

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 27 HILLSIDE ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-244

Current Owner Name: MARTH PETER J

Parent Parcel(s):

Current Owner Address: PO BOX 368; PARK CITY, UT 84060-0368

Legal Description (include acreage): LOTS 13 & 14 BLK 19 PARK CITY SURVEY; 0.08 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: c. 1940
- prints:
- historic: c. 1995, 2006

### 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: Foursquare (Pyramid) type / Vernacular style No. Stories: 1 1/2

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:

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.):

**Foundation:** Tax cards of 1949, 1957 and 1968 note that the building has a concrete half foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

**Walls:** The exterior walls are clad in horizontal drop (or novelty) wooden siding

**Roof:** The hipped roof is a standing seam metal roof and visible in the 1995 RLS photo. It was most likely installed between 1968 and 1995. The 1949 and 1957 tax cards indicate a shingled roof and the 1968 tax card a "pat" roof.

**Windows/Doors:** The windows are simple two-over-two double-hung sash in three separate vertical openings in the front-facing gable and on the first floor façade, a large fixed central panel flanked by two what appear to be side-hinged casement windows. The main entry door is not visible in the photographs.

**Improvements:** Tool Shed: 69 SF Fair 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): This house is a one story, frame foursquare (or Pyramid) house with three shed-roofed dormers (two are visible in the photos and three are noted on the 1957 and 1962 tax cards. Entry is via the partial-width porch to the side. No additions are visible in the available photographs.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is raised above the finished road grade and has a stone retaining wall. Vegetation is informal. Steep wooden stairs and pipe railing provide access to the front porch. A frame garage and a barn are mentioned on the early tax cards. Neither is visible in the available photographs. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes of similar scale within close proximity.

**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 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 (foursquare or Pyramid), the simple roof form, the lack of full foundation, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1911<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. Camera facing east, 2006.

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

**Photo No. 3:** South elevation. Camera facing north, tax photo.

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<sup>1</sup> Summit County Recorder.

<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. 27 Hillside Ave  
 Schedule 1 Class 34 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1088	\$ -	\$ 2018
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. <u>1/2</u> None <u>1/2</u>		74
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Grab.</u> Mat. <u>Shg</u>		
Dormers—Small Med. <u>3</u> Lg.	240	
Bays—Small Med. — Lg.		
Porches—Front <u>152" @ 1.50</u>	202	
Rear <u>@</u>		
Cellar—Basmt— <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> full-floor <u>Value</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>3</u> Unfin.	371	
Plumbing— { Class <u>1</u> Tub <u>4</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> <u>Gas</u> Steam <u>S.</u> Blr. <u>✓</u> Oil <u>✓</u> Coal		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— Fir. <u>✓</u> { Hd. Wd. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels <u>1</u>	140	
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Lamp &amp; Photo Bulb (1) @ 20<sup>00</sup></u> <u>2 cl 2 n 4 dro</u>	140	

Total Additions and Deductions 1303 214 2018  
 Net Additions or Deductions -214 +1089

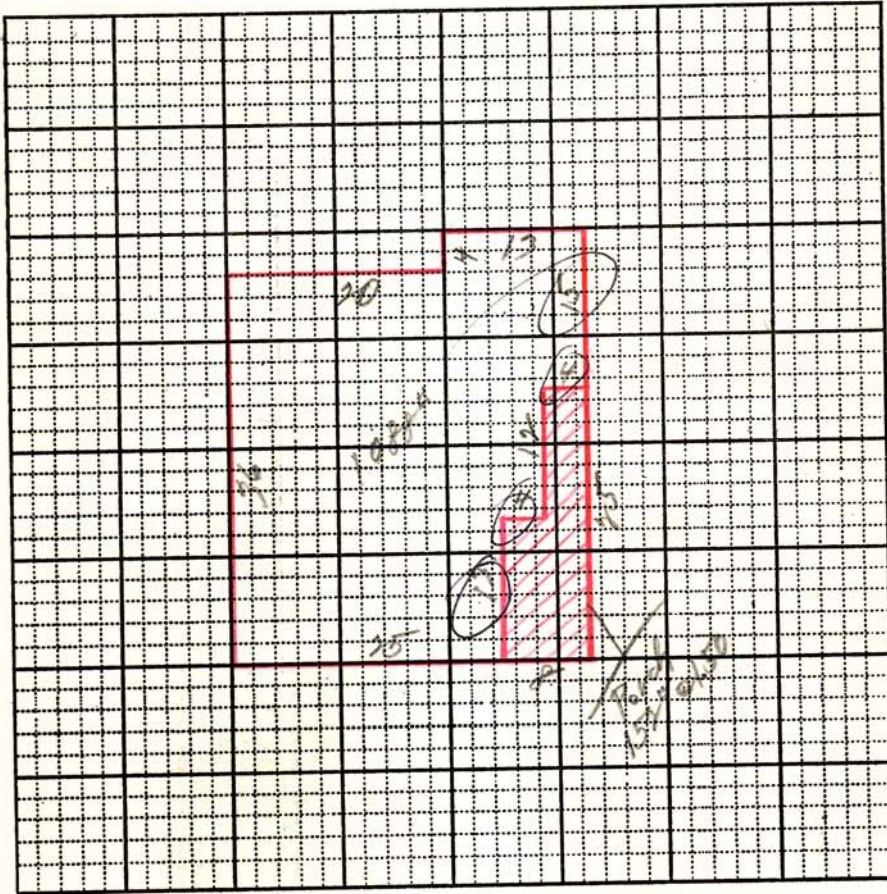
Ave Age 43 Yrs. by { Est. ✓ Owner ✓ Tenant ✓ Neighbors ✓ Records ✓ } REPRODUCTION VALUE \$ 3107  
 Depr. 1-2-3-4-5-6 56/44 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 1367

