



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Victor and Jennie Peterson House

Address: 1503 Park Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-243

Current Owner: Dennis Paul and Terri Hulbert (jt.)

Legal Description (include acreage): PARCEL 1: BEG AT A PT 598 N & 1388 FT EOF THE SW COR OF SEC 9,T2SR4E,SLBM, & RUN TH N 25*24'W 52 FT; TH S 69*30'W160 FT; TH S 28*43'E 59.5 FT; TH N 62*0'E 156 FT TO THE PLACE OF BEG.EXCEPTING THEREFROM THE FOLLOWING: BEG AT A PT THAT IS N 578.88 FT & E1224.58 FT FR THE SW COR OF SEC 9,T2SR4E SLBM (BASIS OF BEARING BEING S 89*36'30" E FR SD SW COR OF SEC 9 TO THE SE COR OF THE SE 1/4 OF THE SW 1/4 OF SDSEC 9); SD PT ALSO BEING THE SW COR OF SILVER TOWN CONDOMINIUMS AS RECORDED07-19-76 AS ENTRY NO 132627 IN OFFICE OF SUMMIT COUNTY RECORDER; TH N 34*35'00"W 12.87 FT; TH N 69*30'00" E 158.46 FT; TH S 25*24'00" E 14.30 FT TO A PT ON THE S'LY PROPERTY LINE OF SD SILVER TOWN CONDO; TH ALG SD S'LY PROPERTY LINE S70*08'43" W 156.56 FT TO THE PT OF BEG. ALSO PARCEL 2: BEG AT A PT 598 FT N & 1388 FT E FR THE SW COR OF SEC 9,T2SR4E,SLBM; & RUN THALG THE E'LY LINE OF THAT CERTAIN PROPERTY DESC IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED NO 55509 IN BOOK F OF QCD PAG 482, IN SUMMITCOUNTY RECORDERS OFFICE N 25*24'00" W 48.03 FT; TH N 69*45'15" E 8.84 FT TO APT ON THE W'LY R/W LINE OF PARK AVE, SD PT IS LOCATED S 24*24'28" E (PARK CITYMONUMENT CONTROL MAP S 24*31'00" E) 251.30 FT & S 65*35'32" W 33.00 FT FR THE SURVEY MONUMENT LOCATED AT THE INT/SEC OF PARK AVE & EMPIRE AVE; TH ALG THE W'LY R/W LINE OF PARK AVE S 24*24' 28" E 91.13 FT; TH ALG THE N'LY LINE OF THAT CERTAIN QCD BOOK 353 PAGES 667-668 ENTRY #238494 IN OFFICE OF SUMMIT COUNTY RECORDER, S 65*08'30" W 9.51 FT; TH ALG THE N'LY LINE OF THAT CERTAIN PROPERTYDESC IN

DEED ENTITLED "CONVEYANCE & OPTION", RECORDED QCDF-507 ENTRY #56281SUMMIT COUNTY RECORDERS OFFICE, S 65*08'30" W 150.88 FT; TH N 28*43'00" W 48.72FT; TH ALG THE S'LY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED IN NO 55509 IN BOOK F OF QCD, PAGE 482 INSUMMIT COUNTY RECORDERS OFFICE, N 66*54' 02" E 156.10 FT (DEED N 62*00'00" E156.00 FT) TO THE PT OF BEG DESC CONT 7,873.04 SQ FT(LESS ANY PORTION LYING IN SILVER TOWN CONDO) BAL 0.33 ACRES M51-517 M67-352M128-350 593-463 615-523 629-777-780 (SEE 630-244 AFFIDAVIT) 939-258

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

DESCRIPTION

Architectural Style: period cottage type

No. Stories: 1

Number of Associated Structures: Accessory building(s). # 1 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

Foundation: Not visible and therefore its material cannot be verified

Roof: Asphalt shingle

Windows/Doors: Wooden single hung windows, and wooden door with upper panels of glazing

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.)

1503 Park is a bungalow cottage type house that has not had many modifications made to it. While the bungalow cottage is not one of the main three house types built during the historic Park City mining era, it was still common during that time period. Not much is known about the early years of the house, as it is just outside of the boundaries for the Sanborn maps, and there is no historic tax photo to reference. Though the conclusions about the form are difficult to reach, the materials are telling, and do not appear to have been majorly altered. The side gable roof is sheathed with composition shingles, and the roof of the garage on the lot is sheathed with tar paper. The walls are clad with drop novelty wood siding, as are the walls of the garage. The windows are wooden single hung type windows, and there is a pair on either side of the centered door. The door appears to be a wood frame and panel door with three narrow upper lights, and has a wood screen door in front of it. A small gable protrudes from the roof to cover the porch area, and is supported by square wood piers that taper slightly towards the top. The house is raised up on a concrete foundation. The garage is to the rear of the house, and has space for two cars. 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 property is located outside of the original Park City survey, and it was owned by the Ontario Mining Company until the 1930s along with the other land in the southwest corner of Section 9. This combination makes it difficult to determine a construction date and early owners for the house, which was built around 1900. Furthermore, the property is outside of the Sanborn Map boundaries for Park City, so its development and renovations over time are difficult to understand.

