

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 651 Park Avenue**

Address: 651 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: BA-ALL

Current Owner Name: MOORE ANNE HADLEY TRUSTEE

Parent Parcel(s):

Current Owner Address: 2274 S 1300 E #G15-323, SALT LAKE CITY, UT 84106

Legal Description (include acreage) ALL THE BADASS SUBDIVISION; CONT 3749.8 SQ FT OR 0.09 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: Commercial

- *National Register of Historic Places: ineligible eligible
 listed (date:)

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: Bungalow type

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.)

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

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate a concrete foundation.

Walls: Narrow wood novelty siding.

Roof: Main-hipped roof form; porch-truncated low-pitched gable sheathed in standing-seam metal.

Windows/Doors: Large rectangular fixed casement 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 one-story frame bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor changes--the front steps and lattice porch skirt--are minor and do not affect the sites original design integrity.

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 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.): 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 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 bungalow was a common house type built in Utah during the early twentieth century.

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. 1925¹

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)

¹ National Register nomination.

□ 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: East elevation. Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

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

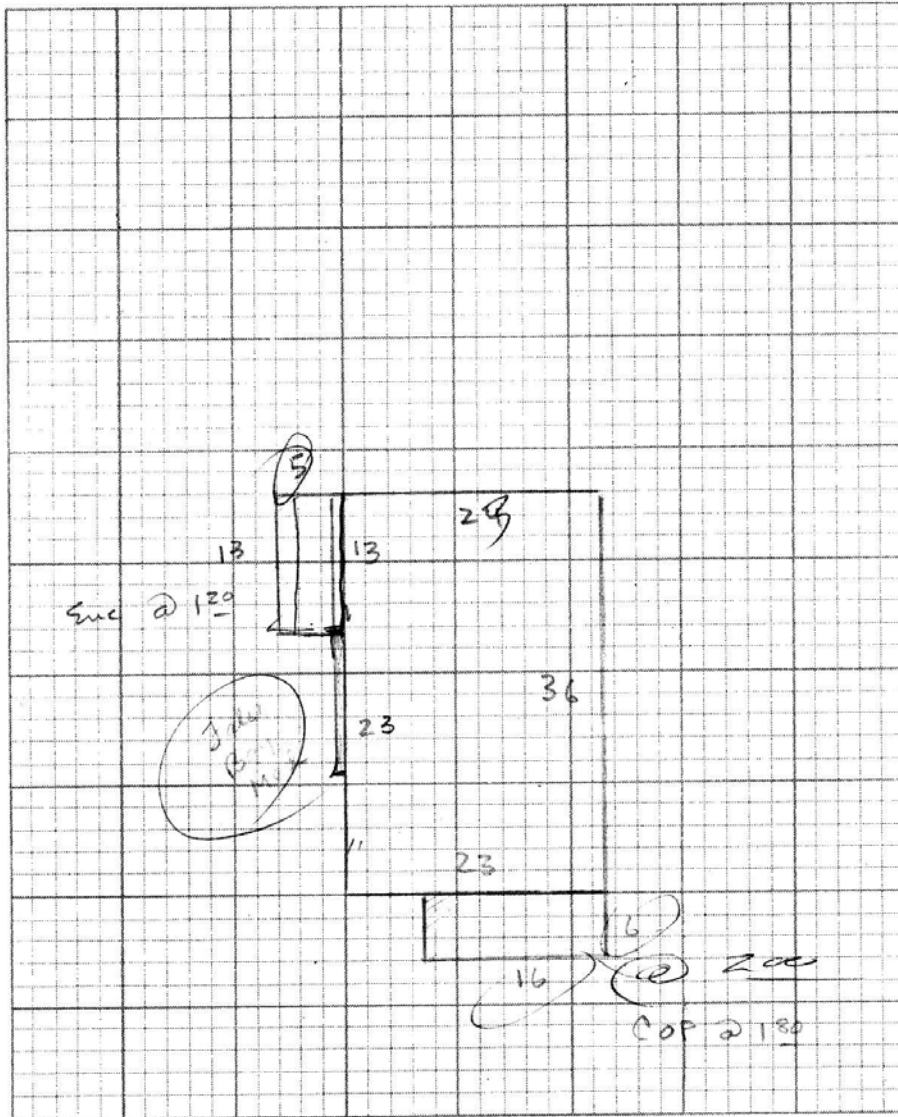
Location _____
 Kind of Bldg. Res St. No. 651 Park
 Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		841		\$ 2388
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls _____ <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type _____ Mtl. _____	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. <u>1</u> Large _____	50
Porches—Front _____ <u>96</u> @ <u>180</u>	173
Rear _____ <u>65</u> @ <u>120</u>	78
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr? _____ @ _____	
Planters <u>Rail 40</u> @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ <u>None</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. <u>2</u> Other _____	60
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	771

