

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 41 Seventh Street

AKA: 45-47 King Road

City, County: Park City, Summit County, Utah

Tax Number: PC-684

Current Owner Name: Erma Nelson

Parent Parcel(s):

Current Owner Address: 3896 Honeycut Rd, SLC, UT 84106

Legal Description (include acreage): 0.08 acres; PARK CITY BLOCK 75 ( MILLSITE RES ) BLOCK: 75 LOT: 51 AND:- LOT: 52 BUILDING: 0.00 LOTS 51 & 52 BLK 75 MILLSITE RESERVATION PARK CITY ALSO THE ABANDONED AND UNUSED PART OF SEVENTH ST ADJOINING LOT 32 BLK 32 PARK CITY ALSO BEG S'MOST COR LOT 32 BLK 32 PARK CITY SURVEY SD PT BEING S 98.01 FT & W 298.81 FT FROM N'MOST COR BLK 74 PARK CITY; RUN TH N 23\*38' W 16.81 FT N 66\*54' E 71.76 FT; S 22\*56' E 16.14 FT; S 66\*22' W 71.56 FT TO BEG; & ALSO (N'LY 1/2 OF VACATED 7TH ST) BEG AT THE NW COR OF LOT 50 BLK 75 PARK CITY SURVEY & RUN TH N 66\*22'00" E 23.60 FT; TH S 68\*27'00" E 20.89 FT ALONG A LINE COMMON TO LOTS 50 & 51 OF SD BLK 75 TO A PT ON A FENCE LINE; TH S 64\*40'19" W ALONG SD FENCE LINE A DISTANCE OF 34.25 FT; TH N 68\*27'00" W 14.11 FT ALONG A LINE COMMON TO LOTS 50 & 49 OF SD BLK 75; TH N 21\*33'00" E 8.26 FT TO PT OF BEG

## 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.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: Hall-Parlor

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:

- 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: House faces east with side elevation along King Road.

Foundation: Unverified.

Walls: Wood drop siding.

Roof: Metal material.

Windows/Doors: Paired double-hung sash type on north elevation and two-over-two double-hung sash type on primary façade.

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 one-story frame hall-parlor house appears to have had minor alterations, but a large addition was added to the primary façade. An extension from the primary façade includes a large carport and dwelling space behind the carport. The west elevation indicates several rear additions were constructed during the historic period. The are configured like most shed additions to hall-parlor houses in Park City, but it appears that over time the roof line of the additions slowly moved up the main roof and now the roof of the additions springs from well above the midpoint of the original roof. The out-of-period changes may be reversible, which would have a positive impact on the site's integrity. The changes, primarily the large c. 1970 addition, 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.): The setting has been altered due to the construction, in the front yard, of a large carport and dwelling space. Building permit indicates carport may have been constructed in 1974.

**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; however, the large addition attached to the primary façade detracts from the workmanship of the site.

**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 large addition to the primary façade renders this site ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1900<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. Camera facing south, 2006.

**Photo No. 2:** West elevation. Camera facing east, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 4:** North elevation. Camera facing south, 1995.

**Photo No. 5:** Attached building. Camera facing south, 1995.

<sup>1</sup> Summit County Tax Assessor.

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

**STAND-BY TAX APPRAISAL**

PC 684  
 Serial No. \_\_\_\_\_ County \_\_\_\_\_ Batch No. \_\_\_\_\_  
 Owner Nelson  
 Location \_\_\_\_\_

New Construction \_\_\_\_\_ Existing, with Addition and/or Remodeling   
 Year Built 74 Year of Add./Rem. \_\_\_\_\_  
 Appraised \_\_\_\_\_ 19 \_\_\_\_ By \_\_\_\_\_  
 Inf. by: Owner — Tenant — Neighbor — Record — Est.  
 Structure \_\_\_\_\_ % completed as of \_\_\_\_\_ 19 \_\_\_\_  
 Kind of Bldg: Res. Model: I — II — III — IV  
 Summer Cottage — A-Frame Class: I — II \_\_\_\_\_ -Story  
 Mobile Home Grade: E — A — AA — D Cond. T- \_\_\_\_\_  
 With Model \_\_\_\_\_ -Quality Addition \_\_\_\_\_  
 Story Height: 1 — 1½ — 2 — B/L — T/L — \_\_\_\_\_  
 Frame/Block — Masonry/Veneer — Wood \_\_\_\_\_ Alum. \_\_\_\_\_ Siding  
 With  Without \_\_\_\_\_ Bsmt. Wtr  Swr  Sep \_\_\_\_\_ Well \_\_\_\_\_  
 Other \_\_\_\_\_