The southwest corner of Section 9 was sold from Jacob Arthur to R.C. Chambers in 1878. Chambers was the director of the Ontario Mining Company, and he sold this land to the company in 1882. While the Ontario Company presumably prospected on this land, the closest developed mine was the Three Kings shaft on the mountainside to the west of town. The Ontario mines and mill were south of Park City, so it is unclear if they used this land to the north for anything. It was common for early Park City residents to live on land that they did not own, squatting in houses that were owned by mining companies or the Townsite Company. This was the case on this parcel, where the house was built decades before the title was deeded from the Ontario Mining Company to an individual owner.

Victor Peterson was the first individual owner of this property which he bought in 1935. Vic had been living in the house with his wife Jennie since at least 1930, as evidenced by the Federal Census of that year. Vic was born in 1893 in Millcreek, Utah, moving to Summit County as a child and attending Park City High School before enlisting in the Navy for World War I. After his returning from Europe, Vic and Jennie were married. Vic attended the University of Utah and became a teacher in the Park City schools, where he worked for over forty years. The Petersons lived at 1503 Park Avenue until 1973, when they moved to Salt Lake City. Victor Peterson died in 1982.

1503 Park was owned by the La Monde Partnership of Los Angeles from 1973 to 1975, when it was sold to Stephen Hurley and Fred Vedder. Hurley sold his interest in 1979 to Dennis Hulbert. Vedder sold his interest in 1991, and the property is currently owned entirely by Dennis and Terri Hulbert.

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.)









1503 Park Avenue. Southeast oblique. November 2013.



1503 Park Avenue and outbuilding. Southwest oblique. November 2013.



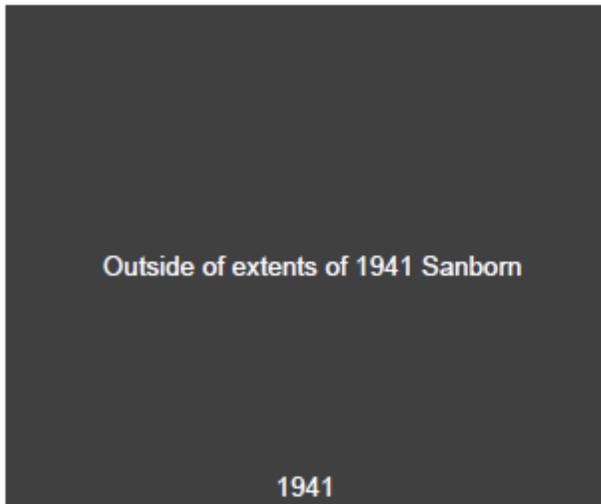
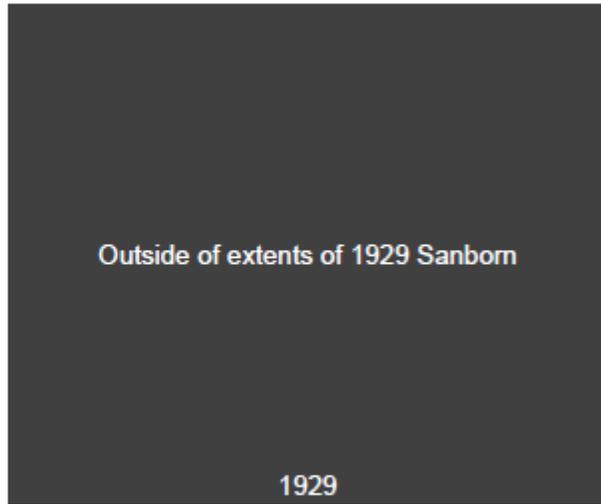
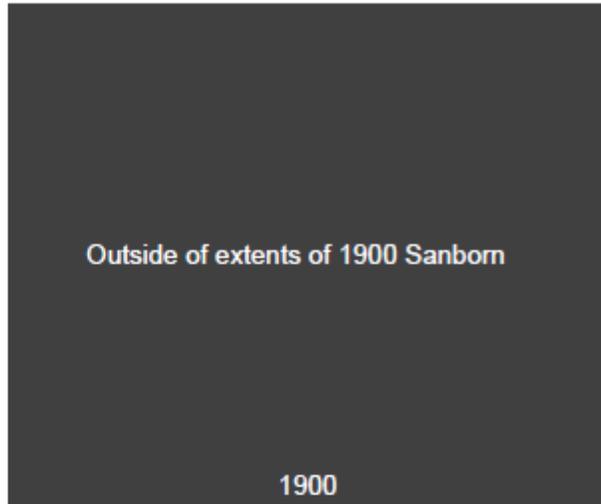
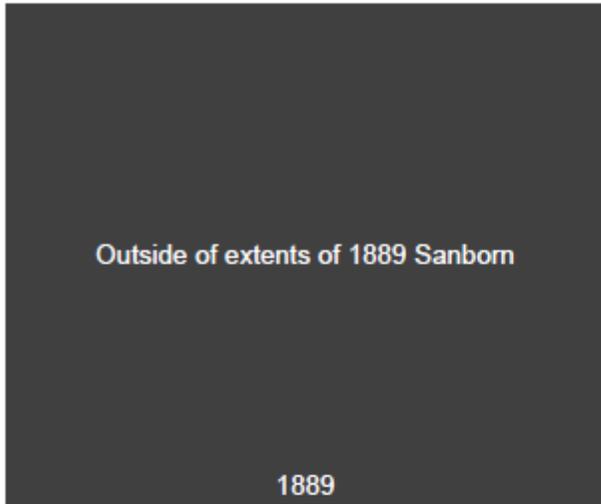
1503 Park Avenue. East elevation. November 2013.



