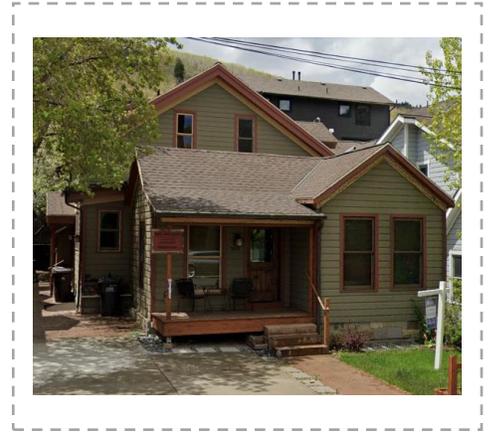




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Murray Shepherd House

Address: 909 Park Avenue

Date of Construction: c. 1887

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: RYAN-1

Current Owner: Ryan Resort Properties LLC

Legal Description (include acreage): LOT 1 RYAN SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2812.50 SQFT OR 0.06 AC 1887-948 1892-698 2023-1194

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

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

DESCRIPTION

Architectural Style: T/L cottage type

No. Stories: 2

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: 2007 ,original location: Within current site)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding (unable to verify if materials are new, original, or mix of both as 2007 shows an unfinished addition in the rear)

Foundation: New poured cement foundation evident in 2006 reshoot photo

Roof: Unable to verify based on 2007 photo which shows an unfinished remodeling

Windows/Doors: Single hung vinyl

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.)

909 Park is a T/L cottage that had a large addition built onto it in 2007. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The addition was built onto the rear of the house and attempts to mimic a historic form and details, but its size is incompatible with the buildings of that time. The cross gable roof of the original house is sheathed with composition shingles and it is likely that the complex roof of the addition is sheathed in the same manner. The house is clad with drop-novelty wood siding. All visible windows are one-over-one double hung sash windows. Two windows sit in the front gable end and another is to the left of the door. The door is a wood frame and panel door with a leaded glass upper light. The porch is in the L of the house and is covered by a shed roof extension of the main roof, supported by a wood post. The site is flat, and without much landscaping. A concrete path leads from the sidewalk to the porch. The

foundation is concrete and some parts of it have a stone facing. The rear addition is two stories tall, and is visible from the street. The changes made to the form have diminished 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 is present on the 1889 Sanborn map, and thus was built sometime before that. It is difficult to determine exactly when it was built, but the title history shows that Murray Shepherd took out a mortgage on the property in 1887, making that the most likely construction date. Murray Shepherd worked as a bookkeeper for G G Snyder's livery stables, but nothing else is known of him or his family. He and his wife Zina sold the property in 1892 to W.V. Rice.

No information could be found on W.V. Rice. The next owner of the property was George Smith, who purchased it in 1903. George Smith lived in the house during the 1910 census, with his wife Ella, their two children, and Ella's brother Harold. He worked as a butcher, most likely at his father's store, the Park City Meat Market. They sold the house in 1916 to E.J. Bryant.

No information could be found on E.J. Bryant. The house was sold again just one year later, in 1917 to Pansy Giles. Leonard and Pansy Giles appear on the 1920 census, living in this house with their daughter Beulah. Leonard worked as a miner, and was also a bishop for the LDS Church later in life. They sold the house in 1922 to Floyd Yates.

Floyd Yates occupied the house during both the 1930 and 1940 censuses. He lived there with his wife Susana and their children. He worked as a blacksmith in 1930, and as a tool sharpener in 1940, both times being employed by a mine. The house stayed under the ownership of his family for many years, but was eventually sold, and is currently owned by Ryan Resort Properties LLC.

REFERENCES

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- 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.)

