

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1141 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: KOOR-1

Current Owner Name: SUSAN ANNE WORTLEY KOORING

Parent Parcel(s): SA-52

Current Owner Address: PO BOX 112 PARK CITY, UT 84060-0112

Legal Description (include acreage): SUBD: KOORING LOT LINE ADJUSTMENT PLAT LOT: 1LOT 1  
KOORING LOT LINE ADJUSTMENT PLAT SUBDIVISION; 0.11 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.

### 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Modified hipped roof or "Pyramid" 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), # 1;  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.):

Site: Decorative metal fencing along street access, with wood/vinyl fencing along sides and within property (materials unable to determine based on photo alone)

Foundation: Not visible and therefore unable to verify materials used

Walls: Drop-novelty wood siding and trim

Roof: Asphalt shingle

Windows/Doors: Picture windows with wood casings and decorative muntins. Wood door with large glazing in upper panel

Improvements: Garage-Frame: 409 SF Typical Quality

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): Evolution of structure is evident based on building card sketches between 1949-1968. Wrap-around front and side porch is atypical for this form but not unanticipated. Form layout and scale are still complimentary to the mining era, and structure has remained fairly unaltered between earliest tax photo up to 2006 photo, with material replacements where needed. Evidence of historical improvements being made since 1995 photo (i.e. the low 1960s era horizontal stone wall along the porch front and aluminum screen doors have since been removed.) House form and character are in good condition. The changes are minor and do not affect 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.): Narrow building lot on fairly flat terrain. House is recessed roughly 20 feet from the city roadway. Overgrown shrubs and chain link fence evident in 1995 photo have been removed by 2006 photo and replaced with a more decorative rod iron fence system, and planted grasses and shrubs. Mature shrubs are still evident to the far left of the front elevation. Rear yard has a one frame accessory buildings and one frame structure. The structure (to the south) does not contribute to understanding of the site; however, the frame garage (north side of rear yard) is associated with this site though its age is unknown and appears to have been built between 1908 and 1949.<sup>1</sup>

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (modified Pyramid house), 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

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<sup>1</sup> Structure does not appear on the 1907 Sanborn Insurance Map, but is referenced in the 1949 tax card.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c.1905<sup>2</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>3</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:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** West elevation with accessory building & structure. Camera facing east, 2006.

**Photo No. 3:** East elevation (primary façade). Camera facing west, 1995.

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

<sup>2</sup> Structure appears on the 1907 Sanborn Insurance Map, but not the 1900 map; Summit County Recorder indicates a construction date of 1904.

<sup>3</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.**  
**RE-APPRAISAL CARD (NEW APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 3 Base Factor \_\_\_\_\_

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		937	\$ -	\$ 1800
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

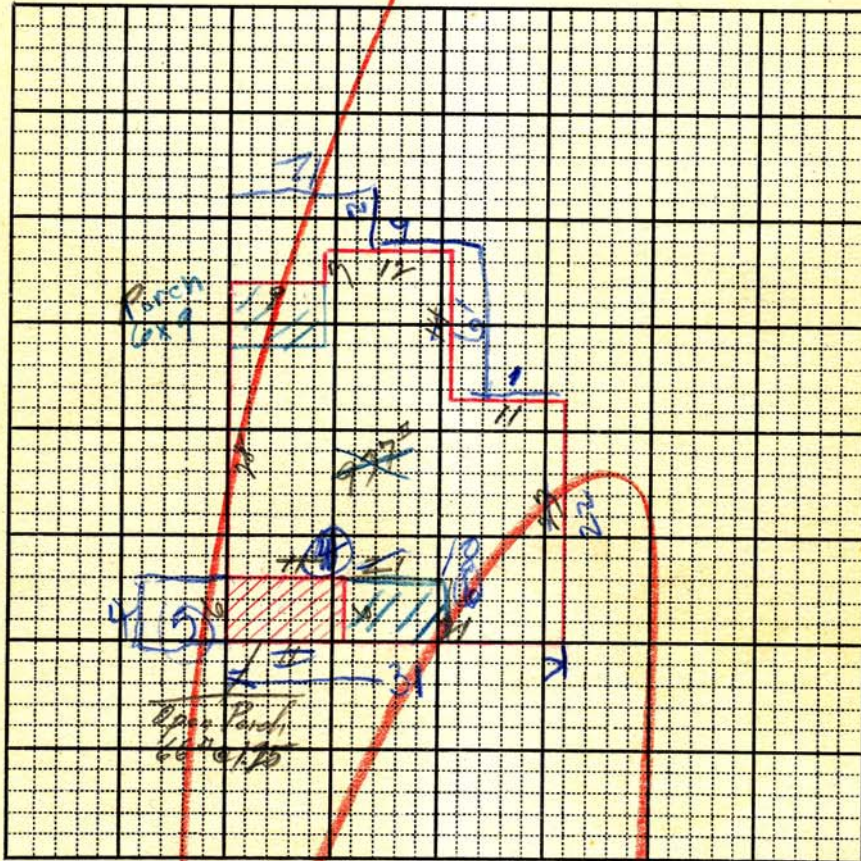
Description of Building	Add	Deduct
Foundation—Stone Conc. <u>1 1/2</u> None <u>✓</u>		138
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>66" @ 1.25</u>	82	
Rear @		
Cellar—Basmt' <u>1/4 1/3 1/2 2/3 3/4 full-floor</u> <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urlns. <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. <u>1</u> Floors— { Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____		
Total Additions and Deductions	472	138

