



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Welch-Sherman House

Address: 59 Prospect Street

Date of Construction: c. 1899

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-227

Current Owner: Kim Marks

Legal Description (include acreage): PC 227 3RD HOUSE EAST SIDE PROSPECT STREET PARK CITY ALSO
 DESC AS BEG AT A PT S 89*57' W ALG THE SEC LINE 330.00 FT& S 14*02' W 157.00 FT FR THE NE COR OF
 SEC 21 T2SR4E,SLBM, & RUN TH S 75*58'E75.00 FT; TH S 14*02' W 53.64 FT; TH N 75*58' W 75.00 FT; TH N
 14*02' E 53.64FT TO THE PT OF BEG CONT 0.09 ACRES M70-581 QCD UPC MINE TO COX ETALEQC-45
 M61-314 M151-597 M84-554

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:

Research Sources:

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage / Vernacular style

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 siding

Foundation: Tax card indicates wooden sills, not verified

Roof: Shingles

Windows/Doors: Paired double-hung sash type and single narrow double-hung sash type in projecting rectangular bay

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.)

The house at 59 Prospect Street was described in a 1984 National Register nomination form as follows:

“This is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing. This house is larger than a majority of T/L cottages in Park City, having a long rear extension. The house may originally have been a small T/L cottage, but by 1900, when it first showed up on the Sanborn Insurance Map, it was the size it is today. The rear extension, if not original, was added before 1900. There is no obvious break in the roof line or in the siding which would indicate that type of major change. Because the cross-wing is so long, however, it is likely that it was lengthened some time

after the original construction. Whether original or not, in-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Both the cross-wing and the stem-wing are three rooms deep. As was common in T/L cottages there are two doors into the front of the house. One opens into the stem-wing and is flanked by paired windows. The other door opens into the north side of the cross-wing. Both doors have distinctive arch topped panels, a decorative feature common to late nineteenth century houses of which very few are extant in Park City. The most prominent feature on the facade is the prominent Italianate bay on the gable end. It is a square bay with a hip roof, a single window on each side, and a pair of windows across the front. There are recessed panels across the top, bottom and at the corners of the bay. The bay may not be original, but it represents a common and predictable

type of change that was made to a number of Park City houses after the original construction in order to make a simple house fancy. All of the major windows are the one over one double hung sash type. The house is in excellent condition and maintains its original character.”

The house has not undergone any apparent changes since the writing of this description. The house was listed on the National Register as a result of this nomination, and is still eligible for that listing today. 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.)

The history of this house was written in the 1984 National Register nomination form as follows:

“Built c. 1891, the Welch-Sherman House at 59 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. This house is also historically significant for its association with Frederic W. Sherman, a long-time superintendent of the Daly West Mill and the developer of numerous techniques and machinery for concentrating and processing ore.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was possibly built around 1891, the same time that the house next door at 57 Prospect was built, since both houses have Italianate bay windows, a very unusual feature in Park City. The first recorded transaction involving this property was in 1901

when Andrew and Julia A. Welch sold this house to Frederic W. and Lizzie Sherman. It is unknown when the Welches bought this house, or, during their ownership, whether or not they ever lived here themselves, since they were not listed in the 1900 census records as residents of a house on Prospect Street. Nothing is known about the Welches.

The Sherman's owned this house from 1901 until 1916, although by at least 1910 they were renting it out and living in a house on Park Avenue. Although it is uncertain whether or not the Sherman's ever lived in this house, this is the only identified house in town associated with Frederic W. Sherman, who served for 18 years as superintendent of the Daly West Mill and was an important figure in the mining industry in Park City.

