



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): William and Gertrude Robbins House

Address: 1114 Park Avenue

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-362

Current Owner: Allen Gene Rouse

Legal Description (include acreage): TH N'LY 1/2 OF LOT 3 & ALL OF LOT 4 BLK56 SNYDERS ADDITION TO PARK CITY ALSO TRACT BEG N'RN MOST COR LOT 4 BLK 56SNYDERS ADD TO PARK CITY TH N 54*01' E 20 FT TO PT ON W'LY LN UNIMPROVED RD; TH S 35*59' E 39.5 FT; S 54*01' W 20 FT TO PT ON E'LY BLK SD PT BEING S 35*59' E14.5 FT FR E MOST COR LOT 4 TH N 35*59'W ALG E'LY LN BLK 39.5 FT TO BEG ALSO BEG AT PT ON E'LY LN BLK 56 SNYDERS ADDITION TO PARK CITY, SD PT BEING S 35* 59' E 15.3 FT FR N'MOST COR SD LOT RUN TH N 54*01' E 15.83 FT N 24*05'41" W0.82 FT, S 54*01' W 16 FT, S 35*59' E 0.8 FT TO BEG CONT 12.7709 FT Q356 M48-675 M51-607 M52-35 M53-169 M121-704-705 M87-53 M171-160-195 M203-491 M248-602 724-384-385 2069-334 (COMMUNITY PROPERTY) (NOTE SEE: QCD 2069-334 MORNA BOWMAN ROUSE ASSUMED TO BE THE SAME AS MORNA B ROUSE); 0.08 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: central block 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: Aluminum or vinyl siding

Foundation: Not visible and therefore its material cannot be verified

Roof: Metal

Windows/Doors: Undetermined aluminum/vinyl sliding and casement windows (unable to verify based on photos alone). Door is standard 6 panel wood with a wood-frame screen door

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Garage-Masonry: 312 SF Typical Quality

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.)

1114 Park is a central block type house that has undergone many alterations. The central block, while not one of the main three house types built during the historic Park City mining era, was still common during that time period. Though the c. 1940 tax photo is not presently available, the description in the 1978 National Register nomination provides some insights to the evolution of the home. It mentions an ornate porch, not shown any of the Sanborn maps, that was removed and an addition built in its place on the front of the home. The porch may have been built in, rather than removed, but this is speculation. The gable roof is sheathed with standing seam metal and a brick chimney can be seen at the peak of the roof. The walls are clad with aluminum or vinyl siding. The hipped roof front addition appears to be a sun room and has several large fixed windows on the primary façade, with two one-over-one double hung sash windows on either side of the house. Other windows are visible on the wall inside the sun room, but they are obscured and difficult to verify. The foundation is not visible and its material is unknown. A garage is present at the rear of the property, but the lack of historic references to it makes it impossible to determine when it was built. The cumulative formal and 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.)

This house was built between 1900 and 1907, judging from the Sanborn maps from those years. The house was owned by the Park City Townsite Corporation initially, and it wasn't until 1911 that it came under the ownership of individuals, William and Gertrude Robbins, after going to the county following a tax sale. No information could be found on them, except that they were married February 19, 1902. The house came under the ownership of the county again by 1917, when it was sold to Richard Richardson.

Richard Richardson appears on the 1910 census, living in another house on Park Avenue with his wife Jennie and their daughter Grace. He owned his own junk business, as stated by the census. It is unknown if they ever lived in this house. The house was sold to Christie Brierly in 1923.

Christie Brierly appears on the 1920 census for Park City, living on Empire Canyon with her husband Watkin. Watkin worked as a motor man for a mine, but no other information could be found on them. The house was sold to R.H. Beckmann in 1929. R.H. Beckmann is believed to be Reinhold Herman Beckman, who resided in Salt Lake City for a time, but this is unconfirmed. The house was sold to Murray and Clara Carroll in 1931.

Murray and Clara owned and occupied this house during the 1940 census, living here with five of their children. Murray worked as a watchman and machinist for a mine. He died in 1948, but his family continued to own the property until 1976. It is currently owned by Allen Gene Rouse.