909 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940

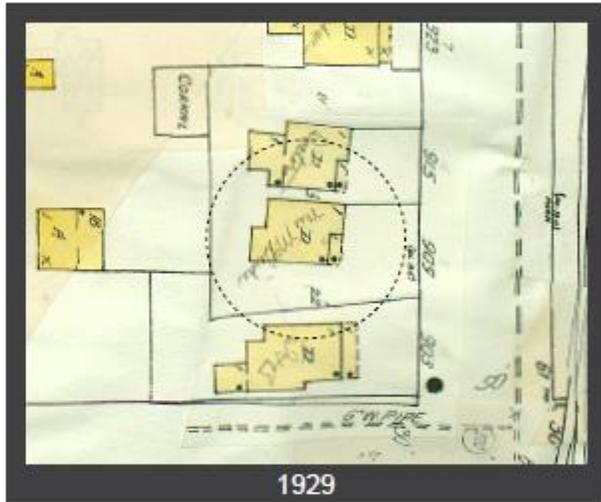
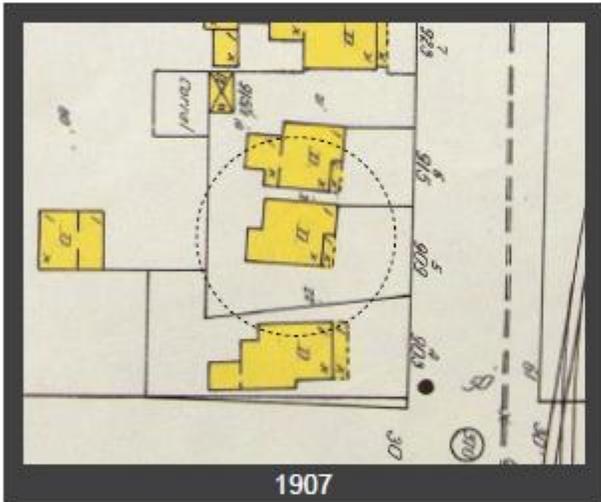
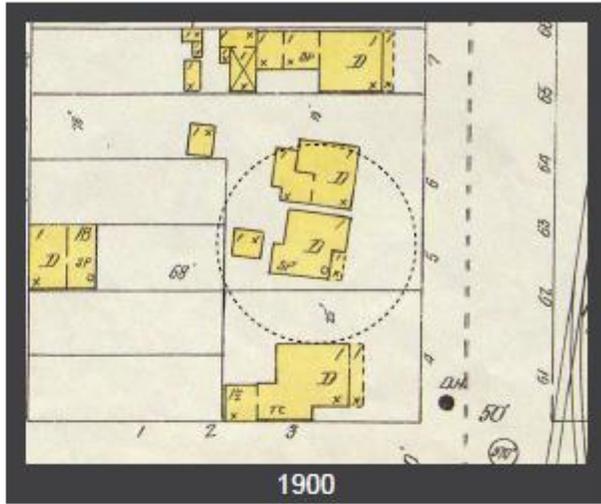
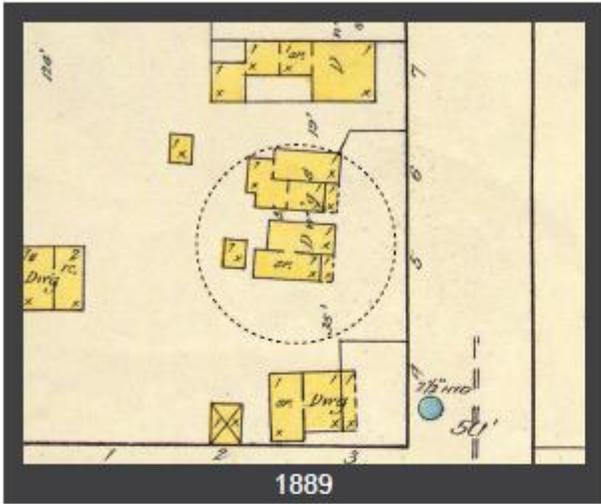






