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

1 IDENTIFICATION

Name of Property:
Address: 41 Seventh Street AKA: 45-47 King Road
City, County: Park City, Summit County, Utah Tax Number: PC-684
Current Owner Name: Erma Nelson

Current Owner Address: 3896 Honeycut Rd, SLC, UT 84106

Legal Description (include acreage): 0.08 acres; PARK CITY BLOCK 75 (MILLSITE RES) BLOCK: 75 LOT: 51 AND:- LOT: 52 BUILDING: 0.00 LOTS 51 & 52 BLK 75 MILLSITE RESERVATION PARK CITY ALSO THE ABANDONED AND UNUSED PART OF SEVENTH ST ADJOINING LOT 32 BLK 32 PARK CITY ALSO BEG S'MOST COR LOT 32 BLK 32 PARK CITY SURVEY SD PT BEING S 98.01 FT & W 298.81 FT FROM N'MOST COR BLK 74 PARK CITY; RUN TH N 23*38' W 16.81 FT N 66*54' E 71.76 FT; S 22*56' E 16.14 FT; S 66*22' W 71.56 FT TO BEG; & ALSO (N'LY1/2 OF VACATED 7TH ST) BEG AT THE NW COR OF LOT 50 BLK 75 PARK CITY SURVEY & RUN TH N 66*2200' E 23.60 FT; TH S 68*2700' E 20.89 FT ALONG A LINE COMMON TO LOTS 50 & 51 OF SD BLK 75 TO A PT ON A FENCE LINE; TH S 64*40'19" W ALONG SD FENCE LINE A DISTANCE OF 34.25 FT; TH N 68*2700' W 14.11 FT ALONG A LINE COMMON TO LOTS 50 & 49 OF SD BLK 75; TH N 21*33'00" E 8.26 FT TO PT OF BEG

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
☐ Full
☐ Partial

Use
Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

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.


Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November 08
4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor  No. Stories: 1

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:

☑ 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: House faces east with side elevation along King Road.

Foundation: Unverified.

Walls: Wood drop siding.

Roof: Metal material.

Windows/Doors: Paired double-hung sash type on north elevation and two-over-two double-hung sash type on primary façade.

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): This one-story frame hall-parlor house appears to have had minor alterations, but a large addition was added to the primary façade. An extension from the primary façade includes a large carport and dwelling space behind the carport. The west elevation indicates several rear additions were constructed during the historic period. The are configured like most shed additions to hall-parlor houses in Park City, but it appears that over time the roof line of the additions slowly moved up the main roof and now the roof of the additions springs from well above he midpoint of the original roof. The out-of-period changes may be reversible, which would have a positive impact on the site’s integrity. The changes, primarily the large c. 1970 addition, are significant and diminish the site’s original character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting has been altered due to the construction, in the front yard, of a large carport and dwelling space. Building permit indicates carport may have been constructed in 1974.

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; however, the large addition attached to the primary façade detracts from the workmanship of the site.

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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the
mining era; however, the large addition to the primary façade renders this site ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☐ Not Known  ☐ Known: (source: )  Date of Construction: c. 1900¹

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. 4: North elevation. Camera facing south, 1995.


¹ Summit County Tax Assessor.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
STAND-BY TAX APPRAISAL

Serial No. PC 684
County
Batch No.

Owner  Nelson
Location

New Construction Existing, with Addition
and/or Remodeling 

Year Built 74 Year of Add./Rem.

