**1 IDENTIFICATION**

Name of Property: **James R. & Mary Sullivan House**

Address: 140 MAIN ST  AKA: 146 MAIN ST

City, County: Park City, Summit County, Utah  Tax Number: PC-254

Current Owner Name: STEPHENS DOUGLAS C H/W (JT)  Parent Parcel(s):  

Current Owner Address: PO BOX 681116, PARK CITY, UT 84068-1116

Legal Description (include acreage): 11 & LOT 12 BLK 20 PARK CITY SURVEY; 0.05 AC

**2 STATUS/USE**

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
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<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
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<tr>
<td>☑ building(s), public</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☑ structure(s)</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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</tbody>
</table>

*National Register of Historic Places: ☐ ineligible  ☑ eligible  
listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

**3 DOCUMENTATION**

Photos: Dates  Research Sources (check all sources consulted, whether useful or not)

- ☑ tax photo:  ☐ abstract of title  ☑ city/county histories
- ☑ prints:  ☑ tax card  ☐ personal interviews
- ☑ historic: c.  ☑ original building permit  ☐ Utah Hist. Research Center
- ☑ Sanborn Maps  ☐ sewer permit  ☐ USHS Preservation Files
- ☑ measured floor plans  ☐ obituary index  ☐ USHS Architects File
- ☑ site sketch map  ☐ city directories/gazetteers  ☐ LDS Family History Library
- ☑ Historic American Bldg. Survey  ☐ census records  ☐ Park City Hist. Soc/Museum
- ☑ original plans:  ☐ biographical encyclopedias  ☐ other:
- ☐ newspapers

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  No. Stories: 2

Additions: ☐ none  ☑ minor  ☐ major (describe below) Alterations: ☐ none  ☑ minor  ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

 setShow(1,3)  ☑ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  Date: 12-2008
140 Main Street, Park City, Utah Page 2 of 3

☐ 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.):

   Foundation: Concrete.
   Walls: Drop siding.
   Roof: Cross-wing roof form sheathed in wooden shingles.
   Windows/Doors: Paired and single double-hung sash type.

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

Location: ☑ Original Location   ☐ Moved (date __1989?__) Original Location: 146 Main Street (PC-252)

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 house remains as it was described in the National Register nomination (see Structure/Site Information Form, 1983). Alterations to the site include moving it from lower on Main Street to its current location and an extensive rehabilitation.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the one-car garage appears to be new construction, but the tax cards indicate a one-car garage was located on the original site.

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 to1929 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. 1892¹

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

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)

¹ Roper, page 1.
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. 3: Southwest oblique. Camera facing northeast, 1983.
Photo No. 4: South elevation. Camera facing north 1983.
Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
<table>
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<tr>
<th>Owners Name</th>
<th>Location</th>
<th>Kind of Bldg.</th>
<th>St. No.</th>
<th>Class</th>
<th>Type</th>
<th>1/2 Cost</th>
<th>%</th>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<td>Rw2</td>
<td>146</td>
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<td></td>
<td>2$60</td>
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<td>x x</td>
<td>328</td>
<td>382</td>
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Att. Gar.—C.P. x Flr.——Walls—Cl. |

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<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone Conc.</td>
<td>Sills</td>
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<tr>
<td>Ext. Walls</td>
<td>3</td>
<td>a</td>
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<tr>
<td>Roof Type</td>
<td>6 / 5</td>
<td>Mtl. 865</td>
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<td>Dormers—Small Med. Large</td>
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<td>Bays—Small Med Large</td>
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<tr>
<td>Porches—Front</td>
<td>40 @ 1/2</td>
<td>50</td>
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<tr>
<td>Rear</td>
<td>@</td>
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<tr>
<td>Porch</td>
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<td>Planters</td>
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<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Bsmt. 7 1/2 2 3/4 Full</td>
<td>Floor Und 415</td>
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<td>Bsmt. Gar.</td>
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<tr>
<td>Attic Rooms Fin. Unfin.</td>
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<tr>
<td>Plumbing</td>
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<td>4/60</td>
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<tr>
<td>Class</td>
<td>Tub.</td>
<td>Trays</td>
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<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<td>Wtr. Sfr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
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<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<td>Oil</td>
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<td>Coal</td>
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<td>Air Cond.</td>
<td>Full</td>
<td>Zone</td>
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<td>Finish—Flr. Hd. Wd. Panel</td>
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<td>Floor—Flr.</td>
<td>Hd. Wd</td>
<td>Other</td>
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<td>Cabinets</td>
<td>Mantels</td>
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<td>Tile—Walls Wainscot Floors</td>
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<td>Storm Sash—Wood D. S. Metal D. S.</td>
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<td>Awnings—Metal Fiberglass</td>
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| Total Additions | 925 |

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<tr>
<th>Year Built</th>
<th>Avg. 1990</th>
<th>Replacement Cost</th>
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<td>Age 2</td>
<td>Obsolescence</td>
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Inf. by | Owner—Tenant | Adj. Bld. Value | 1.5 |
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<tr>
<td>Neighbor—Record—Est.</td>
<td>Conv. Factor</td>
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Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $100

Appraised 10-28 1967 By 120
Appraised 10 1968 By 120

DEC 26 1968

1326
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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</tbody>
</table>

Garage — Class 1 Depr. 2% 0
Cars 1 Floor Wood Walls 3 Story Roof TP Doors 1
Size 12 x 18 Age 41 Cost 261 x 47%
1940 Base Cost x 38% Depr. 65

Total

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Owners Name

Location

Kind of Bldg. Rear 146 Main St

Class. 2 Type 1 204 Cost $ X %

Stories Dimensions Sq. Ft. Factor Totals

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

Description of Buildings

Foundation—Stone Conc. Sills
Ext. Walls 31.9
Roof Type Gut. Mtl. Sky

Foundations—Small Med. Large
Bays—Small Med Large

Porches—Front 56 @ 12.5 70 90
Rear @

Planters @

Ext. Base. Entry @

Cellar-Basmt. — ¾ ¾ ¾ ¾ ¾ Full Floor

Bsmnt. Gar. 


