

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Matthew Urie House**

Address: 157 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 157-PA-14A

Current Owner Name: BLUE SAGE PROPERTIES INC Parent Parcel(s): PC-6

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

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

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

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: 1885¹

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 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

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. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

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 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>	<u>x x</u>		<u>750.</u>	\$	\$ <u>1542</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 5 Condition FAIR.

Description of Building	Add	Deduct
<u>63 x 12 x 1.00</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>126.</u>
Ext. Walls <u>SIDING.</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>GARAGE UNDER.</u> <u>185 @ 1.25</u>	<u>231.</u>	
Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <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> <u>Gas</u> <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors— Fir. <u>1</u> Conc. <u>1</u>		<u>22</u>
Cabinets <u>PANTRY.</u> Mantels	<u>40.</u>	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp Drops <u>1</u> Fix.		
<u>WOOD LINED.</u>		<u>125</u>
Total Additions and Deductions	<u>621</u>	<u>273</u>
Net Additions or Deductions		<u>348.</u>

REPRODUCTION VALUE \$ 1890
 AV Age 45 Yrs. by { Est. Owner, Tenant, Neighbors, Records }
 Depr. 1-2-3-4-5-6 58/45 % \$
 Reproduction Val. Minus Depr. \$ 793
 Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks AV AGE RECORDED ON OLD CARD 37 YRS. (1941) Total Building Value \$ _____

Appraised Oct. 194 9 By Chas & AJ.

Location _____ St. No. _____
 Kind of Bldg. RES Type 1 2 3 4. Cost \$ _____ X _____ %
 Class 3 Sq. Ft. _____ Factor _____ Totals _____
 Stories _____ Dimensions _____ Cu. Ft. _____ \$ 1568
 1 x x 750
 x x
 x x
 Gar. - Carport x Fir. Walls Cl. _____
 Description of Buildings Additions
 Foundation - Stone _____ Conc. _____ None
 Ext. Walls SIDING
 Insulation - Floors _____ Walls _____ Cigs. _____
 Roof Type gaf Mtl. Asph
 Dormers - Small _____ Med. _____ Large _____
 Bays - Small _____ Med. _____ Large _____
 Porches - Front 227 @ 125 284
 Rear _____ @ _____
 Porch _____ @ _____
 Metal Awnings _____ Mtl. Rail _____
 Basement Entr. _____ @ _____
 Planters _____ @ _____
 Cellar - Bsmt. - 1/4 1/3 1/2 3/4 Full Floor dent 50
 Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 1 Tub 1 Trays _____
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____ 350
 Built-in Appliances
 Heat - Stove H.A. _____ Steam _____ Stkr. _____ Blr.
 Oil _____ Gas Coal _____ Pipeless _____ Radiant _____
 Air Cond. _____
 Finish - Fir Hd. Wd _____
 Floor - Fir Hd. Wd _____ Other _____
 Cabinets 1 Mantels _____
 Tile - Walls _____ Wainseot _____ Floors _____
 Storm Sash - Wood D. _____ S. _____ Metal D. _____ S. _____
Basement Garage (absolute) use 40 6d
 Total Additions 724
 Year Built _____ Avg. Age 53 Current Value \$ 2292
 Commission Adj. _____ %
 Inf. by Owner - Tenant - _____
 Neighbor - Record - Est. _____
 Bldg. Value _____
 Depr. Col. 1 2 3 4 5 6 34 %
 Current Value Minus Depr. \$ 779
 Remodel Year _____ Est. Cost _____
 Garage - Class _____ Depr. 2% 3% Carport - Factor _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size - _____ x _____ Age _____ Cost _____ x _____ %
 Other _____
 Total Building Value \$ _____
 Appraised 11-27 19 57 By 1331

Owners Name Mrs. J. F. Sullivan

Location _____

Kind of Bldg. Res St. No. 157 Park Ave.

Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	756		\$ 3546	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills <input checked="" type="checkbox"/>			
Ext. Walls <u>sid</u> (A)			
Roof Type <u>GAB</u> Mtl. <u>Shg</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>221 @ 1.25</u>	<u>276</u>		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	<u>80</u>		
Bsmt. Gar. <u>1 car</u>	<u>NTV</u>		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>	
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
			Dishwasher _____ Garbage Disp. _____
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>330</u>		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____			
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			

Total Additions 1236

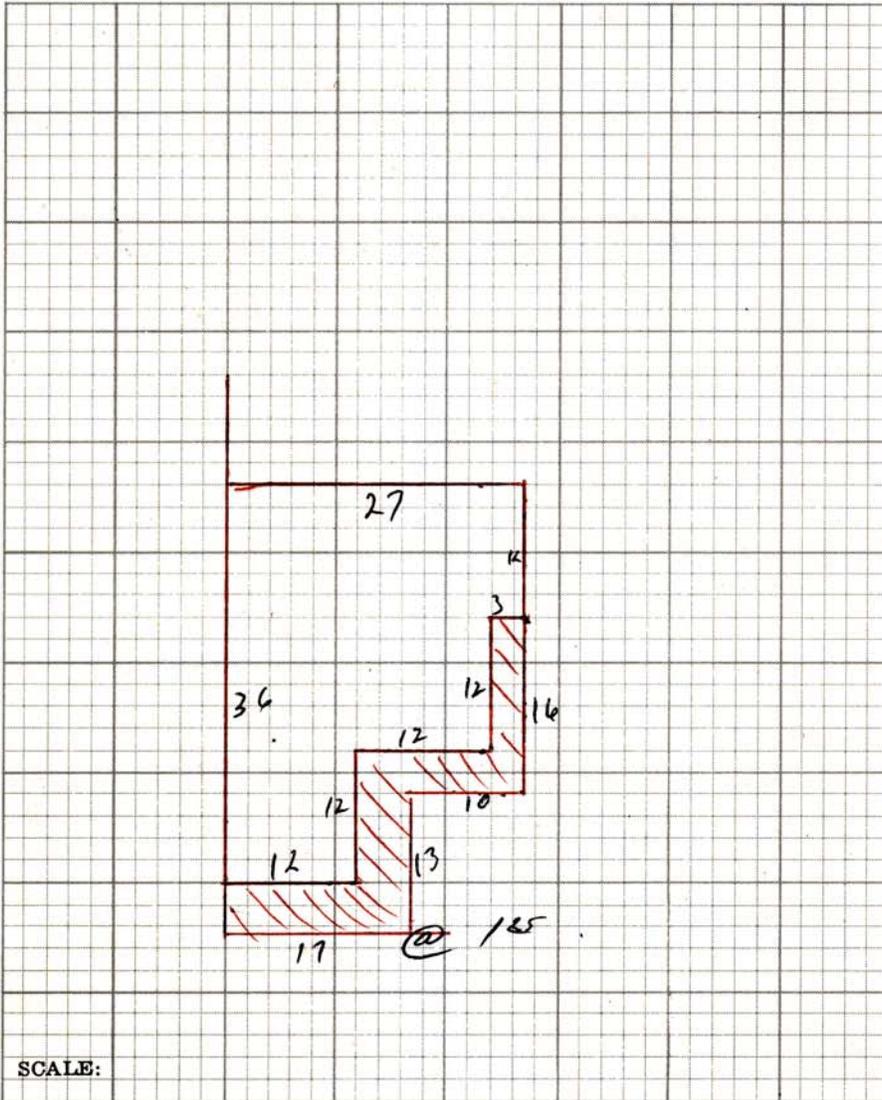
Year Built 1904 Avg. 1.984 Replacement Cost 4782
Age 2. Obsolescence _____

Inf. by Owner - Tenant - _____ Adj. Bld. Value _____
Neighbor - Record - Est. _____ Conv. Factor 118%

Replacement Cost—1940 Base _____
Depreciation Column 1 2 3 4 5 6 _____
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____
Total Building Value \$ _____

Appraised ① 10-15- 19 68 By DEC 13 1968
Appraised ② _____ 19 _____ By 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac. Cost	Adj. Cost	Depr. Value
2 OLD Shed	30+	x				.47	NTV	
		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 _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 157 Park UTM: 12 458200 4498770
 Park City, Summit County, Utah
 Name of Structure: Matthew Urie House T. R. S.
 Present Owner: Bob Thompson
 Owner Address: P.O. Box 3191, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 6
 Legal Description Kind of Building:

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

STATUS/USE 2

Original Owner: possibly Matthew Urie Construction Date: c. 1885 Demolition Date:

Original Use: Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Excellent Site Unaltered Significant Not of the National Landmark District
- Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
- Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- Abstract of Title Sanborn Maps Newspapers U of U Library
- Plat Records/Map City Directories Utah State Historical Society BYU Library
- Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
- Building Permit Obituary Index LDS Church Archives SLC Library
- Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

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

1900 Census Records. Summit County, Park City Precinct, p. 183-A.

Architect/Builder: probably Matthew Urie

Building Materials: Wood

Building Type/Style: L-Plan House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

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)

Statement of Historical Significance:

Construction Date: c. 1885

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)

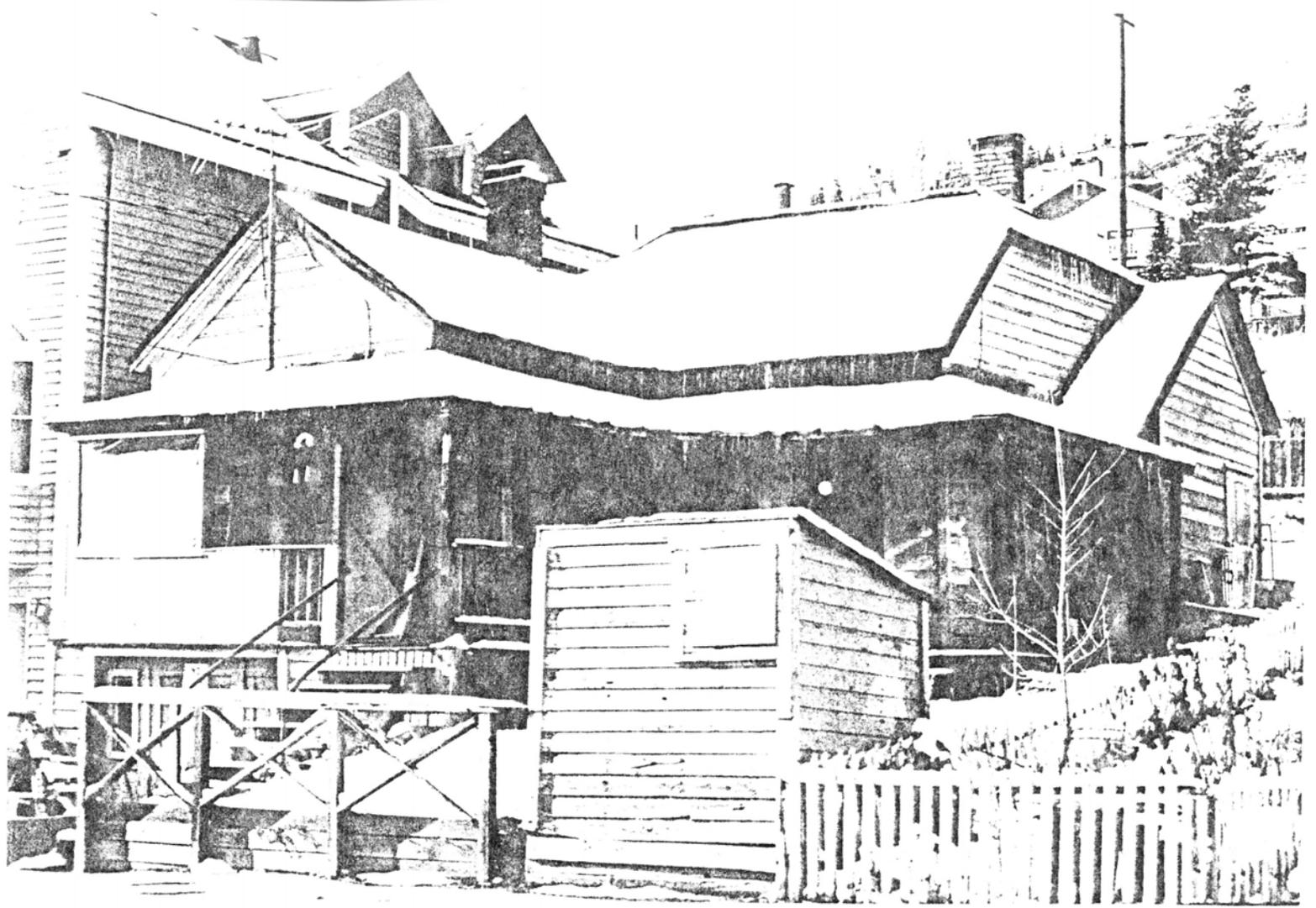
157 Park

Description continued:

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:

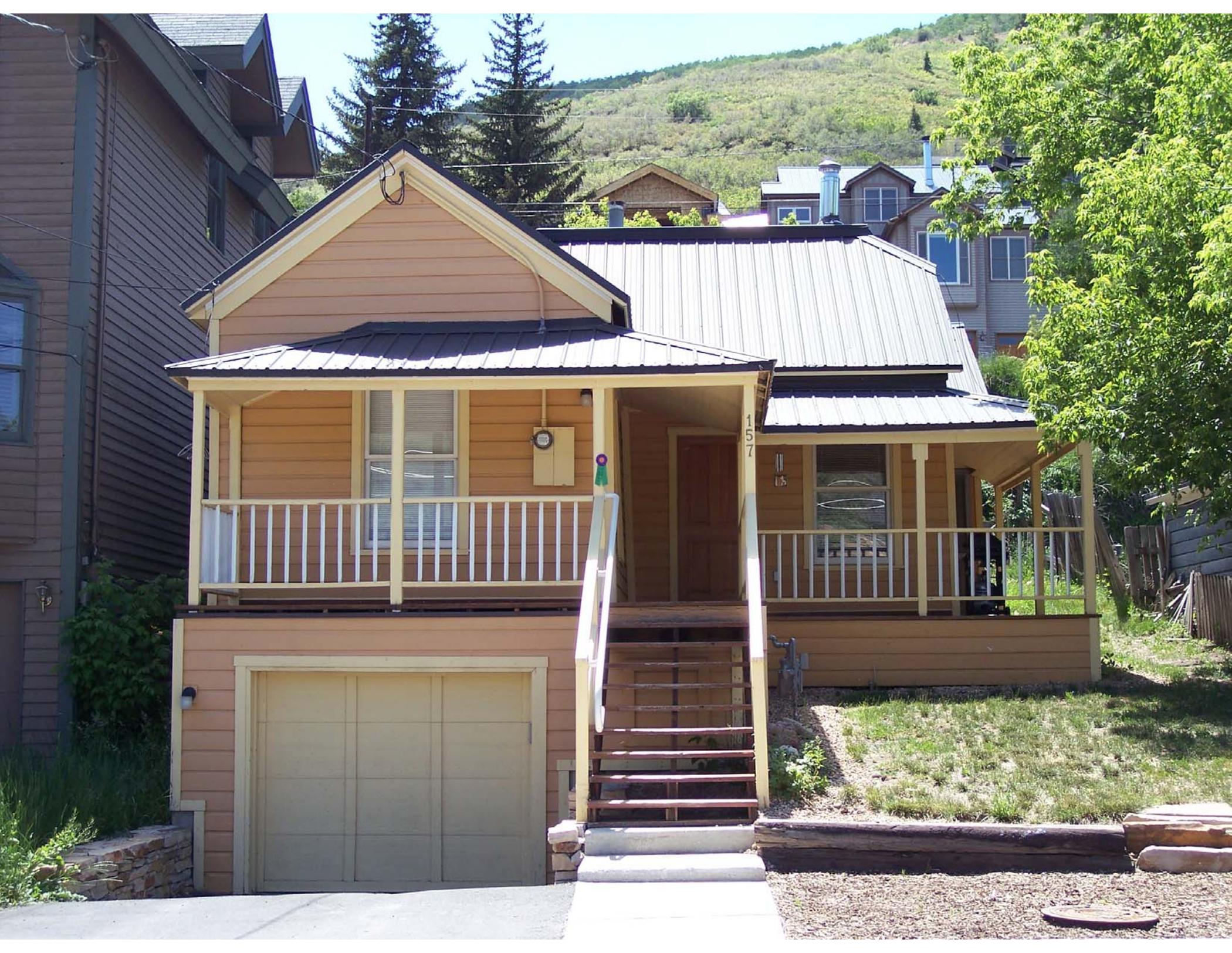
of Man and came to U.S. and Park City in 1884, the year she married Matthew; they had at least eight children. In 1930, after Matthew's death, she granted the property to their son and daughter-in-law, James M. and Charlotte Urie. They sold it six years later to Jerry F. and Mary Sullivan. The house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





NO
PARKING
IN
DRIVEWAY

154



157

15