1 IDENTIFICATION

Name of Property: Matthew Urie House

Address: 157 PARK AVE

City, County: Park City, Summit County, Utah

Current Owner Name: BLUE SAGE PROPERTIES INC

Current Owner Address: PO BOX 2074, PARK CITY, UT 84060-2074

Legal Description (include acreage): LOT 14A 157 PARK AVENUE SUBDIVISION; CONT0.06 AC

2 STATUS/USE

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

*National Register of Historic Places: ☐ ineligible ☑ eligible

listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

☐ tax photo:

☐ prints:

☐ historic: c.

☐ 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

☐ city/county histories

☐ original building permit

☐ Utah Hist. Research Center

☐ sewer permit

☐ USHS Preservation Files

☐ Sanborn Maps

☐ USHS Architects File

☐ city directories/gazetteers

☐ LDS Family History Library

☐ obituary index

☐ Park City Hist. Soc/Museum

☐ census records

☐ university library(ies):

☐ 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: L cottage

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08
☐ Good (Well maintained with no serious problems apparent.)
☑ Fair (Some problems are apparent. Describe the problems.): Minor disrepair.
☐ 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: Tax cards indicate no foundation, not verified.
  Walls: Drop siding.
  Roof: Cross-wing roof form sheathed in standing seam metal.
  Windows: Double-hung sash type.

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 L cottage remains unchanged from the description provided in the 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 remains unchanged from what is seen in early photographs and what is described in the NR nomination. The tax cards note 2 sheds--their existence was not verified.

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: 1885

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. 3: Northeast oblique. Camera facing southwest, 1983..

² From “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
Street No.
Schedule
Class
Type
1-2-3-4 Cost
% Actual
Factor
Totals
Stories
Dimensions
Cu. Ft.
Sq. Ft.

1
x
750
$5

154

No. of Rooms
Condition

Description of Building
Add
Deduct
Foundation—Stone
Conc.
None

Ext. Walls.
Siding.

Insulated—Floors
Walls
Clips.

Roof—Type
Mat.
Shg.

Dormers—Small
Med.
Lg.

Bays—Small
Med.
Lg.

Porches—Front

Rear

Cellar—Basin
1 1/2 % full-floor

Basement Apts.—Rooms Fin.

Attic Rooms
Fin.
Unfin.

Plumbing
Class
Tub.
Trays
Basin
Sink.
Toilet
Urinal
Faucet
Shr.

Dishwasher
Garbage Disp.

Heat—Stove
H. A.
Steam
S. Brl.
Oil
Gas
Coal

Air Conditioned
Incinerators

Radiant—Pipeless

Finish
{ Hd.
Wd.
Fir.

Floors
{ Hd.
Wd.
Fir.

Conce.

Cabinets
PANTRY
Mantels

Tile
Walls
Wainscot.

Floors

Lighting—Lamp
Drops
Fix.

Wood Lined

Total Additions and Deductions
621
723
1548

Net Additions or Deductions
273

REPRODUCTION VALUE
$1890

Age—Yrs. by
Owner
Tenant
Neighborhood
Records
Depr.
1-2-3-4-5-6
% $793

Remodeled—Est. Cost.
Remodeling Inc.

Garage—S 8 C

Depr.
% $ Obsolescence

Cars—Walls

Out Bldg.

Roof—Size
Age

Floor—Cost.
Depreciated Value Garage

Remarks

ON OLD CARD 37 YRS (1941)

Appraised
Oct. 1949
By

Av.
58 4/4 %

Av Age Recorded

Total Building Value

1890

348
<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone</td>
<td>221</td>
<td>276</td>
</tr>
<tr>
<td>Ext. Walls s/d</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers—Small</td>
<td>1 Can</td>
<td></td>
</tr>
<tr>
<td>Bays—Small</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Base. Entry</td>
<td></td>
<td></td>
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<tr>
<td>Cellar/Basmt.</td>
<td></td>
<td></td>
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<tr>
<td>Basmt. Gar.</td>
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<td>Basement-Apt.</td>
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</tr>
<tr>
<td>Attic Rooms Fin.</td>
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<tr>
<td>Class</td>
<td>550</td>
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</tr>
<tr>
<td>Tub</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trays</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basin</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wtr. Sftr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shr. St.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>O.T.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garbage Disp.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat—Stove H.A.</td>
<td>330</td>
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<tr>
<td>FA × HW × Stkr. Elec.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil</td>
<td></td>
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</tr>
<tr>
<td>Gas</td>
<td></td>
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</tr>
<tr>
<td>Coal</td>
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<tr>
<td>Pipeless</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radiant</td>
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<tr>
<td>Air Cond.</td>
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<tr>
<td>Full</td>
<td></td>
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</tr>
<tr>
<td>Zone</td>
<td></td>
<td></td>
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<tr>
<td>Finish—Fir.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Panel</td>
<td></td>
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<tr>
<td>Floor—Fir.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
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<tr>
<td>Cabinets</td>
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<td></td>
</tr>
<tr>
<td>Mantels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile—Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wainscot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td></td>
<td></td>
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<tr>
<td>Storm Sash—Wood D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metal D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S.</td>
<td></td>
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<tr>
<td>Awnings</td>
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<tr>
<td>Metal</td>
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<td></td>
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<tr>
<td>Fiberglass</td>
<td></td>
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Total Additions: 1236

