

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Gordon-Ledingham House**

Address: 145 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-619

Current Owner Name: HUGHES WILLIAM S & BARBARA S (JT) Parent Parcel(s):

Current Owner Address: PO BOX 1671, PARK CITY, UT 84060-1671

Legal Description (include acreage): S 40 FT LOT 24 OF BLK 73 MILLSITE PARK CITY; 0.09 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

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

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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.

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: Pyramid type (variant) / Vernacular style

No. Stories: 1 ½

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:

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.):
- 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: The front yard is paved as a parking area, but appears as an informally landscaped area in the c. 1940 tax photo. By 1983, the front yard had been paved.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls are clad in non-beveled (drop-novelty) siding. The entry porch, recessed below the main roof and spanning the south half of the primary façade, is supported by square piers with small decorative brackets and a simple spindle frieze between the piers. The low porch rail has a balustrade made of one-inch square supports. In addition to the recessed porch, a moderately-pitched pediment hood supported by solid brackets and simple square posts projects from the recessed porch to cover the wooden steps leading to the porch and entry door.

Roof: The roof, a variant of the pyramid house, is a clipped gable form sheathed in standing-seam metal material. A single narrow steeply pitched gabled dormer rises over the recessed porch.

Windows/Doors: Windows are vertically oriented paired double-hung sash units that appear to be original or have been replaced with units that are identical to the original. The dormer includes a single double-hung window. The window surround is generally simple, but trim on the primary façade includes an apron and decorative blocks at the upper corners and the top of the mullion. The entry door appears to be a wood frame-and-panel door with a single rectangular light and transom light above.

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 house remains largely unchanged from the description provided in the 1984 NR nomination form. See Utah State Historical Society Structure/Site Form, 1984.

Subsequent alterations include removal of an exterior wooden staircase to the upper floor that was located on the south side of the house and the removal of the brick chimney that was located on the east wall of the house. Both elements are visible in the 1983 photograph.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.09 acres. The lot is level with the finished road grade and rises sharply at the rear (east) property line. The front yard was paved to accommodate a parking area sometime before 1983 and the remaining landscaping consists of two small planting beds flanking the entry steps. Also, like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes of similar size and scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 Pyramid house (this being a variant of the type) is one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would still be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11-10(A)(1) for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: Northwest elevation. Camera facing southeast, 1995.

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

Photo No. 4: West elevation (primary façade). Camera facing east, c. 1940 tax photo.

¹Utah State Historical Society, Structure/Site Form, 1984.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		638	\$	\$ 1327
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
53 x 2 x 100 Foundation—Stone Conc. None ✓		106
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB.</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. <u>1</u> Lg.	60	
Bays—Small Med. Lg.		
Porches—Front <u>58 @ .60</u>	35	
<u>ATTACHED.</u> Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>	VAL	
Basement Apts.—Rooms Fin.		
Attic Rooms <u>1</u> Fin. <u>1</u> Unfin.	163	
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin Sink Toilet <u>1</u> Urns Ftns. Shr. <u>1</u> Dishwasher Garbage Disp.	245	
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— { Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> { Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets Mantels		
Tile— { Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>HOOD LINED.</u>		100
Total Additions and Deductions	523	206
Net Additions or Deductions		317

Age 43 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1644
 Depr. 1-2-3-4-5-6 56 / 44 %
 Reproduction Val. Minus Depr. \$ 723

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks AV. AGE RECORDED ON OLD CARD. 35 YRS. (1941) **Total Building Value** \$ _____

Appraised Oct 194 9 By Chas & AJ

Serial No. PC 619

Location Block 73 Millsite Pt Lots 24+25
 Kind of Bldg. RES St. No. 145 Daly Ave
 Class 3 2 Type 1 2 3 4. Cost \$ 1362 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		638		\$ 1362
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gab</u> Mtl. <u>—</u>		
Dormers—Small <u>1</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>82' @ .80</u>	66	
Rear <u>—</u>	@	
Porch <u>—</u>	@	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u>	@	
Planters <u>—</u>	@	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>2</u> Unfin. <u>—</u>	350	
Plumbing {	Class <u>1</u> Tub <u>—</u> Trays <u>—</u>	
	Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	90
Built-in-Appliances <u>—</u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
<u>Stairs 20' @ 1.00</u>	20	
Total Additions	526	526

