



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): LeRoy Sanger House

Address: 1043 Park Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-34

Current Owner: Park Avenue Star LLC

Legal Description (include acreage): N1/2 LOT 11; S 20 FT LOT 12; N1/2 LOT 22; BLK 4 SNYDERS ADDITION TO PARK CITY M80-28 IQC-138 M77-696 454-836 596-677-682 1105-27 1631-582 1805-1065 2011-1258 2085-867 2094-935; 0.06 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

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

DESCRIPTION

Architectural Style: "L" or "T" cottage

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: Vertical wood board planking and trim (exact materials cannot be determined based on photo alone)

Foundation: Not visible and therefore materials cannot be verified

Roof: Metal

Windows/Doors: Double hung windows in wooden frames. Newer front door with upper panel of 9 glazed panes (door materials cannot be determined based on photo alone- likely wood, vinyl, or metal)

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.)

1043 Park is a T/L cottage that has had many of its original materials altered. 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 cross gable roof is sheathed with standing seam metal. The house is clad with vertical board siding, which is not original and likely replaced the bricktex material mentioned in a 1978 Structure Information form, which replaced the possibly original drop siding. The windows on the front façade are all one-over-one double hung type windows. Two windows are located in the front end gable. Another of the same kind of window is left of the door on the porch area. The door is a wood frame and panel door with a nine paned upper light. The porch is covered by a shed extension of the main roof, which is supported by round posts that taper towards the top. The foundation is covered and its material is

unknown. The site has a slight slope and is neatly landscaped. Though the building retains its historic form the material changes 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.)

The following history was given in the 1978 Historic Site Form:

“Contributory to the Park City residential district as a turn-of-the-century mining town cottage. Its basic design with gable roof and frame construction renders it as visibly compatible within the district.

George G. Snyder originally owned a large tract of land of which this property was a part. In 1883 Lot 11 to David C. McLaughlin, and Lot 12 to Hance O. Young. According to abstracts in 1910 the property up for tax sale, which had been assessed to H. J. Sweat. It was redeemed in 1928 by one LeRoy J. Sanger, and again by Sanger in 1934, with a Quit

Claim transacted in 1939 and filed in 1945 to Gusto Sanger. To Ed J. and Anna R. McPolin in 1955 and in 1976 sold to the Deardens.

Hans (Hance) O. Young, early property owner, was a Norwegian business and mining man, having settled in Park City in 1860. LeRoy J. Sanger, a later owner of the home, was born in Bingham, Utah, in 1884. Sanger married Augusta J. Sweat in 1913 in Park City and resided there for thirty years, working as an electrician for the Silver King Coalition Mining Co.”

The house is currently owned by Park Avenue Star 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

(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.)









