

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 463 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-60

Current Owner Name: TRAPPS LLC

Parent Parcel(s):

Current Owner Address: PO BOX 1402, PARK CITY, UT 84060-1402

Legal Description (include acreage) ALL LOT 16 BLK 4 PARK CITY; Acres 0.04

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: 1995-1996
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 4/21/1999 - 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: 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.

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.):

Site: Stone retaining wall.

Foundation: Concrete.

Walls: Drop siding.

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

Windows/Doors: Two-over-two double-hung sash type.

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 1 ½-story frame T/L cottage remains as it was described in the National Register nomination form (see National Register of Historic Places Registration Form, 1999). The National Register nomination, along with the 1995 photograph, describes the extensive rehabilitation that took place in 1995-96. According to the NR nomination, much of the historic character was restored. The property received State Rehabilitation Tax Credits for work completed in 1999.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is described in the NR nomination or what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though much of the material is newer, 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 1999 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 regained its historic integrity as the result of an extensive rehabilitation in 1995-96. 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. 1886¹

Builder: Not Known Known: (source:)

¹ National Register nomination.

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.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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: East elevation. Camera facing west, 2006.

Photo No. 3-6: Multiple views - NR nomination, 1999.

Photo No. 7: Southeast oblique. Camera facing northwest, 1995.

Photo No. 8: Southeast oblique. Camera facing northwest, tax photo.

² 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. 463 Park
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|--------------|------------|---------|------------|---------------|----------------|
| <u>1 1/2</u> | x x | | <u>865</u> | \$ - | \$ <u>3107</u> |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 4 + 3 Up. Condition _____

| Description of Building | Add | Deduct |
|--|-----|--------|
| Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____ | | |
| Ext. Walls <u>Siding Oak-Side</u> | | |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>Bob.</u> Mat. <u>Shg</u> | | |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small _____ Med. _____ Lg. _____ | | |
| Porches—Front <u>60" @ 1.50</u> <u>90</u> | | |
| Rear _____ @ _____ | | |
| Cellar <u>Bas'm't</u> <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Core</u> <u>115</u> | | |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. _____ Unfin. _____ | | |
| Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | | |
| Heat—Stove <u>H. A.</u> <u>Gas</u> <u>Steam</u> <u>S.</u> <u>Blr.</u> <input checked="" type="checkbox"/> | | |
| Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. _____ Floors _____ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____ | | |
| Cabinets <u>1</u> Mantels _____ <u>125</u> | | |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined - } @ 15"</u> <u>105</u> | | |
| Total Additions and Deductions <u>205</u> <u>230</u> <u>3107</u> | | |
| Net Additions or Deductions <u>-205</u> <u>-25</u> | | |

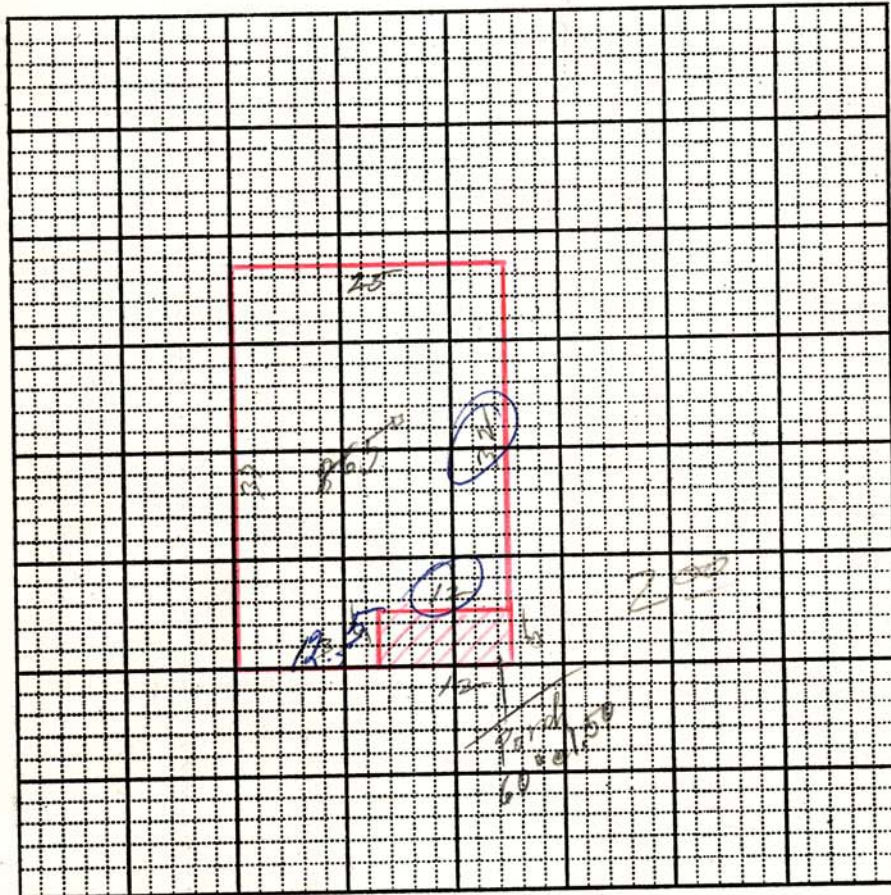
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M st
dr*

