

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 52 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-232-232-A

Current Owner Name: Dell Roger Fuller

Parent Parcel(s):

Current Owner Address: 2857 Hackney Ct, Park City, UT 84060

Legal Description (include acreage): 0.10 acres; PARK CITY BLOCK 18 BLOCK: 18 LOT: 4BUILDING: 0.00BEG AT THE SE COR OF LOT 4 BLK 18 PARK CITY SURVEY (SD PT BEING S 14\*02' W 8 FT FROM A STONE WALL ON GRANTORS PROPERTY); & RUN TH W 20.48 FT; TH N 61\*13' W 10.82 FT; TH S 35\*47' W 6.42 FT; TH W 46.29 FT TO THE NW COR OF LOT 5 BLK 18 PARK CITY SURVEY; TH S 13\*59' W ALONG THE W'LY LINE OF LOTS 5 & 6 29.80 FT; TH S 80\*17'71" E 66.36 FT; TH S 58\* E 12 FT TO THE E'LY LINE OF LOT 6; TH N 14\*02' E 47.9 FT TO THE PT OF BEG

## 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: c. 1968, 1995 & 2006
- 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
- 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:

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: Hall-Parlor type

No. Stories: 1

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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.):

Foundation: Concrete with stone veneer.

Walls: Drop siding.

Roof: Gable roof form sheathed in metal material.

Windows/Doors: 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 hall-parlor house has been significantly altered. The 1907 Sanborn Insurance map suggests a hall-parlor (single room depth) with two small square additions on the rear corners. One of the additions is visible from the primary public right-of-way and has a shed roof that extends beyond the eave of the original hall-parlor and is extended to reach the midpoint of the hall-parlor gable. The tax cards note minimal changes to the general form of the house. The c. 1968 tax photo shows substantial changes including plank siding, open metalwork porch columns and hand rails, a basement addition with stone veneer, changes to the window openings, and aluminum side slider windows. In 1995, these incompatible changes were still evident. Sometime between 1995 and 2006, many elements--porch roof, porch posts, fenestration, and window type--were restored, but it is not known if they were based on historic photographs or were based on typical designs used in Park City during the mining era. Though many design elements appear to have been restored, the overall changes are significant and render the site ineligible for listing in the National Register of Historic Places.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not significantly altered from what is seen in early photographs. The house sits on approximately 0.10 acres on a narrow sloping lot. Landscaping is informal and minimal.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though there has been an effort to restore some historic elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**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 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.

Though efforts have been made to restore some of the historic elements, the cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1904<sup>1</sup>

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.<sup>2</sup>

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:** Southwest oblique. Camera facing northeast, 1995.

**Photo No. 3:** South elevation. Camera facing north, c. 1968.

<sup>1</sup> Summit County Tax Assessor.

<sup>2</sup> 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		514	\$ -	\$ 1495
	x x			\$	\$
	x x			\$	\$

No. of Rooms 3 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		114
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat. <u>Sho. Tin</u>		11
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>152" @ 1.10</u>	167	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dist. Val.</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>2</u> Unfin.	267	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. Dishwasher <u>1</u> Garbage Disp.	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <u>S.</u> Blr. Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors <u>Conc.</u> <u>Pine</u> Fir <input checked="" type="checkbox"/>		21
Cabinets <u>Pantry</u> Mantels	40	
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Lbr. Lined - 5 @ 25"</u>		125
Total Additions and Deductions	824	271
Net Additions or Deductions	-251	1495

Ave Age 48 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records

REPRODUCTION VALUE \$ 2048  
 Depr. 1-2-3-4-5-6 61/39 % \$  
 Reproduction Val. Minus Depr. \$ 799

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

Remarks (40yr. Avelbed-1941) Total Building Value \$  
Vocant.

Appraised 10/1949 By CAO. & A.J.



Location Block 18 RC. Lots 5+6.  
 Kind of Bldg. RES St. No. 52 Prospect St.  
 Class 3 Type 1 2 3 4 Cost \$ 1515 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		714		\$ 1515
	x x				
	x x				

Gar.—Carport x Fr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u>Conc.</u> None <u>✓</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>Walls</u> Cigs. <u></u>		
Roof Type <u>Mtl.</u>		
Dormers—Small <u>Med.</u> Large <u></u>		
Bays—Small <u>Med.</u> Large <u></u>		
Porches—Front <u>15'0" @ 80</u>	122	
Rear <u>@</u>		
Porch <u>@</u>		
Metal Awnings <u>Mtl. Rail</u>		
Basement Entr. <u>@</u>		
Planters <u>@</u>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>Dirt</u>	50	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>		
Attic Rooms Fin. <u>(2)</u> Unfin. <u></u>	350	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u></u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>Shr. St.</u> O.T. <u></u>	
	Dishwasher <u>Garbage Disp.</u>	350
Built-in-Appliances <u></u>		
Heat—Stove <u>H.A.</u> <u>Steam</u> Stkr. <u>Blr.</u>		
Oil <u>Gas</u> <u>Coal</u> <u>Pipeless</u> Radiant <u></u>		
Air Cond. <u></u>		
Finish—Fir <u>Hd. Wd.</u>		
Floor—Fir <u>Hd. Wd.</u> Other <u></u>		
Cabinets <u>Mantels</u>		
Tile—Walls <u>Wainseot</u> <u>Flr</u> Floors <u></u>		
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>S.</u>		