Appraised 19 By

Inf. by: Owner - Tenant - Neighbor - Record - Est.
Structure % completed as of 19

Kind of Bldg. Res. Model: I - II - III - IV
Summer Cottage - A-Frame Class: I - II Story
Mobile Home Grade: E - A - AA - D Cond. T-

With Model ___________ Quality Addition

Story Height: 1 - 1½ - 2 - B/L - T/L

Frame/Block - Masonry/Veneer - Wood__ Alum. ___ Siding
With ___ Without ___ Bsmt. Wtr. ___ Swr. ___ Sep. ___ Well

Other

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Area A __________ Area B ______ Total ______

S.F. Cost Multi. L.V. Area

A  X  X  = $
B  X  X  = $

Fireplace ___ Story Model ___


General

Total from Reverse Side $

Total

Time - Location Multiplier ................. X
Completed - Structure RCN ............... 
Physical Depr. (_______) %
Completed - Structure FMV ............... X
Percentage of Completion ................. X
Incompleted - Structure FMV ............. +
Depr. Value (FMV) of all other Imp ......... +

Total

Equalization Factor ...................... X
Net Stand-by Assessed Valuation ..........
Louis C & Erma M Nelson  
1825 E 3900 South  
Salt Lake City Ut  
FQC136 IQC593 Out  
84117  
M20-253 M109-798

Lots 51 & 52 Blk 75 Millsite Rese-
vation Park City. Also the abandon-
and unused part of Seventh St adjoin-
ing Lot 32 Blk 32 Park City.

Also Beg. S'most cor Lot 32, Blk 32
Park City Survey, sd pt. being S.
98.01 ft & W. 298.81 ft fr N'most cor
Blk 74 Park City, run. th N 23°38' W
16.81 ft, N 66°54' E. 71.76 ft, S.
22°36' E. 16.14 ft, S. 66°22' W.
71.56 ft to beg.

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1950
ALL ITEMS WITH ASTERISK ★ MUST BE FILLED OUT ★

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN STAMPED

*Date
June 10 1974

*Proposed Use of Structure
Residence

*Bldg. Address
157 King Rd. Park City UT 84060

*Address Certificate No.

*Lot # *Block *Subd. Name & Number

*Property Location

*Total Property Area - In Acres or Sq. Ft.

*Owner of Property

*Mailing Address

*Business Name Address

*Architect or Engineer

*General Contractor

*Business Address

*Electrical Contractor

*Business Address

*Plumbing Contractor

*Business Address

*Mechanical Contractor

*Business Address

*Previous Use of Land or Structure

*Dwell. Units Now on Lot

*Type of Improvement/Kind of Const.

*No. of offstreet parking spaces:

SUB-CHECK

Zone

Zone Approved By

Disapproved

Approved

Sub. Ch. By

Setbacks in Feet

Front

Prop. Line

Side

Prop. Line

Side

Prop. Line

Rear

Prop. Line

PLOT

PLAN

HOUSE OR

HOUSE & GARAGE

IF ATTACHED

Indicate Street

If Corner Lot

Indicate North

STREET

NOTE: 24 hours notice is required for all inspections.

BUILDING FEE SCHEDULE

Square Ft. of Building
260

Value

6500

Rough Basement
Building Fees
600

Finish Basement
Plan Check Fees
600

Carport sq. ft.
540

Electrical Fees
650

Garage sq. ft.

Plumbing Fees

Other

Mechanical Fees

Type of Bldg.
Water

400

• No. of Dwellings

Sewer

350

• No. of Blds.

Storm Sewer

Total

00

Comments:

Plan Chk. OK by

Special Approvals

Required

Received

Not Req.

Board of Adjustment

Health Dept.

Fire Dept.

Soil Report

Water or Well Permit

Traffic Engineer

Flood Control

Sewer or Septic Tank

City Engineer (off site)

Gas

Comments:

Land Use Cert.

Electrical Dept.

HiBack C.G. & S.

Other

Bond Required

Yes

No

Amount

Signature of Approval

Signature of Contractor or Authorized Agent

Date

Certificate of Occupancy

This permit becomes null and void if work or construction authorized is not
commenced within 120 days, or if construction or work is suspended or abandoned
for a period of 120 days at any time after work is commenced. I hereby certify that I
have read and examined this application and know the same to be true and correct.
All provisions of laws and ordinances governing this type of work will be complied
with whether specified herein or not the granting of a permit does not presume to
give authority to violate or cancel the provisions of any other state or local law
regulating construction or the performance of construction and that I make this
statement under penalty of perjury.