Width	Depth	Area	Width	Depth	Area
A		760	B		

Area A \_\_\_\_\_ Area B \_\_\_\_\_ Total \_\_\_\_\_  
 S.F. Cost Multi. L.V. Area

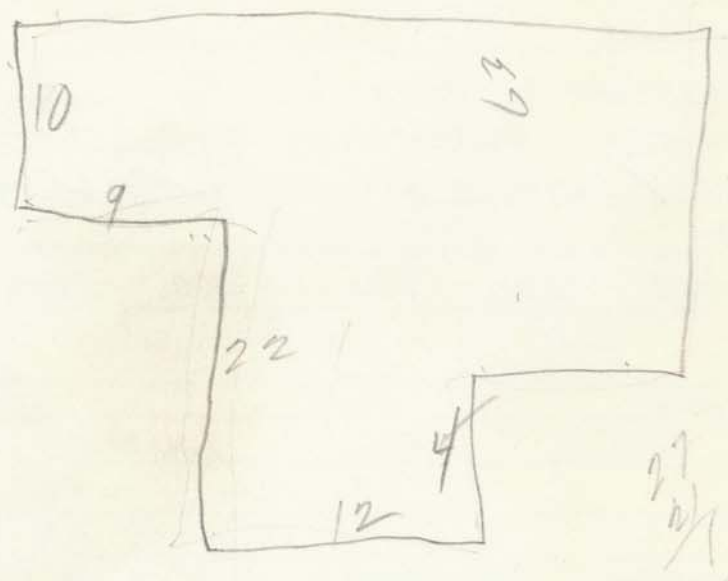
A	X	X	= \$
B	X	X	= \$

Fireplace \_\_\_\_\_ -Story Model \_\_\_\_\_ @ \_\_\_\_\_  
 Garage: Att. — Det. — Bsmt. — Built-in — Frame —  
 Masonry — \_\_\_\_\_ Car Model \_\_\_\_\_ @ \_\_\_\_\_  
 \_\_\_\_\_ @ \_\_\_\_\_  
 \_\_\_\_\_ @ \_\_\_\_\_  
 Total from Reverse Side \_\_\_\_\_ @ \_\_\_\_\_

Total 7,600

Time—Location Multiplier ..... X  
 Completed—Structure RCN .....  
 Physical Depr. ( \_\_\_\_\_ ) \_\_\_\_\_ %-  
 Completed—Structure FMV .....  
 Percentage of Completion ..... X  
 Incompleted—Structure FMV .....  
 Depr. Value (FMV) of all other Imp ..... +

Total 7,600  
 Equalization Factor ..... X 20  
 Net Stand-by Assessed Valuation ..... 1,520



Louis C & Erma M Nelson PC-684  
 1825 E 3900 South L51&52B75 M12-91  
 Salt Lake City Ut FQC136 IQC593 Out  
 84117 M20-253 M109-793

(Serial No.-Owner-Add.-Desc. of Property)

TC-541 (M-20) (URBAN LAND CARD)

Lots 51 & 52 Blk 75 Millsite Reservation Park City. Also the abandoned and unused part of Seventh St adjoining Lot 32 Blk 32 Park City.

Also Beg. S'most cor Lot 32, Blk 32 Park City Survey, sd pt. being S. 98.01 ft & W. 298.81 ft fr N'most cor Blk 74 Park City, run. th N 23°38' W 16.81 ft, N 66°54' E. 71.76 ft, S.

22°56' E. 16.14 ft, S. 66°22' W. 71.56 ft to beg.

FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	PARCEL NO.	VALUE
						1250
TOTAL						1250
ASSESSED VALUE						250

# BUILDING PERMIT APPLICATION

*Park City Municipal Corp.*

BECOMES PERMIT WHEN STAMPED

*Date <i>June 10 1974</i>		Receipt No. <i>0756</i>	Date Issued <i>6-11-74</i>	Permit Number <i>330</i>
*Proposed Use of Structure <i>Residence</i>		<b>BUILDING FEE SCHEDULE</b>		
*Bldg. Address <i>45 King rd Park City Utah</i>		Square Ft. of Building <i>760</i>	Valuation <i>5000</i>	
*Address Certificate No.		<input type="checkbox"/> Rough Basement	Building Fees <i>50.00</i>	
Assessors Parcel No.		<input checked="" type="checkbox"/> Finish Basement	Plan Check Fees <i>25.00</i>	
*Lot #	*Block	*Subd. Name & Number	Carport sq. ft. <i>540</i>	
*Property Location <i>45 King rd.</i>		<input type="checkbox"/> *If metes and bounds see instructions		Electrical Fees
*Total Property Area - In Acres or Sq. Ft. <i>6028 Sq Ft</i>		Total Bldg. Site Area Used		Plumbing Fees
*Owner of Property <i>Louis C Nelson</i>		Phone <i>277 0107</i>		Mechanical Fees
*Mailing Address <i>1425 E 3400 S</i>		City <i>South Lake City</i>		Water <i>400.00</i>
*Business Name Address		Business Lic. No.		Sewer <i>350.00</i>
*Architect or Engineer		Phone		Storm Sewer
*General Contractor <i>Louis Nelson - owner Builder</i>		Phone		Moving or Demo.
*Business Address		*State Lic. No.		*City/Co. Lic. No.
*Electrical Contractor		Phone		Temporary Conn.
*Business Address		*City/Co. Lic. No.		Reinspection
*Plumbing Contractor		Phone		Other
*Business Address		*City/Co. Lic. No.		Other
*Mechanical Contractor		Phone		Fire Zone
*Business Address		*City/Co. Lic. No.		Fire Sprinklers Req. <input type="checkbox"/> Yes <input type="checkbox"/> No
*Previous Use of Land or Structure <i>Residence</i>		*Assessory Bldgs. Now on Lot <i>0</i>		Building Inspector Signature
*Dwell. Units Now on Lot <i>2</i>		*Type of Improvement/Kind of Const. <input type="checkbox"/> Sign <input type="checkbox"/> Build <input type="checkbox"/> Remodel <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Convert Use <input type="checkbox"/> Demolish		Comments:
*No. of offstreet parking spaces: <i>3</i>		Covered <input checked="" type="checkbox"/> Uncovered		Plan Chk. OK by _____
SUB-CHECK		Zone		Special Approvals
Disapproved		Sub-Ck. By		Required
Approved		Date		Received
Setbacks in Feet		PLOT PLAN		Not Req.
Front	Side	Side	Rear	Board of Adjustment
				Health Dept.
				Fire Dept.
				Soil Report
				Water or Well Permit
				Traffic Engineer
				Flood Control
				Sewer or Septic Tank
				City Engineer (off site)
				Gas
				Comments:
				Land Use Cert.
				Electrical Dept.
				HiBack C.G. & S.
				Other
				Bond Required <input type="checkbox"/> Yes <input type="checkbox"/> No Amount
				Signature of Approval <i>Glen Smith</i>

This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent: *[Signature]* Date: *6-11-74*

Signature of Owner (If owner): \_\_\_\_\_ (Date)

Census Tract: \_\_\_\_\_ Traffic Zone: \_\_\_\_\_ Coordinate Ident. No.:

New S.L.U. Code No. \_\_\_\_\_ Old S.L.U. Code No. \_\_\_\_\_

Certificate of Occupancy

NOTE: 24 hours notice is required for all inspections.









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PRIVATE DRIVEWAY  
NO PARKING  
AT ANY TIME

