

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 844 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-143

Current Owner Name: PARK PHYLLIS JUHLIN TRUSTEE

Parent Parcel(s):

Current Owner Address: 4556 CREEK LN, SALT LAKE CITY, UT 84107-3914

Legal Description (include acreage): LOT 12 BLK 14 SNYDERS ADDITION TO PARKCITY, ALSO BEG AT SW COR LOT 11 BLK 14 TH S 54}01'W 75 FT; S 35}59'E 8.6 FT; S78}32'E 56.2 FT; N54}01'E 37 FT N35}59' W 50 FT TO BEG BEING PART OF LOTS 13 &14 BLK 14 SNYDERS ADDITION PARK CITY. UWD-251 XWD-105 M12-535 LESS .015 AC (QCD 283-299)648-743-751; 0.10 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: 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: Rectangular or "Hall-Parlor" House

No. Stories: 1 ½

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

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Materials and compositional structure of house exterior has been significantly altered from original tax photo.

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.):

Site: City roadway above property acts as a retaining wall for one side of building lot.

Foundation: Not visible based on photos provided and therefore its material cannot be verified

Walls: Vertical wooden board siding, some form of stucco and stone on lower storey, and remnants of drop-novelty siding of which the house fully consisted of based on earliest photos.

Roof: Photos indicate prior use of shingles, but now consists of metal roofing.

Windows: Currently swing or sliding vinyl frame windows.

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): Traditional hall-parlor front has been significantly modified; the front full-width shed-roof porch has been replaced with a narrow gabled porch element; exterior wall materials have been significantly altered, yet elements of original drop-novelty siding are still evident in some spots. Also, the roof, which appears to be a gable modified to truncated gable in the tax photo is now simply a steeper gable. Date of this change is unknown. Some evidence--building cards--suggests that the current primary façade is actually the original rear façade. The rear façade is not visible in the tax photos and this cannot be verified. Transition from a shingle roof to a metal roof occurred sometime between 1995 and 2006 photos, as were the significant changes in window materials.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Compact building lot on a significant slope. As mentioned earlier, front and back entrances were at some point reversed, and heavy tree landscaping was reduced or scaled back (based on photos) sometime between 1995 and 2006.

**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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have 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 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 the alterations render this site ineligible for the National Register.

## 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:** North elevation (primary façade). Camera facing south, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1995.

**Photo No. 4:** South elevation (possibly north façade). Camera facing unknown, c. 1940 tax photo.

---

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

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

BLT

SERIAL NO. RE-APPRAISAL CARD (NEW APPR. BASE)

DESC.

Owner's Name
Owner's Address
Location
Kind of Building Res Street No.
Schedule 1 Class 4 Type 1-2-3-4 Base Cost \$

Table with 6 columns: Stories, Dimensions, Cu. Ft., Sq. Ft., Actual Factor, Totals. Handwritten values: 1, x, x, 538, \$, \$2125.

No. of Rooms 4+4 Attic Condition

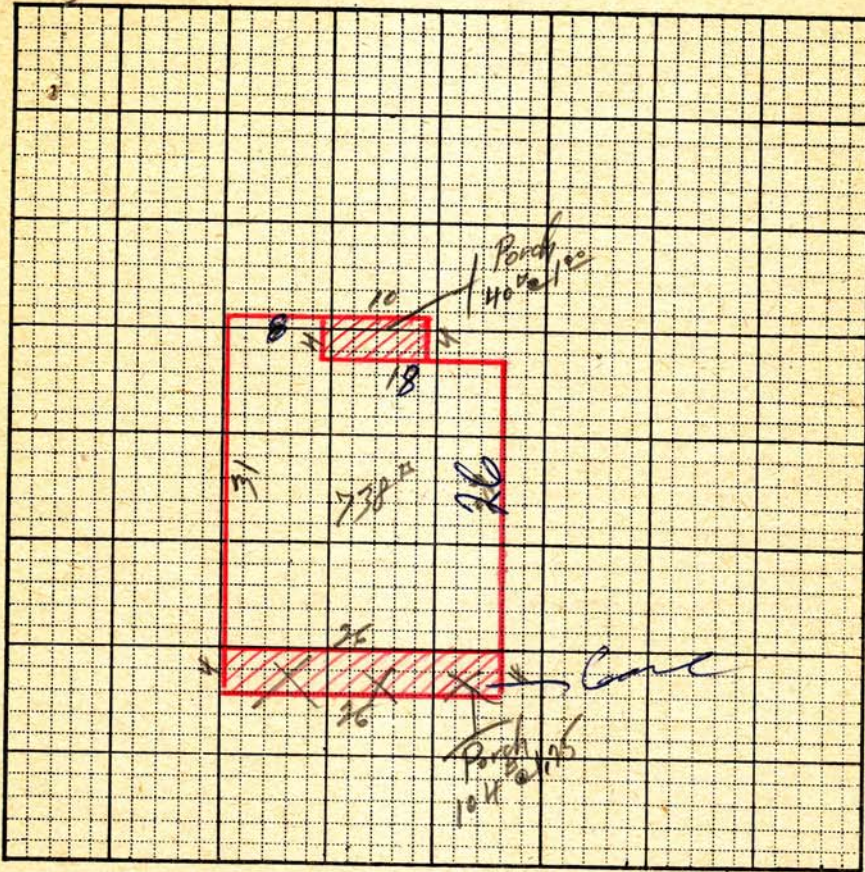
Main description table with columns: Description of Building, Add, Deduct. Includes entries for Foundation, Ext. Walls, Roof, Dormers, Bays, Porches, Cellar, Basement, Attic, Plumbing, Heat, Air Conditioned, Radiant, Finish, Cabinets, Tile, Lighting, Total Additions and Deductions, Net Additions or Deductions.

