

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1129 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-50

Current Owner Name: SUNDSTROM MABLE

Parent Parcel(s):

Current Owner Address: PO BOX 514, PARK CITY, UT 84060-0514

Legal Description (include acreage): SUBD: SA BLOCK: 5; 0.13 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or "Hall-Parlor" House

No. Stories: 1

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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.):

Foundation: Not visible and therefore its material cannot be verified.

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows/Doors: Aluminum picture windows, 1960s era decorative wood door and aluminum screen door

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): Form exhibits little to no major alterations other than of material usage and the changing of the 6 over 6 pane double hung windows in the tax photo to accommodate 1960s era picture windows (in varying sizes) as seen in 1995 photo. Gabled porch awning also added to center of the front elevation between the time of the tax photo and 1949 (as indicated by the building card sketch of that year.) The building card also indicates a rear expansion of the house between 1949 and 1968, unseen by photos provided. The changes 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.): A deep and narrow building lot on fairly flat terrain. The structure is greatly recessed (roughly 30+ feet) from the city roadway, and its front elevation aligns behind even the rear facing of both of its neighbors. Overgrown but well maintained lilac shrubs are along the right length of the front elevation, and a darkened grass patch in the center indicates a previous entry sidewalk to the structure, now overgrown.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- 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, have been altered, the building retains its essential historical form.

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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

¹ Structure appears on the 1907 and 1900 Sanborn Insurance Maps; Summit County Recorder indicates a construction date of 1901.

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.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 (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, 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. _____

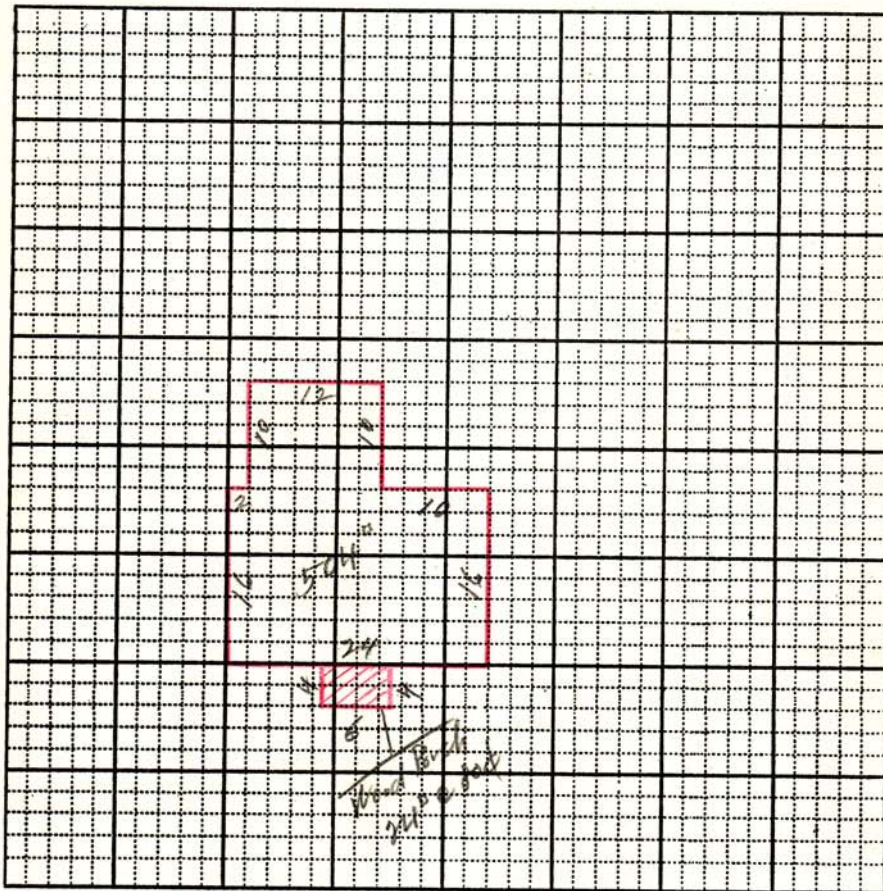
Schedule <u>1</u>	Class <u>1</u>	Type <u>1-2-3-4</u>	Cost \$ _____	X _____	% _____
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>504</u>	<u>\$ -</u>	<u>\$ 750</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>			
Ext. Walls <u>Siding</u>			
Insulated—Floors _____ Walls _____ Clgs. _____			
Roof—Type <u>Gal.</u> Mat. <u>Aluminum</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front <u>24" @ .80</u>	<u>19</u>		
Rear _____ @ _____			
Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>	<u>40</u>		
Basement Apts.—Rooms Fin. _____			
Attic Rooms _____ Fin. _____ Unfin. _____			
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>		
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ 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 _____ Mantels _____			
Tile— Walls _____ Wainscot. _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lighted 4 @ 25 =</u>		<u>100</u>	
Total Additions and Deductions	<u>304</u>	<u>100</u>	<u>750</u>
Net Additions or Deductions	<u>-100</u>		<u>\$ + 204</u>

