HISTORIC SITE FORM -- HISTORIC SITE INVENTORY
PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:
Address: 575 Park Ave

City, County: Park City, Summit County, Utah

Current Owner Name: FAIRY ISLES LIMITED COMPANY

Current Owner Address: POB 479, DEVONSHIRE DV06 BERMUDA

Legal Description (include acreage): SUBD: PARK CITY BLOCK 5 LOT: 19S 16 T 2S R 4E LOT 19 & S1/2 LOT 20 BLK 5 PARK CITY SURVEY M41-468 HQC-510 532-377 577-04-07 888-70 1245-48 1289-33 1290-6751407-43-62 1489-1711; Acres 0.07

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☐ 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

Bibliographical References (books, articles, interviews, etc.)

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early 21st c. type / Neo Victorian style
No. Stories: 1 1/2
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:

☐ 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 house is set on a lot that follows the slope of the street to the side. A coursed cut-stone retaining wall parallels the street at the sidewalk.

Foundation: The visible foundation on the façade is concrete.
Walls: The exterior walls are clad in drop/novelty wooden siding.
Roof: The shed and cross-gabled roofs are shingled. The porch and bay roofs are clad in standing seam metal.
Windows/Doors: Visible windows are two-over-two double-hung sash in vertical openings. A three-sided shed-roofed bay extends from the gable-end 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): The initial single-story frame cross-wing house has an open porch in the L with arched openings and wooden supports. The front bay appears on the 1900 Sanborn Insurance Company map but is gone by 1907. The 1949 tax card does not note that there is a bay but the sketch footprint depicts it. The bay was gone in 1957, 1968 and 1995 but appears again in 2006. Window openings in the c.1960 photo are more horizontal but restored, by 1995, to vertical openings with double-hung sash. A c. 1960 full-width single story rear addition is noted on the 1968 tax card.

Between 2006 and 2011 a substantial rear addition with a front-gabled roof and shed dormer on the south slope of the gabled roof was built. The addition is significant and diminishes the site's original character. The extent of the addition means that the form is no longer a cross-wing house but is now an Early 21st c. type.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): A large evergreen tree dominates the landscaping on one side of the yard. The other half of the front yard is paved to provide parking. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other houses of similar or larger 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 (cross-wing) and simple roof form of the initial structure, 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; however, the extent of the alterations to the main building—primarily the scale of the addition and how it engulfs the rear portion of the main roof form—substantially diminishes its association with the past.

Because of extensive modifications to the main building and the land, the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known   ☐ Known:   (source: )  Date of Construction: c. 1894

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: East elevation (primary façade). Camera facing west, 2011.
Photo No. 4: East elevation (primary façade). Camera facing west, 2006.
Photo No. 5: East elevation (primary façade). Camera facing west, 2006.

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¹ Summit County Recorder.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
### RE-APPRAISAL CARD (1940 APPR. BASE)

**Owner's Name:**

**Owner's Address:**

**Location:**

**Kind of Building:** 1955 Park Ave.

**Schedule**

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Cost</th>
<th>Total</th>
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<tbody>
<tr>
<td>1</td>
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**No. of Rooms:** 4

**Condition:**

### Description of Building

- **Foundation:** Stone
- **Ext. Walls:** Siding
- **Insulated:** Floors Walls Clw.
- **Roof:** Type G & B, Mat., Pot. Slate
- **Dormers:** Small Med. Lg.
- **Bays:** Small Med. Lg.
- **Porchs:** Front @ 125 126
- **Rear:** @
- **Cellar:** Basmt 1/4 1/2 1/4 1/4 full-floor No 145
- **Basement Apts.:** Rooms Fin. 0
- **Attic Rooms:** Fin. Unfin.
- **Plumbing:** Class Tab., Trays
- **Bath:** Sink, Toilet
- **Urns:** Fns., Shr.
- **Dishwasher:** Garbage Disp.
- **Heat:** Stove F. H. A., Steam, S. Bt. Fir.
- **Oil:** Gas, Coal
- **Air Conditioned:** Incinerators
- **Radiant:** Pipeless
- **Finish:** (Hd. Wd. Flrs.)
- **Cabinets:** 1 Mantels
- **Walls:** Wainscot
- **Tile:** Floors
- **Lighting:** Lamp, Drops, Fix.

**Total Additions and Deductions:** 126 270 395

**Net Additions or Deductions:** -176 -144

**Reproduction Value:** $2711

**Modeling Value:** $868

**Remodeled:** Est. Cost

**Garage:** S 8 C. Depr. 2% 3%

**Care:** Walls

**Roof:** Size x Age

**Floor:** Cost

**Depreciation:** Value Garage

**Remarks:**

**Appraised:** 10/194  By CA. A. J.
Owners Name

Location

Kind of Bldg: Res. St. No. 575 Park Ave

Class 4

Type: 1 1/2 B. Cost: $ 1000

Stories Dimensions Sq. Ft. Factor Totals

x x 1354 4.6 6265

Att. Gar.—C.P.

Flr. Walls Cl.

Description of Buildings

Foundation—Stone Conc. X Sills
Ext. Walls ASH SHAKE POX (A)
Rooftype G/C Mtl.