Ave Age 45 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records } REPRODUCTION VALUE \$ 3082
 Depr. 0-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 1294

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (37 yr Ave Used - 1941) Total Building Value \$ _____

Appraised 10/1949 By PAO & A. J.



| OUT BUILDINGS | Age | Size | Area | Factor | Cost | Depr. Value |
|---------------|-----|------|------|--------|------|-------------|
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
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| | | x | | | | |
| | | x | | | | |
| | | x | | | | |
| | | x | | | | |

Location _____
 Kind of Bldg. RES St. No. 463 Park
 Class 4 Type 1 2 3 3 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|--------------|------------|---------|------------|--------|----------------|
| <u>1 1/2</u> | x x | | <u>865</u> | | \$ <u>2934</u> |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____

| Description of Buildings | Additions | |
|--|-------------|--|
| Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None _____ | | |
| Ext. Walls <u>ASB. SHKS. ON SIDING</u> | | |
| Insulation—Floors _____ Walls <input checked="" type="checkbox"/> Clgs. _____ | <u>109</u> | |
| Roof Type <u>GABLE</u> Mtl. <u>SHG</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays — Small _____ Med. _____ Large _____ | | |
| Porches—Front <u>60</u> @ <u>2⁰⁰</u> | <u>120</u> | |
| Rear _____ @ _____ | | |
| Porch _____ @ _____ | | |
| Metal Awnings _____ Mtl. Rail _____ | | |
| Basement Entr. _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor <u>conc</u> | <u>140</u> | |
| Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____ | | |
| Attic Rooms Fin. <u>3</u> Unfin. _____ | | |
| 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>350</u> | |
| Built-in-Appliances _____ | | |
| Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/> | <u>374</u> | |
| Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____ | <u>47</u> | |
| Air Cond. _____ | | |
| Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ | | |
| Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____ | | |
| Cabinets <u>1</u> Mantels _____ | | |
| Tile — Walls _____ Wainseot _____ Floors _____ | | |
| Storm Sash— Wood D. _____ S. _____ ; Metal D. <u>2</u> S. _____ | <u>90</u> | |
| Total Additions | <u>1230</u> | |

| | | | |
|---|--------------------|--|----------------|
| Year Built _____ | Avg. Age <u>53</u> | Current Value | \$ <u>4164</u> |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Commission Adj. _____ % | |
| Remodel Year _____ Est. Cost _____ | | Bldg. Value | |
| | | Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>34</u> % | |
| | | Current Value Minus Depr. | \$ <u>1416</u> |
| Garage — Class _____ Depr. 2% 3% _____ | | Carport — Factor _____ | |
| Cars _____ Floor _____ Walls _____ Roof _____ Doors _____ | | | |
| Size— _____ x _____ Age _____ Cost _____ x _____ % | | | |
| Other _____ | | | |
| Total Building Value | | | \$ _____ |