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C 1 Depr. 2% (3%) Obsolescence \_\_\_\_\_ \$  
 Cars 1 Walls Scrap. Out Bldgs. \_\_\_\_\_ \$ 66  
 Roof Tim Size 15 x 18 Age 33 \_\_\_\_\_ \$  
 Floor Dirt Cost 145/25 Depreciated Value Garage \_\_\_\_\_ \$ 36

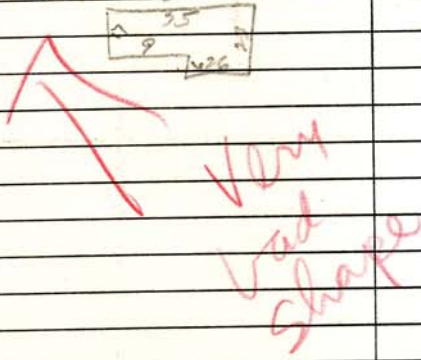
Remarks (35 Yr Ave Val-1940) Total Building Value \$ 1469

Appraised 10/1949 By G.A.O. & A.J.





OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
Barn-Tin Shit-Dit	38	x	257	.35	267/15	66
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				



Serial No. P.C. 244

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 27 Hillside Ave  
 Class 4 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1088		\$ 2453
	x x				
	x x				

Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>		
Ext. Walls <u>SIDING</u>		
Insulation—Floors _____ Walls _____ Cls. _____		
Roof Type <u>Galv</u> <u>Mtl</u> <u>Shng</u>		
Dormers—Small _____ Med. <u>(3)</u> Large <u>(1)</u>	135	
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>152</u> @ <u>150</u>	228	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — <u>ATT</u> <u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>conc</u>	70	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>(3)</u> Unfin. _____		
Plumbing {	350	
		Class <u>2</u> Tub _____ Trays _____
		Basin _____ Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ C.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove _____ H.A. <u>✓</u> Steam _____ Stk. _____ Blr. <u>✓</u>	257	
Oil <u>✓</u> Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____	49	
Air Cond. _____		
Finish—Fir <u>✓</u> Hd. Wd. _____		
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____	40	
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>(2)</u> _____	60	
Total Additions	1289	

Year Built <u>43</u> <u>1949</u>	Avg. Age <u>46</u>	Current Value	\$ 3742
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year <u>1956</u>	Est. Cost	Bldg. Value	
Garage—Class _____ Depr. 2% 3% Carport—Factor _____		Depr. Co. <u>(1)</u> 2 3 4 5 6 <u>41</u> %	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Current Value Minus Depr.	\$ 1534
Size—x _____ Age _____ Cost _____ x _____ %			
Other <u>Old Barn, bad shape - 2000 fld</u>			20
Total Building Value			\$

Appraised 12-12-57 19 \_\_\_\_\_ By 133

Re-appraised by State Nov 3-58 J.