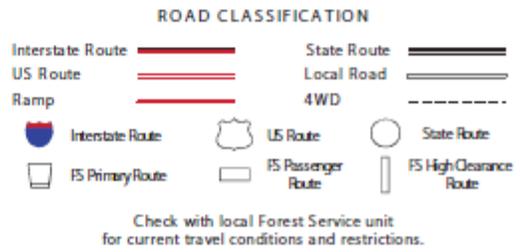
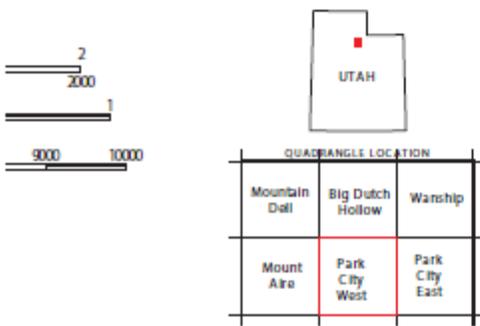
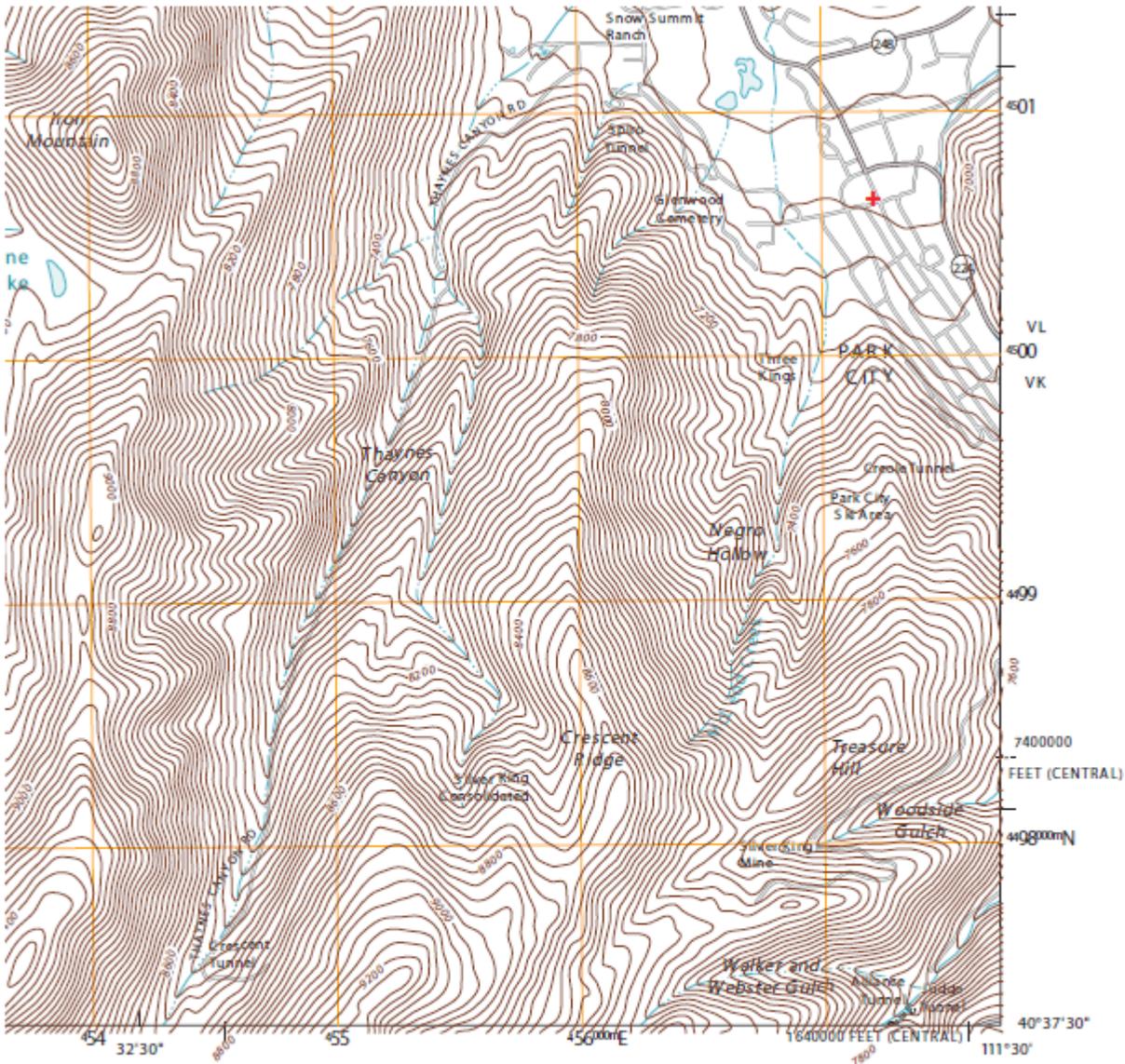
1503 Park Avenue. Northeast oblique. November 2013.