1043 Park Avenue. Northeast oblique. November 2013.



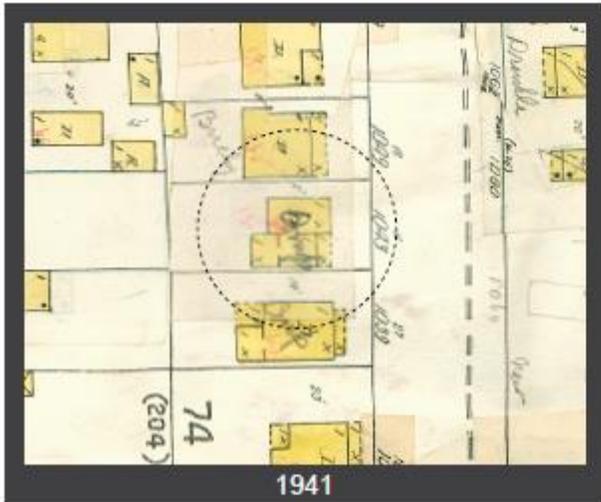
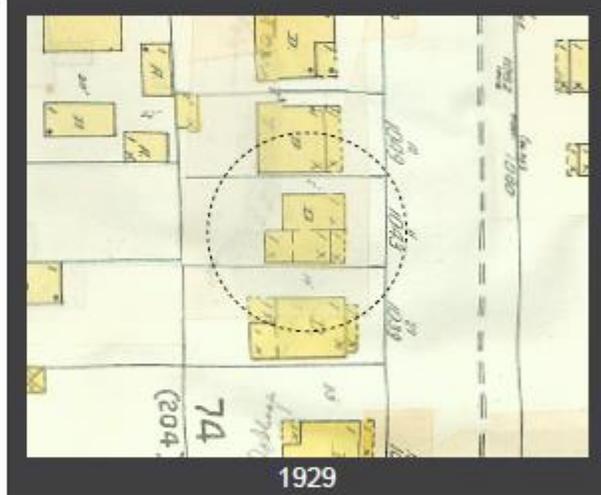
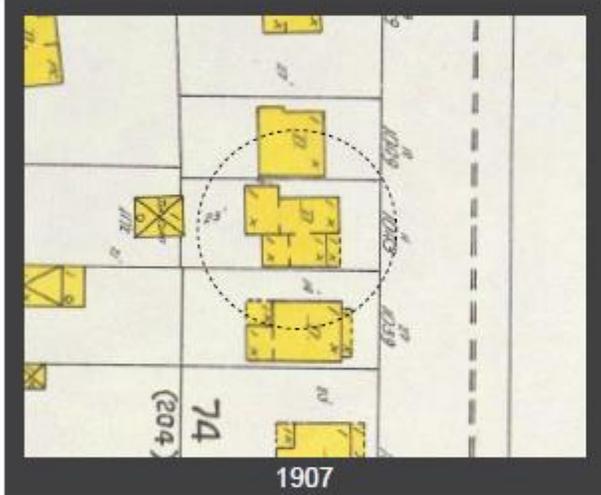
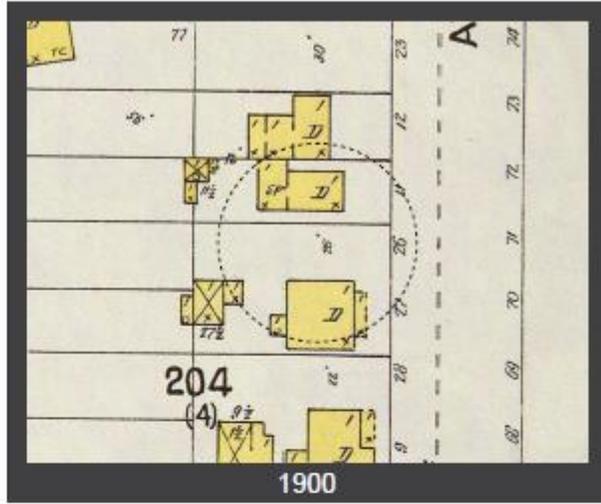
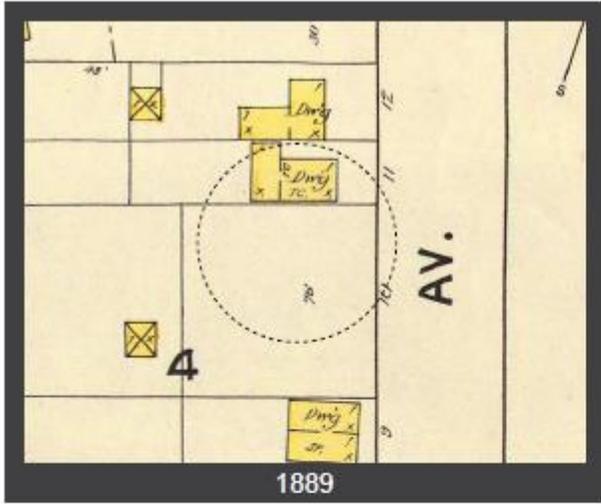
1043 Park Avenue. East elevation. November 2013.



