

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1209 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-61-A

Current Owner Name: HOLMGREN PUGGY

Parent Parcel(s):

Current Owner Address: PO BOX 443, PARK CITY, UT 84060-0443

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 6 LOT: 3ALL OF LOT 3 AND THE N 1/2 LOT 2; 0.06 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: Modified gable front

No. Stories: 1 1/2

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding and trim.

Roof: Appears to be shingle, although unable to completely verify based on photo alone

Windows: Double hung in wooden frames, and aluminum sliding windows

Improvements: Garage-Frame: 246 SF Fair 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): Interesting design features. Available evidence suggests that this structure may have originally started out as an "L" cottage form and expanded upwards, or that it was a standard gable front type that sometime before 1949 had the left half of the porch filled in as interior space and expanded the roof pitch outwards and upwards to accommodate a second storey with an upper storey porch on the front elevation (as can be seen in the tax photo and on the available building card.) The present form of this structure, meant to emulate a more bungalow cottage appearance with decorative eave brackets and a roof span complimentary to the bungalow movement, has since had the upper storey porch opening enclosed to the interior. Decorative porch elements and the transom window on the lower front elevation indicate a mixture of styles that evolved through this house. The shortened chimney stack on the left side of the front elevation also indicates a raised roofline not anticipated with the original structure. Very few exterior modifications have been made since the earliest tax photo provided, keeping the structure within a historical context. 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 10 feet from the city roadway. Neighboring structures are of similar scale and complimentary building types. Very little space for landscaping except for the few feet directly separating the structure from the city dedication, which is full of planted shrubs, trees, and vegetation. A raised cement planter box on city sidewalk directly in front of structure is also full of planted flowers.

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 gable front), 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 gable front was a common house type built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905¹

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: Northeast oblique. Camera facing southwest, 2006.

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

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder.

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 1 Class 3 Type 1-2(3)4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	x x		<u>792</u>	\$ -	\$ <u>2042</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 or 2-Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>120' x 120'</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>20</u>
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>72" @ 1.15</u>	<u>83</u>	
Rear <u>Encl'd 144" @ 1.50</u>	<u>216</u>	
Cellar—Basin't— <u>1/4</u> <u>1/2</u> <u>3/4</u> <u>1</u> full-floor <u>N</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>365</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Br. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> (Conc. _____		
Cabinets <u>2</u> Mantels _____	<u>80</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lbr. lined - 7 @ 25 =</u>		<u>125</u>

Total Additions and Deductions 944 335 2042
 Net Additions or Deductions -335 \$ +609

Age 41 Yrs. by { Est. Owner REPRODUCTION VALUE \$ 2651
 { Tenant Depr. 1-2-3-4-5-6 54/46 % \$ _____
 { Neighbors _____ Reproduction Val. Minus Depr. \$ 1219
 { Records _____
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (8%) _____ Obsolescence _____ \$ _____
 Cars 1 Walls Shg _____ Out Bldgs. _____ \$ _____
 Roof T.P. Size 14 x 16 Age 28 _____ \$ _____
 Floor Dirt Cost 126/25 Depreciated Value Garage _____ \$ 31

Remarks _____ Total Building Value \$ 1250

Appraised 10/1949 By AO & AJ

Serial No. SA 61

0. January

Location Block 6 SA N 1/2 Lot 2 - All Lot 3

Kind of Bldg. RAS St. No. _____

Class 3 Type 1 2 3 4. Cost \$ 2332 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1 1/2</u>	x x		<u>792</u>		\$ <u>2332</u>
	x x				
	x x				

Gar.—Carpport — 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> Clgs. <u>—</u>	
Roof Type <u>Clip Gable</u> Mtl. <u>Shg</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>6x12</u> <u>72</u> @ <u>100</u> <u>72</u>	
Rear <u>2x4</u> <u>6x24</u> <u>144</u> @ <u>150</u> <u>216</u>	
Porch <u>6x14 (2nd story)</u> <u>84</u> @ <u>120</u> <u>101</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <input checked="" type="checkbox"/>	
Plumbing	Class <u>—</u> Tub <u>1</u> Trays <u>—</u>
	Basin <u>—</u> Sink <u>1</u> Toilet <u>1</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 <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
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>	

350

739

*297-0315
23265020c17.*

Total Additions			
Year Built <u>50</u>	Avg. <u>50</u>	Current Value	\$ <u>3071</u>
	Age <u>50</u>	Commission Adj.	%
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>37</u>	%
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ <u>1136</u>
Garage—Class <u>1</u>	Depr. 2% 3%	Carpport—Factor	
Cars <u>1</u>	Floor <u>Dnt</u>	Walls <u>Shg</u>	Roof <u>Shg</u> Doors <u>1</u>
Size— <u>14</u> x <u>16</u>	Age <u>1921</u>	Cost <u>126</u>	x <u>30</u> %
Other <u>—</u>			
Total Building Value			\$

Appraised 4-30- 1958 By 1302

Owners Name Leland Wilde
 Location Park City, Utah
 Kind of Bldg. Res St. No. 1209 PARK AVENUE
 Class 3 Type 1 2 3 4. Cost \$ 5147 X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1 1/2</u>	x x	<u>792</u>		\$ <u>3505</u>	\$
	x x				
	x x				