Year Built <u>—</u>	Avg. Age <u>1949 43</u>	Age <u>52</u>	Current Value	\$ 1888
Inf. by { Owner - Tenant - Neighbor - Record - Est.			Commission Adj. %	
			Bldg. Value	
			Depr. Col. 1 2 3 4 5 6 <u>35</u> %	
Remodel Year <u>—</u> Est. Cost <u>—</u>			Current Value Minus Depr.	\$ 661
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>				
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>				
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %				
Other <u>—</u>				
			Total Building Value	\$

Appraised 5-13-58 19 58 By 1302

Owners Name Toly
 Location Prop. into 24+25 Sub 73 MS
 Kind of Bldg. Res St. No. 145 Daly Ave
 Class. 2 Type 1 2 3 4 Cost \$ _____ X _____ %

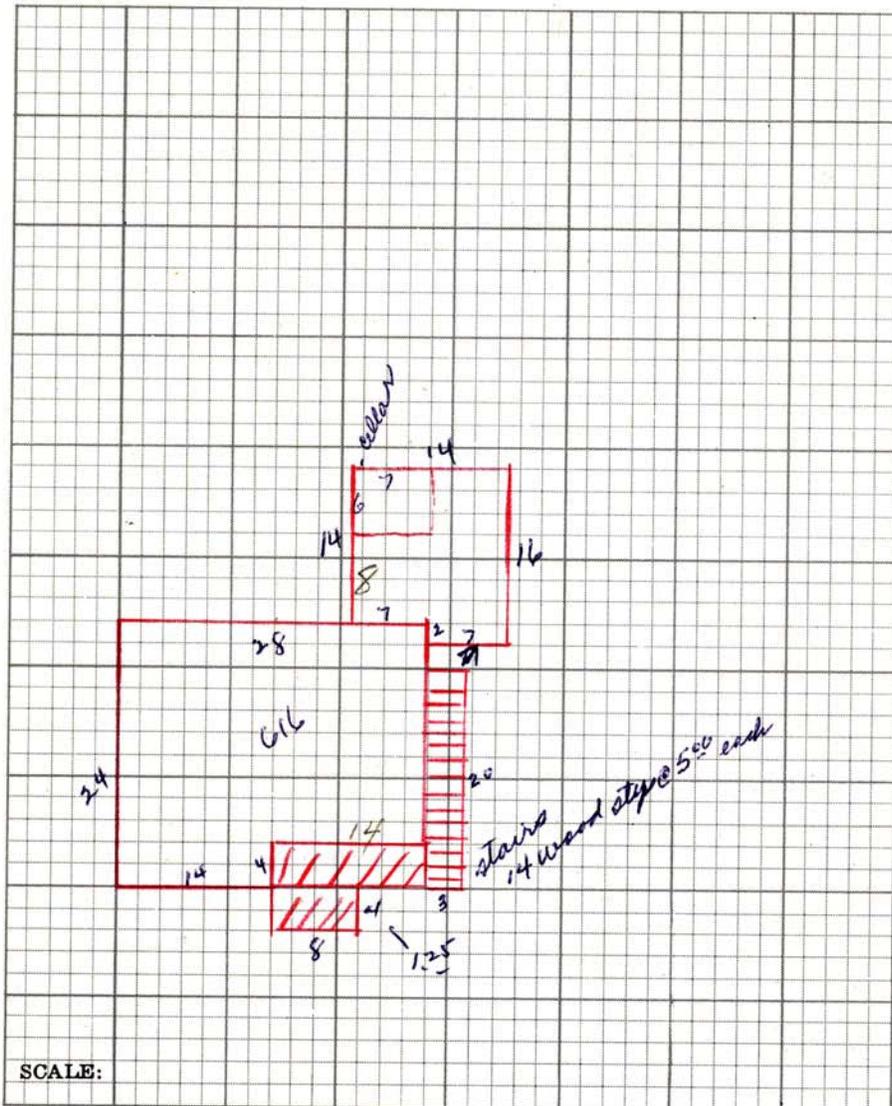
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	784		\$ 2450	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>siding</u>		
Roof Type <u>Manchard</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>(2)</u> 88 @ 125 110		
Rear _____ @ _____		
Porch <u>14 WOOD STEPS @ \$5</u> @ 70		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Center-Bsmt. ^{att} <u>att</u> $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>one</u> 40		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____ 265		
Plumbing {	Class <u>1</u> Tub. _____ Trays _____	
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	290
	Dishwasher _____ Garbage Disp. _____	290
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> Coal _____ Pipeless <u>6164</u> Radiant _____ 299		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		10094
Year Built <u>1906</u>	Avg. <u>11911</u>	Replacement Cost <u>3524</u>
<u>1965</u>	Age <u>2</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 11-7 1968 By 1333 NOV 27 1968
 Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>ced stud No Value</i>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