Year Built: 1904

Total Building Value: $
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<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>
<tr>
<td>2</td>
<td>OLD Shed</td>
<td>304</td>
<td>x</td>
<td></td>
<td>.47</td>
<td></td>
<td>NTV</td>
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</tbody>
</table>

#### Garage — Class Depr. 2% 3%

<table>
<thead>
<tr>
<th>Cars</th>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Size</th>
<th>x</th>
<th>Age</th>
<th>Cost</th>
<th>\times 47 %</th>
<th>1940 Base Cost</th>
<th>x</th>
<th>% Depr.</th>
<th>Total</th>
</tr>
</thead>
</table>

#### REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
157 Park
Park City, Summit County, Utah

Matthew Urie House

Bob Thompson

P.O. Box 3191, Park City, Utah 84060

UTM: 12 458200 4498770

T. R. S.

All Lot 14 and Southerly 10 feet front and rear Lot 15 Block 1, Park City Survey
Less than one acre.

Possible Matthew Urie

Construction Date: c. 1885

Demolition Date:

[Check boxes for conditions and use]

National Landmark District
National Register Multi-Resource
State Register Thematic

Significant
Not of the Historic Period
Contributory
Not Contributory

[Check boxes for final register status]

[Check boxes for research sources and bibliographical references]

1900 Census Records. Summit County, Park City Precinct, p. 183-A.
This house is a one story frame building with an irregular L plan. The irregularity of plan and the variation of roof type of the two sections of the house indicate that it was probably built in two sections. Because the materials and windows of both sections are identical and the proportions similar, however, it is likely that the construction dates of both sections are very close. The Sanborn Insurance Map indicated that by 1889 the house looked as it does today. The house was modified only slightly between 1889 and 1900 by extending a narrow section of the north wall. That section has a separate entrance in the east side, and it is likely that it was created to serve as a wood or coal shed. It is likely that the house was originally built as a rectangular cabin and at a later date a cross-wing was built on the south side. The door originally would have been flanked on both sides by windows. At present there is a window on the south side of the door, a single window on the gable end of the cross-wing, and another window on the north side of the cross-wing. The windows are all the two over two double hung sash type. A hip roof spans the entire east side of the building and extends down the north side to the door into extension. The Sanborn Map indicates that by 1889 this house had a porch across the east side, and it was probably extended down the north side when the north extension was made. The balustrade of the
(See continuation sheet)

Built c. 1885, the Mathew Urie House at 157 Park is architecturally significant as one of two well preserved examples of a Park City house with a distinct L-plan by addition. This type of addition does not appear to have been common in Park City building, and less than five examples of the type are extant. As opposed to the T/L cottage and the T/L cottage by addition, which, viewed from the facade, have relatively short cross-wings and longer stem-wings, the L-plan by addition house has a distinctive L-plan consisting of two wings of almost equal length that intersect at right angles. An irregularity in roof type and roof line indicates that this house was not built with an original L-plan, but instead is the result of the expansion of a small house by the addition of a cross-wing to the front of one end of the original facade. Although an uncommon type, the L-plan by addition is significant because it is a variant of the common modification of adding a cross-wing to an existing house as a solution to the problem of inadequate space in the tiny mining town cottage.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, and may have been built by at least 1880, the year Ella A. Dorrity purchased the property from the Park City Townsite Corporation. She sold it in 1881 to John and Jeannie May O'Riley, who in turn sold it in 1884 to Thomas Pavey and Matthew Urie. Pavey sold his interest in the property to Urie in 1885. It is likely that Matthew Urie, a carpenter, built either the original part of the house or the early major addition at that time.

Matthew and Elizabeth Urie lived in this house for almost forty-five years. Matthew was a native of Scotland (b.1854), who had come to Park City soon after his arrival in the U.S. in 1880. Elizabeth was born in 1861 on the Isle
(See continuation sheet)
section of porch across the gable end has been framed in. That change is minor and could be easily reversed. The only major change that was made was the excavation of the area below the gable end of the cross-wing to create a garage. The garage opening was constructed of drop siding that complements the rest of the house, and the change does not affect the building's original integrity. This house is in good condition, and since 1889 has received no alterations which affect its integrity.

History continued:

of Man and came to U.S. and Park City in 1884, the year she married Matthew; they had at least eight children. In 1930, after Matthew's death, she granted the property to their son and daughter-in-law, James M. and Charlotte Urie. They sold it six years later to Jerry F. and Mary Sullivan. The house remained in the Sullivan family to the present until 1984..