MAPS

1503 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1503 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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

1503 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Vic Peterson Retires after Serving Youth of Park City for 40 Years

PARK CITY—

After 40 years of teaching in the Park City schools, Mr. Victor Peterson retires as mathematics instructor at the Park City High School.

Busy Career

Mr. Peterson was born in Mill Creek, Utah, and moved to Park City at an early age. He graduated from the Park City High School and received a B. S. degree from the University of Utah.

Mr. Peterson began his teaching in Snyderville where he taught from 1923 to 1924 when he transferred to the Jefferson School in Park City. From 1924 to 1935, except for one year's leave to attend the University, he taught at the Lincoln School. In 1935 he transferred to the Marsac Junior High where he remained until 1942 when he was assigned to the Park City High School as mathematics instructor, which position he held at the time of his retirement.

Mr. Peterson served in the Navy during World War I. He has always been an active member of the American Legion Post, having served two terms as commander. Since 1932 he has been Post Adjutant. He served as Scoutmaster for the LDS Boy Scouts for several years and later was Scoutmaster for the Kiwanis Troop.

He is married to Jennie Coleman of New York City.

High in Their Praise

School patrons and former students are unanimous in their praise for his unflinching dedication to teaching and hope his future years will be pleasant and enjoyable.



VIC PETERSON

Mr. Peterson, "Vic" as he is best known to his best of friends, is retiring due to ill health.

He has been a resident of the Park City area for the past 55 years and plans to remain in his home town Park City, in the center of his fishing and hunting grounds, and among his "fishing pals," where he is happiest.

The Petersons plan to spend part of the winter in a milder climate for the benefit of his health, and it is the sincere wish of his friends that his health will improve greatly and we may enjoy his pleasant association with Park City residents for many years yet to come.

Congratulations and all good wishes are extended to Victor Peterson for a busy and happy retirement.



Vic Petersons Note Golden Date

Fifty years ago Victor Peterson took Jennie Coleman as his bride on April 26, 1919, in Jennie's home town, Yonkers, New York. On April 26, 1969 the Park City couple will be honored at a Golden Wedding Anniversary reception at the Silver King Motel.

Mr. and Mrs. Peterson met when Victor was back east during his military service in World War I. Shortly after their wedding they came to Utah and lived in Snyderville about five years before moving in 1923 to their present home at 1503 Park Avenue, Park City.

Victor is a 1916 graduate of

the Park City High School where he taught math as well as other subjects during his 40-year tenure as a teacher in the Park City School District. He taught at the Marsac School prior to his high school teaching.

Mrs. Goldie Voigt, of Nampa, Idaho and a sister of Victor, and Mr. and Mrs. William Blomquist are sponsoring the "Open House" to which all friends of the Golden Wedding couple are invited. The reception will be from 3 to 5 p.m. Victor and Jennie ask that no gifts be sent or brought. They just want to greet their friends.

Park Record, 8/31/1961

Park Record, 4/17/1969