1043 Park Avenue. Southeast oblique. November 2013.

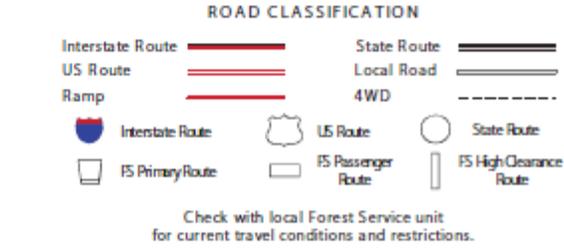
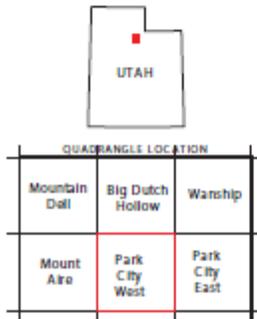
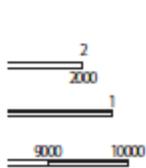
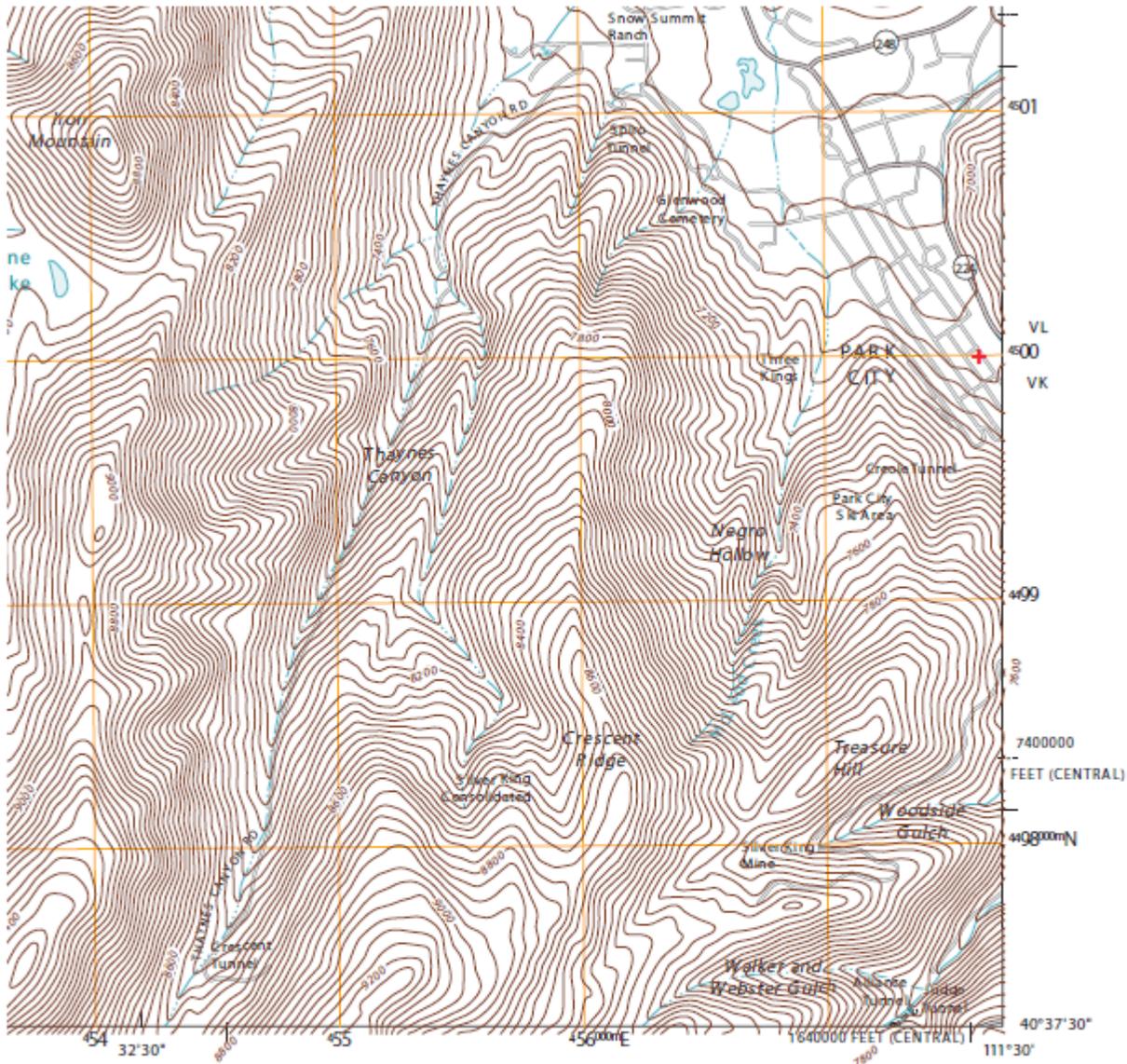
MAPS