Year Built _____	Avg. Age <u>32</u>	Current Value	\$ 3159
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record - Est.</u>		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>55</u> %	
		Current Value Minus Depr.	\$ 1737
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

26 100
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 651 Park

Class. 5- Type 1 2 3 4. Cost \$ 5283 x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	428	6 ³⁰	\$ 4966	\$
	x x				
	x x				

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

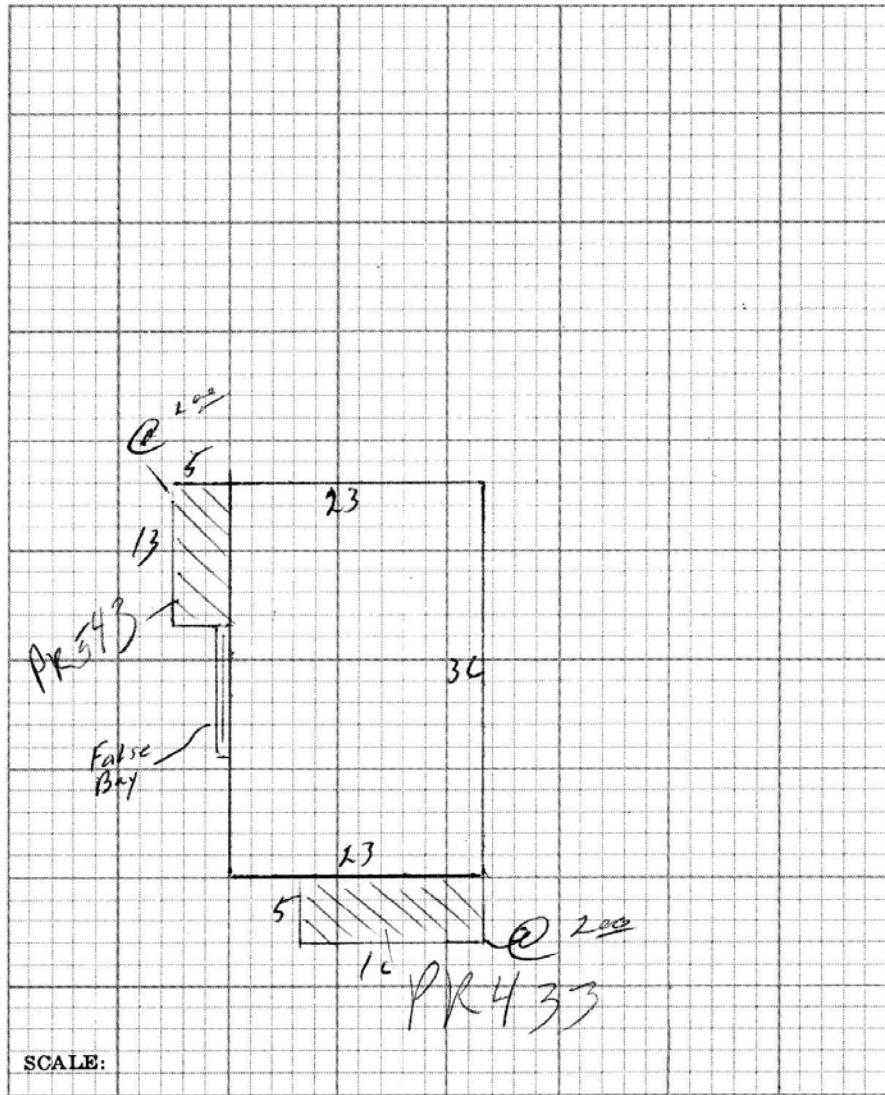
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>5.1</u>		
Roof Type <u>Hip</u> Mtl. <u>Shy</u>		
Dormers—Small _____ Med. _____ Large _____		50
Bays—Small <input checked="" type="checkbox"/> Med _____ Large _____		
Porches—Front _____	80 @ 2 ⁰⁰	160
Rear _____	65 @ 2 ⁰⁰	130
Porch _____	@	
Planters <u>Rail</u> _____	40' @ 1.50	20
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>NONE</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		650
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		80
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>2</u> Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. <u>1</u> S. <u>62</u> ; Metal D. <u>1</u> S. _____		55
Awnings — Metal _____ Fiberglass _____		