PC 244  
Serial Number

1 of 1  
Card Number

Owners Name \_\_\_\_\_  
Location \_\_\_\_\_  
Kind of Bldg. Res St. No. 27 Hillside  
Class. 4- Type 1 2 3 4 0 Cost \$ 5606 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1088		\$ 5270	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>1/2</u> Sills _____		
Ext. Walls <u>sid</u> _____		
Roof Type <u>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large <u>3</u>	480	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	152 @ 2 <sup>25</sup>	342
Rear _____	@	
Porch _____	@	
Planters _____	@	
Ext. Base, Entry _____	@	
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>all</u>		80 Flr
Bsmt. Gar. _____		

Basement—Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
Attic Rooms Fin. 3 Unfin. \_\_\_\_\_

Plumbing	Additions
Class <u>2</u> Tub. <u>1</u> Trays _____	
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
Dishwasher _____ Garbage Disp. _____	650

Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA X HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
Oil \_\_\_\_\_ Gas X Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

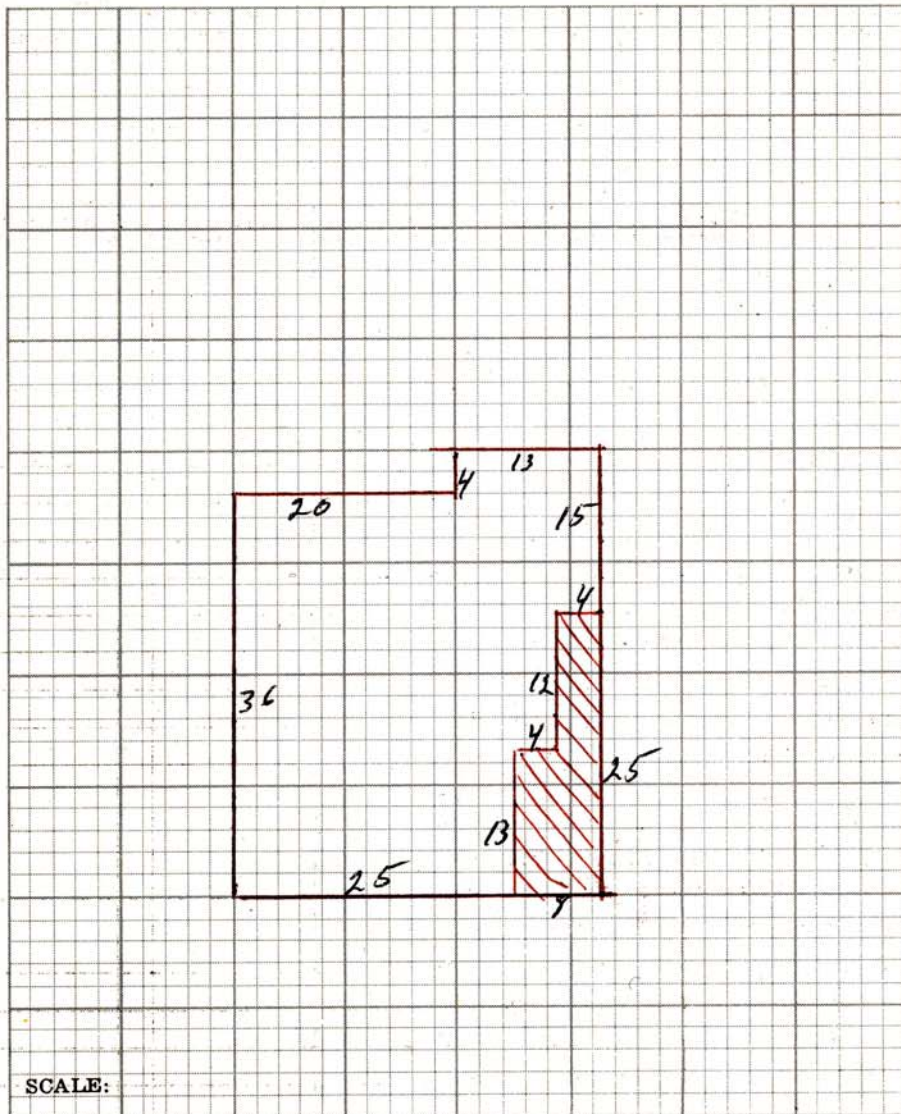
Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
Finish—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
Floor—Fir. \_\_\_\_\_ Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_  
Cabinets \_\_\_\_\_ Mantels \_\_\_\_\_  
Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. 2 S. \_\_\_\_\_  
Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions <u>none in 56</u>	2750
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Year Built <u>1911</u>	Avg. <u>1911</u>	Replacement Cost	8020
	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> - Tenant -		Adj. Bld. Value	
Neighbor - Record - Est.		Conv. Factor	<u>1.12</u>

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 10-29 1968 By 1708 DEC 26 1968  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



SCALE:

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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19
GARAGE											
RESIDENCE											
TOTAL											
ASSESSED VALUE											

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19
Old Barn	20	20	20	20	20						
GARAGE											
RESIDENCE	1497	1459	1422	1385	1347						
TOTAL	1517	1479	1442	1405	1367						
ASSESSED VALUE	605	590	575	560	545						