1043 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1043 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



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

DOCUMENTS

Researcher: Philip F. Notarianni
 Date: September 1978

Site No. SU-10-575

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

IDENTIFICATION

Street Address: 10⁴³~~39~~ Park Avenue, Park City Plat SABI. 4 Lot 10-S11
 Name of Structure: _____ T. R. S.
 Present Owner: Deyon G. Larsen UTM: _____
 Owner Address: 50 East 4500 South, Bx. 11D, Salt Lake City, UT84107 Tax #: SA-33

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca.1904 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

STATUS

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

DOCUMENTATION

Photography: _____
 Date of Slides: June 1978 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 records.
 Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, October 24, 1960, p. B-11.

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 L home. The front consists of a gable end to the north with the porch area to the south. Double hung frame windows still exist with the frame (lap siding) exterior now covered with brown brick-tex siding.

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 | |

Contributory to the Park City residential district as a turn-of-the-century mining town cottage. Its basic design with gable roof and frame construction renders it as visibly compatible within the district.

George G. Snyder originally owned a large tract of land of which this property was a part. In 1883 Lot 11 to David C. McLaughlin, and Lot 12 to Hance O. Young. According to abstracts in 1910 the property up for tax sale, which had been assessed to H. J. Sweat. It was redeemed in 1928 by one LeRoy J. Sanger, and again by Sanger in 1934, with a Quit Claim transacted in 1939 and filed in 1945 to Gustly Sanger. To Ed J. and Anna R. McPolin in 1955 and in 1976 sold to the Deardens.

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TITLE SEARCH FORM

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

Tax Number: SA-34

Legal Description (include acreage): SA BK4 N1/2L1&L22, S20ft. L12 (see historic site form for complete legal description)

Address: 1043 Park Avenue

City: Park City, UT

Current Owner: Park Avenue Star LLC

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David McLaughlin	W		[L1-11, 14-32]
12/19/1910	County Treasurer	Summit County	Tax Sale		"N1/2 11, S20ft. 12"
12/21/1923	County Treasurer	Summit County	Tax Sale		"(Redeemed May 14-1928 By LeRoy J. Sanger)"
5/23/1939	Summit County	Gusty Sanger	Q.C.D.		"N1/2 11, S20ft 12, N1/2 22" [rest of form]
9/22/1955	Gusty Sanger	Ed. J. & Anna R. McPolin	Q.C.D.		
5/20/1976	Anna R. McPolin, a widow	Donna W. & Fay T. Dearden	Q.C.D.		[as tenants in common]
2/19/1991	Fay T. & Donna W. Dearden	Fay T. Dearden, et al	W.D.		
12/23/1997	Fay T. Dearden, et al	Craig G. & Jan L. Woolley	W.D.		
6/30/2004	Craig G. & Jan L. Woolley	Logan M. & Krista N. Woolley	W.D.		
6/22/2011	Logan & Krista Woolley	Christen Jacobsen	W.D.		
9/6/2011	Christen Jacobsen	Park Avenue Star LLC	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/22/2014