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.)

1114 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







1114 Park Avenue. Northwest oblique. November 2013.



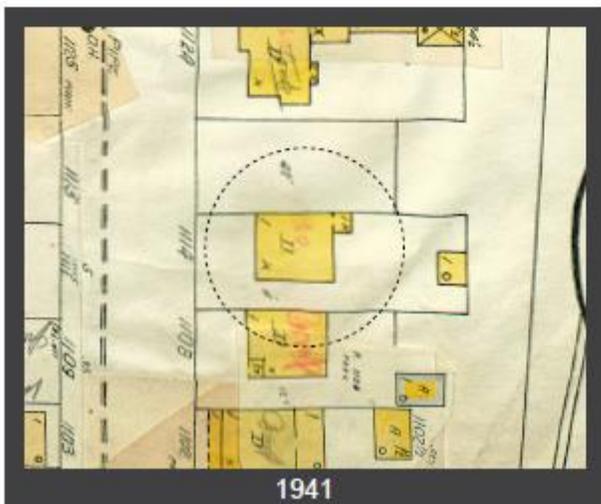
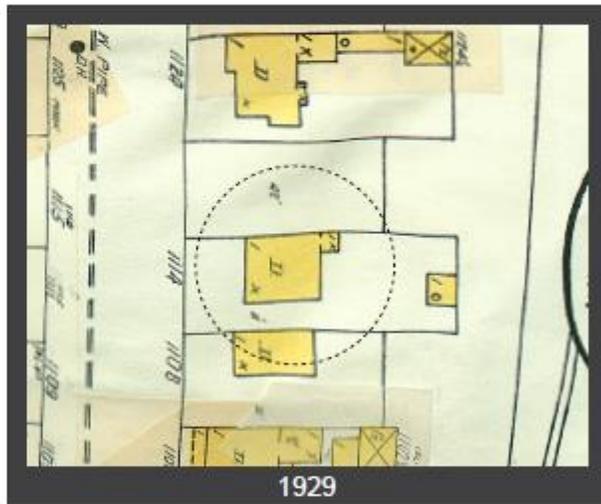
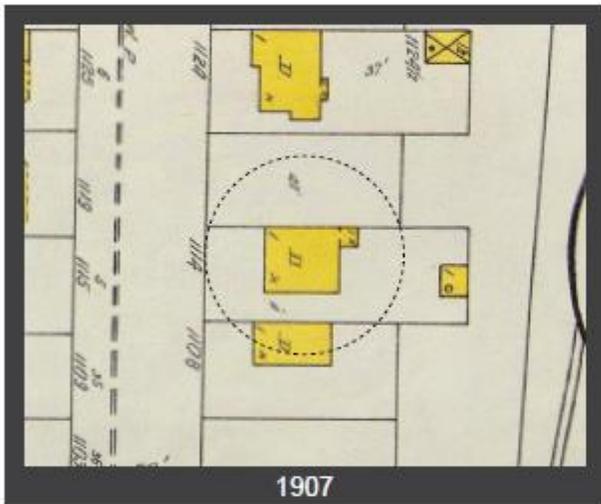
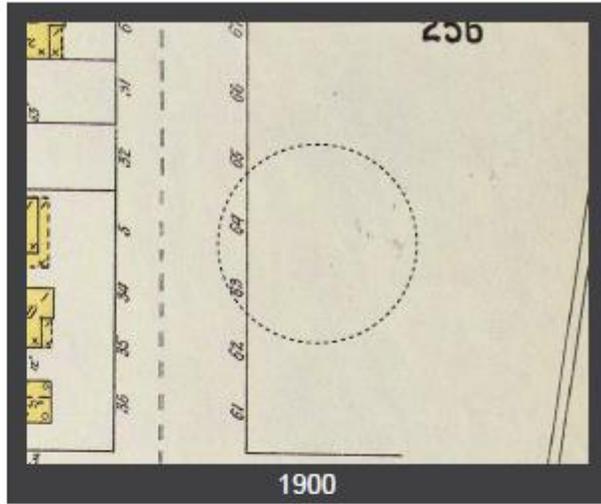
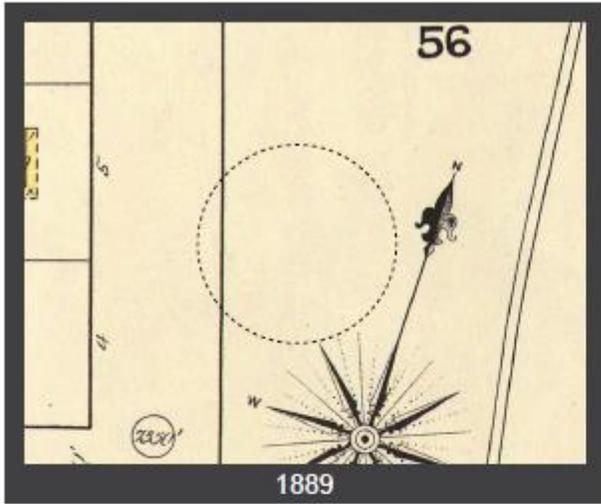
1114 Park Avenue. West elevation. November 2013.



