

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **James R. & Mary Sullivan House**

Address: 140 MAIN ST

AKA: 146 MAIN ST

City, County: Park City, Summit County, Utah

Tax Number: PC-254

Current Owner Name: STEPHENS DOUGLAS C H/W (JT) Parent Parcel(s):

Current Owner Address: PO BOX 681116, PARK CITY, UT 84068-1116

Legal Description (include acreage): 11 & LOT 12 BLK 20 PARK CITY SURVEY; 0.05 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.

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

No. Stories: 2

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.)

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

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.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in wooden shingles.

Windows/Doors: Paired and single double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date __1989?__) Original Location: 146 Main Street (PC-252)

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 house remains as it was described in the National Register nomination (see Structure/Site Information Form, 1983). Alterations to the site include moving it from lower on Main Street to its current location and an extensive rehabilitation.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the one-car garage appears to be new construction, but the tax cards indicate a one-car garage was located on the original site.

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: c. 1892¹

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)

¹ Roper, page 1.

- 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: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, 1983.

Photo No. 4: South elevation. Camera facing north 1983.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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

1

PC 252
Serial Number

1 OF 2
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 146 Main

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>785</u>		<u>\$ 3647</u>	\$
<u>2</u>	x x	<u>328</u>	<u>3.92</u>	<u>1253</u>	
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> _____ <u>a</u>		
Roof Type <u>bat</u> _____ Mtl. <u>sh</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>40 @ 1.25</u> _____	<u>50</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>wd</u>	<u>415</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>460</u>
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> 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 925

Year Built 1901 Avg. 1/1901 Replacement Cost 5825
Age 2 Obsolescence _____

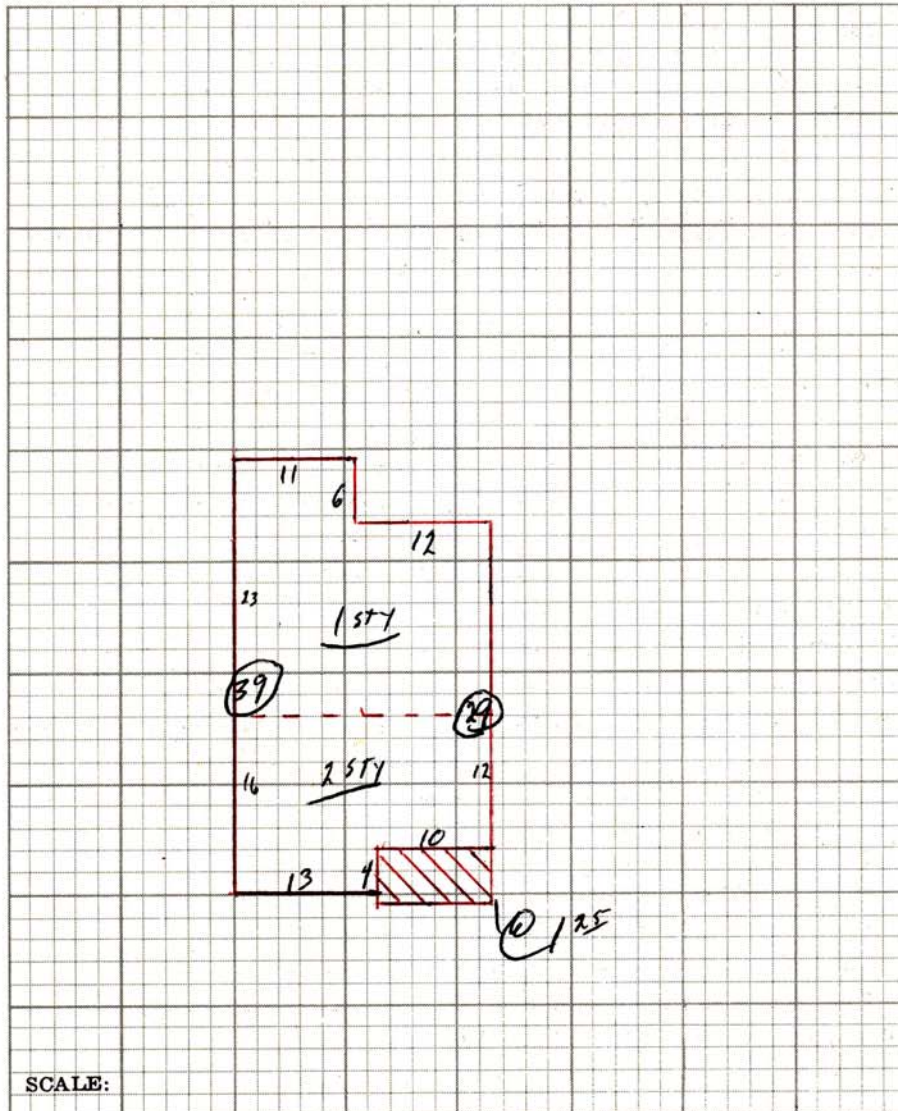
Inf. by { Owner - Tenant -
Neighbor - Record - Est. } Adj. Bld. Value _____
Conv. Factor 1.18

