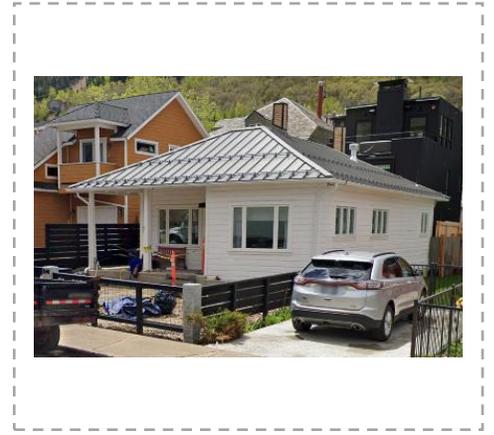




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Cornelius Cottrell House

Address: 1141 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: KOOR-1

Current Owner: Kathryn Lenton (trustee)

Legal Description (include acreage): LOT 1 KOORING LOT LINE ADJUSTMENT PLAT SUBDIVISION;
 ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4,687.50
 SQ FT OR 0.11 AC 1316-457-464 1352-1363-1385 1719-1876-1891 2123-451 KATHRYN LENTON TRUSTEE
 OF THE KATHRYN PARKS LENTON LIVING TRUST 2123-451

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: 1995 & 2006

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Modified hipped roof or "Pyramid" House

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-novelty wood siding and trim

Foundation: Not visible and therefore unable to verify materials used

Roof: Asphalt shingle

Windows/Doors: Picture windows with wood casings and decorative muntins. Wood door with large glazing in upper panel

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Garage-Frame: 409 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.)

1141 Park is a pyramid house that has undergone minor changes. The pyramid house is one of the three main house types built during the historic Park City mining era, and is the most recent of those three, occurring mostly towards the end of that period. There is evidence of an addition on the rear corner of the house on the tax cards, but it is unobtrusive and does not affect the original character of the building. The hipped roof is sheathed with composition shingles and a brick chimney can be seen near the peak. The walls are clad with drop-novelty wood siding. The windows are mostly grouped fixed pane windows; on the frontmost part of the house a large pane is flanked by two narrow panes and a similar window is next to the door in the porch area. Windows on the other façades are grouped. There is a wood screen door in front of the main door, obscuring the main door so its type cannot be verified. The porch is inset into the corner of the house, and wraps around to the side of the house, an

aspect uncommon among pyramid houses in the area. The porch is supported by square wood posts that taper toward the top. A small garage is located west of the house. The concrete foundation is visible below the siding. The yard is fenced in by a decorative metal fence with a gate to enter the yard. The overall form and materiality of the building remains intact and the building 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 to be on the 1889 Sanborn map, though it is only partially visible. However, the location of the structure, its form, and also the building to the rear of the house make it seem very likely that it is in fact this house. The owner of the property at the time of construction was Cornelius Cottrell.

The only information that could be found on Cornelius Cottrell was that he was married on March 31, 1887, to Annie Keith. It is unknown if they ever lived in this house. It was sold in 1891 to Richard Hales.

Richard Hales appears on the 1900 census, living in a house on Daly Avenue with his wife Lizzie, or Eliza, and their son. At that time he worked as a mill hand for a concentrating mill, but he was later superintendent of the Ontario mill, then of the Park Utah and Daly Judge mills. He died in 1942. He and his wife lived in a different house on Park Avenue, and it is unknown if they ever lived in this house. They sold it to Lloyd Stanley in 1925.

Lloyd Stanley appears on the 1930 census, living in this house with his wife Hannah and their three children. He worked as a laborer for a mine, and also as a custodian for the school district. They owned the house until 1952, though it does not appear on the 1940 census, indicating that it was vacant at that time. The house is currently owned by Kathryn Lenton.

REFERENCES

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- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
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- 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.)