1114 Park Avenue. Southwest oblique. November 2013.

MAPS

1114 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

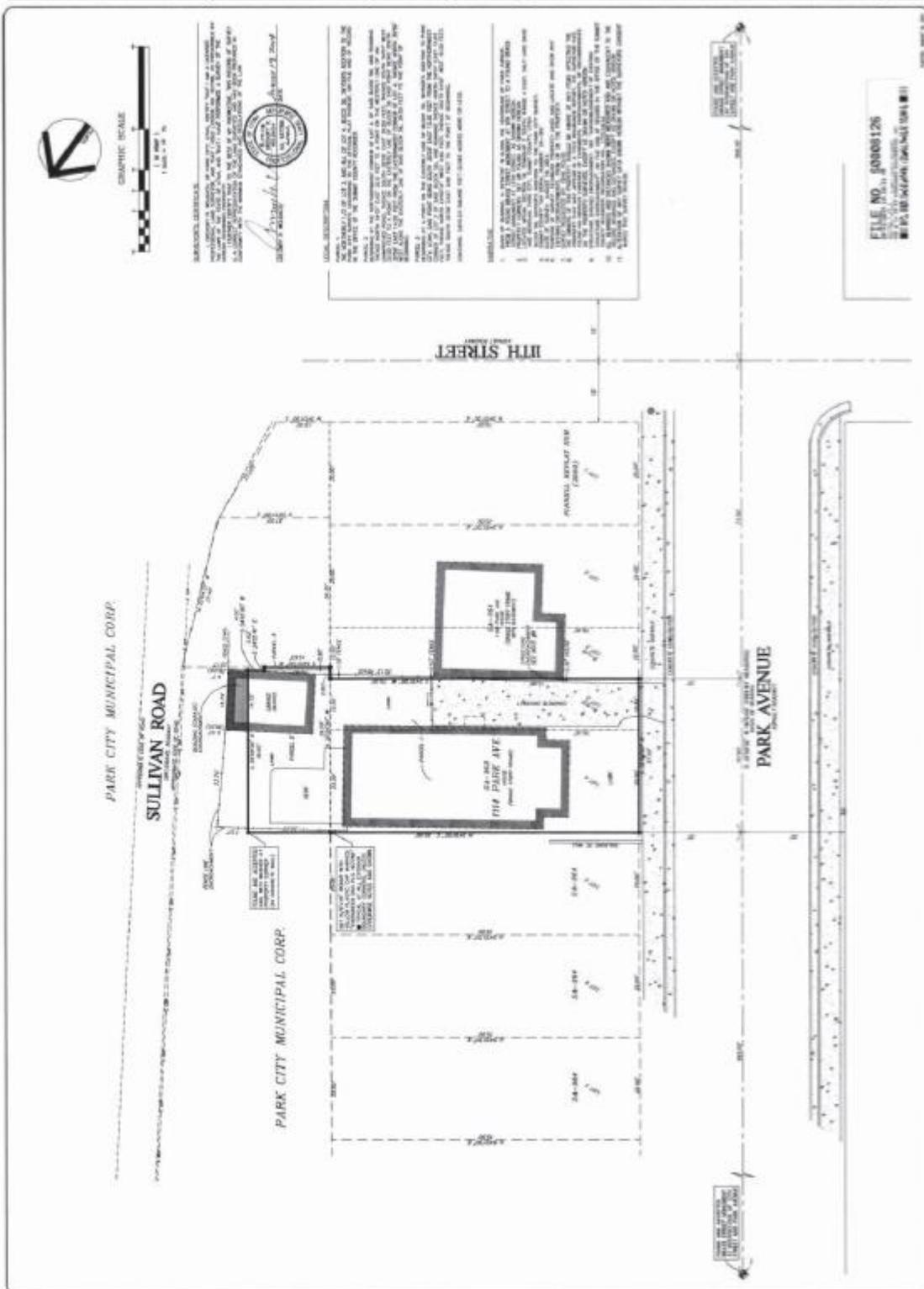


Evergreen Engineering, Inc.
 200 West 1000 South, Suite 100
 Salt Lake City, UT 84119
