

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Evans L. Smith House**

Address: 64 Chambers Avenue

AKA: 64 Ontario Canyon Street

City, County: Park City, Summit County, Utah

Tax Number: QUALLS-2

Current Owner Name: Ryan Eittreim

Parent Parcel(s): PC-524-A

Current Owner Address: PO BOX 2546, Park City, UT 84060-2546

Legal Description (include acreage): LOT 2 QUALLS SUBDIVISION; CONT 4125 SQ FT OR .09 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:  
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: 1983, 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.)

- 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: Hall-Parlor type / Vernacular style

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), # 1.

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

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:** A concrete over stone retaining wall is capped, partially, with a railroad tie. It is not clear how much of the retaining wall is stone, as only a small portion of stone is visible on the north end of the wall. The wall is recessed further into the hill on the north and resumes, but is constructed of railroad ties. Typical of historic homes in Park City, there are wooden steps leading from the main road to the main floor level of the house.

**Foundation:** Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.

**Walls:** The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards. The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets.

**Roof:** The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends.

**Windows/Doors:** The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light.

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 house remains largely unchanged from its original condition as indicated in the description from the 1983 NR nomination, see below:

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers that are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on .09 acres that slopes from front to back. A concrete over stone retaining wall runs along the east line of the lot at the street edge. Landscaping is informal and includes lawn, grasses, and shrubs. Wooden steps have been constructed providing access to both the north and south sides of the front porch. In addition,

the steps on the north lead to a central deck that ties the main house to the side addition. Also, like most of the historic houses in Park City, the overall setting is a compact streetscape with narrow side yards and 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 (hall-parlor), 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 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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. 1885<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):

<sup>1</sup>Utah State Historical Society, Structure/Site Form, 1984.

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

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.

**Photo No. 3:** East elevation (primary façade). Camera facing west, 1983.

**Photo No. 4:** Northeast oblique. Camera facing southwest, 1983.



Property Type:

Historic Preservation Research Office

### Structure/Site Information Form

IDENTIFICATION

Street Address: 64 Chambers UTM: 12 458360 4498570  
 Park City, Summit County, Utah  
 Name of Structure: Evans L. Smith House T. R. S.  
 Present Owner: William J. Coleman Owanah Oil Corp.  
 Owner Address: 1935 South Main #301, Salt Lake City, UT 84115  
 Year Built (Tax Record): Effective Age: Tax#: PC 524A  
 Legal Description: Kind of Building:  
 Beginning at South 48 degrees 44 minutes West 279.84 feet from the Northeast corner  
 Northeast ¼ Section 21 T2S R4E, Salt Lake Base Meridian, thence South 110 feet,  
 West 75 feet, North 110 feet, East 75 feet to beginning.  
 .01 acre.

STATUS/USE

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:  
 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: Hall &amp; Parlor House

## Description of physical appearance &amp; significant architectural features:

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of  
(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