PC 60
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 463 Park Ave

Class 4- Type 1 2/3 4. Cost \$ 4565 X 94 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 847 | 5.39 | \$ 4291 | \$ |
| | x x | | | | |
| | x x | | | | |

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

| Description of Buildings | Additions | Additions |
|---|--|-------------------|
| Foundation—Stone _____ Conc. <u>X</u> Sills _____ | | |
| Ext. Walls <u>ASB shale</u> <u>JS(A)</u> | | |
| Roof Type <u>GAB</u> Mtl. <u>shg</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ <u>60th</u> @ <u>125</u> | | 75 |
| Rear _____ @ _____ | | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor _____ | | 160 RD |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. <u>3</u> Unfin. _____ | | 735 |
| Plumbing { | Class <u>1</u> Tub. <u>1</u> Trays _____ | 550 |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | |
| Heat—Stove _____ H.A. _____ <u>FA</u> HW _____ Stkr _____ Elec. _____ | | 350 |
| Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____ | | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. _____ Hd. Wd _____ Other _____ | | |
| Cabinets <u>1</u> Mantels _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____ | | 60 |
| Awnings — Metal _____ Fiberglass _____ | | |

| | | |
|--|---------------------|------------------------------|
| Total Additions | | 1930 |
| Year Built <u>1904</u> | Avg. 1. <u>1904</u> | Replacement Cost <u>6221</u> |
| | Age 2. | Obsolescence |
| Inf. by <u>Owner</u> - <u>Tenant</u> - <u>Neighbor</u> - <u>Record</u> - <u>Est.</u> | Adj. Bld. Value | <u>1100</u> |
| | Conv. Factor | |
| 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 10-17- 1968 By 1708 DEC 13 1968

Appraised ② _____ 19 _____ By _____



Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 463 Park Ave. Plat PC Bl. 4 Lot 16
Name of Structure: T. R. S.
Present Owner: William and Marie Horan UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-60

AGE/CONDITION/USE 2

Original Owner: possibly J.S. Hyde Construction Date: @1899 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STAT 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, June 8, 1920, p. 2.

Architect/Builder: unknown

Building Materials: wood

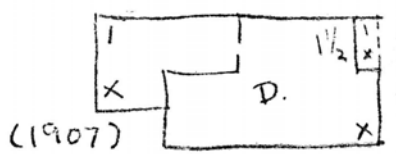
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story, with attic, frame gable residence. The siding appears to be asbestos shakes. The "L" shaped structure has had major alterations on the windows, on the south gable portion the two two-over-two double-hung windows have been replaced by an aluminum awning. The north section, with a porch, also contains an aluminum-framed window, as well as an aluminum storm door.

Sketches from Sanborn Maps:



The structure appeared the same in 1900, and similar in 1889, but was only "one" story.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

A contributory structure, in age, to the rest of Park City's residential historic area.

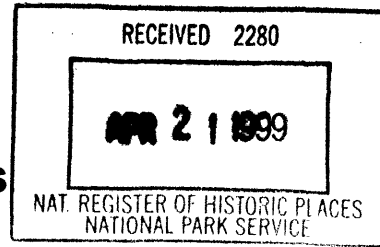
C.W. Midgley owned the property until 1899 when it was deeded to James Farrell, Park City mining entrepreneur. Transactions followed, to Katie Oliver, Clarence Loring, and J. Sanford Hyde (1900). In 1905 Hyde took out a mortgage (released in 1907). Meanwhile, one Patrick Hurley had acquired the property in 1907.