Net Additions or Deductions -138 \$ +334

Age 45 Yrs. by { Est. ✓ REPRODUCTION VALUE \$ 2134  
 Owner Depr. 1 2 3 4 5 6% \$  
 Neighbors Reproduction Val. Minus Depr. \$ 886  
 Records ✓

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage—S 8 1/2 Depr. 2% 3% Obsolescence \_\_\_\_\_ \$  
 Cars 1 Walls Siding Out Bldgs. \_\_\_\_\_ \$  
 Roof T.P. Size 10x18 Age 18 \_\_\_\_\_ \$  
 Floor Plank Cost 128/46 Depreciated Value Garage \$ 82  
 Remarks \_\_\_\_\_ Total Building Value \$ 978

Appraised 10/21/99 194 9 By CAO AJ



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. SA 52

Location Block 5 SA. N<sup>1</sup>/<sub>2</sub> Lot 10 - All Lots 11+22

Kind of Bldg. RES St. No. 1141 Park Ave

Class 3 Type 1 2 3 4. Cost \$ 1950 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1020		\$ 1950
	x x				
	x x				

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

Description of Buildings	Additions	
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>		
Roof Type <u>Hip</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>184</u> @ <u>100</u>	184	
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>12' 4" @ 12' 0" @ 300</u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	50	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	350
	Wtr. Sft. <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. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/>	349	
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	155	
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</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>—</u> S. <u>—</u>		
	978	

Total Additions			978
Year Built <u>—</u>	Avg. Age <u>54</u>	Current Value	\$ 2928
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>33</u> %	
Remodel Year <u>—</u>	Est. Cost	Current Value Minus Depr.	\$ 966
Garage—Class <u>1</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>1</u>	Floor <u>—</u> Walls <u>Shakes</u> Roof <u>RR</u> Doors <u>1</u>		
Size— <u>12</u> x <u>20</u>	Age <u>27</u>	Cost <u>132</u> x <u>30</u> %	40
Other <u>—</u>			
Total Building Value			\$

Appraised 5-5- 1958 By 1302

SA-52  
Serial Number

1 OF 1  
Card Number

Owners Name William J. Button  
 Location Park City, Utah  
 Kind of Bldg. Res St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3 4 Cost \$ 4346 x 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1020		\$ 4346	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>Hip</u> Mtl. <u>Alum.</u> <u>35</u>	<u>357</u>	
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>184'</u> @ <u>300</u>	<u>552</u>	
Rear _____ <u>120'</u> @ <u>200</u>	<u>240</u>	
Porch _____ @ _____		
Planters <u>12' @ 450</u> @ <u>450</u>	<u>54</u>	
Ext. Base. Entry _____ @ _____	<u>80</u>	
Cellar, Bsmt. — 1/4 1/2 1/2 2/3 3/4 Full _____ Floor _____		
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. _____	<u>650</u>	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____ Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>388</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. <u>11</u>	<u>60</u> <u>275</u>	
Awnings — Metal _____ Fiberglass _____		