 Phone: (801) 466-1111
 Fax: (801) 466-1112
 www.evergreeneng.com

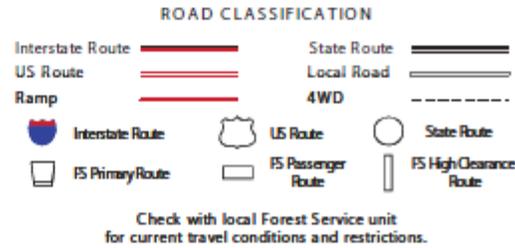
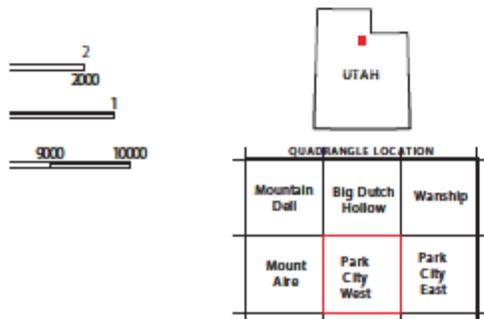
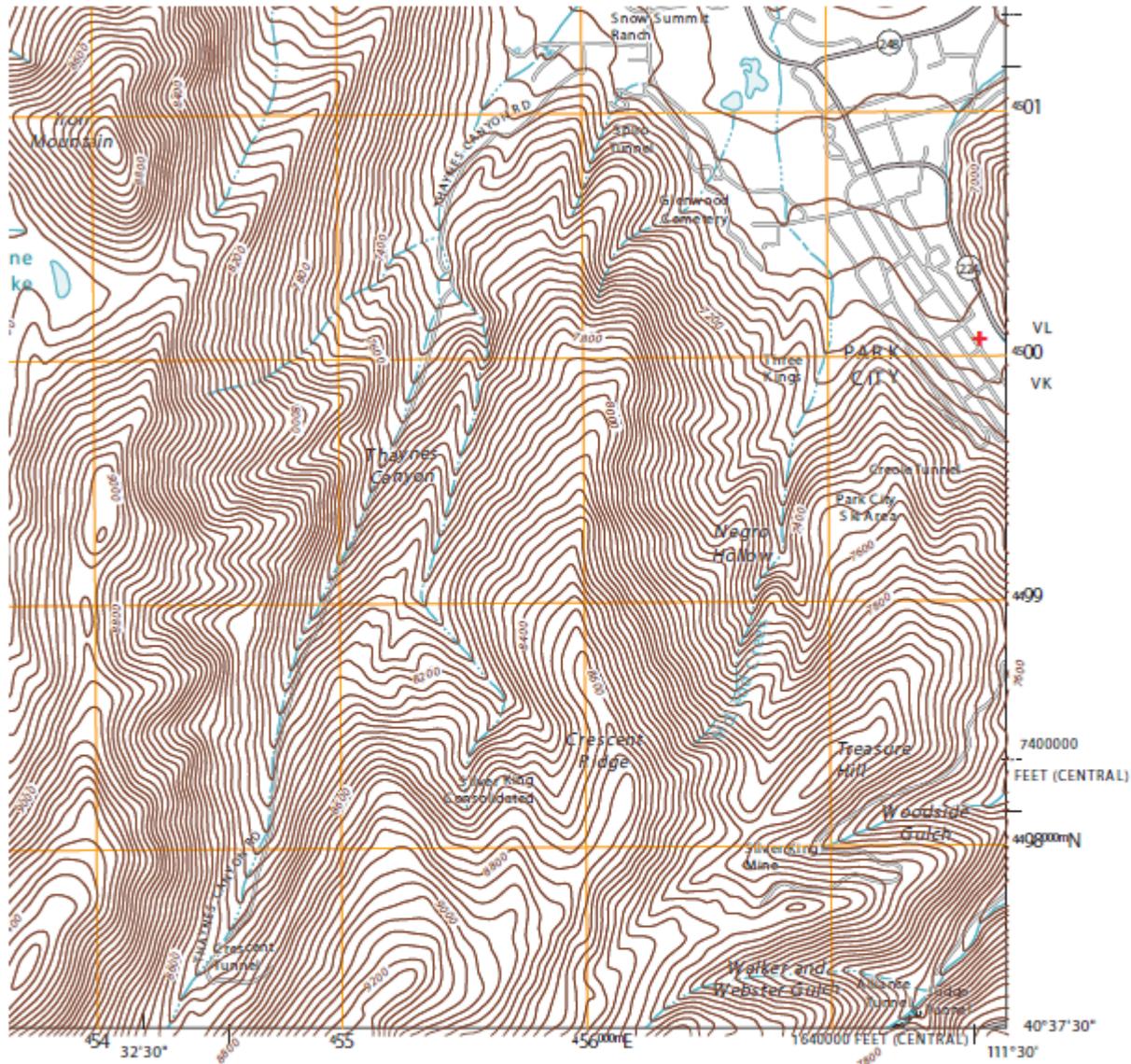
NO. 123456789
 DATE: 12/15/2010