It was owned by A.A. Pike in the 1930's, undergoing numerous action on mortgages, etc.,

J. Sanford Hyde, the probable builder, was born in 1856, and served as a Park City Marshall.



United States Department of the Interior
National Park Service



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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name 463 Park Avenue

other names/site number _____

2. Location

street & number 463 Park Avenue N/A not for publication

city or town Park City N/A vicinity

state Utah code UT county Summit code 043 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Wilson Martin 4/15/99
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper Date of Action
M. J. M. Way 5/28/99

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Non-contributing | |
|--------------|------------------|------------|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 0 | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Residences of Mining Boom Era Park City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
LATE VICTORIAN: Victorian Eclectic
OTHER: Cross Wing
OTHER: vernacular

Materials
(Enter categories from instructions)
foundation CONCRETE
walls WOOD: drop siding
roof ASPHALT: shingles
other Porch Details, WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

463 Park Avenue, Park City, Summit County, Utah

Narrative Description

The house at 463 Park Avenue, constructed c. 1886, is a wood-frame, cross-wing type house with gabled roofs on each wing. The East-facing, vernacular structure has some muted hints of Victorian Eclecticism in its detailing, typical of the Park City's building boom period.¹ The house is one and one-half stories tall and sits on a concrete foundation over a full basement. In 1995 the house underwent a restoration/rehabilitation to adapt some of the interior space for different usage and to correct alterations that had taken place, primarily on the exterior. It now resembles more closely its original appearance, and has regained its historical integrity. The house is located on a steep, narrow lot, similar to many others in Park City. There are no outbuildings on the property and the yard is terraced in the front with original stone retaining walls.

The front facade of the house features a covered porch with a gablet over the front stairway entry. The porch roof is supported by three 4X4 posts atop which are found scrollwork brackets. These are near replicas of those shown in a c.1940 tax photo. The brackets are the only ornamental fixtures and lend a slight Victorian feeling to the building. Surrounding the porch and lining the stairway that leads to the porch is a balustrade of rather simple, dimensioned lumber construction. On the front, gable end of the restored house, there are a pair of double-hung windows with an additional window centered in the gable.

The original L-form of the house received modifications during the historic period. A lean-to was built as part of the original construction² behind the house to the west. Sanborn fire insurance maps indicate that the original structure remained unchanged from December 1889 through August 1907. In c.1915 an addition was constructed at the southwest corner of the original structure. The addition houses a bathroom and an attic bedroom and is apparent in the c.1940 tax photo. The addition is evidenced by a change in the width of the drop siding from 1"x 10" to 1"x 8".

Alterations to the structure in the 1940s or 1950s added asbestos shingles over the wood siding. The wooden, double-hung windows were replaced with a large plate-glass window with an aluminum awning on the front, two large plate glass windows on the north side, and aluminum sliders on the remaining windows. At an unknown date, ornamental metal railings and posts were added as replacements for the original wood columns on the porch and the roof pitch over the porch was altered from a 4:12 pitch to a 8:12 pitch. By 1995, the house had deteriorated substantially. Ground water deteriorated the floor and perimeter walls, and the water had been turned off for more than five years due to a broken water line and deteriorating sewer lines. The house was in a condemnable state and was being considered for demolition, prior to its purchase and rehabilitation by Timothy Lee, the current owner.

¹ Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination." Utah State Historical Society, 1984, Cont. Sht. 8 p. 10.

² Sanborn Fire Insurance Map, Park City, Dec. 1889.

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463 Park Avenue, Park City, Summit County, Utah

Rehabilitation of the structure in 1995-1996 restored the structure to its original historic character. The asbestos siding was removed, which resulted in the discovery of the original drop siding and the historic window openings. Aluminum windows were replaced with replicas of the original wood sashes. Matching siding was milled to replace broken siding and to fill in around the windows. A transom window was restored over the front door and fret work and 2"x 2" railing duplicated from the original was installed on the front porch. New mechanical, electrical, and plumbing were installed to code.

The structure originally had only a 6-inch foundation wall with no footing, as was common with a majority of houses of the period in order to quickly accommodate the demand for housing.³ The house was lifted off the foundation and an 8-inch foundation and footings were poured. The foundation level was raised approximately eight inches to allow for a more liveable space in the basement. The original structure was assembled with two layers of 1x12s vertically tied together with 1x10 drop siding laid horizontally to hold it together in a method known as "single-wall" construction. Siding became available locally after 1881 from the Park City Planing Mill⁴. Rehabilitation work added 2x4 walls to support the floors with the 1x12s attached to them. Gypsum board was installed on walls and all surfaces were painted. Ceilings throughout the original structure are at the original height as dictated by the roof pitch.