Frederic Sherman was born in New York in 1858, and after two years at Oberlin College came west in 1880 and became involved in fur trading, dealing in buffalo hides along the Missouri River. By 1890, he had developed an interest in mining, which led him to Montana, where he was involved in copper concentrating mills and served as superintendent of a few mines there. Sherman came to Park City in the fall of 1899 to accept the position of superintendent of the Daly West Mill. While in that position, he became known for his development of new concentrating methods and improved machinery, and obtained numerous patents for his inventions. He resigned his position as superintendent in 1917, and moved to Arizona where he designed and supervised the construction of concentrating plants in various parts of the state. He later moved to Oregon, where he was involved in the hotel business. His wife, Lizzie Woods Sherman, whom he had married in Butte, Montana in 1895, died in Park City in 1913.

Subsequent owners of this house include John C. Thompson (1916-18), and Mrs. Clarence Hays and family (1918-80)."

There are some discrepancies between this history and the most recent research into the title history. This is most likely due to the fact that the property is outside the original boundaries of the Park City survey, which makes the information less reliable and harder to find. The house is currently owned by Kim Marks.

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

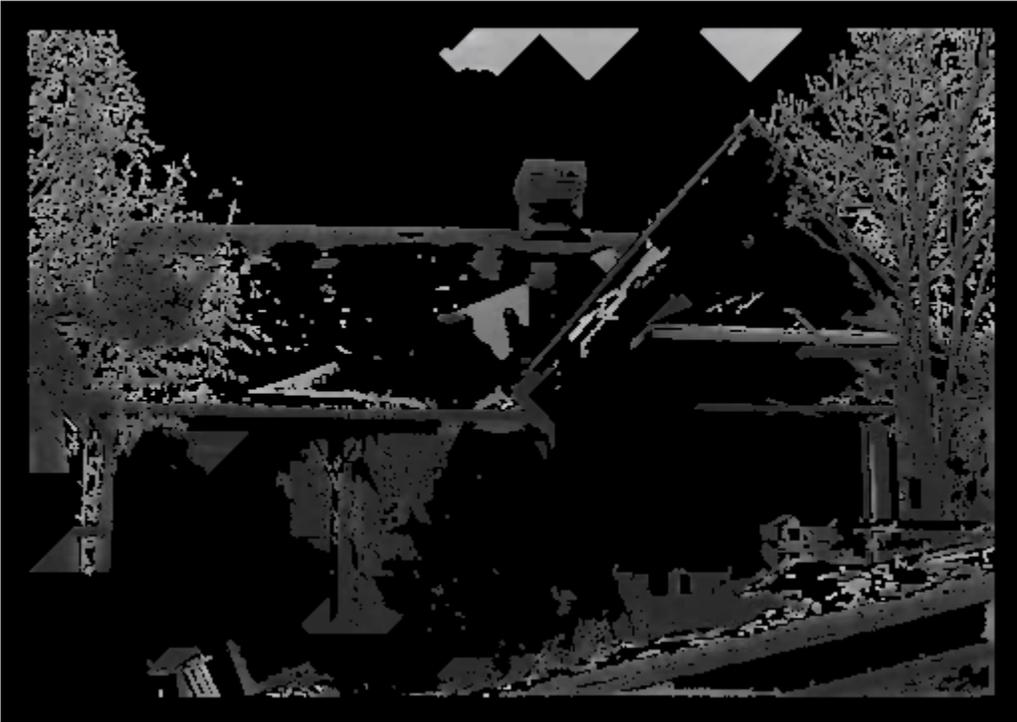
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