RECORD OF SURVEY - PARCEL SA-362
 1114 PARK AVENUE, PARK CITY, UTAH

PROJECT NO. 10000126
 1114 PARK AVENUE, PARK CITY, UTAH



1114 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-10-568

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

| | | | |
|---|--|--|--|
| IDENTIFICATION | Street Address: | 1114 Park Avenue, Park City | Plat SA Bl. 5 Lot 3-4 |
| | Name of Structure: | | T. R. S. |
| | Present Owner: | Reed and Kate E. Wooton, c/o Keith H. Rockwood | UTM: |
| | Owner Address: | 4158 South 620 East, Salt Lake City, UT 84107 | Tax #: SA-47 |
| AGE/CONDITION/USE | Original Owner: | | Construction Date: ca. 1901 Demolition Date: |
| | Original Use: | residential | |
| | Present Use: | | Occupants: |
| | <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other | | |
| STATUS | Building Condition: | | Integrity: |
| | <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated <input type="checkbox"/> Site <input type="checkbox"/> Ruins | | <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations |
| | Preliminary Evaluation: | | Final Register Status: |
| | <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion | | <input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic |
| DOCUMENTATION | 4 Photography: | | |
| | Date of Slides: June 1978 | | Date of Photographs: |
| | Views: Front <input checked="" type="checkbox"/> Side <input 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: | | |
| <input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library <input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> 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, July 28, 1951, p. B-4. | | | |

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ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

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

The facade has been altered--ornate porch removed; shutters added, and an addition (one-story) to the north with a sun deck (1960). It bears little resemblance to 1940s tax photo--not contributory.