Prior to rehabilitation the floor plan of the house, as it was originally conceived, remained historically intact, with the exception of the bathroom addition and the attic bedroom in the rear cross-wing extension. As part of the rehabilitation, the main-floor storage room was converted into a second bedroom, while the rest of the space remained unchanged. On the upper level, the west bedrooms were left unaltered. And, although room usage has changed, the historic floor plan and wall configuration remains unaltered.

Park Avenue has been historically one of Park City's major streets. The street was terraced along the side of the canyon, and tightly spaced lots were located between perpendicular cross streets, which created a grid of elongated blocks. Located on the west (uphill) side of Park Avenue, the house at 463 Park Avenue is located at what used to be the corner of 5th⁵ and Park. The street no longer goes through, but instead is a public pedestrian easement with a wooden stair connecting to Park Avenue to Woodside Avenue. The remnant of 5th Street from Main Street has been renamed Trapper's Way in honor of the late Harold Dean "Trapper" Horan, long time resident of the house. As with most of the residences on the west side of the street, there is a 3-1/2 foot tall retaining wall at the front edge of the

³ Roper. Cont. Sht. 8 p. 8.

⁴ Ibid. Cont. Sht 8 p. 7.

⁵ Sanborn Fire Insurance Map, Park City, Aug. 1907. Previously labeled as 3rd Street on Sanborn Map of Dec. 1889 and Aug. 1900.

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463 Park Avenue, Park City, Summit County, Utah

property. The retaining wall is built of native stone laid in ashlar coursing and has been restored. A new retaining wall of the same material flanks the walkway that leads to the entrance of the house. There are no outbuildings on the site.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE _____

COMMERCE: mining _____

SOCIAL HISTORY _____

Period of Significance

c. 1886-1940s _____

Significant Dates

c. 1886 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

See continuation sheet(s) for Section No. 9

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463 Park Avenue, Park City, Summit County, Utah

Narrative Statement of Significance

The house at 463 Park Avenue, constructed c.1886, is significant under both criteria A and C as part of the Residences of Mining Boom Era Park City multiple resource area. Under criterion A it is significant for its direct association with Park City's rapid growth between 1872 and 1929. The house's location was found to be convenient for mining, business and residential purposes, and it documents the realities of the congested living conditions and limited available land in historic Park City. The house is also significant under criterion C as an example of Park City's mining-boom residential architecture. It exemplifies the type of house built during the height of mining activity in Park City from 1872 to 1929. As one of the larger examples of a cross-wing house⁶ in Park City, it represents one of the three major house types of the period. Its frame structure, cross-wing plan, and stylistic features are similar to a majority of the historic houses of the period which help define the mining boom era in Park City. The cross-wing type was most popular in Park City from about 1880 to 1900.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increase in families, stable businesses, and home ownership as the community diversified, matured, and increased, becoming the largest metal mining town in Utah. Almost every year throughout the 1880s some reference in the *Park Record* was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁷

HISTORICAL SIGNIFICANCE

Prior to construction of the house in c.1886, the property at 463 Park Avenue was originally part of an 80 acre patent granted to Frederick A. Nims in 1877 (and later challenged in the case of Edward P. Ferry vs. John L. Street.) Several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the real estate potential of the "camp," and who filed the original plat of the townsite in 1880 with the federal government.

Early on, the property changed hands often. It is most probable that the structure was erected under the ownership of Levi Backus, since Backus purchased the lot on Sept. 7, 1885, for \$225, but just a few years later sold the property to David C. McLaughlin for \$2,150, a substantial increase in value. Newspaper articles from 1887 indicate a building boom of cottages along Park Avenue and the

⁶Referred to in the 1984 "Residences of Mining Boom Era Park City" nomination as T/L Cottages, but subsequently revised to the more commonly known term "cross wing."

⁷Roper. Cont. Sht. 8 p. 3.

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463 Park Avenue, Park City, Summit County, Utah

Sanborn fire insurance map of Dec. 1889 indicates that this block of the city was entirely built-out by 1889. Therefore, a probable date for construction would be 1886.

