HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Address: 9 Hillside Avenue AKA: City, County: Park City, Summit County, Utah Tax Number: STAN-1 Current Owner Name: Frederic Monnot Parent Parcel(s): PC-237 Current Owner Address: 20210 SW 48 PL, Ft. Lauderdale, FL 33332 Legal Description (include acreage): Lot 1, Stanton Subdivision; cont 8207 sq ft or 0.19 acres 2 STATUS/USE Property Category Evaluation* Reconstruction Use ☑ building(s), main □ Landmark Site Date: 2007-08 **Original Use: Residential** \Box building(s), attached ☑ Significant Site Permit #: Current Use: Residential \Box building(s), detached □ Not Historic □ Full Ø Partial \Box building(s), public ☑ building(s), accessory *National Register of Historic Places: I ineligible \Box structure(s) □ eligible

3 DOCUMENTATION

Photos: Dates	Research Sources (check all sources of	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
	□ sewer permit	USHS Preservation Files
Drawings and Plans	☑ Sanborn Maps	USHS Architects File
measured floor plans	□ obituary index	LDS Family History Library
□ site sketch map	□ city directories/gazetteers	□ Park City Hist. Soc/Museum
□ Historic American Bldg. Survey	□ census records	□ university library(ies):
□ original plans:	biographical encyclopedias	□ other:
□ other:	□ newspapers	

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

□ listed (date:)

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 1	/L cottage with in-period ac	dditions		No. Stories: 1
Additions: □ none Ø minor	□ major (describe below) Al	Iterations: 🗆 none	□ minor	Major (describe below)
Number of associated outbuild	Idings and/or structures: 🗹	accessory building	(s), #1_	_; structure(s), #
General Condition of Exterio	Materials:			

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Good (Well maintained with no serious problems apparent.)

□ Fair (Some problems are apparent. Describe the problems.):

Describe the 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: Large stone retaining all along Hillside Avenue. Large accessory building runs parallel with Prospect Avenue in southwest corner of lot.

Foundation: Originally a stone foundation, then at least partial concrete in 1957, and concrete today.

Walls: Drop siding

Roof: Multiple cross-wing form sheathed in asphalt shingles.

Windows/Doors: Casement, double-hung, paired double-hung, projecting bay with narrow double-hung.

Essential Historical Form: I Retains Does Not Retain, due to:

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 1 ½-story frame T/L cottage has been significantly altered. The 1900 Sanborn Insurance map shows a T cottage with projecting bay in the gable end and an inset porch. In the 1907 Sanborn Insurance map, an addition had been constructed to the southwest side that served to surround the inset porch in a U. Between 1907 and 1949, a small rear porch had been enclosed, but very few other changes were made to the exterior. According to the tax card, by 1957 the inset porch on the northwest had been enclosed and the site was in poor condition. In 2006, plans were approved to partially reconstruct both the main building and the accessory building as part of a comprehensive rehabilitation project. Photographs included with this form indicate the extent of the historic materials that was lost. As a result, the integrity of design is diminished.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Even though the site was substantially excavated and the main and accessory buildings were partially reconstructed, the setting has generally been returned to what is seen in early photographs. The stone retaining wall along Hillside Avenue and the large accessory building in the southwest corner of the lot are important features in understanding the history of the site and should be preserved.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though through the reconstruction, many early architectural elements were restored, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site--primarily the reconstruction and loss of a significant amount of historic material--render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: \square Not Known \square Known: (source:)

Date of Construction: c. 1896¹

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)

☑ 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: Northwest oblique across canyon. Camera facing southeast, 2007.

Photo No. 2: Detail of partial structure during reconstruction, 2007.

Photo No. 3: Detail of partial structure during reconstruction, 2007.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: Northwest oblique across canyon. Camera facing southeast, 2006.

Photo No. 6: Northwest oblique across canyon. Camera facing southeast, 2006.

Photo No. 7: Northeast oblique. Camera facing southwest, 2006.

Photo No. 8: Accessory building, 2006.

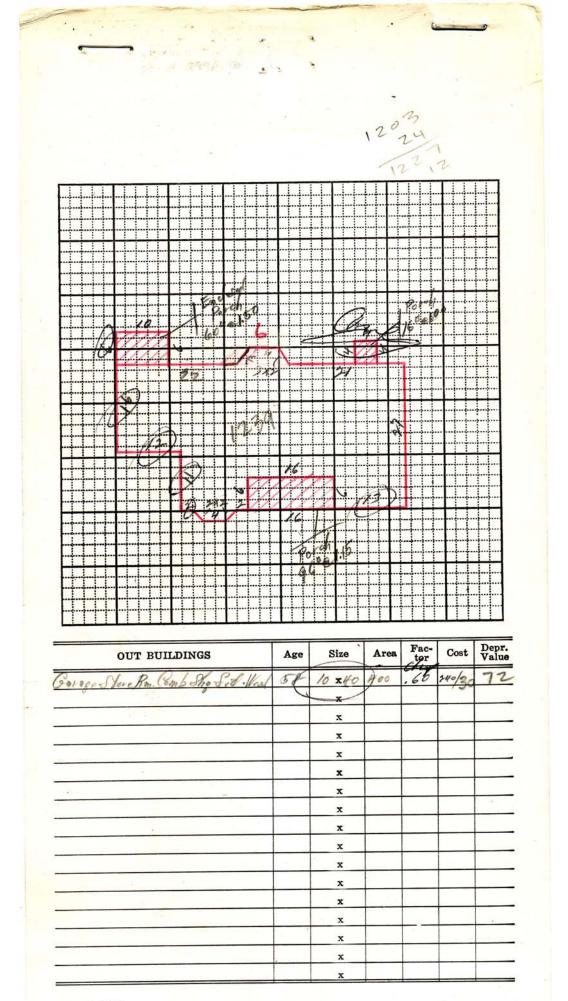
Photo No. 9: North elevation. Camera facing south, 1995.

Photo No. 10: Accessory building, 1995.

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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	-Small Mee		e		
	nall Med		100	2 1.1.1	
Porches-	-Front	76	2 @ /20	144	
		the second second second second second			
			_@		
Planters_	and the second se				
	. Entry				
	nt. — 1/4 1/3 1/2 2/3 3/	4 Full Fl	oor		
	·				
Basement	Apt Rms	Fin. Rm	s		
Plumbing Heat—Stov	Dishwasher	Shr. St Garbage D HW Stkr_	O.T Disp Elec.	460 44 B	
	Gas X Coal			448	
	— Full				
	r Hd. Wd				
Floor-Fir	/	Other		0.1	
Cabinets _		s		240	
Tile-Wall		ot Flo			
	h-Wood DS				
Awnings -	– Metal	Fiberglass			
					1
	long			1873	
Total Addit					and the second s
		900 Replaceme	nt Cost	8173	
	1896 Avg. 1/	700 Replaceme Obsolescer		8173	
Year Built. 1964 fu	1896 Avg. 1/	Obsolescer Adj. Bld.	ice Value	8173	
Year Built. 1964/11	Avg. 1/ Age 2. Wher - Tenant - Weighbor Record - E	Obsolescer Adj. Bld. Conv. Fact	nce Value for	8173	
Year Built. 1964/11	Avg. 1/ Age 2. Dwner - Tenant - Neighbor Record - E Replaceme	Obsolescer Adj. Bld. Conv. Fact ent Cost-1940	nce Value or Base	8173	
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