59 Prospect St, Park City, Summit County, Utah

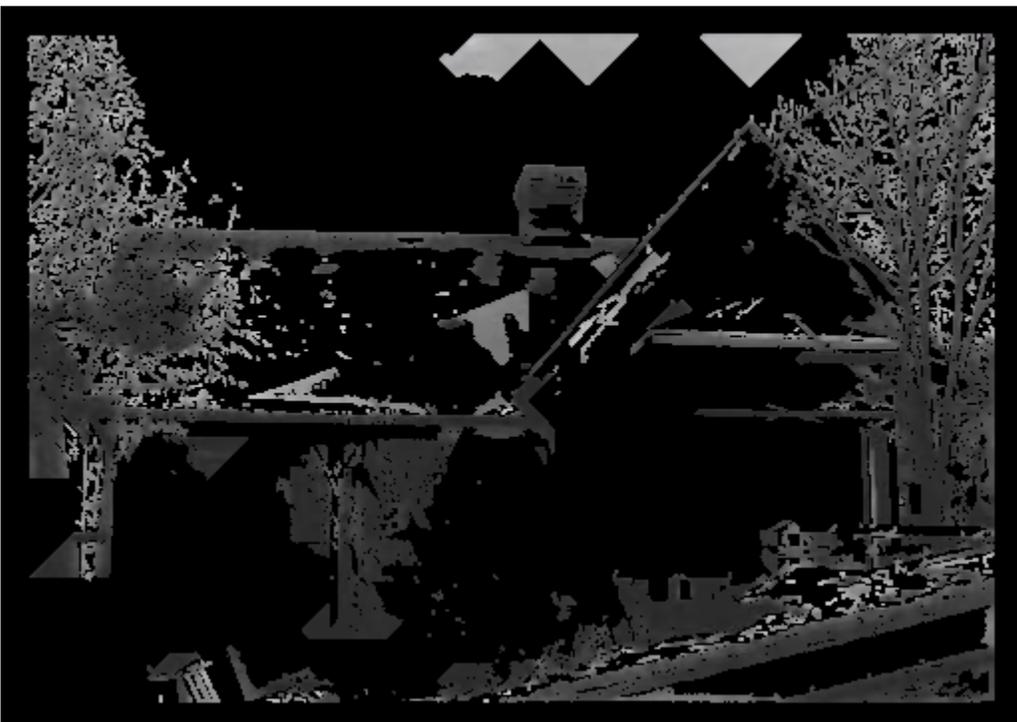
Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Welch-Sherman House
59 Prospect
Park City, Summit County, Utah
West Façade