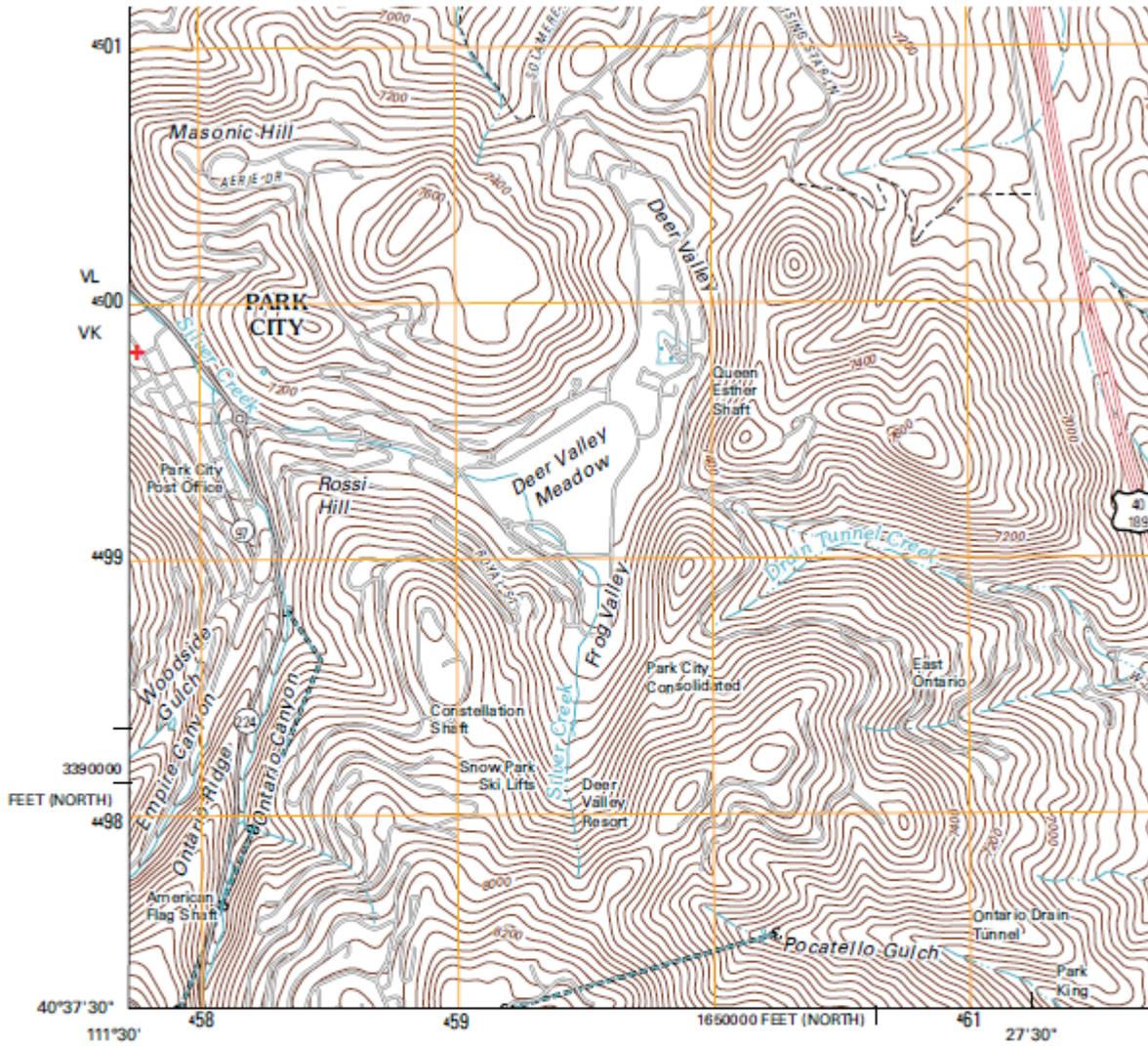
MAPS

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



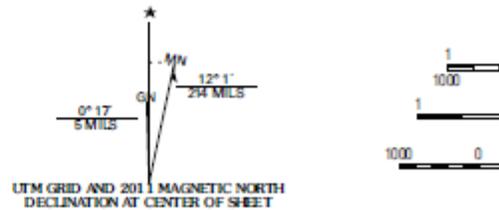
909 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL WK
Grid Zone Designation
12T

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

Researcher: Philip F. Notarianni
Date: September, 1978

Site No. SU-10-589

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

IDENTIFICATION 1

Street Address: 909 Park Ave. Plat SA Bl. 3 Lot ^{N 1/2} 3
 Name of Structure: T. R. S.
 Present Owner: Brent P. and Beatrice Snow UTM:
 Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-11

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1899 Demolition Date:
 Original Use: residential Occupants:
 Present Use:
 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

STATUS 3

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

DOCUMENTATION 4

Photography: Date of Slides: 7/78 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 1889, 1900, Utah State Historical Society Library Other
 1907.

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 Summit County Records.
 The Deseret News, April 27, 1918, p. 5., 2nd section.
 Polk, R.L. & Co. Utah State Gazetteer and Business Directory, 1903-1904; 1912-1913; 1918-1919.

5
ARCHITECTURE

Architect/Builder:

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

A one-story frame dwelling with a gable roof, also with the typical cross gable plan, with the gable end to the northeast, flanked to the south by the front porch. In this case the porch extends around to the south of the building. Lap siding still remains and windows, three sectioned frame, remain as in a 1940's tax photo. On the 1907 map the porch did not extend around to the south.