Ave Age <u>48</u> Yrs. by	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ <u>904</u>
	Tenant _____	Depr. <u>1-2-3-4-5-6</u> <u>61/39</u> %	\$ _____
	Neighbors _____	Reproduction Val. Minus Depr.	\$ <u>372</u>
	Records _____		\$ _____
Remodeled _____	Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S <u>8</u> C <u>1</u>	Depr. <u>2%</u> <u>3%</u>	Obsolescence _____	\$ _____
Cars <u>1</u> Walls <u>Sit.</u>		Out Bldgs. _____	\$ _____
Roof <u>T.P.</u> Size <u>12 x 16</u> Age <u>23</u>			\$ _____
Floor <u>Dirt</u> Cost <u>112/71</u>	Depreciated Value Garage		\$ <u>35</u>
Remarks _____	Total Building Value		\$ <u>407</u>

Appraised 10/19/49 By PAO. & A-J



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

Location Block 5 SA. S23 lot 1 - N 1/2 lot 26 All 25 - S 1/2 lot 24
 Kind of Bldg. RES St. No. 1129 Park Ave
 Class 2 Type 1 2 3 4, Cost \$ 1292 X — %

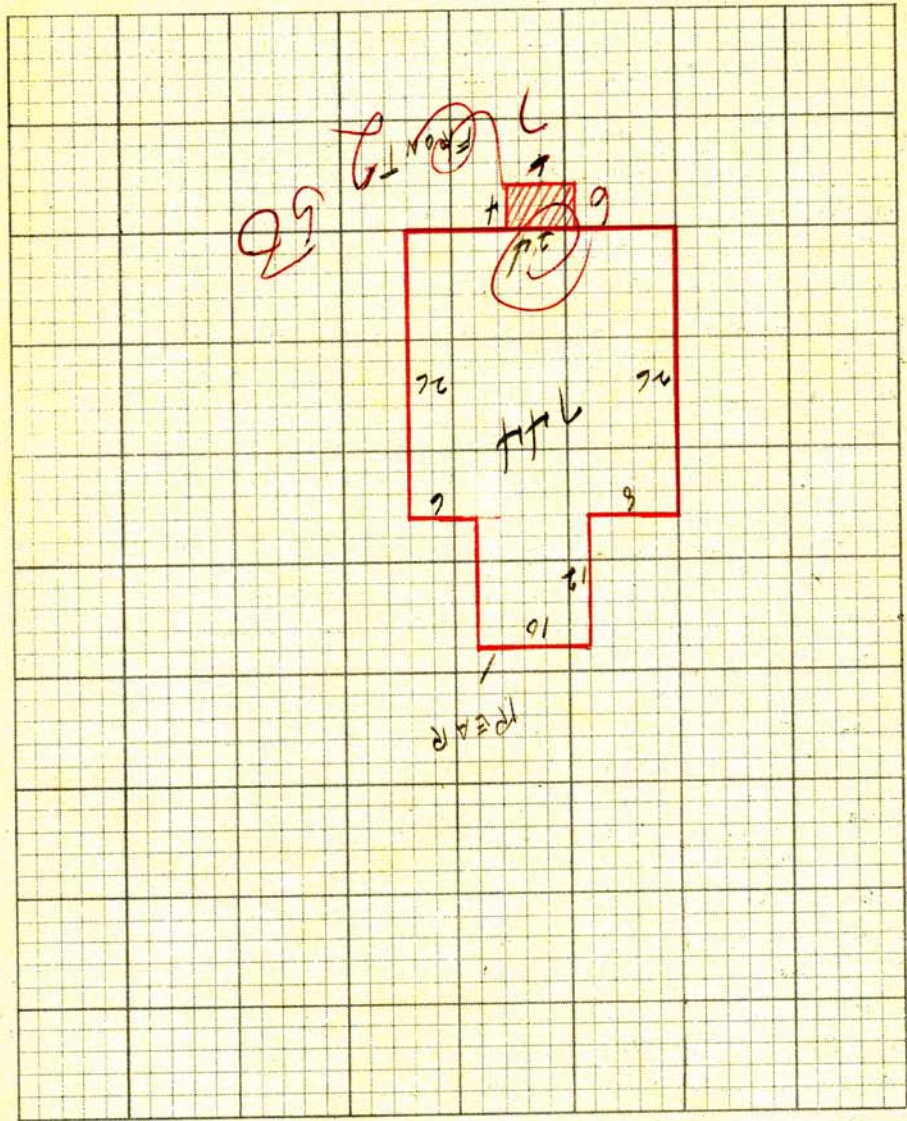
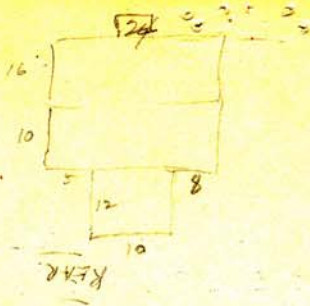
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		744		\$ 1292
	x x				
	x x				

Gar.—Carport x Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>—</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Alum</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>4 L.</u> @ <u>80</u>	<u>19</u>
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>—</u> Floor <u>—</u>	<u>4</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class <u>2</u> Tub <u>1</u> Trays <u>—</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>—</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>11 S.</u>	