1141 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940









1141 Park Avenue. Northeast oblique. November 2013.



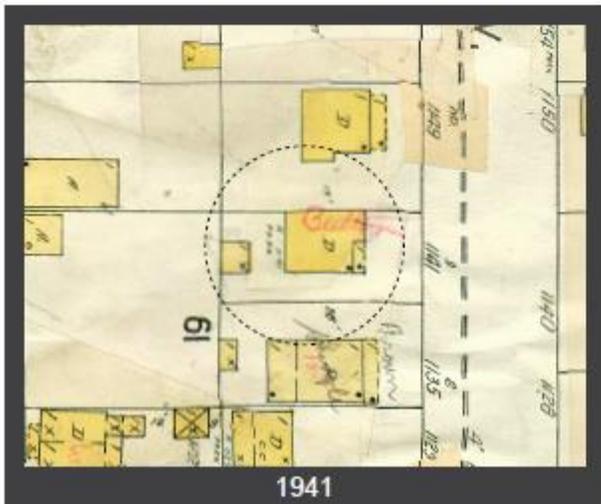
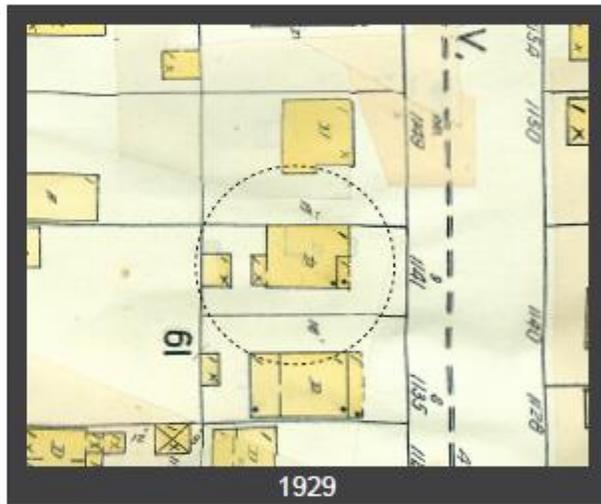
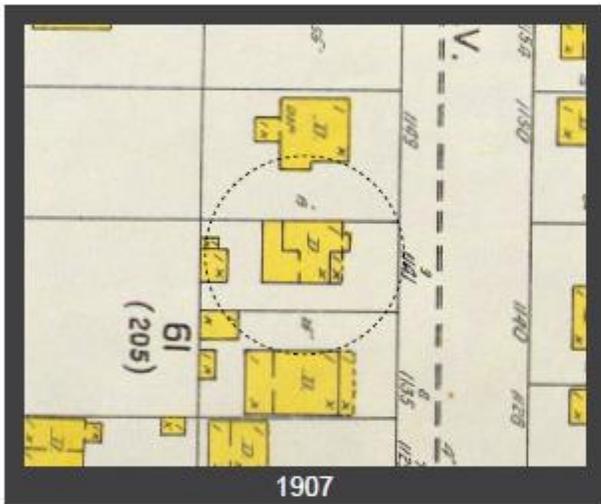
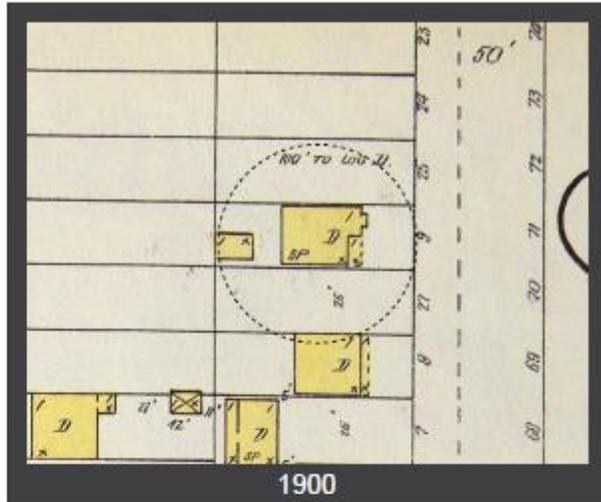
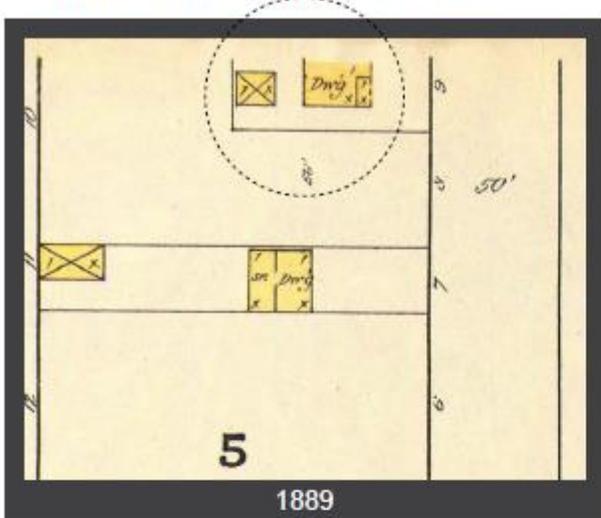
1141 Park Avenue. East elevation. November 2013.



