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

1 IDENTIFICATION

Name of Property: SWANSON PATRICIA ANNA TRUSTEE

Address: 602 Park Ave

City, County: Park City, Summit County, Utah

Tax Number: PC-119

Current Owner Name: SWANSON PATRICIA ANNA TRUSTEE

Parent Parcel(s): ALL LOT 32 BLK 8 PARK CITY SURVEY; Acres 0.04

Current Owner Address: 336 NAVAJO ST SALT LAKE CITY, UT 84104

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:

Use
- Original Use: Residential
- Current Use: Residential

Use
- ☑ Full
- ☑ Partial

- ☑ listed (date: )

- ☑ ineligible
- ☑ eligible

3 DOCUMENTATION

Photos: Dates
- ☑ tax photo:
- ☑ historic: c.

Research Sources (check all sources consulted, whether useful or not)
- ☑ abstract of title
- ☑ tax card
- ☑ original building permit
- ☑ sewer permit
- ☑ obituary index
- ☑ biographical encyclopedias
- ☑ original plans:
- ☑ newspapers

- city/county histories
- personal interviews
- UtahHist. 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.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: “Hall-Parlor” house
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), # _____.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
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: Low cement retaining wall along natural slope of lot
- Foundation: Not visible and therefore its materials cannot be verified
- Walls: Narrow wood slat siding
- Roof: Asphalt shingle
- Windows/Doors: Visible windows are 6-over-6 double hung windows in wood frames.

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): Street front appearance of structure remains relatively intact based on tax photo and building card sketches. Noticeable material alterations have been made in 1995 photo to the pediment porch extension (inclusion of turned-post porch supports, railings, and details). Largest alteration to structure in 1995 photo is the raised roofline (a slight board indentation is left to indicate where original roofline ends and addition starts) which accommodates a ½ storey floor above the structure. Addition is noticeable from the roadway but not overly distracting, and matches in building overall in material and style.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):
- Narrow building lot on a slightly sloped lot slanting downward to the left of the front elevation. Building lot itself is fairly leveled out and sinks below the city roadway and dedication on one end. House is recessed from the city roadway roughly 10 feet and is separated from it by a low retaining wall of cement. A large deciduous tree is located within grassy front lawn on right side of the front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):
- Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

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, but conjectural changes have been made to the front porch to imitate a later building.

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 extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations--roof line, window type, and entry porch elements--to the site render it ineligible for listing in the National Register of Historic Places.
5 SIGNIFICANCE

Architect: Not Known
Builder: Not Known

Date of Construction: c. 1910

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. 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**: West elevation (primary façade). Camera facing east, 1995.
- **Photo No. 3**: West elevation (primary façade). Camera facing east, tax photo.

---

1. Summit County Recorder notes 1898, but 1907 Sanborn Insurance maps indicate a completely different configuration that what is seen today. The 1949 tax card and 1965 Sanborn reflect the square form and projecting entry porch.

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>Cost</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>3</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>713</td>
<td>$</td>
<td>$</td>
<td>$1380</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No. of Rooms</th>
<th>Condition</th>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Foundation | Stone | Cmp. | None | 100% |
| Ext. Walls |        |      |      |      |
| Insulated  | Floors | Walls | Clm. |      |
| Roof       | Type    | Mat. | Rad. Slg. |      |
| Dormers    | Small   | Med. |      |      |
| Bays       | Small   | Med. |      |      |
| Porches    | Front   | Rear |      |      |
| Cellar     | Basm't | 1/4 | 3/8 | 3/8 | full-floor | Dpt |

Basement Apts. - Rooms Fin. -

| Attic Rooms | Fin. | Unfin. | 100% |
| Plum. Basin | Sink | Toilet | 315  |
| Heat        | H. A. | Steam | 30 | Bld. | Coal |
| Air Conditioned | Incinerators | Radiant | Pipeless | Finish | H. Wd. | Firs. | 40 |
| Cabinets | 1 | Mantels | 40 |
| Tile | Walls | Wainscot | 100% |
| Lighting Lamp | Drops | 120 |

| Total Additions and Deductions | 425 | 228 | 1380 |

Net Additions or Deductions | +187 |

<table>
<thead>
<tr>
<th>Age</th>
<th>Est. Yrs. by Owner Tenant Record</th>
<th>Depr. 2.3.4.5.6</th>
<th>Reproduction Val. Minus Depr.</th>
<th>$1537</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remodeled</td>
<td>Est. Cost</td>
<td>Remodeling Inc.</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td>S</td>
<td>C</td>
<td>2%</td>
<td>Obsolescence</td>
</tr>
<tr>
<td>Cars</td>
<td>1</td>
<td>Walls</td>
<td>Tin</td>
<td>Out Bidgs.</td>
</tr>
<tr>
<td>Roof</td>
<td>Tin</td>
<td>Size</td>
<td>Age</td>
<td>18</td>
</tr>
<tr>
<td>Floor</td>
<td>Dirt</td>
<td>Cost</td>
<td>48%</td>
<td>Depreciated Value Garage</td>
</tr>
</tbody>
</table>

Total Building Value | $615 |

Appraised: 10/1947 | By O.H. A.T.
Location

Kind of Bldg. Res St. No. 602 Park Ave
Class 3 Type 1234 Cost $ x%

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>713</td>
<td>$1441</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gar.—Carport x Flr. Walls Cl.