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 house pattern book type of dwelling, which in age, style (wood, gable roof, lap siding, porch), and scale contributes to the general texture of the Park City residential district.

During the 1880's-1890's ownership of this property as follows: George Snyder, Murray Shepherd, Hannah Wells (on a mortgage); and W.V. Rice (1892). In 1903 George W. Smith deeded the property, mortgaging said property to Western Savings and Loan, apparently to remodel (1905). E.J. Bryant assumed ownership in 1916; to a Pansy Giles in 1917. Up for tax sale in 1917.

Abstracts show no other transactions on lots N 1/2 2-3, until ownership of present individuals.

George W. Smith was a prominent Park City merchant who began with a meat market, and expanded into a partnership with A.A. Brim to form Smith and Brim Meats. Smith's meat business was first listed in 1903, with Smith and Brim listed in @1912-13 directory.

In April, 1918 Smith was killed in an automobile accident, and his wife assumed the duties as partner with Brim.

TITLE SEARCH FORM

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

Address: 909 Park Avenue

City: Park City, UT

Current Owner: Ryan Resort Properties LLC

Address: (see historic site form for address)

Tax Number: RYAN-1

Legal Description (include acreage): Ryan Sub., platted 10/28/2005 (SA BK3 pt.L2, L3)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/13/1883	Geo. G. Snyder	Murray Shepherd	W		"1,2,3"
8/4/1887	Murray Shepherd	Hannah Wells	Mortgage	\$1500.00	"N 1/2 L2, All L3,4,5"
6/15/1892	Murray & Zina C. Shepherd	W.V. Rice	W		"All 3,4,5,&30, N 1/2 L2"
11/7/1903	W.V. Rice & wife	George W. Smith	W.D.		"N 1/2 of Lot 2, All of Lot 3" [rest of form]
10/16/1916	George W. Smith & wife	E.J. Bryant	W.D.		
8/7/1917	E.J. Bryant	Pansy Giles	W.D.		
1/17/1922	Pansy Giles	Floyd Yates	W.D.		
11/6/1957	Floyd Yates, widower	Floyd A. Yates, Jr., et al	W.D.		
12/27/1973	Floyd A. Yates, Jr., et al	Brent P. & Beatrice Snow	Q.C.D.		
7/29/2002	Brian P. & Michael R. Snow	Bobbi L. Hartwell	W.D.		[following death of Beatrice O. Snow]
7/26/2005	Bobbi L. Hartwell	PBI Incorporated	W.D.		
9/5/2007	PBI Incorporated	Steve & Linda Ryan	W.D.		
3/8/2010	Steve & Linda Ryan	Ryan Resort Properties LLC	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/21/2014

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		784	\$	\$ 1587
	x x			\$	\$
	x x			\$	\$

No. of Rooms 58 Bath Condition GOOD

Description of Building	Add	Deduct
Foundation—Stone <u>1.00</u> Conc. <u>None</u> ✓		124
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>112 @ .80</u> <u>89</u>		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Fir. _____ Conc. _____		
Cabinets _____ Mantels _____	40	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED</u>		125

Total Additions and Deductions 479 289 1587

Net Additions or Deductions 289 \$ + 190

Age 45 Yrs. by { Est. Owner ✓
Tenant
Neighbors
Records } REPRODUCTION VALUE \$ 1777
Depr. 2-3-4-5-6 38/44 % \$ 743
Reproduction Val. Minus Depr. \$ 743

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____
Cars _____ Walls SHTG. Out Bldgs. _____
Roof G.P. Size 10 x 18 Age 18 _____
Floor DIRT Cost 105/46 Depreciated Value Garage \$ 40

Remarks _____ Total Building Value \$ 791

Appraised Oct. 1949 By Chas E. At.

