friends may call after 6 p.m. at the Archer Mortuary, where holy rosary will be recited at 8 p.m. Burial will be in Mt. Calvary cemetery, Salt Lake City.

Park Record 1/5/1950

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 575 Park Ave

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

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|-------------|---------------|----------------|
| <u>1</u> | <u>x x</u> | | <u>1093</u> | <u>\$ -</u> | <u>\$ 2855</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |

No. of Rooms 4 Condition _____

| Description of Building | Add | Deduct |
|--|-------------|-------------|
| Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None | | |
| Ext. Walls <u>Siding</u> | | |
| Insulated—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/> | | |
| Roof—Type <u>Bob.</u> Mat. <u>Pat. Shg</u> | | |
| Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/> | | |
| Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/> | | |
| Porches—Front <u>72' @ 1.75</u> | <u>126</u> | |
| Rear <u>@</u> | | |
| Cellar—Basin't <u>1/4 1/2 3/4</u> full-floor <u>No</u> | | <u>465</u> |
| Basement Apts.—Rooms Fin. <u>-</u> | | |
| Attic Rooms <u>Fin. - Unfin. -</u> | | |
| Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u> | | |
| Heat—Stove <input checked="" type="checkbox"/> H. A. <input type="checkbox"/> Steam <u>S.</u> Blr. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/> | | |
| Air Conditioned <input type="checkbox"/> Incinerators <input type="checkbox"/> | | |
| Radiant—Pipeless <input type="checkbox"/> | | |
| Finish— Hd. Wd. <input type="checkbox"/> Floors <input type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> | | |
| Cabinets <u>1</u> Mantels <u>-</u> | | <u>125</u> |
| Tile— Walls <input type="checkbox"/> Wainscot. <input type="checkbox"/> Floors <input type="checkbox"/> | | |
| Lighting—Lamp <input type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <input type="checkbox"/> <u>Lbr. Lined Bitk. Sides - 4 @ 25.00</u> | | <u>100</u> |
| Total Additions and Deductions | <u>126</u> | <u>270</u> |
| Net Additions or Deductions | <u>-126</u> | <u>2855</u> |

REPRODUCTION VALUE \$ 2711
 Depr. (2-3-4-5-6) 68/32 %
 Reproduction Val. Minus Depr. \$ 868

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C. _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks (47yr Ave Used - 1941) Total Building Value \$ _____

Appraised 10/1949 By CAO A.J.

PL 83
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 575 Park Ave

Class 4 ^{use} Type I.2(3)A. Cost \$ _____ ^{use} X 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| | x x | 1359 | 4.61 | \$ 6265 | \$ |
| | x x | | | | |
| | x x | | | | |

Att. Gar. — C.P. — x — Fir. — Walls — Cl. —

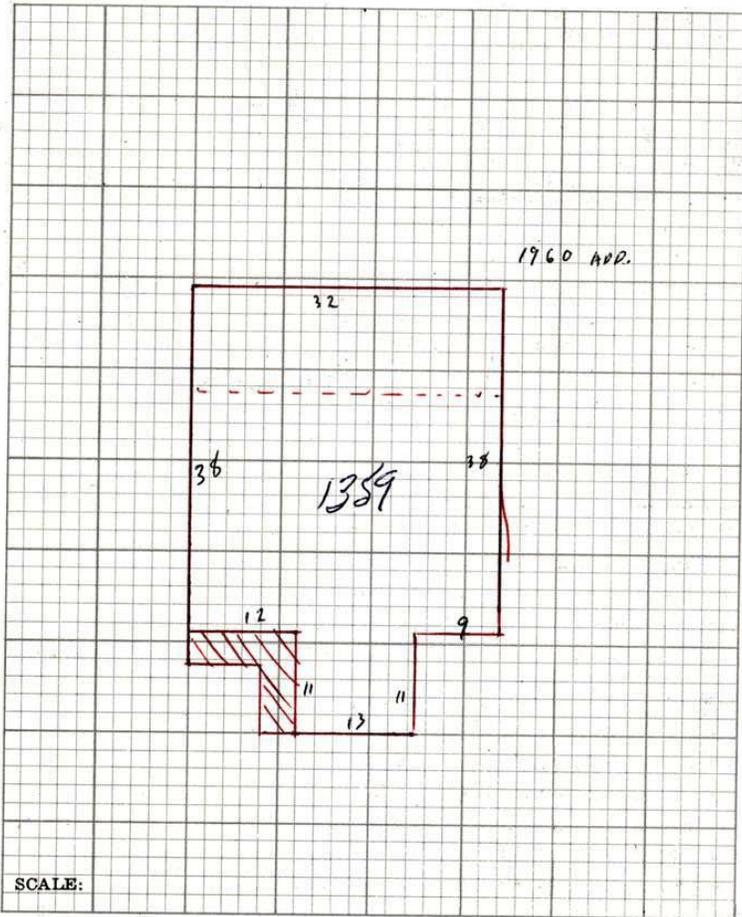
| Description of Buildings | Additions | Additions |
|--|------------|--------------------------------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> _____ Sills _____ | | |
| Ext. Walls <u>ASB SHAKE 2002 (A)</u> | | |
| Roof Type <u>Gab</u> Mtl. <u>Pot</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med. _____ Large _____ | | |
| Porches—Front <u>764 @ 1.50</u> | <u>114</u> | |
| Rear _____ @ _____ | | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____ | | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____ | <u>550</u> | <u>11/20/69</u> <u>2212</u> |
| Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____ | <u>463</u> | |
| Oil _____ Gas <input checked="" type="checkbox"/> 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. _____ S. _____ | | |
| Awnings — Metal _____ Fiberglass _____ | | |

