

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 943 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 943-PA-1

Current Owner Name: LEWIS JENNIFER R

Parent Parcel(s): SA-16

Current Owner Address: PO BOX 932, PARK CITY, UT 84060-0932

Legal Description (include acreage): SUBD: 943 PARK AVENUE REPLAT LOT: 1LOT 1 943 PARK AVENUE SUBDIVISION; .07 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:
 prints:
 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:

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 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: "L" cottage or "T" 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.):
- 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: Cement porch- remainder of foundation is not visible and therefore its materials cannot be verified.

Walls: Drop-novelty wood siding (unable to determine if materials are new, original, or a mix of both)

Roof: Asphalt shingle

Windows/Doors: Unable to determine based on photo alone- likely single hung vinyl windows with full screens. Door is wood with top half panel as glazing.

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): Structure has retained its essential form since the earliest evidences given in the tax photo, with only material changes being made. Efforts have been taken in 2006 photo to recreate porch supports seen in tax photo that were removed and replaced with metal supports (seen in 1995 photo), although the low porch wall in tax photo was not reconstituted back in. Replacements have been made in window and door materials since the tax photo, but the 2006 materials are still reflective of the original character and style of the structure, and apparently have made efforts to rectify the outer appearance (as seen in the 1995 photo). 1995 photo also displays a possible aluminum siding adjustment that by 2006 has reverted back to the drop-novelty siding appearance. Efforts to restore original characteristics to the structure have been successful. The alterations from the 1995 are significant and serve to re-establish the site's original historic character.

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 fairly flat terrain. House is recessed roughly 20 feet from the city roadway, with a planted lawn and vegetation organized throughout the visible landscape. A maturing evergreen tree is evident on the far left side of the front elevation. Most obvious site detail not within historic context (seen as early as the 1995 photo) is the single car driveway that leads up to the front gable end of the structure, distracting from the house's curb appeal and overall appearance. (There is possibility for a driveway width to continue behind structure on the far left of the property's front elevation, allowing for the current driveway setup to be replanted and reinstated as originally intended.)

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 ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): Though the physical elements of the site that convey a sense of life in a western mining town of the late nineteenth and early twentieth century have been altered, the site retains its essential historical form.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1911¹

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:** East elevation (primary façade). Camera facing west, 2006.
Photo No. 2: East elevation (primary façade). Camera facing west, 1995.
Photo No. 3: East elevation (primary façade). Camera facing west, tax photo.

¹ Summit County Recorder.

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 Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>1070</u>	\$ -	\$ <u>1884</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓		<u>146</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Pct. Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>108" @ 1.50</u>	<u>162</u>	
Rear @		
Cellar—Basmt— <u>1/4 1/2 3/4 full-floor</u> <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— { Hd. Wd. <u>✓</u> Floors { Hd. Wd. <u>✓</u> Fir. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels —	<u>40</u>	
Tile— { Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix. <u>Walbrd & Lmbly lined - 5 @ 15 =</u>		<u>75</u>
Total Additions and Deductions	<u>552</u>	<u>221</u>
Net Additions or Deductions	<u>-221</u>	<u>1884</u>

Age 38 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 2215
 { Tenant Depr. 1-2-3-4-5-6 51/49 % \$ _____
 { Neighbors
 { Records' Reproduction Val. Minus Depr. \$ 1085

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars 1 Walls Shg. Out Bldgs. _____ \$
 Roof Tim Size 16x18 Age 25 _____ \$
 Floor Dirt Cost 153/25 Depreciated Value Garage \$ 38
 Remarks (30 yr old - 1941) Total Building Value \$ 1123

Appraised 10/1949 By CAO. AJ

Serial No. SA 16

Location Block 3 S.A. Plots 12+21 All-Lot 11+21
 Kind of Bldg. RHS St. No. 943 PARK AVE
 Class 3 Type 1 2 3 4 4 Cost \$ 2016 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1070		\$ 2016
	x x				
	x x				