Dormers—Small Med. Large
Bays—Small Med Large
Porches—Front 964 1 114

Rear

Porch

Planters

Ext. Base. Entry


Bamt. Gar.

Attic Rooms Fin. Unfin.

Class Tub. Trays

Plumbing Basin Sink Toilet

Wtr. Sttr. Shr. St. O.T.

Dishwasher Garbage Disp.


Oil Gas Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. Panel

Floor—Fir. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. : Metal D. S.

Awnings — Metal Fiberglass

Total Additions: 1127

Year Built: 1894 Avg. 1910 Replacement Cost: 71 92

Rem. 1960 Age 2. Obsolescence

Inf. by Owner- Tenant—
Neighbor— Second Est.

Replacement Cost—1940 Base

Depreciation Column \[ \sqrt[2]{3 4 5 6} \]

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 1 127

Appraised 10-21 19 58 By 1701

Appraised 19 By
### RESIDENTIAL OUT BUILDINGS

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<th>Age</th>
<th>Size</th>
<th>Area</th>
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<th>Conv. Pac.</th>
<th>Adj. Cost</th>
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</table>

Garage — Class — Depr. 2% 3%

Cars — Floor — Walls — Roof — Doors

Size — x — Age — Cost — x 47%

1949 Base Cost — x — % Depr.

### REMARKS

Average Year of Construction: 1910

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION
<table>
<thead>
<tr>
<th>Location</th>
<th>575 Park Ave</th>
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<td>Sq. Ft.</td>
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<td>Totals</td>
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<td>Gar.—Carport</td>
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<td>Description of Buildings</td>
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<td>Insulation</td>
<td>Floors</td>
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<td>Dormers—Small</td>
<td>Med.</td>
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<tr>
<td>Bays—Small</td>
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<td>Porches—Front</td>
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<td>Rear</td>
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<td>Metal Awnings</td>
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<td>Basement Entr.</td>
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<td>Planters</td>
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<td>Cellar-Bsmnt.</td>
<td>½ ½ ½ ½ ½ ½ Full</td>
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<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
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<tr>
<td>Plumbing</td>
<td>Class</td>
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<td>Wtr. Str.</td>
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<td>Dishwasher</td>
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<td>Built-in-Appliances</td>
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<tr>
<td>Oil</td>
<td>Gas</td>
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<td>Finish—Fir</td>
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<td>Cabinets</td>
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<td>Tile—Walls</td>
<td>Wainscot</td>
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<tr>
<td>Storm Sash</td>
<td>Wood D.</td>
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</table>

| Total Additions | |
| Year Built | Avg. Age | Current Value | $2926 |
| Inf. by | Owner | Tenant |
| Neighbor | Record | Est. |
| Remodel Year | Est. Cost |
| Garage—Class | Depr. 2% 3% |
| Carport—Factor | |
| Cars | Floor | Walls | Roof | Doors |
| Size | Age | Cost | % |
| Other | |
| Total Building Value | $ |

Appraised 11-29-57 By 1331
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 575 Park Ave.
Name of Structure: 
Present Owner: Claire Munro
Owner Address: P.O. Box, Park City, Utah 84060

Original Owner: 
Construction Date: 1899
Demolition Date: 

Original Use: residential
Present Use: 
- Single-Family
- Multi-Family
- Public
- Commercial
- Park
- Industrial
- Agricultural
- Vacant
- Religious
- Other

Building Condition: Excellent
- Site
- Ruins

Integrity: 
- Unaltered
- Minor Alterations
- Major Alterations

Preliminary Evaluation:
- Significant
- Contributory
- Not Contributory
- Intrusion

Final Register Status:
- National Landmark
- District
- National Register
- Multi-Resource
- State Register
- Thematic

Photography:
- Date of Slides: 11/77
- Views: Front □ Side □ Rear □ Other □
- Date of Photographs: 
- Views: Front □ Side □ Rear □ Other □

Research Sources:
- Abstract of Title
- Plat Records
- Plat Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories
- Personal Interviews
- Newspapers
- Utah State Historical Society Library

LDS Church Archives
LDS Genealogical Society
U of U Library
BYU Library
USU Library
SLC Library
Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889,1900,1907.
One-story frame home with a gable roof; asbestos shake siding. Tax records indicate that a bay window existed, but has been removed. Sanborn Maps showed the bay window in 1889 and 1900, but not in 1907. The speculation is that the building could have been remodeled after 1907 to include the bay window, then altered again; thus, its removal. Or possibly, the present structure was built between 1900 and 1907.

The building represents a period-type dwelling and also illustrates the type of remodeling done on early Park City homes.

This property passed into the hands of Edward P. Ferry, prominent mining entrepreneur, in 1885, then to David C. McLaughlin (Henrietta M. McLaughlin, 1897). After a series of tax sales property went to Henry Shields (See SU-10-109), pioneer attorney and mining man of Park City. Other transactions followed to R.C. Verran, 1920; James Cunningham, 1929; and W. H. Howland, 1936.

One owner, James Cunningham, was born in 1887 at Lurganeagh, County Down, Ireland. He arrived in Park City in about 1906 and worked as a carpenter for the Silver King Coalition Mining Co. He died in 1950.