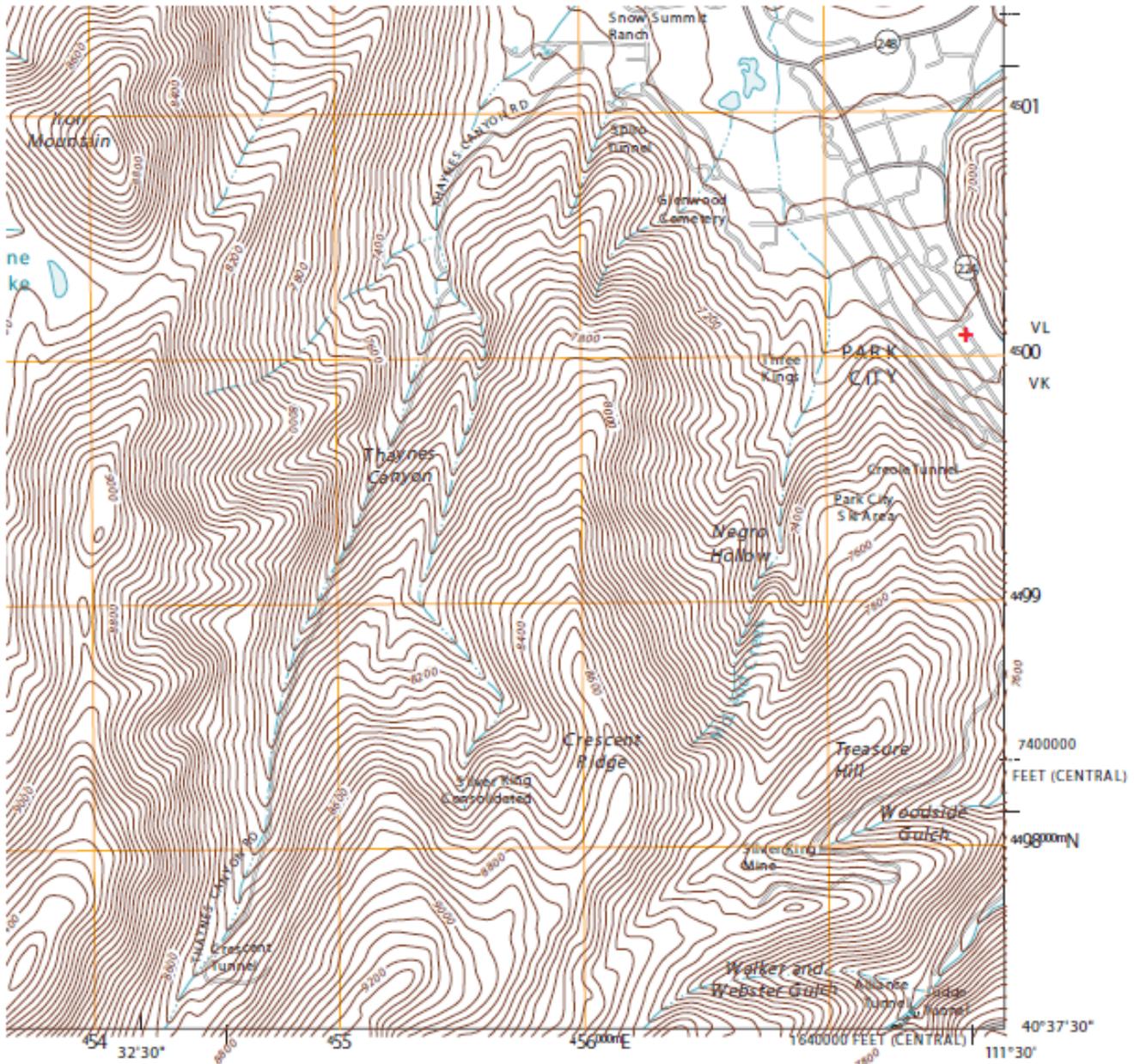
1141 Park Avenue. Southeast oblique. November 2013.

MAPS

1141 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1141 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



ROAD CLASSIFICATION

Interstate Route		State Route	
US Route		Local Road	
Ramp		4WD	

	Interstate Route		US Route		State Route
	FS Primary Route		FS Passenger Route		FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

QUADRANGLE LOCATION

Mountain Dell	Big Dutch Hollow	Warship
Mount Aire	Park City West	Park City East

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

1141 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

R. F. Hales Dies After Two Years Illness

After failing health for two years, Mr. Richard F. Hales passed into his final sleep at the Miners Hospital last Tuesday evening, immediate cause of death being pneumonia, which had developed only three days before his death.