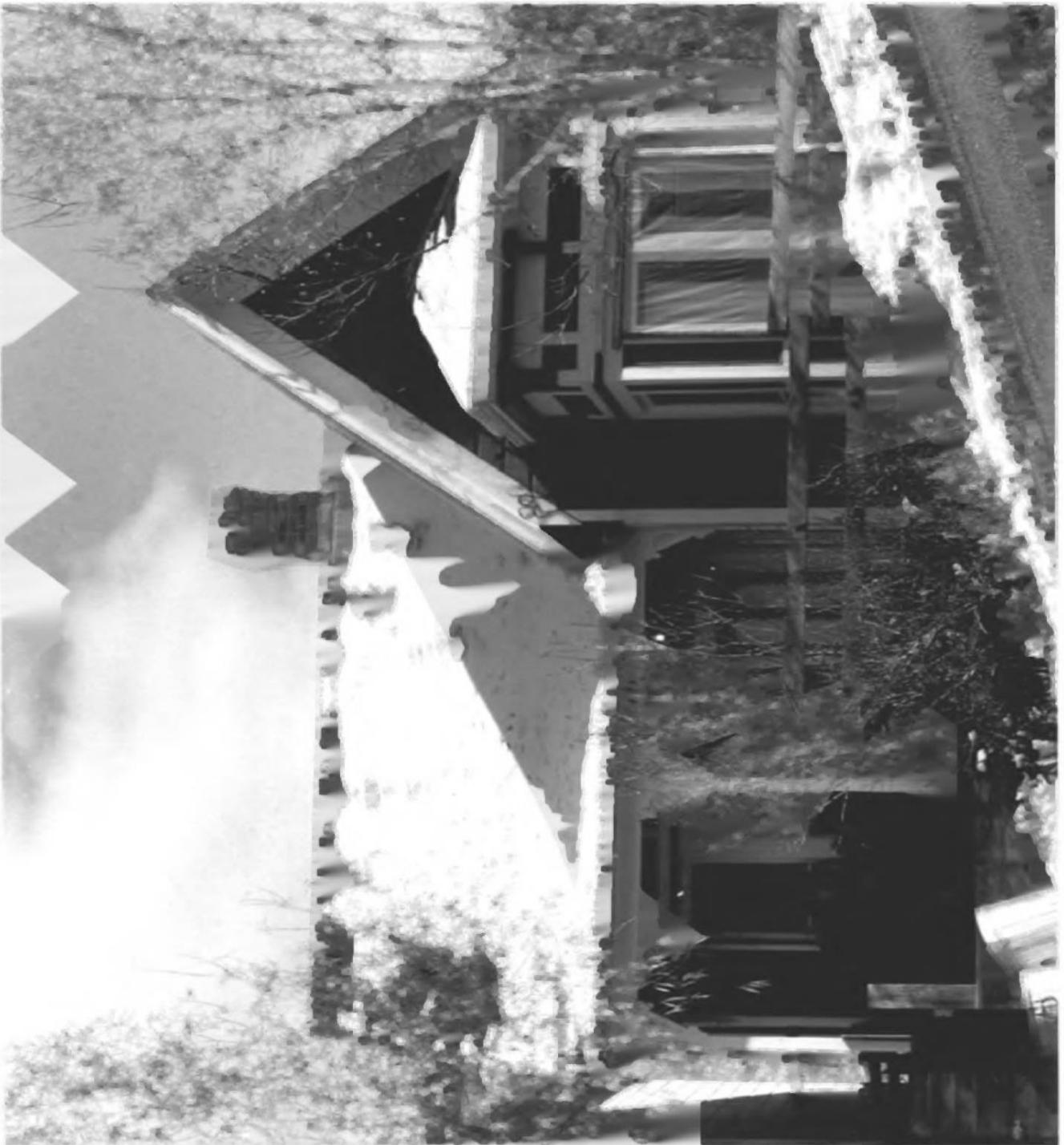
Welch-Sherman House

59 Prospect

Park City, Summit County, Utah

East Façade

Photo taken by Debbie Temme, October 1983 / Negative: Utah State Historical Society



Welch-Sherman House
59 Prospect
Park City, Summit County, Utah

West facade

Photo taken by Debbie Temme, October 1983
Negative: Utah State Historical Society







59 Prospect Street. Northwest oblique. November 2013.



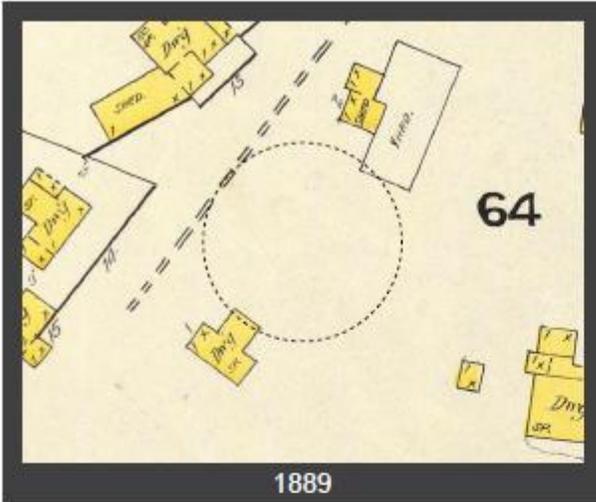
59 Prospect Street. West elevation. November 2013.



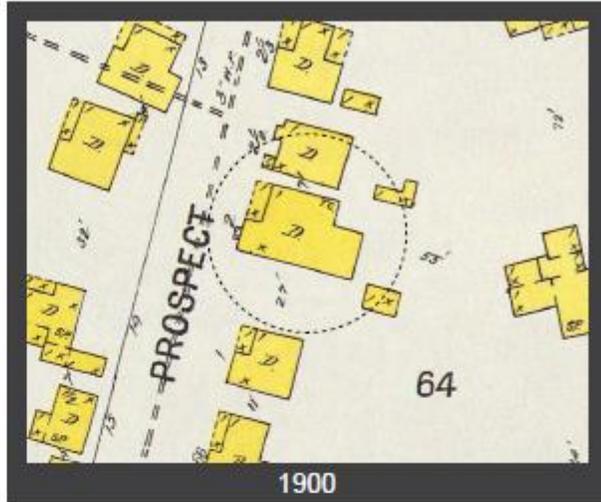
59 Prospect Street. Southwest oblique. November 2013.