Unoccupied

Stove

Average 45 Yrs. by (Owner, Tenant, Neighbors, Records)
REPRODUCTION VALUE
Depreciation 1-2-3-4-5-6
Reproduction Val. Minus Dep.
Remodeled, Garage, Cars, Roof, Floor, Remarks (37yr Ave Used 1941), Total Building Value.

Appraised 10/1947 By PAO & A.I.



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr Value
		x				
		x				

**RECORD OF ASSESSMENT OF IMPROVEMENTS**

Summit COUNTY SERIAL NO. SA 143 X342  
 Fern Anderson  
 OWNER'S NAME Bradley, H. F.  
 OWNER'S ADDRESS Park City  
 LOCATION Part of lots 13 & 14, BIK 14  
 S.A.P.C.

Serial No. SA 143

Location Block 14 SA - 74 lots 13 + 14  
 Kind of Bldg. RES St. No. 840 EMPIRE AVE  
 Class 4 Type 1 2 3 4. Cost \$ 1811 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		738		\$ 1811
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <u>Conc.</u> <u>1/2</u> None <u>1/2</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors — Walls — Clgs. —		
Roof Type <u>Gable</u> Mtl. <u>Shg</u>		
Dormers—Small — Med. <u>(2)</u> Large —		
Bays—Small — Med. — Large —		
Porches—Front <u>Wood Stoop</u> @ <u>NTV</u> —		
Rear <u>4x10</u> <u>40°</u> @ <u>40</u>	<u>40</u>	
Porch — @ <u>100</u>		
Metal Awnings — Mtl. Rail —		
Basement Entr. — @ —		
Planters — @ —		
Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor <u>Conc.</u>	<u>361</u>	
Bsmt. Apt. — Rooms Fin. — Unfin. —		
Attic Rooms Fin. <u>4</u> Unfin. —	<u>757</u>	
Plumbing {	Class — Tub — Trays	<u>350</u>
	Basin — Sink — Toilet	
	Wtr. Sfr. — Shr. St. — O.T. —	
	Dishwasher — Garbage Disp. —	
Built-in-Appliances —		
Heat—Stove <u>H.A.</u> <u>✓</u> Steam — Stkr. <u>✓</u> Blr. <u>✓</u>		
Oil — Gas — Coal <u>✓</u> Pipeless — Radiant	<u>359</u>	
Air Cond. —		
Finish—Fir <u>✓</u> Hd. Wd. —		
Floor—Fir <u>✓</u> Hd. Wd. — Other —		
Cabinets — Mantels —		
Tile — Walls — Wainseot — Floors —		
Storm Sash—Wood D. — S. — ; Metal D. — S. —		
	<u>1867</u>	
<b>Total Additions</b>	<b>1867</b>	

*Unoccupied*

Year Built	Avg. <u>54</u>	Current Value	\$ <u>3678</u>
Age	<u>45</u>	Commission Adj.	<u>10</u> % <u>368</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	<u>3310</u>
Remodel Year	Est. Cost	Depr. Col. (1 2 3 4 5 6) <u>33</u> %	
		Current Value Minus Depr.	\$ <u>1092</u>
Garage—Class —	Depr. 2% 3%	Carport — Factor —	
Cars — Floor —	Walls —	Roof — Doors —	
Size— x —	Age —	Cost — x — %	
Other —			
<b>Total Building Value</b>			\$

Appraised 4-22-58 By 1302

Owners Name \_\_\_\_\_  
 Location B1K 14 SA PT LOTS 13+14  
 Kind of Bldg. Res St. No. 840 EMPIRE AVE  
 Class 3- Type 1 232 Cost \$ 3217 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>708</u>		\$ <u>3024</u>	\$
	x x				
	x x				