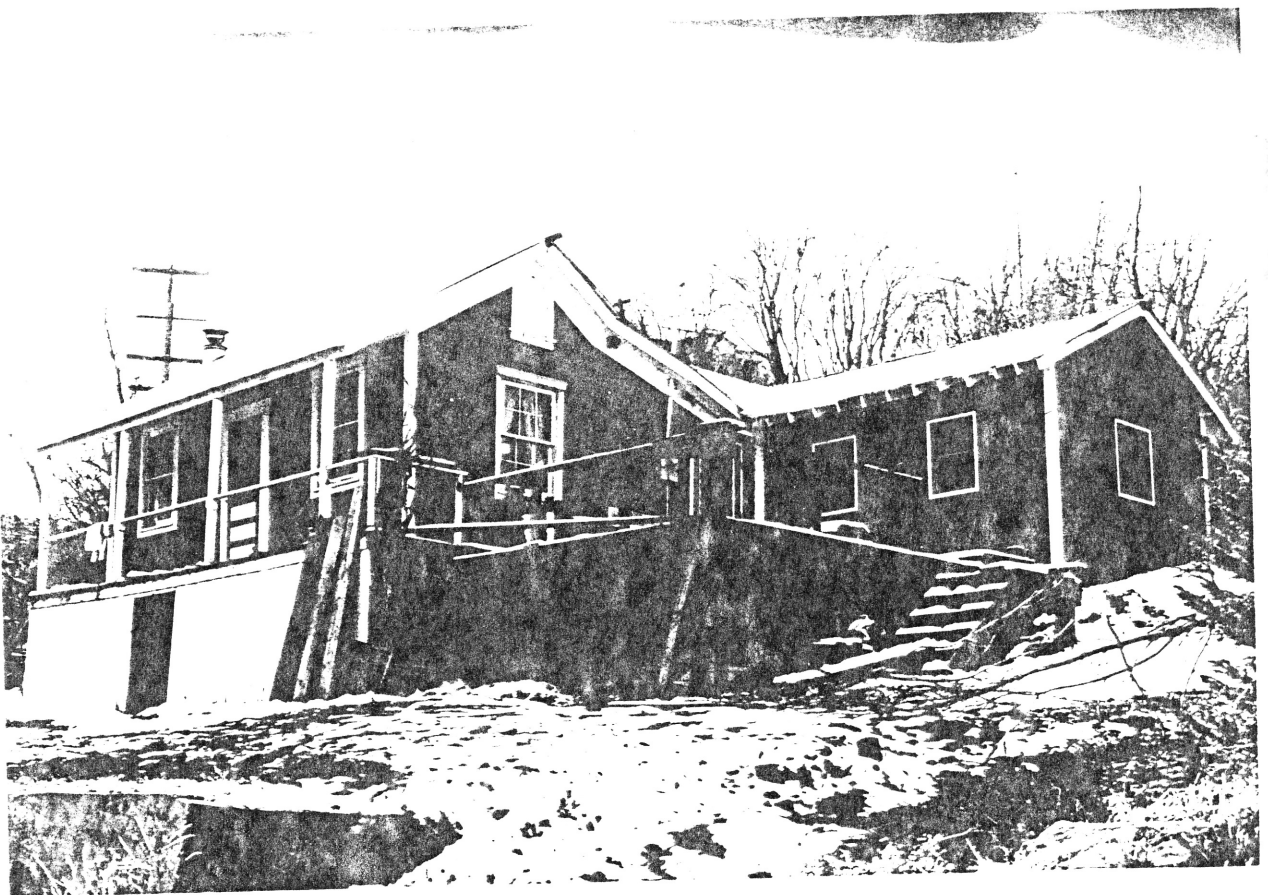
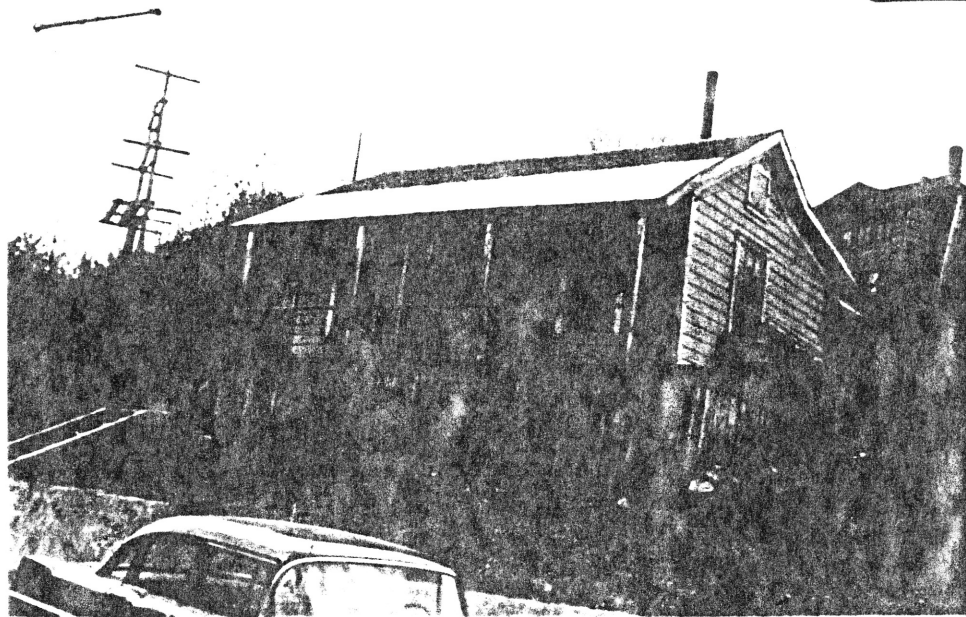
This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

## 64 Chambers

### Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.









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