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

Total Value from reverse side Gar 65
Total Building Value \$ _____

Appraised ① 10-28 1968 By 1708 DEC 26 1968

Appraised ② _____ 19 _____ By _____ 1326



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 20

Cars 1 Floor Wood Walls stly Roof TP Doors 1

Size 12 x 18 Age 41 Cost 261 x 47%

1940 Base Cost x 30% Depr. 65

Total

REMARKS _____

#2

PL 252
Serial Number

2 OF 2
Card Number

Owners Name _____

Location _____
Kind of Bldg. Res St. No. Rear 146 Main St

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

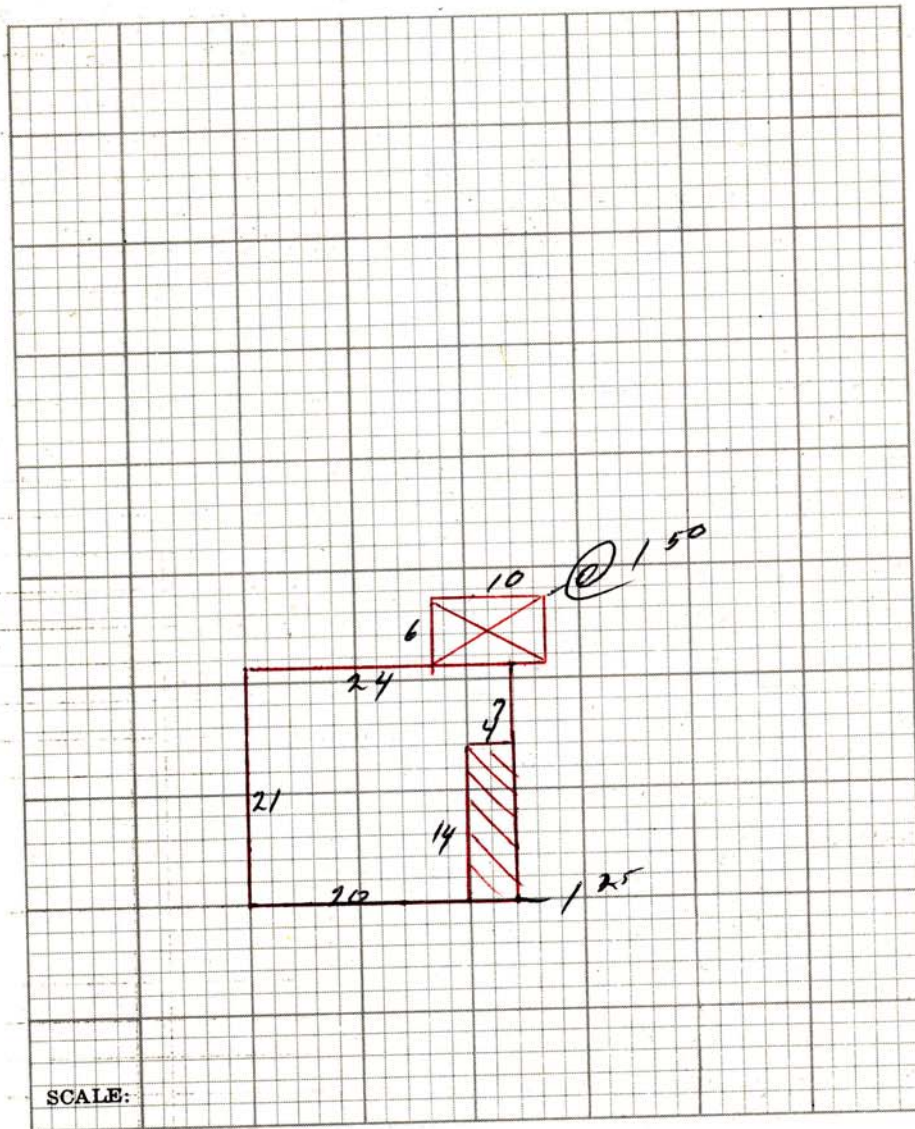
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	448		\$ 1612	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>sid</u>		
Roof Type <u>gab</u> Mtl. <u>shy</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	56 @ 125	70
Rear _____	60 @ 150	90
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	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 <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		710

Year Built <u>1901</u>	Avg. <u>11901</u>	Replacement Cost	2326
	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record } Est.		Adj. Bld. Value	
*		Conv. Factor	115
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 10-28 1968 By 1708 1333
Appraised ② _____ 19 _____ By _____ DEC 26 1968 328



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 * House was open to look as if someone has been living in it in last year if not closed up or live in soon it will be only salvage (1208) 10-28-68



