

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 929 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-14

Current Owner Name: SULLIVAN WILLIAM R (JT)

Parent Parcel(s):

Current Owner Address: 175 VERDE DR, SANTA CRUZ, CA 95060

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 3 BLOCK: 3 LOT: 7 AND:- LOT: 8 AND:- LOT: 25 AND:- LOT: 26 BUILDING; 0.12 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: 1995& 2006
- 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), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: 12-2008

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.):

Foundation: Not visible and therefore its materials cannot be verified.

Walls: Drop-novelty wood siding and trim

Roof: Asphalt shingle

Windows/Doors: Unable to verify based on photo alone- windows likely a large picture window on gable front, with double hung windows along porch front. Front door appears to be a standard 6-panel of wood.

Improvements: Tool Shed: 96 SF Typical Quality

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): Building card indicates a rear addition to the structure between 1949-1968, not affecting the street-front appearance of the structure, which appears fairly intact in form. Material replacement of the two double hung windows in the gable face of front elevation for a large picture window instead (see discrepancies in tax photo and 1995 photo) are the most noticeable and detrimental change made to the historic context of the structure. 2006 photo also shows evidence of significant material wear to the porch roofing shingles. Driveway side (left) elevation also shows a change in siding material width from the front elevation siding width in 1995 photo. The changes diminish 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 20-25 feet from city roadway, with an overgrown and unkempt lawn of grass and some maturing trees separating the house from the city dedication.

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 the typical Park City mining era home 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, but much of the workmanship from the mining era has been altered.

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, though the changes--window openings, and materials--diminish the historic character.

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 changes to the main building render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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
1	x x		912	\$	\$ 1624
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 & Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		134
Ext. Walls <u>BRICK TEX</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>120 @ 1.00</u> 120		
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>cond</u> 35		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix _____		
<u>WOOD LINED</u>		100
Total Additions and Deductions	545	234

Net Additions or Deductions 234 \$ + 311

Age 15 Yrs. by { Est. Owner, Tenant, Neighbors, Records }
REPRODUCTION VALUE \$ 1935
 Depr. 1-2-3-4-5-6 50/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 813

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks _____ **Total Building Value** \$ _____

Appraised Oct 194 9 By W & AJ

Serial No. SA 14

Location Block 3 SA. Lots-7+8-P4 Lots 25+26
 Kind of Bldg. RES St. No. 929 Park Ave
 Class 3 Type 1 2 3 4 Cost \$ 2125 x — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1152		\$ 2125
	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 Shakes on Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	84	
Roof Type <u>Gab</u> Mtl. <u>Pnt</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>120 @ 125</u>	150	
Rear <u>—</u>	@	
Porch <u>—</u>	@	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u>	@	
Planters <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	410	
		Class <u>21</u> Tub <u>1</u> Trays <u>—</u>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</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>	gas meter	
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> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>✓</u> S. <u>—</u>		
	644	

Total Additions			644
Year Built <u>54</u>	Avg. Age <u>45</u>	Current Value	\$ 2769
Inf. by { Owner - Tenant - Neighbor - Record - Est. }		Commission Adj.	%
		Bldg. Value	
		Depr. Col. ① 2 3 4 5 6 <u>42</u>	%
Remodel Year <u>1956</u> Est. Cost <u>240</u>		Current Value Minus Depr.	\$ 1163
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$

Appraised 5-6- 1958 By 1302

SA 14
Serial Number

OF
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 929 PARK AVE
 Class 3 Type 1 2 3 4 0 Cost \$ 4674 x 104 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1152		\$ 4885	\$
	x x				
	x x				