Total Additions			<u>59</u>
Year Built <u>—</u>	Avg. <u>57</u>	Current Value	\$ <u>1351</u>
<u>Arched 1949-48</u>	Age <u>—</u>	Commission Adj. <u>—</u> %	
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Current Value Minus Depr.	\$ <u>405</u>
Garage—Class <u>1</u> Depr. 2% 3% <u>3%</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>1</u> Floor <u>—</u> Walls <u>Siding</u> Roof <u>TP</u> Doors <u>—</u>			
Size— <u>12</u> x <u>30</u> Age <u>32</u> Cost <u>112</u> x <u>30</u> %			<u>34</u>
Other <u>—</u>			
Total Building Value			\$

Appraised 5-5-58 19 58 By 1302



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

Remarks: *No one home.*

SA-50
Serial Number

OF
Card Number

Owners Name Park City
 Location Res St. No. 1129 Park Ave
 Kind of Bldg. 2 Type 1 2 3 4, Cost \$ 2401 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	744		\$ 2401	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls _____ <u>Siding</u>		
Roof Type <u>gable</u> Mtl. <u>TIN</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>47A</u> @ <u>250</u> 105		<u>12-9-40</u> <u>8-9-79</u> <u>8-2-76</u>
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full — Floor — <u>40</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> <u>650</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____ <u>328</u>		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____ <u>120</u>		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____		
Awnings — Metal _____ Fiberglass _____		