Total Additions		872	872
Year Built	Avg.	Current Value	\$ 2387
<u>Average 1949-48</u>	Age <u>57</u>	Commission Adj.	%
Inf. by {	Owner - Tenant -	Bldg. Value	
Neighbor - Record - Est.		Depr. Col. (1) 2 3 4 5 6 <u>30</u>	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ 716
Garage—Class <u>Depr. 2% 3%</u>	Carport—Factor		
Cars <u>Floor</u> Walls <u>Roof</u> Doors <u></u>			
Size— <u>x</u> Age <u>Cost</u> x %			
Other			
Total Building Value			\$

Appraised 5-14-58 By 1302

PC 232  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location B/K 18 PC Lot = 5 & 6  
 Kind of Bldg. Res St. No. 52 PROSPECT AVE  
 Class. 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

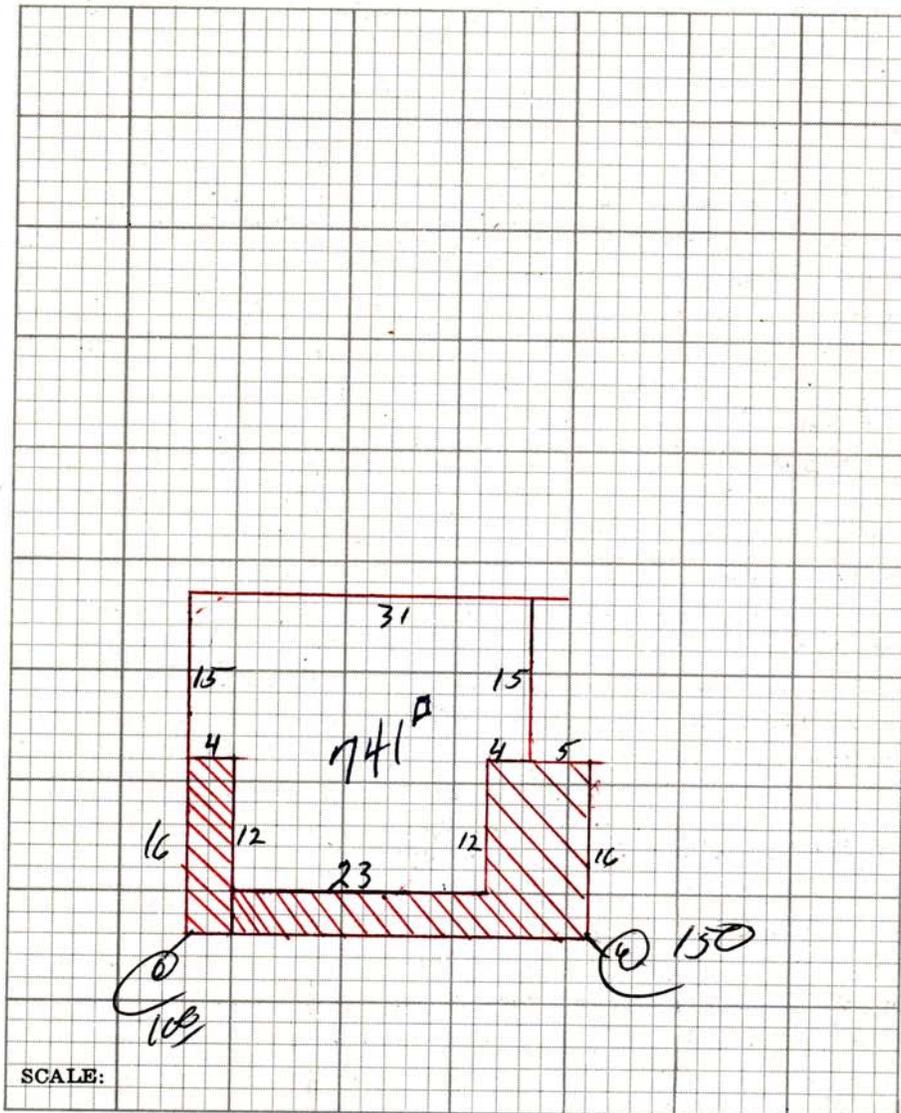
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	741		\$ 3494	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Metal + Lat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	236 @ 150	354
Rear _____	64 @ 100	64
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>Part Conc</u>		350 <u>FLR</u>
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____		375
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		327
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels <u>1</u> <u>1.6</u>		390
Tile—Walls _____ Wainscot <u>1.11</u> Floors _____		40
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions			2550
Year Built <u>1901</u>	Avg. <u>1.901</u>	Replacement Cost	6044
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	1.15
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 10-25 19 68 By 1708 DEC 17 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328



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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







52  
Front St.