MAPS

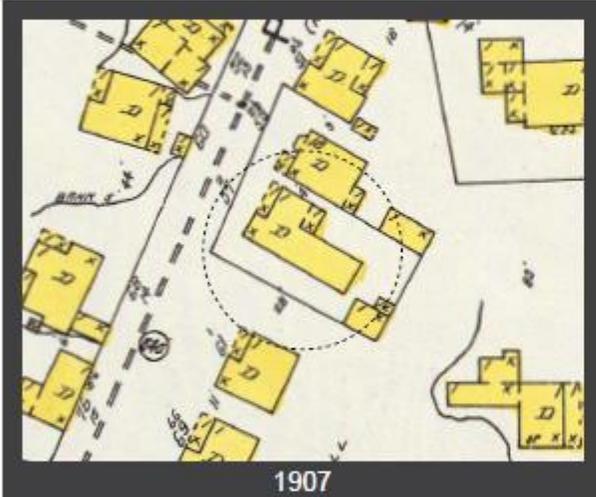
59 Prospect St, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



1900



1907

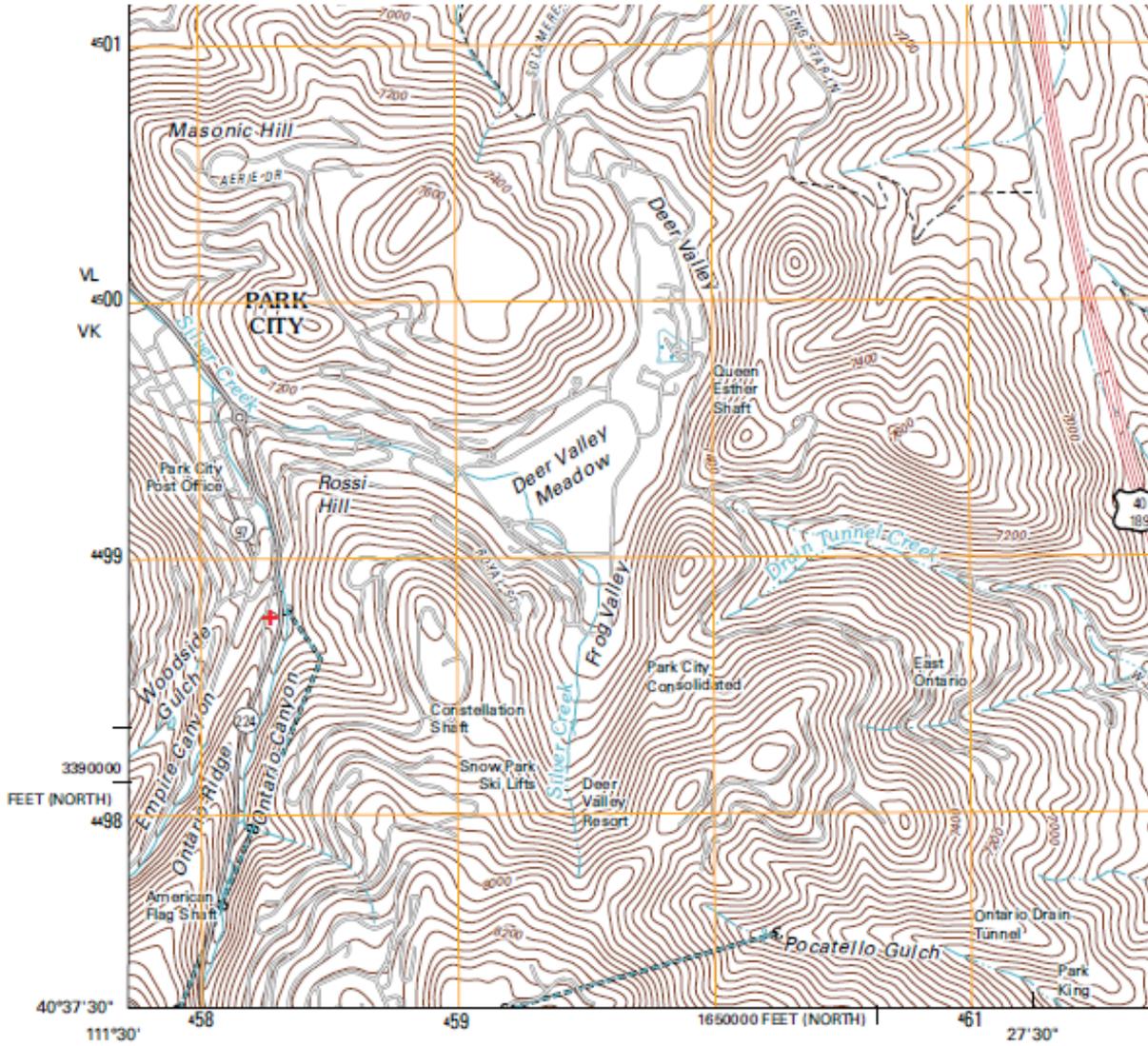


1929



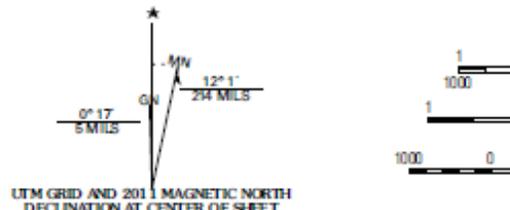
1941

59 Prospect St, 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
100,000m Square ID
VL VK
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 59 Prospect UTM: 12 458340 4498550
Park City, Summit County, Utah
Name of Structure: Welch-Sherman House T. R. S.
Present Owner: Paul J. Salvatora, Jr.
Owner Address: c/o Kim Marks
P.O. Box 2348, Park City, UT 84060
Year Built (Tax Record): Effective Age: Tax #: PC 227
Legal Description: Kind of Building:

The third house on the east side of Prospect Street, Park City, T 2 S, R 4 E, Section 21. Also described as being situated on the following parcel of land: Commencing at the southwest corner of parcel PC 226, which point is South 14 degrees 2 minutes West 25.70 feet from a point which is South 89 degrees 57 minutes West along section line 330.0 feet and South 14 degrees 2 minutes West 131.30 feet from Northeast corner of Section 21 T2S R4E Salt Lake Base and Meridian; thence South 76 degrees 33 minutes 50 seconds (see cont. sheet

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1891 Demolition Date:
Original Use: Residence Present Use:
Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records / Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record, April 29, 1937, p. 5. Frederic W. Sherman obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 59 Prospect

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing. This house is larger than a majority of T/L cottages in Park City, having a long rear extension. The house may originally have been a small T/L cottage, but by 1900, when it first showed up on the Sanborn Insurance Map, it was the size it is today. The rear extension, if not original, was added before 1900. There is no obvious break in the roof line or in the siding which would indicate that type of major change. Because the cross-wing is so long, however, it is likely that it was lengthened some time after the original construction. Whether original or not, in-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Both the cross-wing and the stem-wing are three rooms deep. As was common in T/L cottages there are two doors into the front of the house. One opens into the stem-wing and is flanked by paired windows. The other door opens into the north side of the cross-wing. Both doors have distinctive arch topped panels, a decorative feature common to late nineteenth century houses of which very few are extant in Park City. The most prominent feature on the facade is the

(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1891

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This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was possibly built around 1891, the same time that the house next door at 57 Prospect was built, since both houses have Italianate bay windows, a very unusual feature in Park City. The first recorded transaction involving this property was in 1901 when Andrew and Julia A. Welch sold this house to Frederic W. and Lizzie Sherman. It is unknown when the Welches bought this house, or, during their ownership, whether or not they ever lived here themselves, since they were not listed in the 1900 census records as residents of a house on Prospect Street. Nothing is known about the Welches.