REMARKS **Average Year of Construction Computation:**

1906 $2890 = 91\% \times 60$ Year = 5460

Year 1965 \$ 296 = 9% x 1 Year = 09

Average Year of Construction 1911 5469



PC 619

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 145 Daly
Park City, Summit County, Utah

UTM: 12 458210 4498450

Name of Structure: Gordon/Ledingham House

T. R. S.

Present Owner: Toly et. al.

Owner Address: Box 61, Park City, UT 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 619

South 40 feet, Lot 24; North 4 feet Lot 25 of Block 73, ~~Park City Survey~~
Less than one acre. *Millsite Reservation*

STATUS/USE

Original Owner: Unknown

Construction Date: c. 1895 Demolition Date:

Original Use: Residence

Present Use:

Building Condition: Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION

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:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

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

Basio, Kathryn. Telephone interview, January 18, 1984, Park City, Utah
Kummer, Bea. Interview, February 10, 1984, Park City, Utah.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

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

This house is a one story frame variant of the pyramid house with a clipped gable roof. Typical of one variant of the pyramid house it has a square plan and an inset porch in the southwest corner. The porch has a simple spindle band across the top, square porch piers with decorative brackets at the top, and a straight post balustrade. The pediment that serves as a hood over the entrance is not original, but does not affect the building's original integrity. There is a pair of double hung sash windows on the north half of the facade. The window opening is highlighted by a common type of Victorian Eclectic decorative molding, one that has decorative corner blocks. Two doors are set into the corner of the porch, one flanked by a second pair of double hung sash windows. The single dormer is not original (n.d.), but because it was built of the same material as the house, and has a two over two double hung sash window, typical of the period in which the house was built, it is compatible with the design of the house and does not affect its original character. This type of alteration documents one typical method of expansion of Park City houses, one that was not the preferred choice in Park City. A set of stairs was added to the south side of the building to provide access to an upstairs apartment. It is an unobtrusive and reversible alteration. The house is in excellent condition and maintains its original integrity.

Statement of Historical Significance:

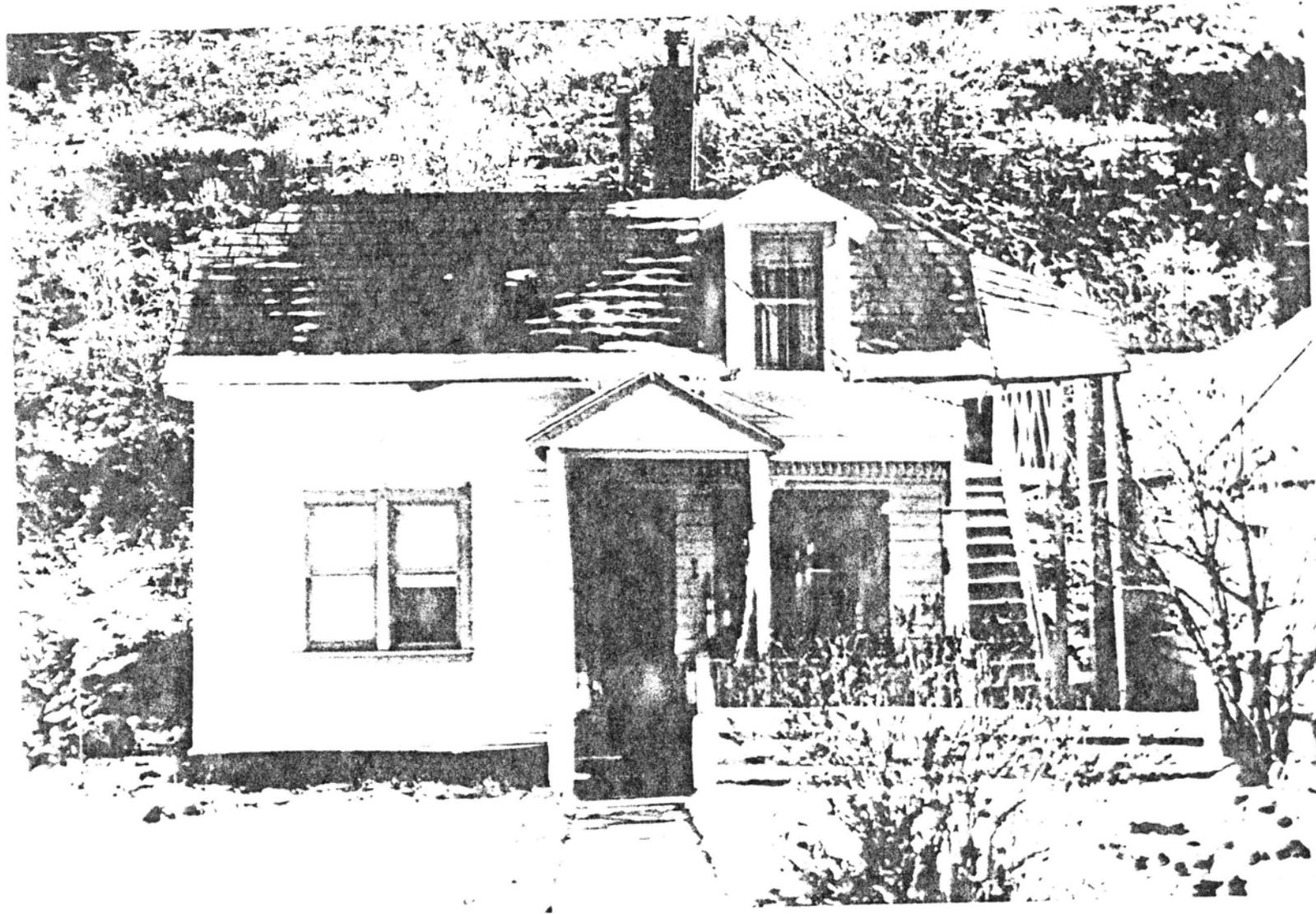
Construction Date: c. 1895

Built c. 1895, the Gordon/Ledingham House at 145 Daly is architecturally significant as one of only five well preserved examples of a variant of the pyramid house, one of the three most common house types built during the early period of Park City's mining boom era. The pyramid house was built with a number of variations. This one is characterized by the typical square form and clipped gable, and a hip or pyramid roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of Park City's pyramid houses are included in this nomination.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. The first owner of legal record was Lucy Gordon, who, in 1905 granted the property to Matt and Hannah Engblom. Lucy Gordon, about whom nothing is known, rented out this house for a number of years and may never have lived here herself. The 1900 census records show John Ledingham, a future owner of the house, as the renter/occupant. Ledingham bought the house from the Engbloms in 1912, having apparently rented it from them since their purchase in 1905. He may have been the original occupant of the house.

John Ledingham was born in Kansas in 1860 and came to Park City at the age of 22 to work in the mines. His wife, Mima, and three children were living with him in this house in 1900. John, who served for a time as a trustee of the local school board, died of miner's consumption in 1917, just a month after selling this house to Minnie K. Bennie. Mike Bayer Umiljenovic bought the house in 1924 and lived here for many years. He, like many of his neighbors along Daly Avenue during the early decades of the twentieth century, was of Yugoslavian or Croatian descent, prompting the name Bohunk Alley for this area.¹

(See continuation sheet)





NO
PARKING
ANY
TIME
←→

