

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 9 Hillside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: STAN-1

Current Owner Name: Frederic Monnot

Parent Parcel(s): PC-237

Current Owner Address: 20210 SW 48 PL, Ft. Lauderdale, FL 33332

Legal Description (include acreage): Lot 1, Stanton Subdivision; cont 8207 sq ft or 0.19 acres

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: 2007-08
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.

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: T/L cottage with in-period additions

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), # __1__ ; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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: Large stone retaining all along Hillside Avenue. Large accessory building runs parallel with Prospect Avenue in southwest corner of lot.

Foundation: Originally a stone foundation, then at least partial concrete in 1957, and concrete today.

Walls: Drop siding

Roof: Multiple cross-wing form sheathed in asphalt shingles.

Windows/Doors: Casement, double-hung, paired double-hung, projecting bay with narrow double-hung.

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 1 ½-story frame T/L cottage has been significantly altered. The 1900 Sanborn Insurance map shows a T cottage with projecting bay in the gable end and an inset porch. In the 1907 Sanborn Insurance map, an addition had been constructed to the southwest side that served to surround the inset porch in a U. Between 1907 and 1949, a small rear porch had been enclosed, but very few other changes were made to the exterior. According to the tax card, by 1957 the inset porch on the northwest had been enclosed and the site was in poor condition. In 2006, plans were approved to partially reconstruct both the main building and the accessory building as part of a comprehensive rehabilitation project. Photographs included with this form indicate the extent of the historic materials that was lost. As a result, the integrity of design is diminished.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Even though the site was substantially excavated and the main and accessory buildings were partially reconstructed, the setting has generally been returned to what is seen in early photographs. The stone retaining wall along Hillside Avenue and the large accessory building in the southwest corner of the lot are important features in understanding the history of the site and should be preserved.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though through the reconstruction, many early architectural elements were restored, 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, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site--primarily the reconstruction and loss of a significant amount of historic material--render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1896¹

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: Northwest oblique across canyon. Camera facing southeast, 2007.

Photo No. 2: Detail of partial structure during reconstruction, 2007.

Photo No. 3: Detail of partial structure during reconstruction, 2007.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: Northwest oblique across canyon. Camera facing southeast, 2006.

Photo No. 6: Northwest oblique across canyon. Camera facing southeast, 2006.

Photo No. 7: Northeast oblique. Camera facing southwest, 2006.

Photo No. 8: Accessory building, 2006.

Photo No. 9: North elevation. Camera facing south, 1995.

Photo No. 10: Accessory building, 1995.

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 4 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1233	\$ -	\$ 3166
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Comb.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small <u>1</u> Med. <u>1</u> Lg. _____		
Porches—Front <u>96" @ 1.15</u>	110	
Rear <u>16" @ 1.00</u>	16	
Cellar <u>Basmt</u> — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		45
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		35
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		175
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lumber Lined - 3 @ 25</u>		175
<u>Enclosed Porch 60" @ 1.50</u>	90	
Total Additions and Deductions	216	430
Net Additions or Deductions	-216	3166

~~Living~~
in the room

Age 53 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 2952
 Depr. 1-2-3-4-5-6 66/34 %
 Reproduction Val. Minus Depr. \$ 1004

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. \$ 60
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks (45 yr. Ave. Used 1941) **Total Building Value** \$ 1064

Appraised 10/1948 By C.A.O. & A.J.

Serial No. PC 237

Location _____
 Kind of Bldg. Residence St. No. 10 Prospect
 Class 4 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1239		\$ 2689
	x x				
	x x				

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

Description of Buildings		Additions	
Foundation—Stone <input checked="" type="checkbox"/>	Conc. _____	None _____	
Ext. Walls <u>Siding</u>			
Insulation—Floors _____	Walls _____	Clgs. _____	
Roof Type <u>Gable</u>	Mt. Rail <u>73</u>	<u>plug</u>	
Dormers—Small _____	Med. _____	Large _____	
Bays—Small _____	Med. _____	Large _____	
Porches—Front _____	<u>96</u>	@ <u>1.00</u>	<u>96</u>
Rear _____	<u>16</u>	@ <u>1.00</u>	<u>16</u>
Porch <u>enc rear</u>	<u>60</u>	@ <u>1.50</u>	<u>90</u>
Metal Awnings _____	Mt. Rail _____		
Basement Entr. _____			
Planters _____			
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____	Floor _____		
Bsmt. Apt. _____	Rooms Fin. _____	Unfin. _____	
Attic Rooms Fin. _____	Unfin. _____		
Plumbing	Class <u>1</u>	Tub <u>1</u>	Trays _____
	Basin <u>—</u>	Sink <u>1</u>	Toilet _____
	Wtr. Sfr. _____	Shr. St. _____	O.T. _____
	Dishwasher _____	Garbage Disp. _____	
Built-in-Appliances			
Heat—Stove <input checked="" type="checkbox"/>	H.A. _____	Steam _____	Stkr. _____
Oil _____	Gas <input checked="" type="checkbox"/>	Coal _____	Pipeless _____
Air Cond. _____			
Finish—Fir <input checked="" type="checkbox"/>	Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/>	Hd. Wd. _____	Other _____	
Cabinets _____	Mantels <u>1</u>		
Tile—Walls _____	Wainseot _____	Floors _____	
Storm Sash—Wood D. _____	S. _____	Metal D. _____	S. _____
Total Additions		<u>517</u>	

widow living in one room
 Poor Cond 25% obs

Year Built _____	Avg. Age <u>61</u>	Current Value	\$ <u>3206</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. <u>-25%</u>	<u>-801</u>
Remodel Year _____	Est. Cost _____	Bldg. Value	<u>2405</u>
Garage—Class _____	Depr. 2% 3% _____	Depr. Col <u>1 2 3 4 5 6 30%</u>	
Cars _____	Floor _____	Current Value Minus Depr.	\$ <u>721</u>
Size—x _____	Age _____	Cost _____	x _____ %
Other <u>Garage + Store Room (see over)</u>			<u>72</u>
Total Building Value		\$ _____	