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 146 Main UTM: 12 458290 4498730
 Name of Structure: Park City, Summit County, Utah
 James R. and Mary E. Sullivan House T. R. S.
 Present Owner: Elizabeth Tallon
 Owner Address: 862 East South Temple, Salt Lake City, UT 84102
 Year Built (Tax Record): Effective Age: Tax #: PC 253
 Legal Description: Kind of Building:
 Lot 8 Block 20 Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably James R. & Mary E. Construction Date: c. 1892 Demolition Date:
 Sullivan
 Original Use: Residence 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.):

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Two Story T/L Cottage

Description of physical appearance & significant architectural features:

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

This house is a two story frame building with a gable roof. It is a two story version of the common T/L cottage. On the cross-wing there is a distinctive two part window bay on the first floor, and a single window centered over it. The one over one double hung sash windows that comprise the bay are paired, connected with a common type of Victorian Eclectic molding, have decorative corner blocks, and are capped with a decorative pediment. As was common in the one story T/L cottage design, there were two front entrances, one into the south wall of the cross-wing, and one into the west wall of the stem-wing. The door into the cross-wing was enclosed by drop siding that matches the siding of the rest of the house. The molding around that opening, however, is intact, clearly indicating that a change was made, and that the alteration could be reversed. The change does not affect the original character of the building. A single window flanks the door on the stem-wing, and there is an identical window in the south gable end. All of the windows are the one over one double hung sash type. The building is only one room deep along the stem-wing. A one story shed roof rear extension was added within the historic period which is complementary with the original building in scale and materials. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1892

Built c. 1892, the James R. and Mary E. Sullivan House at 146 Main is significant as the only extant two story T/L cottage in Park City. The one story T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era. Seventy-eight T/L cottages are extant in Park City, 17 of which are included in this nomination. Old photographs indicate that more examples of the two story type may have existed, but none have survived to the present. Expanding the one story T/L form to a two story building does not seem to have been a common practice in Park City.

Sanborn Insurance Maps indicate that this house was built between 1889 and 1900. It was probably built in 1892 for James R. and Mary E. Sullivan, who purchased this property that year from Thomas Cunningham, and, on the same day, took out a \$500 mortgage, apparently for the construction of this house. Nothing is known about the Sullivans, and it is unclear whether they lived in this house or used it as rental property. The house has been owned by the descendents of the Sullivans to the present.

146 Main

Description continued :

alteration of the original house, it usually contributes to the significance of the house because it documents the most common and acceptable method of expansion of the small Park City house. The house has received no other exterior alterations, and therefore maintains its original integrity. At the present time it is abandoned, and is in fair condition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

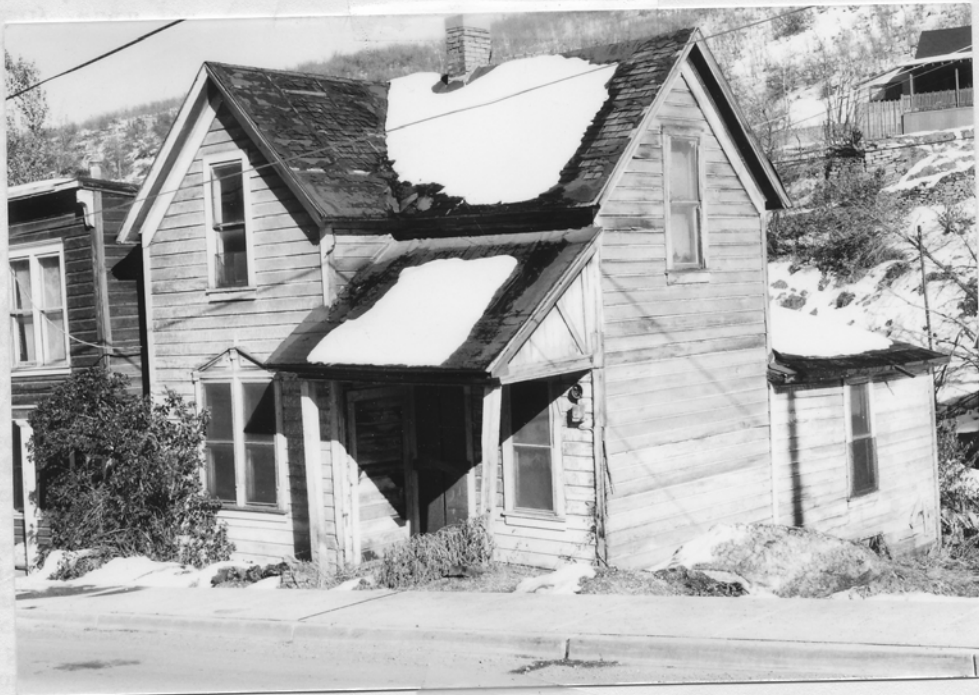
Section number _____ Page _____

Sullivan, James R. and Mary E., House

Summit County, UTAH
(Mining Boom Era Houses TR)

PROPOSED MOVE APPROVAL

So Keeper Beth J. Savage 11-23-88





James R. and Mary E. Sullivan House
146 Main
Park City, Summit County, Utah

Southwest corner

Photo by Debbie Temme, October, 1983
Negative: Utah State Historical Society