Three prominent businessmen, David C. McLaughlin, Charles W. Midgley, and James Farrell, are listed as the first owners of the land. However, available information does not indicate if any of these individuals actually resided in the modest cottage. One possibility is that 463 Park Avenue was the first residence of David C. McLaughlin and his new bride, Henrietta "Etta" Young, as they were married in June 1888. In addition, several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the potential of the "camp", and who filed the original plat of the townsite in 1880 with the federal government.⁸

McLaughlin was a prominent figure in the development of Park City. Educated in law at the University of Michigan, McLaughlin was the agent and attorney for the Park City Townsite Corporation, and later formed the Quincy (mining) Company with James Farrell. In 1890, the McLaughlin's sold the property to George Bettinger for \$2,000. Bettinger held the property for 8 years, before selling it to Charles W. Midgley in 1899 for \$2,250. Midgley only owned the property for 4 months. It is not known whether he ever resided here. Midgley is recognized for his impact in Salt Lake City as a builder of large apartment houses and in the movie theater business for building and operating the Liberty and American theaters (c. 1906).

The property was sold for \$725 in 1899 to James Farrell, a Park City mining entrepreneur who formed the Quincy (mining) Company with D. C. McLaughlin. Farrell held the property for one year. Transactions followed to Katie Oliver, Clarence Loring and Jehial Sanford Hyde all in the following year. In 1905, Hyde took out a mortgage, which was released in 1907, just prior to selling the property to Patrick Hurley.

The Hurley family (Patrick and later his mother, Bridget, after his death) owned the property for seven years, selling it to Arland Amasa and Bertha Bayne Pike in 1914. The Pikes purchased the property for \$950, but just a few months later took out a mortgage for \$1008. Based on the information available, it is possible that this mortgage was used to finance an addition at the southwest corner of the original structure. During the 1930s the Pikes fell behind in their property taxes and underwent numerous actions on mortgages. However, by 1936, back taxes were paid and in 1942 the final mortgage was released, one year after the death of Bertha. The property was sold to Arthur W. and Mary M. Lefler in 1943, who held it for 9 years, before selling it to William and Maie Horan in 1952. The property was owned by the Horan Family for 43 years, longer than any previous owners and was the long time

⁸ Roper. Cont. Sht. 8 p. 2-3.

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463 Park Avenue, Park City, Summit County, Utah

residence of Harold Dean "Trapper" Horan, son of William and Maie Horan. Although the house was sold to Mr. Lee in 1995, Trapper continued to reside there until his death in July, 1998.

ARCHITECTURAL SIGNIFICANCE

The architecture of Park City is typical of most mining towns in that it was expediently and inexpensively constructed to house large numbers of miners who quickly migrated to the area seeking employment at the various mines. A majority of the architecture is of wood construction, the only material that could be used to meet the time constraints of a rapidly expanding population. In contrast to the earlier, and more permanently settled areas of Utah, the temporary and ephemeral nature of the wood frame buildings is quite apparent and was demonstrated when several hundred were lost in a matter of hours during two separate fires that decimated the city.

A good collection of second and third generation residences still remain in the city, however, and can be broken down into a few types. Although there are some examples of large, ornate Victorian-style houses, the vernacular hall-parlor and T or L-shaped cottages are the two most common and earliest types of residences. The pyramid (or four square) is the next most common, and persisted longer than the previous types, followed by the bungalow and shotgun. Commercial buildings in Park City are similar to those in most areas and implement false fronts in both one and two-part commercial block types. But most of the buildings are simple, unadorned structures.

The Victorian cross-wing was a house type directly absorbed from pattern and style books and applied by vernacular builders in the second half of the 19th century. In an age when staid symmetry was becoming less fashionable in architecture, the cross wing was thought of by Andrew Jackson Downing and other pattern and style book authors as marketable to the masses because it was not too irregular in massing. The plan retained the common bedroom-parlor-kitchen layout of traditional folk housing, but broke out of the regularity of the design, thereby creating a new house form. The two most common plans were the T and L plans, but others included an H and a cruciform plan. Oftentimes one section of the house would be constructed and the wing added later; however, there are cases where the wing was never added. Although the first cross-wing houses were constructed as early as the 1840s, the type did not become popular in Utah until the late-19th century. Stylistically, the cross wing implemented an eclectic array of features derived from the Queen Anne, Eastlake, and Romanesque styles.⁹ In Park City the type took on less embellishment, remaining more vernacular than Victorian, although minor Victorian details such as eave and porch brackets were commonly applied.