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

Description of Buildings		Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>		
Ext. Walls <u>Asb Shake on Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gable</u> Mtl. <u>Part</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>108</u> @ <u>100</u>		108
Rear <u>—</u> @ <u>—</u>		
Porch <u>—</u> @ <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing	Class <u>2</u> Tub <u>1</u> Trays <u>—</u>	350
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>1</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in Appliances <u>—</u>		
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>✓</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>		
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Plastic Floors <u>—</u>		50
Storm Sash—Wood D. <u>—</u> S. <u>1</u> ; Metal D. <u>1</u> S. <u>—</u>		60
		568

Total Additions			568
Year Built <u>—</u>	Avg. <u>47</u>	Current Value	\$ 2584
Ave Age <u>1949-38</u>	Age <u>—</u>	Commission Adj. <u>—</u> %	
Inf. by <u>Owner - Tenant -</u>		Bldg. Value	
<u>Neighbor - Record - Est.</u>		Depr. Col. <u>1</u> 2 3 4 5 6 <u>40</u> %	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ 1034
Garage—Class <u>—</u> Depr. <u>2%</u> <u>3%</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</u> Walls <u>Metal</u> Roof <u>Metal</u> Doors <u>—</u>			
Size <u>7</u> x <u>5</u> Age <u>1967</u> Cost <u>8300</u> x <u>—</u> %			
Other <u>—</u>			
		Total Building Value	\$ <u>477</u>

Appraised 5-6-58 19 58 By 1302

49
38
1
58
47
11

Owners Name Park City
 Location Park City
 Kind of Bldg. Res St. No. 943 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ 4396 x 104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1040		\$ 4593	\$
	x x				
	x x				

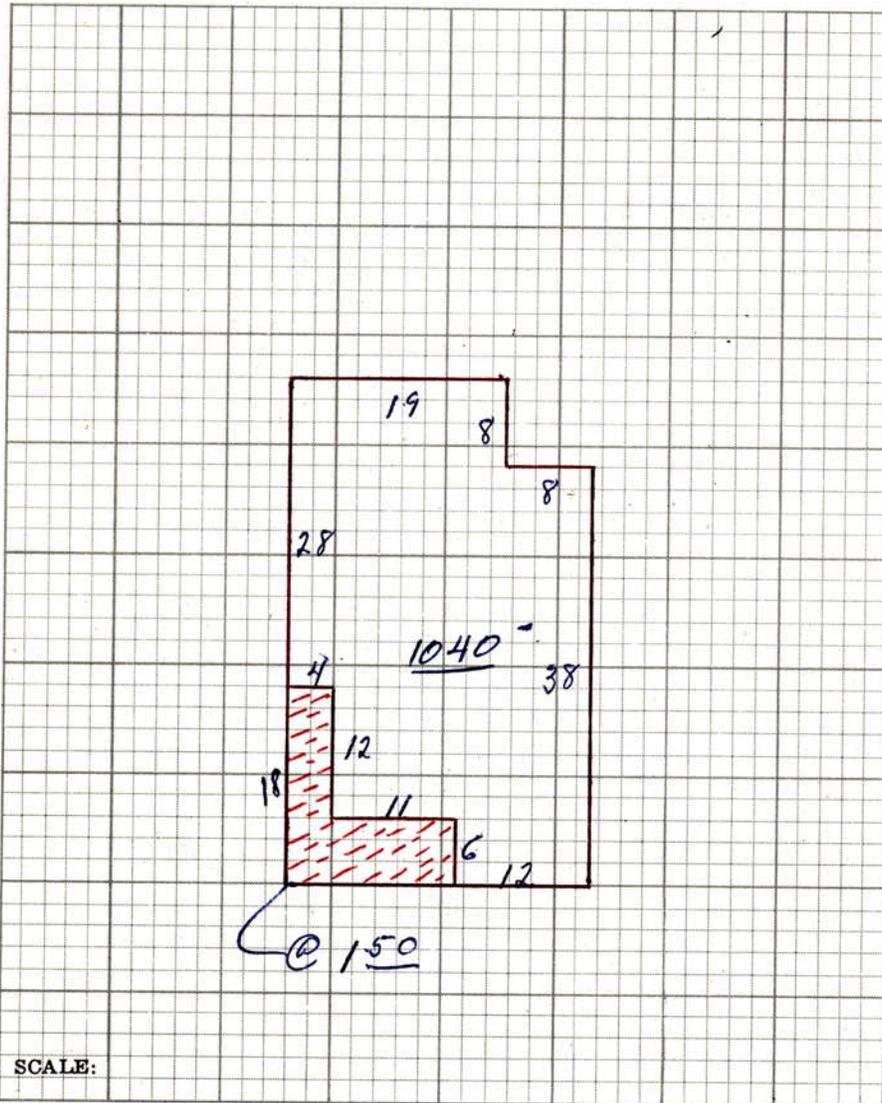
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls _____ <u>FB Shake (out)</u>		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>138 @ 1.5 = 207</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> <u>650</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>✓</u> HW _____ Stkr _____ Elec. _____ <u>393</u>		
Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>✓</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. <u>1</u> S. _____; Metal D. <u>1</u> S. _____ <u>55</u>		
Awnings — Metal _____ Fiberglass _____		