Serial No. SA 11

Location Block 3 SA
 Kind of Bldg. RES St. No. 909 Park Ave
 Class 3 Type 1 2 3 4 4 Cost \$ 1574 X — %
 Stories 1 Dimensions x x Cu. Ft. 784 Sq. Ft. 784 Factor — Totals \$ 1574
 Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>C.I.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>112</u> @ <u>100</u> <u>112</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar Bsmt. — ¼ ½ ¾ 3/4 Full <u>—</u> Floor <u>Sub</u> <u>50</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>410</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Bly. <u>—</u> Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainsect <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>4</u> <u>60</u>	
Total Additions	632

Year Built <u>54</u>	Avg. Age <u>54</u>	Current Value	\$ <u>2206</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
Garage—Class <u>2</u> Depr. 2% 3% Carport <u>—</u> Factor <u>—</u>		Depr. Col. <u>0 2 3 4 5 6</u> <u>33</u> %	
Cars <u>—</u> Floor <u>—</u> Walls <u>FR</u> Roof <u>Pal</u> Doors <u>—</u>		Current Value Minus Depr.	\$ <u>728</u>
Size— <u>13</u> x <u>23</u> Age <u>1963</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-6- 1954 By 1302

FA 11
Serial Number

OF
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 909 PARK AVE
 Class. 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	500		\$ 3699	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Fr. — Walls — Cl. —
 Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills.
 Ext. Walls Siding
 Roof Type Gable Mtl. C.I.
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front 112 @ 200 224
 Rear _____ @ _____
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — ¼ ½ ¾ Full — Floor FLP 60
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 Heat—Stove _____ H.A. _____ FA HW _____ Stkr _____ Elec. _____ 340
 Oil _____ Gas Coal _____ Pipeless _____ Radiant _____
 Air Cond. — Full _____ Zone _____
 Finish—Fir. _____ Hd. Wd. _____ Panel _____
 Floor—Fir. _____ Hd. Wd. _____ Other _____
 Cabinets Mantels _____
 Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. 2 S. 4 160
 Awnings — Metal _____ Fiberglass _____

2270
 11/14/79
 Reappred

Total Additions 1334

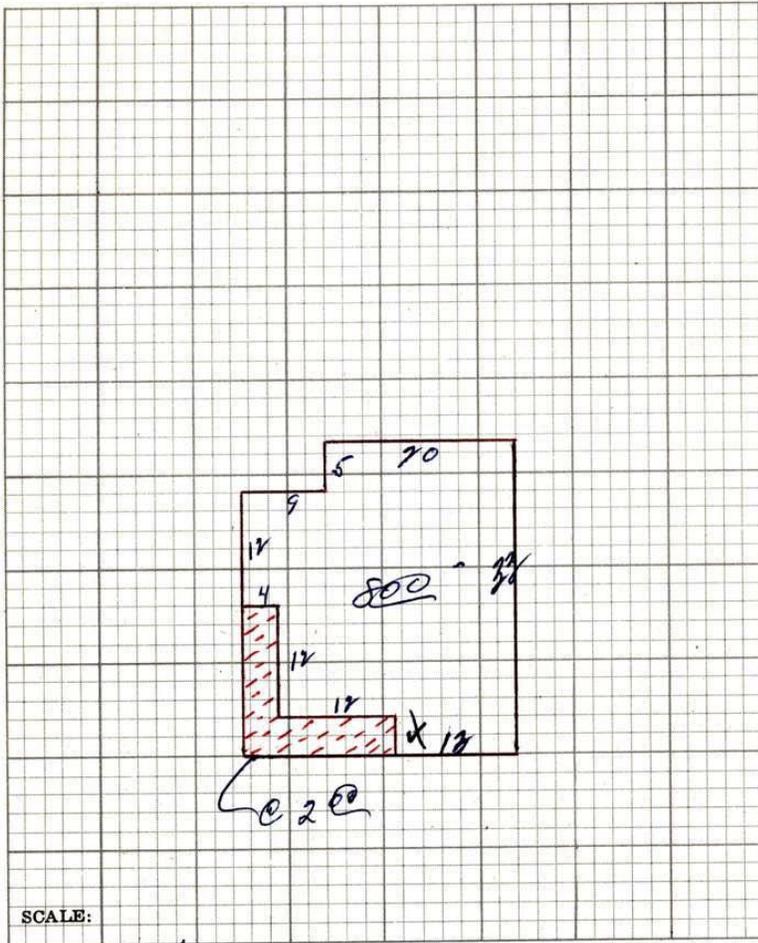
Year Built 1904 Avg. 1. Replacement Cost 5033
 Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation

Total Value from reverse side garage 562
 Total Building Value \$

Appraised ① 10-17 19 68 By 1581 NOV 29 1968
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% 85%

Cars — Floor Conc Walls FR Roof Pat Doors _____

Size 13 x 23 Age 1963 Cost 661 x 47% _____

1940 Base Cost _____ x 85 % Depr. _____ 562

Total _____

REMARKS _____
