HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Welch-Sherman House
Address: 59 Prospect Street
City, County: Park City, Summit County, Utah
Tax Number: PC-227

Current Owner Name: Kim Marks
Current Owner Address: 1341 Butterfield Road, San Anselmo, CA 94960-1056

Legal Description (include acreage): 0.09 acres; S 21 T 2S R 4E 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 T 2S R 4E SLBM, & RUN TH S 75°58' E 75.00 FT; TH S 14°02' W 53.64 FT; TH N 75°58' W 75.00 FT; TH N 14°02' E 53.64 FT TO THE PT OF BEG

2 STATUS/USE

Property Category Evaluation* Reconstruction Use
☑ building(s), main ☑ Landmark Site Date: □ Full □ Partial
☑ building(s), attached ☐ Significant Site Permit #: Original Use: Residential
☑ building(s), detached ☐ Not Historic ☐ Partial Current Use: Residential
☑ building(s), public ☐ Not Historic
☑ building(s), accessory
☑ structure(s) *National Register of Historic Places: ☐ ineligible □ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates
☑ tax photo: ☐ abstract of title ☑ city/county histories
☐ historic: c. ☐ original building permit ☑ USHS Preservation Files
☐ measured floor plans ☑ sewer permit ☑ USHS Architects File
☐ site sketch map ☑ Sanborn Maps
☐ Historic American Bldg. Survey ☑ obituary index ☑ LDS Family History Library
☐ original plans: ☑ census records ☑ Park City Hist. Soc/Museum
☐ other: ☐ biographical encyclopedias ☑ university library(ies):
☐ newspapers
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage / Vernacular style
No. Stories: 1
Additions: □ none ☐ minor ☐ major (describe below) Alterations: □ none ☑ minor □ major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)
☐ Fair (Some problems are apparent. Describe the problems.):
☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Low, dry-stacked wall along a portion of the street front (visible in the tax photo).
Foundation: Tax card indicates wooden sills, not verified.
Walls: Drop siding.
Roof: Shingles.
Windows/Doors: Paired double-hung sash type and single narrow double-hung sash type in projecting rectangular bay.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage remains unchanged from the description provided in its National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from early photographs and the NR nomination form. 1907 Sanborn Insurance map shows an accessory building at the southeast corner of lot; unable to verify if extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☐ Not Known ☑ Known: (source: ) Date of Construction: c. 1899

Builder: ☐ Not Known ☑ Known: (source: )

1 Summit County Tax Assessor.
The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - Settlement & Mining Boom Era (1868-1893)
   - Mature Mining Era (1894-1930)
   - Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah’s mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City’s houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state’s largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City’s economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

   6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** West elevation (primary façade). Camera facing east, 2006.

**Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.

**Photo No. 3:** West elevation (primary façade). Camera facing east, 1983.

**Photo No. 4:** West elevation (primary façade). Camera facing east, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Owners Name
Location
Kind of Bldg. X
St. No. 59 Report
Class. 1
Type 1 2 3 $ Cost $ x 10 %
Stories Dimensions Sq. Ft. Factor Totals Totals
1 x x 902 4052 4052

Att. Gar.—C.P. x Fir. Walls Cl.

Description of Buildings
Additions
Additions
Foundation—Stone Conc. Slla

Ext. Walls Brick Mtl.

Roof Type Tiled

Dormers—Small Med. Large

Bays—Small Med Large

Porch—Front 65 @ 185 65

Rear 65

Porch 65

Planters 65

Ext. Base. Entry 65

Cellar-Bsmnt. ¼ ½ ¾ ¾ ¾ Full Floor Airt 80

Bsmnt. Gar.


Attic Rooms Fin. Unfin.

Plumbing

Class / Tuk / Trays

Basin / Sink / Toilet

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550


Oil Gas Coal Pipeless Radiant 367

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

Year Built 1899 Avg. 1904 Replacement Cost 5109

1940 Base

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

Replacement Cost—1940 Base

Depreciation Column 0 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 1057

Appraised 1899 10-31 68 By 1708

Appraised 1910 10 1728
## RESIDENTIAL OUT BUILDINGS

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<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Factor</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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### Garage — Class _______ Depr. 2% 3%

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<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
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### Average Year of Construction Computation:

- **Year 1940**: $42,47 = \frac{93}{16} \times x \times 47$
- **Year 1984**: $7,312 = \frac{7}{16} \times x \times 7$

**Average Year of Construction**: 1964

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**Remarks**: Total
Structure/Site Information Form

Property Type: Historic Preservation Research Office
Site No. ________________

1
Street Address: 59 Prospect Park City, Summit County, Utah
Name of Structure: Welch-Sherman House
Present Owner: Paul J. Salvatora, Jr.
Owner Address: c/o Kim Marks P.O. Box 2348, Park City, UT 84060
UTM: 12 458340 4498550
T. R. S.

Legal Description
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)

2
Original Owner: Unknown
Original Use: Residence
Construction Date: c. 1891
Demolition Date:
Present Use:

Building Condition: □ Excellent □ Good □ Deteriorated
Integrity: □ Site □ Ruins □ Unaltered □ Minor Alterations □ Major Alterations
Preliminary Evaluation: □ Significant □ Contributory □ Not Significant □ Not Contributory
Final Register Status: □ National Landmark □ District National Register □ Multi-Resource State Register □ Thematic

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 □ Plat Records/Map □ Newspaper
□ Banborn Maps □ City Directories □ Utah State Historical Society
□ Biographical Encyclopedias □ Personal Interviews □ LDS Church Archives
□ Obituary Index □ County & City Histories □ LDS Genealogical Society
□ Census Records
□ U of U Library □ BYU Library □ USU Library
□ SLC Library

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):


Researcher: Roger Roper
Date: 4/84
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)

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 Welch 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 Welch.

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. 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).

1910 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 2
Welch-Sherman House
59 Prospect
Park City, Summit County, Utah

West facade

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