11/14/79 2279
 Reappraisal

Total Additions		1305
Year Built <u>1911</u>	Avg. 1.	Replacement Cost <u>5898</u>
	Age 2.	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 <u>Shed</u>		<u>103</u>
Total Building Value		\$

Appraised ① 10-18 1968 By LSH NOV 23 1968
 Appraised ② _____ 19____ By _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Cost	Adj. Cost	Depr. Value
<i>STEED</i>	1967	7 x 5	35	3 ⁰⁰	1052	.47	99%	103
		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. _____

Total _____

REMARKS _____

SA 16



Researcher: Philip F. Notarianni
Date: September, 1978

Site No. _____

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION

Street Address: 943 Park Ave. 11-22
Plat_{SA} Bl. 3 Lot S 1/2
12

Name of Structure: T. R. S.

Present Owner: David & Hartense N. eley UTM: _____

Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-16

AGE/CONDITION/USE

Original Owner: _____ Construction Date: @1910 Demolition Date: _____

Original Use: residential

Present Use: _____ Occupants: _____

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

- | | |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated | |

Integrity:

- | |
|---|
| <input type="checkbox"/> Unaltered |
| <input type="checkbox"/> Minor Alterations |
| <input checked="" type="checkbox"/> Major Alterations |

STATUS

Preliminary Evaluation:

- | |
|--|
| <input type="checkbox"/> Significant |
| <input checked="" type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion |

Final Register Status:

- | | |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION

Photography:

Date of Slides: 6/78

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps 1889, 1900, 1907. | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

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

Summit County Records.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One story dwelling with a cross gable roof treatment. The front portion of the building consists of a picture window on the gable end (to the north) with a porch that runs to the south and extends around the southern portion of the structure. Two entries exist on the front, one to the north and another to the south, with another picture window between the two entries (windows were originally double-hung). Iron posts now support the porch.

The basic plan appears the same on 1900 and 1907 Sanborn maps.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

Although altered, with siding and different window treatments, the structure contributes to the rest of Park City's historic residential district both in style and its history of ownership by various Park City merchants and miners.

William Reich acquired the land in 1890 from Park City organizer David C. McLaughlin. In 1902 to Nan A. Love; and in 1904, Sarah Allgood; then Mrs. Fannie Stembidge (Stembudge) in 1907. Alfred Baker acquired the lot in 1909; to Clemens Norbisraith in 1913, who also obtained Lot 22. Norbisraith mortgaged his property in 1915 for \$600 to Julius Frankel, apparently to build the home; however, in 1916 deeded to Mrs. Maria Harris; in 1917 to Mary R. Hartwell, later Harold W. Hartwell; and in 1918 to Deal J. Hartwell. Up for tax sale in 1923, 1930, to H. E. Burbidge in 1936 (redeemed) who had obtained a Warranty Deed in 1926 (H. Eugena Burbidge). Others: Bheron W. Johnson, 1946; and in 1969 David and Hortense Eley.

No information on Alfred Baker or Clemens Norbisraith.



SPEED
LIMIT
30