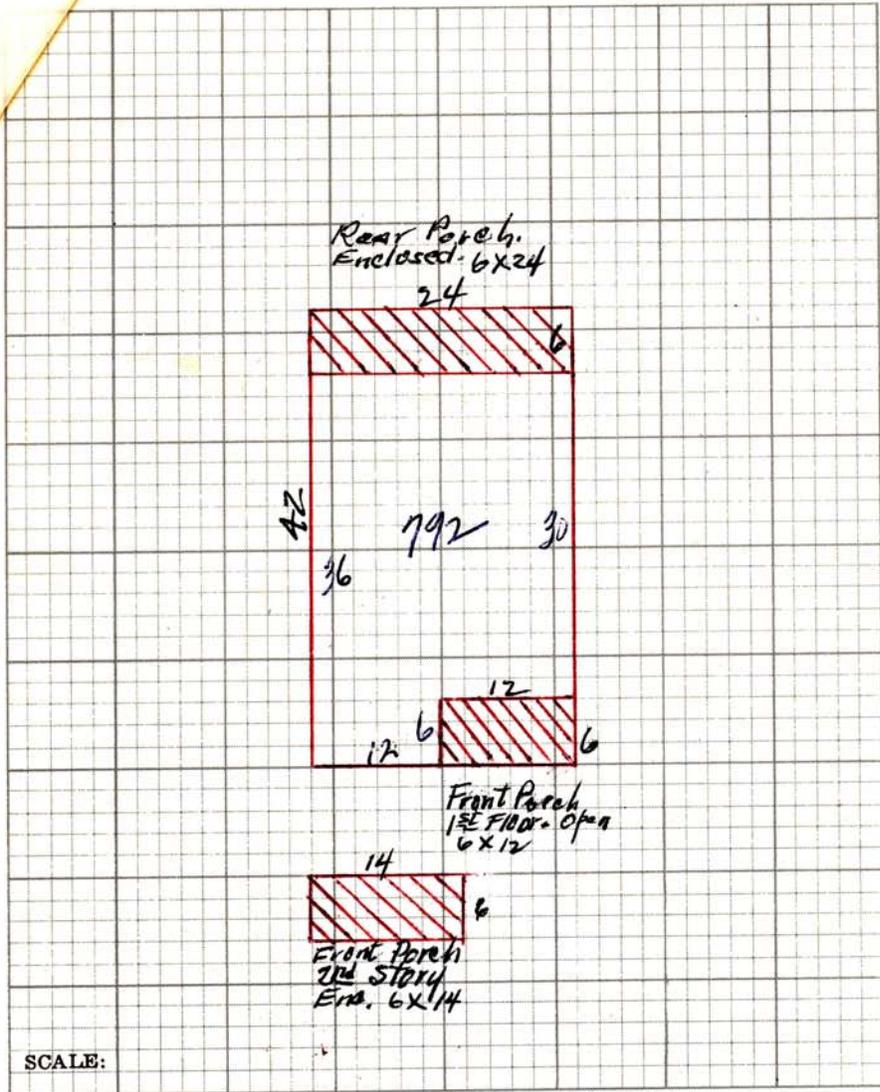
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone <u>None</u> Conc. — Sills. —		
Ext. Walls <u>Siding</u>		
Roof Type <u>Clip Gable</u> Mtl. <u>Single</u>		
Dormers—Small. — Med. — Large —		
Bays—Small — Med — Large —		
Porches—Front <u>6x12</u> <u>72</u> @ <u>150</u>	<u>108</u>	
Rear <u>Enc. 6x24</u> <u>144</u> @ <u>200</u>	<u>288</u>	
Porch <u>2nd Story Enc 6x14</u> @ <u>200</u>	<u>168</u>	
Planters — @ —		
Ext. Base. Entry — @ —		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>None</u> Floor —		
Bsmt. Gar. —		
Basement-Apt. — Rms. — Fin. Rms. —		
Attic Rooms Fin. — <u>2</u> (<u>Unfin. 5</u>)		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays —	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. — Shr. St. — O.T. —	
	Dishwasher — Garbage Disp. —	
Heat—Stove <u>✓</u> H.A. — FA — HW — Stkr — Elec. —		
Oil — Gas <u>✓</u> Coal — Pipeless — Radiant —		
Air Cond. — Full — Zone —		
Finish—Fir. <u>✓</u> Hd. Wd. — Panel —		
Floor—Fir. <u>✓</u> Hd. Wd. — Other —		
Cabinets — Mantels. —		
Tile—Walls — Wainscot — Floors —		
Storm Sash—Wood D. — S. —; Metal D. — S. — <u>✓</u>		
Awnings — Metal — Fiberglass —		

Total Additions		<u>1114</u>
Year Built <u>1908</u>	Avg. 1 <u>1908</u>	Replacement Cost <u>6261</u>
	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side	<u>Garage</u> <u>MIN 69</u>	<u>57</u>
Total Building Value		\$

Appraised ① 10/28 1968 By SPIN
 Appraised ② 19 By SPIN

JUN 1 1968



SCALE:

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 1 Floor Dirt Walls shtg Roof Shgle Doors 1

Size 14 x 16 Age 1971 Cost 228 x 47%

1940 Base Cost _____ x 75 % Depr.

Total 57

REMARKS _____

SA 61



S 48