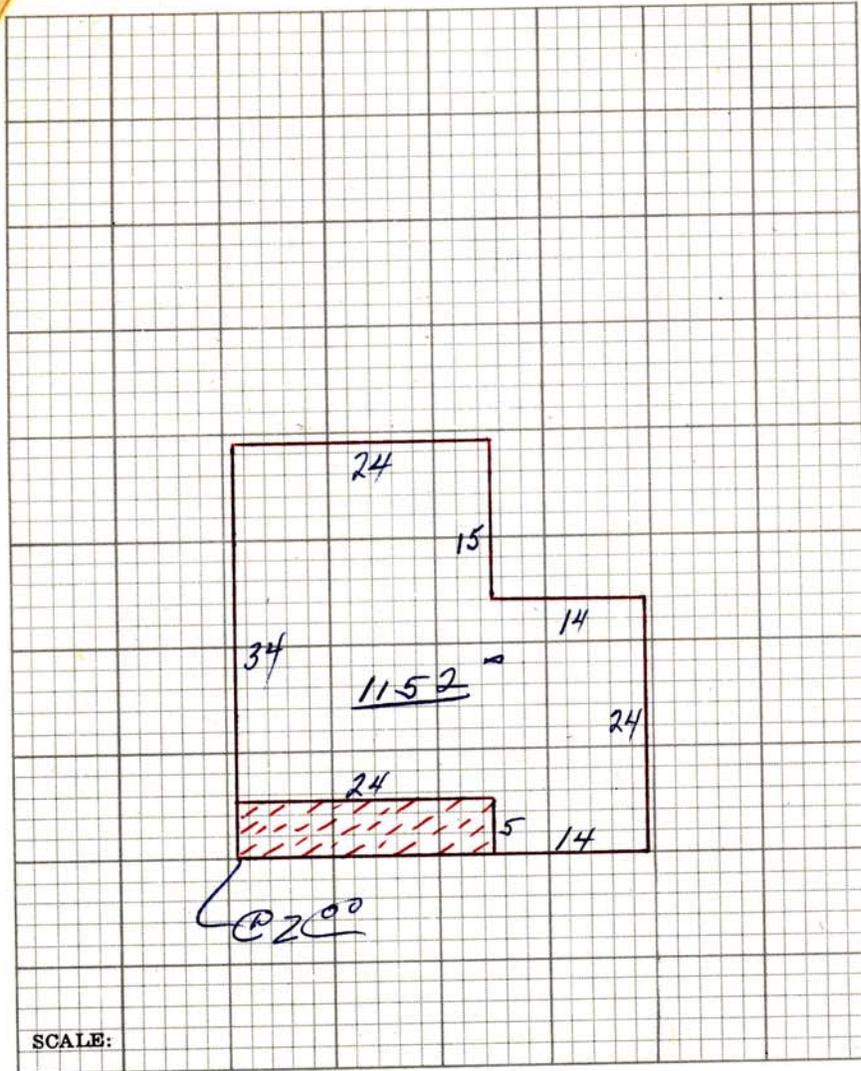
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>AsB Shape</u>		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>120' @ 200</u>	240	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 1/2 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing <u>est</u>	Class <u>1</u> Tub <u>1</u> Trays _____	550
	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 _____ HW _____ Stkr _____ Elec. _____	417	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	120	
Awnings — Metal _____ Fiberglass _____		

6272
 11/17/79
 Reappr'd

Total Additions		1327
Year Built <u>1904</u>	Avg. <u>1913</u>	Replacement Cost <u>6212</u>
<u>1956</u>	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	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		
Total Building Value		\$

Appraised ① 10-18 1968 By 1581 JUN 13 1968
 Appraised ② _____ 19 _____ By _____ 1528



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		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 _____



Researcher: Philip F. Notarianni
Date: September, 1978

Site No. SU-10-586

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

IDENTIFICATION 1

Street Address: 929 Park Ave. Plat SA Bl. 3 Lot E25-26 7-8
Name of Structure: T. R. S.
Present Owner: William P. Sullivan, et.al. UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-14

AGE/CONDITION/USE 2

Original Owner: Charles W. Whitehead ? Construction Date: @1889 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:

Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations |

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

STATUS 4

Photography:

Date of Slides: 7/78

Date of Photographs:

Views: Front Side Rear Other

Views: Front Side Rear Other

DOCUMENTATION 4

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 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 type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps 1889, 1900
1907. | <input 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:

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 frame residence, cross gable construction. The gable end, to the north-east, forms the front facade, with a porch to the south. Siding has been added with window openings and porch supports having been altered. On gable end, were two two-over-two double-hung windows.

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 | |

Contributory as a dwelling to the residential district, built within the time period and of the same basic style in its frame construction, gable roof, and side porch elements.

Charles C. Whitehead, large property owner, deeded this land in 1883 from George G. Snyder, to W.S. Lockhart in 1889; and back to Whitehead, who mortgaged the property numerous times during the 1880's. In 1892 a Certificate of Tax Sale granted to Frederick G. Heggeman. It was apparently redeemed by Whitehead, who continued to mortgage the property, one in 1901 for \$600 to Western Loan & Savings (released in 1909). By 1917, property up for tax sale; however, in 1913 to Alfred Harding (not filed until 1928); and in 1928 to Reva Miller, In 1936 to Patrick J. Sullivan, and to William P. Sullivan in 1949.



