

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1149 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-53-A

Current Owner Name: HALL SANDRA J

Parent Parcel(s):

Current Owner Address: PO BOX 327, PARK CITY, UT 84060-0327

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 5 BLOCK: 5 LOT: 12-13; 0.09 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: Rectangular or "Hall-Parlor" House

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: Not visible and therefore its material cannot be verified.

Walls: Aluminum siding

Roof: Metal

Windows/Doors: Sliding aluminum windows with large decorative paneling surrounding them, and standard 6-panel door (materials could not be verified by photo alone)

Improvements: Tool Shed: 48 SF Typical Quality; Tool Shed: 131 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): Few adjustments or alterations made since earliest tax photo (other than evidence of exterior porch roof awnings on the left and rear of front elevation in 1995 photo) and adjustments in materials. The use of aluminum siding and aluminum sliding windows are still evident in 2006 photo, although the overall form looks intact. The changes are significant and diminish the site's original 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 recessed roughly 10-15 feet from city roadway. Dense vegetation of evergreen trees in front yard in the 1995 photo have been trimmed away to reveal front elevation access in 2006 photo. Fencing materials evolve through provided photographic evidence to the current day tight wood plank fencing, which raises roughly 3 feet high, and meets directly adjacent between property line and 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.): Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (Hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

**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 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; 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 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:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

<sup>1</sup> Summit County Recorder; the structure appears on the 1907 Sanborn Insurance Map.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



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

IDENTIFICATION 1

Street Address: 114<sup>61</sup>~~9~~ Park Avenue

Plat SABI. 5 Lot 12-13

Name of Structure:

T. R. S.

Present Owner: Fern Talbot

UTM:

Owner Address: P.O. Box, Park City, UT 84060

Tax #: SA-53

AGE/CONDITION/USE 2

Original Owner: unkonwn

Construction Date: ca. 1904 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 |

STATUS 3

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               |  |   |

DOCUMENTATION 4

Photography:

Date of Slides: June 1978

Date of Photographs:

Views: Front  Side  Rear  Other

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     | <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.

Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Deseret News, March 15, 1921, p. 3, second section.

The Magna Times, September 21, 1978, p. 8 (for information on Jennie Louise Barben Markus--born in Park City in 1911).

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ARCHITECTURE

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

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

Front porch removed, aluminum frame windows added--too much of original "feeling" lost. Awning to south also added.

6

HISTORY

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 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      |   |

Not contributory due to excessive alteration.

In 1925 George Street took out a mortgage from Morrison, Merrill, and Co. (released 1927).



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