Handwritten note:
11/22/12

Total Additions

Year Built <u>1925</u>	Avg. 1.	Replacement Cost	1145
	Age 2.	Obsolescence	611
Inf. by { Owner <u>Tenant</u> Neighbor - Record - Est.		Adj. Bld. Value	118
		Conv. Factor	1011
		Replacement Cost—1940 Base	5154
		Depreciation Column <u>3</u> 4 5 6	
		1940 Base Cost, Less Depreciation	
		Total Value from reverse side	
		Total Building Value	\$ 2717

Appraised ① 10-22-1928 By 1708 **DEC 17 1928**
Appraised ② _____ By _____ 1325



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PC-100
VarLB6UWD-
357 JQC108
M82-414 OUT

Sarah A White &
Maureen Brown
P.O. Box 242
Park City, Utah 84060

PC 100 All lots 12-13-25 & 26 Blk
6 Park City Survey

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

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

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	50 ft. (x 75')	1.000	65.44			3250
	50 ft. (x 52 ft.)	0.740	41.00			1480
	val. lot 25 & 26			See memo only: to public's R. of A.	*	- 702
TOTAL						4028
ASSESSED VALUE						805

eg. ca 1300 sq. ft. @ 0.54

PC 100



Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 651 Park
Park City, Summit County, Utah
Name of Structure: House at 651 Park

UTM: 12 457940 4499390
T. R. S.

Present Owner: Maureen Brown and Sarah White

Owner Address: P.O. Box 242, Park City, Utah 84060

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 100
Legal Description: _____ Kind of Building: _____

All of Lots 12, 13, 25, and 26 Block 6, Park City Survey.
Less than one acre.

Original Owner: Lila Nelson Construction Date: c. 1925 Demolition Date: _____

Original Use: Residential rental Present Use: _____

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

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:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Hanley, Gerald. Telephone interview, May 1, 1984, Park City, Utah.
Park Record, May 25, 1939, p. 1. Lila Nelson obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the facade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1925

Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c. 1925 as investment property for Lila Nelson,¹ a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila's residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort). She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanleys owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.

¹Telephone interview with Gerald Hanley, brother of William Hanley, May 1, 1984, Park City, Utah. Mr. Hanley's statement that this house was built in the 1920s as investment property for Lila Nelson is supported by all the available evidence.



To place on the previous North American Datum 1983
move the projection lines 2 meters north and
64 meters east as shown by dashed corner ticks.

FOR SALE





BALDASS

I LOVE MY
JAD AS
ATTITUDE

Internet Access
OPEN

ENTRANCE

651

15
5AM - 9PM
BETWEEN
SIGNS