The Shermans owned this house from 1901 until 1916, although by at least 1910 they were renting it out and living in a house on Park Avenue.¹ Although it is uncertain whether or not the Shermans ever lived in this house, this is the only identified house in town associated with Frederic W. Sherman, who served for 18 years as superintendent of the Daly West Mill and was an important figure in the mining industry in Park City.

(See continuation sheet)

59 Prospect

Description continued :

prominent Italianate bay on the gable end. It is a square bay with a hip roof, a single window on each side, and a pair of windows across the front. There are recessed panels across the top, bottom and at the corners of the bay. The bay may not be original, but it represents a common and predictable type of change that was made to a number of Park City houses after the original construction in order to make a simple house fancy. All of the major windows are the one over one double hung sash type. The house is in excellent condition and maintains its original character.

History continued :

Frederic Sherman was born in New York in 1858, and after two years at Oberlin College came west in 1880 and became involved in fur trading, dealing in buffalo hides along the Missouri River. By 1890, he had developed an interest in mining, which led him to Montana, where he was involved in copper concentrating mills and served as superintendent of a few mines there. Sherman came to Park City in the fall of 1899 to accept the position of superintendent of the Daly West Mill. While in that position, he became known for his development of new concentrating methods and improved machinery, and obtained numerous patents for his inventions. He resigned his position as superintendent in 1917, and moved to Arizona where he designed and supervised the construction of concentrating plants in various parts of the state. He later moved to Oregon, where he was involved in the hotel business. His wife, Lizzie Woods Sherman, whom he had married in Butte, Montana in 1895, died in Park City in 1913.

Subsequent owners of this house include John C. Thompson (1916-18), and Mr. and Mrs. Clarence Hays and family (1918-80).

¹1910 census records

Legal Description continued:

East 75 feet, South 14 degrees 2 minutes West 53.64 feet, North 75 degrees 58 minutes West 75 feet, North 14 degrees 2 minutes East 53.64 feet to beginning. less than one a

Fred W. Sherman Dies After Long Illness

After more than four years of illness and suffering with arthritis and arteriosclerosis, Mr. F. W. Sherman peacefully sank into his final sleep at the Park City Miners Hospital, where he had been a sufferer since November, 1935.

For nearly half a century Mr. Sherman was actively engaged in mining in the west. He came to Park City in the fall of 1899, and for eighteen years was superintendent of the Daly West mill, and during that period, was one of the best known and most active mill men in the state.

During his service with the Daly West company he won wide renown by inventing new methods and improved machinery for the concentration of ores, obtaining patents for many improvements and new processes, many of which are still in vogue in many of the big mills of the west. While connected with the Daly West Mr. Sherman designed and supervised the construction of concentrating plants for big companies in Utah, Colorado and Arizona. His services were much in demand during his entire residence in Utah.

Deceased was born in Sydney, New York, August 29, 1858. He attended Oberlin college in Ohio for two years, then came west in 1880, first engaging in fur trading and dealing in buffalo hides along the Missouri river.

In 1890 he became interested in mining and ten years later, was active in the copper concentrating mills of Butte and Anaconda, Montana. He went to the Phillipsburg mines in that state in 1895 as superintendent of the Combination Mining company and later of the Sunrise Mining company.

At Butte, Montana, in that year he was married to Miss Lizzie Woods, and nine years later he and family came to Park City. Mrs. Sherman passed away in Salt Lake City in January, 1913, while still a resident of this city.