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HISTORY

Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce

- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry

- Military
- Mining
- Minority Groups
- Political
- Recreation

- Religion
- Science
- Socio-Humanitarian
- Transportation

1906--Mary J. Mc Falls; and same year to Samuel D. Walker, Robert R. Fletcher; and in 1909 to William S. MacFarlane. 1919--William E. Scales, staying in Scales' family throughout 1940s, until 1946 to Fletcher A. Lafton, then to Delmar E. Poorman (1946).

TITLE SEARCH FORM

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

Address: 1114 Park Avenue

City: Park City, UT

Current Owner: Allen Gene Rouse

Address: (see historic site form for address)

Tax Number: SA-362

Legal Description (include acreage): SA BK56 N1/2 L3, L4 & E1/4 parcel (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|-----------------------------------|------------------------------|---------------------|---------------|---|
| 11/14/1883 | Geo. G. Snyder | David C. McLaughlin | W | | [L1-16] |
| 6/15/1905 | 3rd District Court | A.W. McEnery | Decree | | [L1-16] |
| 6/12/1905 | H. McEnery, Admin. | W.A. McEnery | Deed | | [L1-16] |
| 12/16/1907 | County Treasurer | Summit County | Tax Sale | | "N1/2 3, 4, Assessed to Wm. Robbins" |
| 12/14/1911 | Summit County | Gertrude Robbins | Q.C. | | "N1/2 3, 4" |
| 12/7/1917 | Summit County | R.L. Richardson | Q.C.D. | | "N1/2 3, 4" [following 3/15/17 Admin. Deed] |
| 1/4/1919 | R. L. Richardson | Jennie Richardson | W.D. | | "1, N1/2 3, 4" |
| 7/11/1923 | Mrs. Jennie Richardson | Christie Brierly | Deed | | "N1/2 3, 4" |
| 12/12/1929 | Christie Brierly | R.H. Beckmann | W.D. | | "N1/2 3, 4" |
| 4/21/1931 | R. H. Beckmann, et ux | Murray W. & Clara Carroll | W.D. | | "N1/2 3, 4" |
| 11/5/1973 | District Court Summit County | Est.: Murray W. Carroll | Decree | | "N1/2 3, 4" |
| 4/8/1976 | Royal Street Land Company | Anthony H. Walbrun | Sp. W.D. | | [E1/4 parcel] |
| 8/20/1976 | Security Title Co., Trustee | Anthony H. Walbrun | Full Recovery | | "N1/2 3, 4" [following death of M. Carroll] |
| 11/18/1976 | Anthony H. & Christine L. Walbrun | A. G. Rouse & S.B. Brightman | W.D. | | [parcel as it is today, rest of form] |
| 10/4/1978 | Susan B. Brightman | A. Gene Rouse | W.D. | | |
| 2/8/2011 | Morna Bowman Rouse | Allen Gene Rouse | Q.C.D. | | |

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

1114 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Murray Carroll Dies At Miners' Hospital

Murray W. Carroll, 45, miner and machinist, died at the Miners' hospital, Thursday morning at 12:20 of a heart attack following a recent major operation.

He was born March 13, 1902, at Park City, son of John N. and Emma Elizabeth Murray Carroll. He was raised at Midway, and was married January 9, 1918 in Heber City to Clara Bunnell of Vernal. He is survived by his wife, seven children: Mrs. Doyle Murdock of Heber; Mrs. Maxine Olsen of Price; Mrs. Charles Shaw of Bakersfield, California; Jack W. Carroll; Mrs. Clyde Street, Wayne and Margie Carroll all of Park City; his father of Provo, and seven grandchildren and the following brothers and sisters: Mrs. Ray McDonald of Heber, LaMont Carroll and Mrs. Ray Fausett of Midway, Mrs. Frank Hocking of Albany, California, and Mrs. Joe Giacoma of Park City.

Funeral services will be held Saturday at 1 p.m. in the Park City Second ward chapel in charge of Bishop R. W. Durrant. Friends may call at Olpin mortuary in Heber Thursday evening and Friday and at the residence, 1114 Park avenue in Park City, Friday evening and Saturday until time for the services. Burial will be in Midway cemetery.

Park Record 1/15/1948