Appraised Dec 13 19 57 By 1331

PC-237
Serial Number

OF
Cars Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 10 Prospect

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1296		\$ 6300	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. X Sills _____

Ext. Walls sid

Roof Type Gab Mtl. HS shg⁴⁵ 586

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 96 @ 150 144

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin _____ Sink 1 Toilet 1

Wtr. Sftr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____ 460

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____ 448

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels. 1 240

Tile—Walls 1 Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1873

Year Built 1896 Avg. 1900 Replacement Cost 8173

1964 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

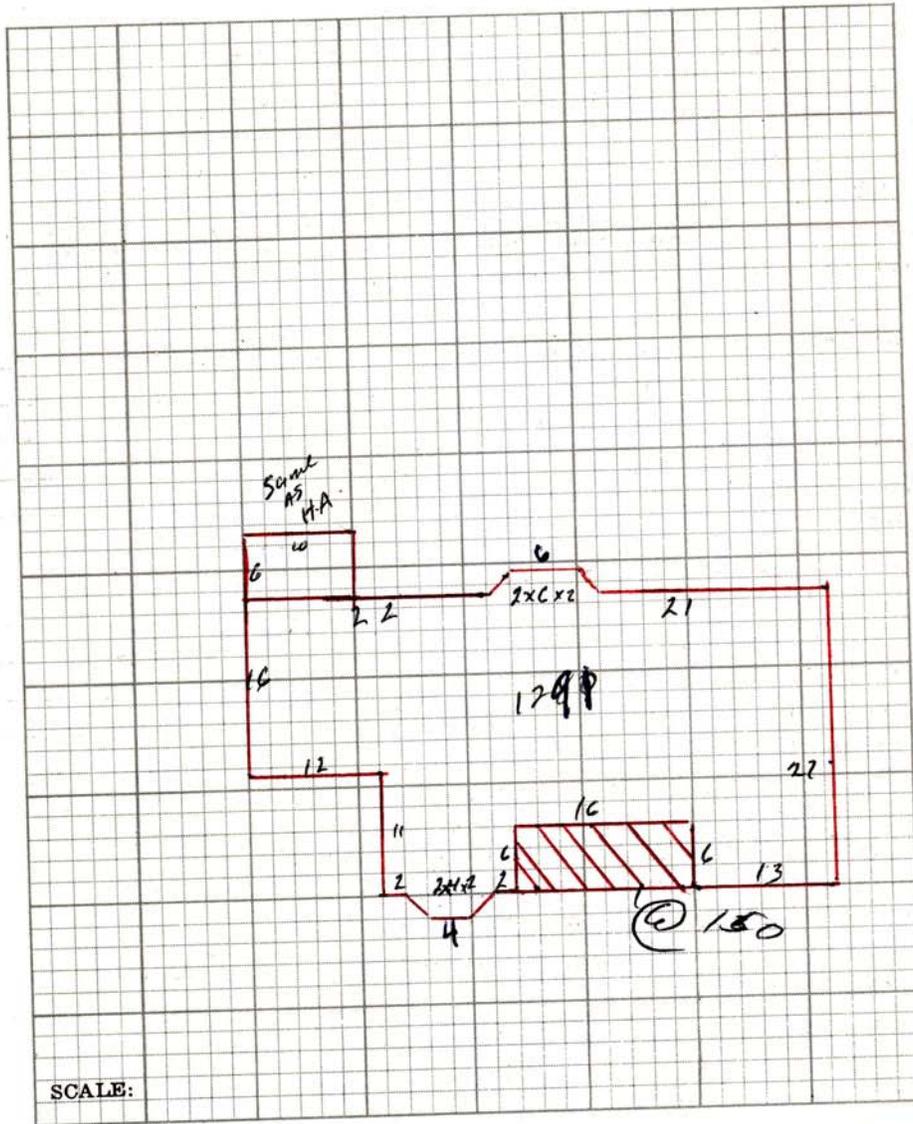
Total Value from reverse side STORAGE MIN 54

Total Building Value \$

Appraised ① 10-29- 19 68 By 1708

Appraised ② _____ 19 _____ By _____

DEC 27 1968
DEC 27 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<u>STORAGE</u>	30+	10 x 40	400	CHEAP	216	3/47	25%	54
		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 Average Year of Construction Computation:

Year 1896 \$ 7688 — 95% X 69 Year = 2555

Year 1964 \$ 446 — 5% X 1 Year = 05

Average Year of Construction 1900 = 2560

68







ENTERING
RESIDENT
PARKING Z
NO PARK
WITHO
PERM
ANY

6900

CAUTION





RECONSTRUCT PR
OWNER:
Park City Mountain
Project # 16020181
ENGINEER:
Santoni Consulting
1000 W. 1000th St.
Park City, UT 84302
PARK CITY
UTAH
ADDITION

In case of eme
NOT TO BE
REMOVED
OR
DISPLACED