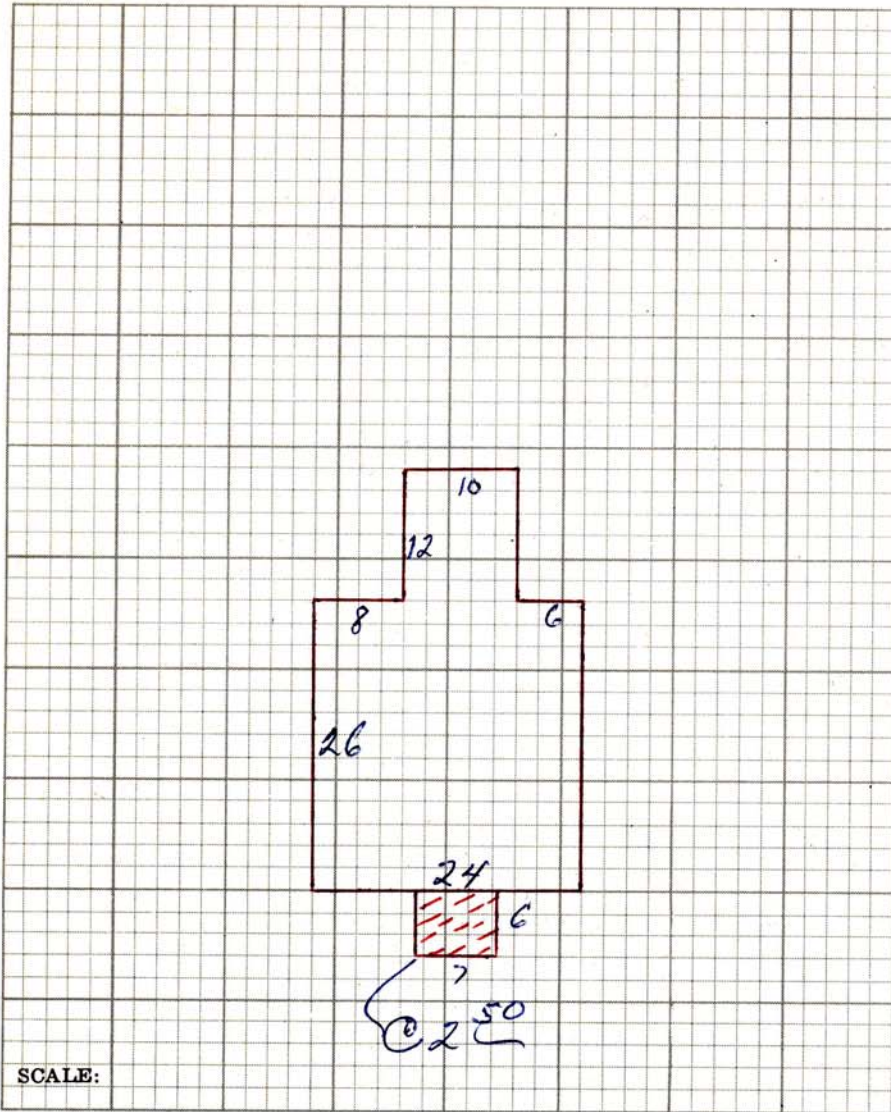
Total Additions 1243
3644

Year Built 1901 Avg. 1. Replacement Cost
 Age 2. Obsolescence

Inf. by Owner - Tenant - Neighbor Record - Est. Adj. Bld. Value
 Conv. Factor x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation
 Total Value from reverse side garage 61
 Total Building Value \$

Appraised ① 10-23 19 68 By 1581-CPT 1328
 Appraised ② _____ 19 43 By _____ JUN 1 1988
28



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 1 Depr. 2% 3%

Cars - Floor DIRT Walls stkt Roof RR Doors

Size 12 x 16 Age 43 Cost 203 x 47%

1940 Base Cost _____ x _____ % Depr.

Total 61

REMARKS _____

SA 50





NO
PARKING
2AM-6AM
←→

1129