26-ADD  
8-9-79  
422-266

Total Additions 2650

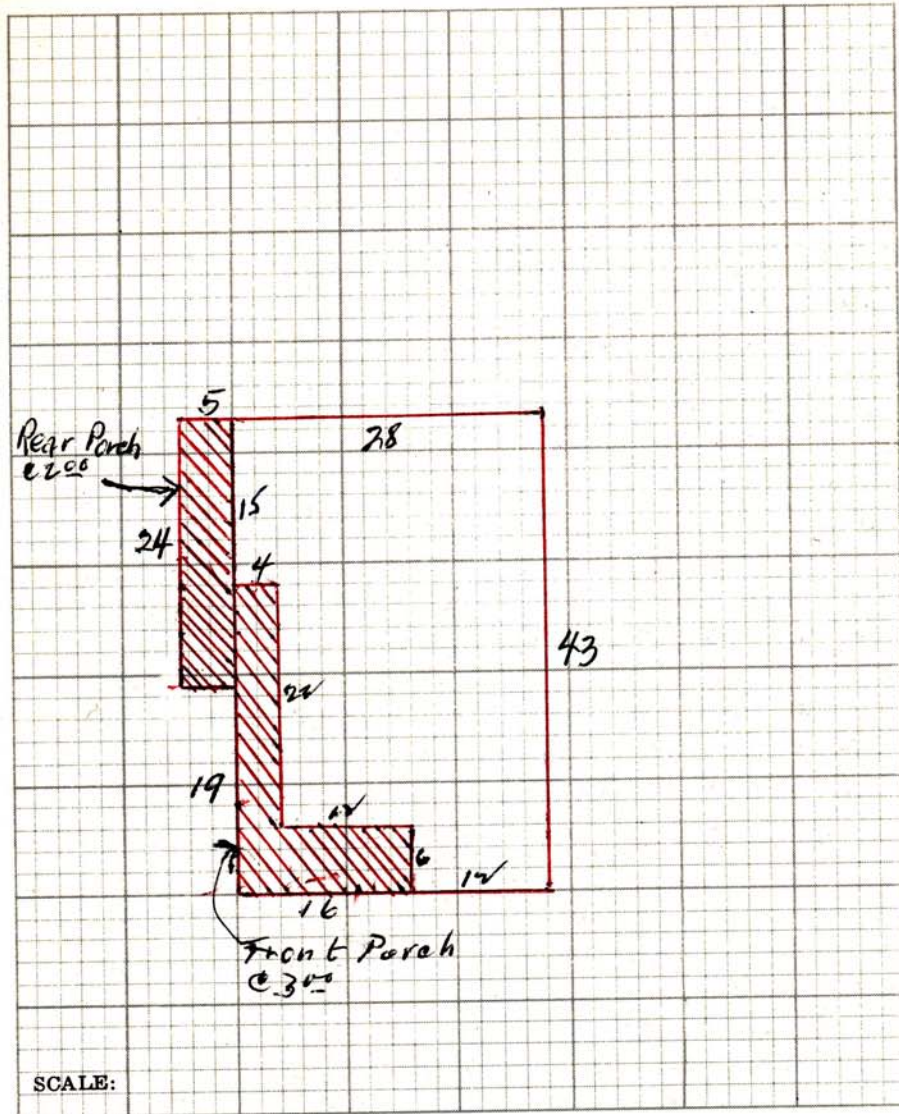
Year Built 1904 Avg. 1904 Replacement Cost 7000  
 Age 2 Obsolescence \_\_\_\_\_

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 69 60  
 Total Building Value \$ 7060

Appraised ① 10-24 1968 By 1581-Reg IV  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ JAN 31 1969 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<del>X</del>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%  
 Cars 1 Floor Dirt Walls SD Roof RR Doors 1  
 Size 12 x 20 Age 1931 Cost 239 x 47%  
 1940 Base Cost \_\_\_\_\_ x 25 % Depr. \_\_\_\_\_

Total

60

REMARKS \_\_\_\_\_





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52