Attic Rooms Fin. Unfin.

Plumbing

Class Tub Trays Basin Sink Toilet

Wtr. Strtr. Shr. St. O.T.

Dishwasher Garbage Disp.


Oil Gas Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Flr. Hd. Wd. Panel

Floor—Flr. Hd. Wd. Other

Cabinets Mantels.

Tie—Walls Wainscot Floors

Storm Sash—Wood D. S. Metal D. S.

Awnings—Metal Fiberglass

Total Additions

Year Built 1901 Avg. 1951 Replacement Cost

Age 2. Obsolescence

Inf. by Owner—Tenant—Adj. Bld. Value

Neighbor—Record—Est. Conv. Factor

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 1328

Appraised 10-28 1968 By 1208

Appraised 19— By
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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</table>

Garage — Class ___________ Depr. 2% 3%
Cars ___________ Floor ___________ Walls ___________ Roof ___________ Doors ___________
Size ___________ x ___________ Age ___________ Cost ___________ x 47%
1940 Base Cost ___________ x ___________ % Depr.

Total

REMARKS
* House was open & look as if someone has been living in it in last year. If not closed up or livin soon it will be open. Salvage (1208) 10-23-65

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

Property Type: 

Utah State Historical Society

Historic Preservation Research Office

Site No. ____________

Structure/Site Information Form

1

Street Address: 146 Main

Park City, Summit County, Utah

UTM: 12 458290 4498730

Name of Structure: James R. and Mary E. Sullivan House

T. R. S.

Present Owner: Elizabeth Tallon

Owner Address: 862 East South Temple, Salt Lake City, UT 84102

Year Built [Tax Record]: 
Legal Description 
Lot 8 Block 20 Park City Survey

Effective Age: 
Kind of Building: 
Tax #: PC 253

Less than one acre.

2

Original Owner: probably James R. & Mary E. Sullivan

Construction Date: c. 1892

Demolition Date: 

Original Use: Residence

Present Use:

Building Condition:

□ Excellent □ Site

□ Good □ Ruins

□ Deteriorated □ Major Alterations

Integrity:

□ Unaltered □ Minor Alterations

Preliminary Evaluation:

□ Significant □ Not of the Historic Period

Final Register Status:

□ Not Contributory □ National Landmark

□ Contributory □ District

□ Not Significant □ National Register

□ Contributory □ Multi-Resource

□ Not Contributory □ State Register

□ Contributory □ Thematic

3

Photography: Date of Slides: 1983

Slide No.: 

Date of Photographs: 1983

Photo No.: 

Views: □ Front □ Side □ Rear □ Other

Research Sources:

□ Abstract of Title □ Sanborn Maps

□ Plat Records/Map □ City Directories

□ Tax Card & Photo □ Biographical Encyclopedias

□ Building Permit □ Obituary Index

□ Sewer Permit □ County & City Histories

□ Newspapers □ Utah State Historical Society

□ Personal Interviews □ LDS Church Archives

□ LDS Genealogical Society □ U of U Library

□ BYU Library □ USU Library

□ SLC Library □ Other Census Records

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

Researcher: Roger Roper

Date: 4/84
This house is a two story frame building with a gable roof. It is a two story version of the common T/L cottage. On the cross-wing there is a distinctive two part window bay on the first floor, and a single window centered over it. The one over one double hung sash windows that comprise the bay are paired, connected with a common type of Victorian Eclectic molding, have decorative corner blocks, and are capped with a decorative pediment. As was common in the one story T/L cottage design, there were two front entrances, one into the south wall of the cross-wing, and one into the west wall of the stem-wing. The door into the cross-wing was enclosed by drop siding that matches the siding of the rest of the house. The molding around that opening, however, is intact, clearly indicating that a change was made, and that the alteration could be reversed. The change does not affect the original character of the building. A single window flanks the door on the stem-wing, and there is an identical window in the south gable end. All of the windows are the one over one double hung sash type. The building is only one room deep along the stem-wing. A one story shed roof rear extension was added within the historic period which is complementary with the original building in scale and materials. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major

(See continuation sheet)

Built c. 1892, the James R. and Mary E. Sullivan House at 146 Main is significant as the only extant two story T/L cottage in Park City. The one story T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era. Seventy-eight T/L cottages are extant in Park City, 17 of which are included in this nomination. Old photographs indicate that more examples of the two story type may have existed, but none have survived to the present. Expanding the one story T/L form to a two story building does not seem to have been a common practice in Park City.

Sanborn Insurance Maps indicate that this house was built between 1889 and 1900. It was probably built in 1892 for James R. and Mary E. Sullivan, who purchased this property that year from Thomas Cunningham, and, on the same day, took out a $500 mortgage, apparently for the construction of this house. Nothing is known about the Sullivans, and it is unclear whether they lived in this house or used it as rental property. The house has been owned by the descendents of the Sullivans to the present.
146 Main
Description continued:

alteration of the original house, it usually contributes to the significance of the house because it documents the most common and acceptable method of expansion of the small Park City house. The house has received no other exterior alterations, and therefore maintains its original integrity. At the present time it is abandoned, and is in fair condition.
Sullivan, James R. and Mary E., House  Summit County, UTAH  (Mining Boom Era Houses TR)

PROPOSED MOVE APPROVAL  Keeper  11-23-88
James R. and Mary E. Sullivan House
146 Main
Park City, Summit County, Utah

Southwest corner

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