Description of Buildings

Foundations—Stone Conc. None
Ext. Walls Siding
Insulation—Floors Walls Cigs.
Roof Type A잘 Mtl.
Dormers—Small Med. Large
Bays—Small Med. Large
Porches—Front 6x7 @ 125 52
Rear 7x7 @ 100 49

Metal Awnings Mtl. Rail
Basement Entr. 3 x 4 @ 75 9
Planters @

Attic Rooms Fin. Unfin.

Plumbing

Wtr. Sflt. Shr. St. O.T. 315
Dishwasher Garage Disp.

Built-In-Appliances

Heat—Stove ✓ H.A. ✓ Steam Shr. Blr. ✓
Oil Gas X Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd. Other
Floor—Fir ✓ Hd. Wd. Other
Cabinets 1 Mantels

Tile—Walls Walmot Floors
Storm Sash—Wood D. S. : Metal D. S.

Total Additions

Year Built 1959 Current Value $1916
Inf. by Owner—Tenant—Neighbor—Record—Est. 59
Remodel Year Est. Cost $575
Current Value Minus Depr. $575
Garage—Class Depr. 25% Carport—Factor 30%
Cars 2 Floors 1 Walls Roof Doors
Size 10 x 15 Age Cost 105 x 30% 31

Total Building Value $
Owners Name  
Location  
Kind of Bldg  R2  St. No. 602 PARK AVE  
Class 3  
Type  
Cost  3115  X 94 %  
Stories  
<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>x</td>
<td>x</td>
<td>698</td>
<td>$2928</td>
</tr>
<tr>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Att. Gar. — C.P. — Flr. — Walls — Cl. —  
Description of Buildings  
Additions  
Additions  
Foundation—Stone  Conc. Y  Silla  
Ext. Walls  
Roof Type  Mtl.  
Dormers—Small  Med  Large  
Bays—Small  Med  Large  
Porches—Front  35'/140  49  
Rear  36'/75  26  
Porch  
Planters  
Ext. Base. Entry  20' @ 100  20  
Cellar Bsmnt. — ¾  ½  ¾  ¾  ¾  Full  Floor  38  
Bsmnt. Gar.  
Attic Rooms Fin.  A  Unfin.  
Plumbing  
Class  Tub  1  Trays  
Basin  Sink  1  Toilet  
Water Stf.  Shr. St.  O.T.  
Dishwasher  Garbage Disp.  
Oil  Gas  Coal  Pipeless  Radiant  
Air Cond. — Full  Zone  
Finish—Fir.  x  Hd. Wd.  Panel  
Floor—Fir.  X  Hd. Wd.  Other  
Cabinets  Mantels.  
Tile—Walls  Wainscot  Floors  
Storm Sash—Wood D.  S.  ; Metal D.  S.  
Awnings — Metal  Fiberglass  

Total Additions 953  
Year Built 1894  Avg. 1978  Replacement Cost 3881  
Age 2  Obsolescence  
Inf. by Owners—Tenants—Neighbor—Record—Est.  
Adj. Bld. Value  Conv. Factor  
Replacement Cost—1940 Base  
Depreciation Column 1 2 3 4 5 6  
1940 Base Cost, Less Depreciation  
Total Value from reverse side  garage  

Total Building Value  $  
Appraised  10-22  19  6  By 170V  
Appraised  19  By  
DEC 18 1968
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Garage — Class 1

Cars 1

<table>
<thead>
<tr>
<th>Floor</th>
<th>Wood Walls</th>
<th>1</th>
<th>Roof</th>
<th>1</th>
<th>Doors</th>
<th>1</th>
</tr>
</thead>
</table>

Size 10 x 18

<table>
<thead>
<tr>
<th>Age</th>
<th>Cost</th>
<th>123</th>
<th>x .47%</th>
</tr>
</thead>
</table>

1940 Base Cost x .25% Depr. 56

Total 56

REMARKS

TC-74 REV. 01

STATE OF UTAH — STATE TAX COMMISSION
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 602 Park Avenue
Name of Structure: (Field blank)
Present Owner: Wilfred P. Langford, et al.
Owner Address: 535 S 2nd Ave. #708, SLC, Utah 84111
Original Owner: (Field blank)
Original Use: residential
Present Use: □ Single-Family, □ Multi-Family, □ Public, □ Commercial
□ Park, □ Industrial, □ Agricultural, □ Vacant, □ Religious, □ Other
Building Condition: □ Excellent, □ Good, □ Deteriorated
□ 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 Encyclopædias
□ 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 with a gable roof a slightly sloping back. The front entry, between the gable ends is topped by a steep-pitched pediment-type over-hang supported by wood posts. Flanking the entry was two double hung framed windows with numerous window panes (an apparent alteration from the original). Tax records put construction at 1898. If so, a complete alteration has taken place over the years.

A dwelling which in style and age fits into the Park City residential district. In 1881 George Morrison listed as owner. Hellen Franklin was awarded the property in 1891 by the Summit County Probate Court. That same year Franklin took out a $4000 mortgage from M.S. Archiern. In 1903 a lien was put upon the ground and "Frame Building on lot 32" by J.D. Gregg ($45.00). In 1936 it was apparently redeemed by Helen Franklin, but in 1938 a redemption certificate granted by the County to John F. Cunningham, and in 1937 to Madeline Cunningham.

Helen Franklin was born in Quebec Canada in 1837. She arrived in Utah in 1890, and apparently settled immediately at Park City. Her daughter was Mrs. John Cunningham, (See SU-10-85) whose daughter was a past owner, Madeline C. Langford. She died in 1921.