In 1917 Mr. Sherman tendered his resignation as superintendent of the Daly West mill, and went to Kingman, Arizona, where for four years he devoted his time to designing and supervising the construction of concentrating plants in various parts of that state. He left Kingman to go to Klamath Falls, Oregon, in 1921, where he engaged in the hotel business, which he continued until 1934, when he was forced to retire because of failing health. Steadily growing worse he was brought to a Salt Lake hospital, where he underwent an operation, and later was brought to the Park City Miners Hospital, to be near his daughter, Mrs. Frank Stone, and where every care and attention were given him until death relieved him of his suffering.

During the many years residence in our city, Mr. and Mrs. Sherman were prominent and esteemed in social and fraternal circles, Mr. Sherman becoming a past master of Utah Lodge No. 7, F. & A. M., attaining the thirty-second degree in Masonry, a prominent Shriner and an active Knights Templar.

Surviving are one son and three daughters, Ira E. Sherman and Mrs. E. R. Ross, of Klamath Falls, Oregon, Mrs. Frank M. Stone of Park City, and Mrs. Lee Tuttle, of Portland, Oregon.

At the request of deceased only graveside services were held, this taking place last Sunday afternoon at Mount Olivet cemetery, Salt Lake City, Rev. Elmer I. Geshen, of that city, officiating. A large number of Parkites and former Parkites, attended the brief services.

Mr. and Mrs. Frank Stone and family, extends their sincere thanks and gratitude to their many friends and neighbors for the many kindnesses rendered and friendly attention extended during the long illness and after the passing on of their beloved one.

Park Record 4/29/1937

Clarence Hays Is Dead at 83

Clarence H. Hays, 83, Park City, died of natural causes Wednesday, Feb. 3 at 4 p.m. in a Salt Lake hospital.

He was born Oct. 20, 1851, Birmingham, Ala. Married Joste Mannix, June 28, 1904, Park City.

Retired employe Daly West Mining Co. Former chief of Park City Volunteer Fire Department, member Volunteer Fire Department, Member, Knights of Columbus, Council 602, Fourth Degree KC, Catholic Church, St. Mary's of the Assumption.

Surviving are his widow; son, daughters, Thomas F., Oakland, Calif.; Mrs. Charless H. Harms, Portland, Ore.; Mrs. Catherine H. Cook, Davenport, Iowa; Mrs. Margaret H. Bettha, Salt Lake City; nine grandchildren; three great-grandchildren.

Requiem Mass was celebrated Monday, 10 a.m., Cathedral of the Madeleine, Salt Lake City. Burial Mt. Calvary Cemetery.

Clarence Hays was one of Park City's best known and highly-respected citizens during his long residence in our community.

He was educated in the St. Mary's Catholic School and Park City public schools.

He was an active and devout member of St. Mary's Catholic Church all his life.

Clarence Hays was a hoisting engineer at the Daly West Mine also the Daly Judge Mine, and enjoyed a wide circle of friends in the mining industry.

He was a long time and prominent member of the Knights of Columbus, Fourth Degree, Council No. 600, who assisted at the burial services in Mt. Calvary Cemetery in Salt Lake City, after Requiem Mass at the Cathedral of the Madeleine.

Deepest sympathy is extended to members of his family in their loss.

Park Record 2/11/1965

PC 227
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 59 Prospect

Class 3 Type 1 2 3 0 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>902</u>		\$ <u>4052</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
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Foundation—Stone _____ Conc. _____ Sills

Ext. Walls Siding

Roof Type Gable Mtl. Shi

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 65 @ 100 65

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor dirt 80

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____

Oil _____ Gas X 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. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1057

Year Built <u>1899</u>	Avg. <u>1904</u>	Replacement Cost	<u>5109</u>
<u>1964 fur</u>	Age <u>2.</u>	Obsolescence	

Inf. by { Owner - Tenant -
Neighbor - Record - Est.

Adj. Bld. Value

Conv. Factor 1.5

Replacement Cost—1940 Base

Depreciation Column 2 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-31 1968 By 1708

Appraised ② _____ 19 _____ By _____

DEC 20 1968 1333 1328