Mr. Hales had made his home in Park City since he was eighteen years of age, and during his entire residence held the high esteem of all who knew him. He was always an honorable and useful citizen, a sincere friend, a courteous and obliging neighbor, and a man who endeavored always to perform every duty as a good citizen, and a devoted husband and father. Long will he be remembered by those who associated with him during his long residence in our midst.

Deceased was a native Utahn, being born in Peterson, Morgan county, on January 13, 1871—death claiming him on his 71st birthday.

Mr. Hales' first employment in Park City was at the old Anchor mill in Empire canyon, and for two years was superintendent of the old Ontario mill, later succeeding James T. Kesceel as superintendent of the Daly Judge and Park Utah mills, holding that position until two years ago, when he resigned because of poor health. Mrs. Hales died in this city seven years ago.

Surviving are two sons, Mont, of Salt Lake City, and Mansfield, for some years past a resident of Minnesota, and two sisters, Mrs. Richard Bailey and Mrs. George P. Stanley, both of Park City.

Funeral arrangements will not be made until the arrival of the son, Mansfield—and will be announced later.

Park Record 1/15/1942

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		977	\$ -	\$ 1800
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. <u>None</u>		138
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat. <u>She.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>66" @ 1.75</u>	82	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
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. Garbage Disp.	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil.</u> Gas. Coal.		
Air Conditioned. Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors— <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		

Total Additions and Deductions 472 138 1800

Net Additions or Deductions -138 \$ + 334

Ave. Age 15 Yrs. by
 Est. Owner REPRODUCTION VALUE \$ 2134
 Tenant Depr. 1 2 3 4 5 6% \$
 Neighbors
 Records 1 Reproduction Val. Minus Depr. \$ 896

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %

Garage—S 87 Depr. 2% (3%) Obsolescence _____

Cars 1 Walls Siding Out Bldgs. _____

Roof J.P. Size 10x18 Age 18 _____

Floor Plank Cost 128/46 Depreciated Value Garage \$ 82

Remarks _____ Total Building Value \$ 978

Appraised 10/21/49 194 9 By CAO & A. J.

Serial No. SA 52

Location Block 5 SA. N¹/₂ Lot 10 - All Lots 11+22

Kind of Bldg. RES St. No. 1141 Park Ave

Class 3 Type 1 2 3 4. Cost \$ 1950 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1020		\$ 1950
	x x				
	x x				

Gar.—Carport — x — Flr. — 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> Cigs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Alum</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>184</u> @ <u>100</u> 184	
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>12' 4" 12' 0"</u> @ <u>300</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u> 50	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u>—</u> 350
	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>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>Blr.</u> 349	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u> 135	
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>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
	978

Total Additions			978
Year Built <u>—</u>	Avg. Age <u>54</u>	Current Value	\$ 2928
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj.	%
		Bldg. Value	
		Depr. Col. (1 2 3 4 5 6)	33 %
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ 966
Garage—Class <u>1</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>1</u>	Floor <u>—</u> Walls <u>Shakes</u> Roof <u>RR</u> Doors <u>1</u>		
Size— <u>12</u> x <u>20</u>	Age <u>27</u> Cost <u>132</u> x <u>30</u> %		40
Other <u>—</u>			
Total Building Value			\$

Appraised 5-5-58 By 1302

SA-52
Serial Number

1 OF 1
Card Number

Owners Name William J. Button
 Location Park City, Utah
 Kind of Bldg. Res St. No. _____
 Class 3 Type 1 2 3 4 Cost \$ 4346 X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1020		\$ 4346	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>Hip</u> Mtl. <u>Alum.</u> <u>35</u>	<u>357</u>	
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>184'</u> @ <u>300</u>	<u>552</u>	
Rear _____ <u>120'</u> @ <u>200</u>	<u>240</u>	
Porch _____ @ _____		
Planters <u>12' @ 450</u> @ <u>450</u>	<u>54</u>	
Ext. Base. Entry _____ @ _____		
Cellar Bsmt. — ¼ ½ ¾ Full _____ Floor _____	<u>80</u>	<u>2656</u>
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</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>650</u>	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>388</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. <u>11</u>	<u>275</u>	
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>2656</u>	
Year Built <u>1904</u> Avg. <u>1904</u> Replacement Cost <u>7064</u>		
Age <u>2</u> Obsolescence _____		
Inf. by { Owner - Tenant - Neighbor - Record - Est. } Adj. Bld. Value _____		
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 <u>Garage 69</u> <u>60</u>		
Total Building Value \$ <u>7064</u>		
Appraised ① <u>10-24</u> 19 <u>68</u> By <u>1581-Rep IV</u>		
Appraised ② _____ 19 _____ By <u>JAN 31 1969 1328</u>		