| | | | |
|--|-------------------------------|------------------|-------------|
| Total Additions | | | <u>1127</u> |
| Year Built <u>1894</u> | Avg. <u>1.1910</u> | Replacement Cost | <u>7392</u> |
| <u>Rem 1960</u> | Age <u>2.</u> | Obsolescence | |
| Inf. by <u>Owner</u> Tenant - _____ | Neighbor - <u>Record</u> Est. | Adj. Bid. Value | |
| | | Conv. Factor | <u>1.10</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 @ 10-21 19 68 By 1707 **DEC 17 1968**

Appraised @ _____ 19 _____ By _____ 128



| 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 Average Year of Construction Computation:

Year 1999 \$ 6077 — 32 % x 62 Year = 5084

Year 1960 \$ 1315 — 18 % x 1 Year = 18

Average Year of Construction 1910 5002

Serial No. PC 83

Location _____
Kind of Bldg. RES St. No. 575 Park Ave
Class 4 Type 1 2 3 4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 1093 | | \$ 2461 |
| | x x | | | | |
| | x x | | | | |

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

| Description of Buildings | Additions |
|--|------------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____ | |
| Ext. Walls <u>Siding</u> | |
| Insulation—Floors _____ Walls _____ Clgs. _____ | |
| Roof Type <u>gar</u> Mtl. <u>pat</u> | |
| Dormers—Small _____ Med. _____ Large _____ | |
| Bays—Small _____ Med. _____ Large _____ | |
| Porches—Front <u>72</u> @ <u>160</u> <u>115</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. _____ Unfin. _____ | |
| 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. _____ Br. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> 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. _____ | |
| Total Additions | <u>465</u> |

| | | | |
|---|-------------------------|---|----------------|
| Year Built _____ | Avg. Age <u>63</u> | Current Value | \$ <u>2926</u> |
| Inf. by <u>Owner</u> <u>Tenant</u> _____ | _____ | Commission Adj. | % _____ |
| <u>Neighbor</u> <u>Record</u> <u>Est.</u> | _____ | Bldg. Value | _____ |
| Remodel Year _____ | Est. Cost _____ | Depr. Col <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>30</u> % | _____ |
| Garage — Class _____ | Depr. 2% 3% _____ | Current Value Minus Depr. | \$ <u>878</u> |
| Cars _____ | Floor _____ Walls _____ | | |
| Size— _____ x _____ | Age _____ Cost _____ | | |
| Other _____ | | | |
| Total Building Value | | | \$ _____ |

Appraised 2-11-29 19 57 By 1331

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-145

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

IDENTIFICATION

Street Address: 575 Park Ave. Plat PC BI5 Lot 19-20
 Name of Structure: T. R. S.
 Present Owner: Claire Munro UTM:
 Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-83

2

AGE/CONDITION/USE

Original Owner: Construction Date: @1899 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

3

STAT

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

4

DOCUMENTATION

Photography: Date of Slides: 11/77 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.
 Deseret News, December 9, 1919, p.7; January 5, 1950, p.B-5.

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

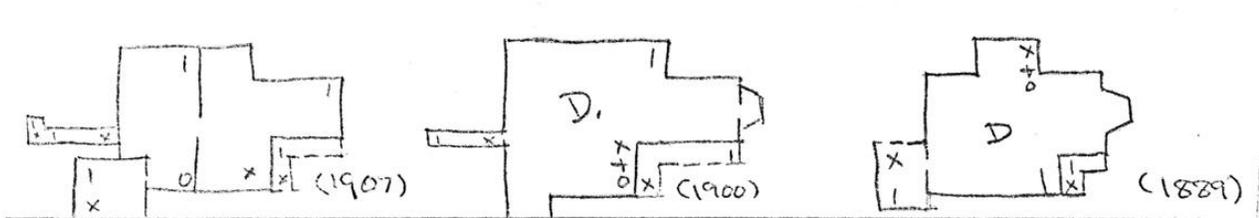
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame home with a gable roof; asbestos shake siding. Tax records indicate that a bay window existed, but has been removed.

Sanborn Maps showed the bay window in 1889 and 1900, but not in 1907. The speculation is that the building could have been remodeled after 1907 to include the bay window, then altered again; thus, its removal. Or possibly, the present structure was built between 1900 and 1907.

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 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 | |

The building represents a period-type dwelling and also illustrates the type of remodeling done on early Park City homes.

This property passed into the hands of Edward P. Ferry, prominent mining entrepreneur, in 1885, then to David C. McLaughlin (Henrietta M. McLaughlin, 1897). After a series of tax sales property went to Henry Shields (See SU-10-109), pioneer attorney and mining man of Park City. Other transactions followed to R.C. Verran, 1920; James Cunningham, 1929; and W. H. Howland, 1936.

One owner, James Cunningham, was born in 1887 at Lurganeagh, County Down, Ireland. He arrived in Park City in about 1906 and worked as a carpenter for the Silver King Coalintion Mining Co. He died in 1950.