⁹Thomas Carter, "Traditional Design in an Industrial Age: Vernacular Domestic Architecture in Victorian Utah," in Journal of American Folklore, Vol. 104, No. 411, (Washington, D.C.: American Folklore Society, Winter 1991, 428-433).

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When originally researched in 1978, the 463 Park Avenue was considered ineligible for the National Register due to loss of architectural integrity caused by the installation of asbestos siding and alterations to windows, doors and porch. The 1995-1996 rehabilitation removed or reversed these problems and the historic architectural character and integrity of the house is once again apparent. While the house now contains three separate apartments and is slightly elevated over its original height, the numerous restorative aspects of the recent project have greatly enhanced the historic character of the building. The historic wood siding was revealed and restored. Non-historic window openings were reconfigured to their historic size and compatible double hung windows installed. The porch was rebuilt returning the roof to the historic slope and restoring period columns and balustrade.

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463 Park Avenue, Park City, Summit County, Utah

Bibliography

PROPERTY INFORMATION

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BIOGRAPHICAL & ARCHITECTURAL INFORMATION

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Improvement Era. Vol. 4:718 Re: D. C. McLaughlin

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463 Park Avenue, Park City, Summit County, UT

Park Record, Oct. 1, 1887, p. 3. Re: Edward P. Ferry vs. John L. Street

Park Record, May 5, 1888, p. 3. Re: Geo. Bettinger.

Park Record, June 22, 1901, p. 3. Re: D.C. McLaughlin, obituary.

Park Record, June 18, 1920, p. 8. Re: Lucille Pike (Trask).

Park Record, June 11, 1920, p. 8. Re: Jehial Sanford Hyde, obituary.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination."
Utah State Historical Society, 1984.

Salt Lake Tribune, Dec. 20, 1907, p. 12. Re: Elizabeth Nash Farrell, obituary.

Salt Lake Tribune, Mar. 13, 1917. Re: Edward Payson Ferry, obituary.

Salt Lake Tribune, Aug. 12, 1937, p. 24. Re: Charles William Midgley, obituary.

Salt Lake Tribune, Sept. 6, 1941, p. 27. Re: Bertha Bayne Pike, obituary.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

10. Geographical Data

Acreage of property .04 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/5/8/0/8/0 4/4/9/9/0/0/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning...

Lot 16 of Block No. 4, Park City, Summit County, Utah amended plat,
N 1/2 SE 1/4, Sec. 16, T2S R4E Salt Lake Meridian

Property Tax No.

PC-60

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were, and continue to be, associated with the property.

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Eloise M. Sahlstrom, Landscape Architects Incorporated and Utah SHPO staff

organization _____ date March 26, 1999

street & number 4299 West Glasgow Lane telephone (801) 282-1973

city or town South Jordan state UT zip code 84095

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Timothy Lee

street & number P.O. Box 1402 (569 Park Avenue) telephone (435) 649-7634

city or town Park City state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section No. PHOTOS Page 10

463 Park Avenue, Park City, Summit County, Utah

Common Label Information

1. 463 Park Avenue
2. Park City, Summit Co., Utah
3. Charles Shephard, Photographer
4. April 1999
5. Original Negatives on File with the Utah SHPO

Photo No. 1:

North & east elevations of building. Camera facing southwest.

Photo No. 2:

South & east elevations of building. Camera facing northwest.

Photo No. 3:

North & west elevations of building. Camera facing southeast



Photo no. 1

463 Park Avenue

Park City, Summit Co., Utah



Photo no. 2

463 Park Avenue

Park City, Summit Co., Utah



Photo no. 3

463 Park Avenue

Park City, Summit Co., Utah



463

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