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

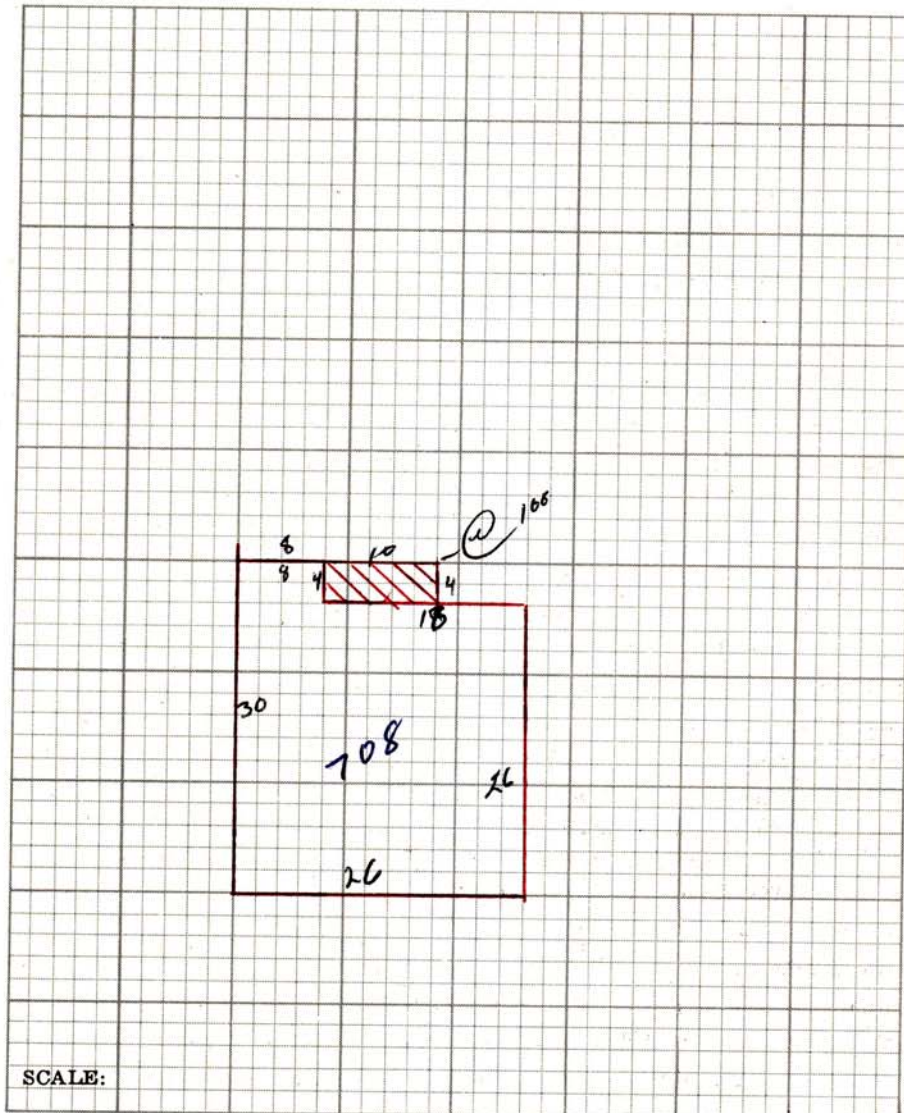
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>Y2</u> Sills <u>1/2</u>		
Ext. Walls <u>Siding + Stucco (A)</u>		
Roof Type <u>GAB</u> Mtl. <u>Shg</u>		
Dormers—Small <u>4</u> Med. _____ Large _____	<u>320</u>	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>40 @ 100</u>	<u>40</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	<u>50</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>4</u> Unfin. _____	<u>675</u>	
Plumbing {	Class <u>1</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. _____	<u>550</u>
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ <u>X</u> Coal _____ Pipeless _____ Radiant _____	<u>320</u>	
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		<u>1985</u>

From <u>Adv. 1964</u> Year Built <u>Old work</u>	Avg. <u>1904</u>	Replacement Cost	<u>5009</u>
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>x.47</u>
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 12-9- 1968 By 1708 1333

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By DEC 27 1968 1376

Rec - app 12/5/79  
 1989



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 \_\_\_\_\_ 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 \_\_\_\_\_ \$ \_\_\_\_\_ = \_\_\_\_\_ % X \_\_\_\_\_ Year = \_\_\_\_\_

Year \_\_\_\_\_ \$ \_\_\_\_\_ = \_\_\_\_\_ % X \_\_\_\_\_ Year = \_\_\_\_\_

**Average Year of Construction \_\_\_\_\_**





SA 143





844

NO SMOKING THANKYOU

