

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Arthur E. Hansen House**

Address: 1215 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-62

Current Owner Name: GRIFFIN DON & ELEANOR

Parent Parcel(s):

Current Owner Address: 2116 TWILIGHT CT, PARK CITY, UT 84060

Legal Description (include acreage): SUBD: SA BLOCK: 6 PLAT: 0S 16 T 2S R 4E S1/2 LOT 5 & ALL LOT 4 BLK 6 SNYDERS ADDITION TO PARK CITY; 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:
- 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: Variant of a Pyramid house (gable front house)

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), # _____.

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.):

Foundation: Not verified.

Walls: Drop siding.

Roof: Gable roof form sheathed in standing-seam metal.

Windows/Doors: Paired double-hung sash type and single 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): This 1 ½-story frame pyramid house (variant - gable front) has not been significantly altered from what is seen in the tax photo, nor what is described in the National Register nomination (see Structure/Site Form, 1983). Vinyl/aluminum storm windows have been installed on the exterior and the roof is now sheathed in a standing-seam metal material. Also, the porch brackets appear to have been replaced with a design that is compatible with the house and more in keeping with what is seen in the tax photo.

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 significantly altered from what is seen in the earliest 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 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

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. 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 National Register nomination.

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. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: East elevation. Camera facing west, 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.

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>3</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>672</u>	<u>\$ -</u>	<u>\$ 1330</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4-2-1-Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>104</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Shig</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>120" @ 100</u>	<u>170</u>	
Rear <u>88" @ 100</u>	<u>88</u>	
Cellar—Basin't $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>1</u> Unfin.	<u>163</u>	
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> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> { Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>Kitchen</u> Mantels _____	<u>110</u>	
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lib. lined - 5 @ 25"</u>		<u>125</u>

Total Additions and Deductions 761 269 1330
 Net Additions or Deductions -269 \$ +492

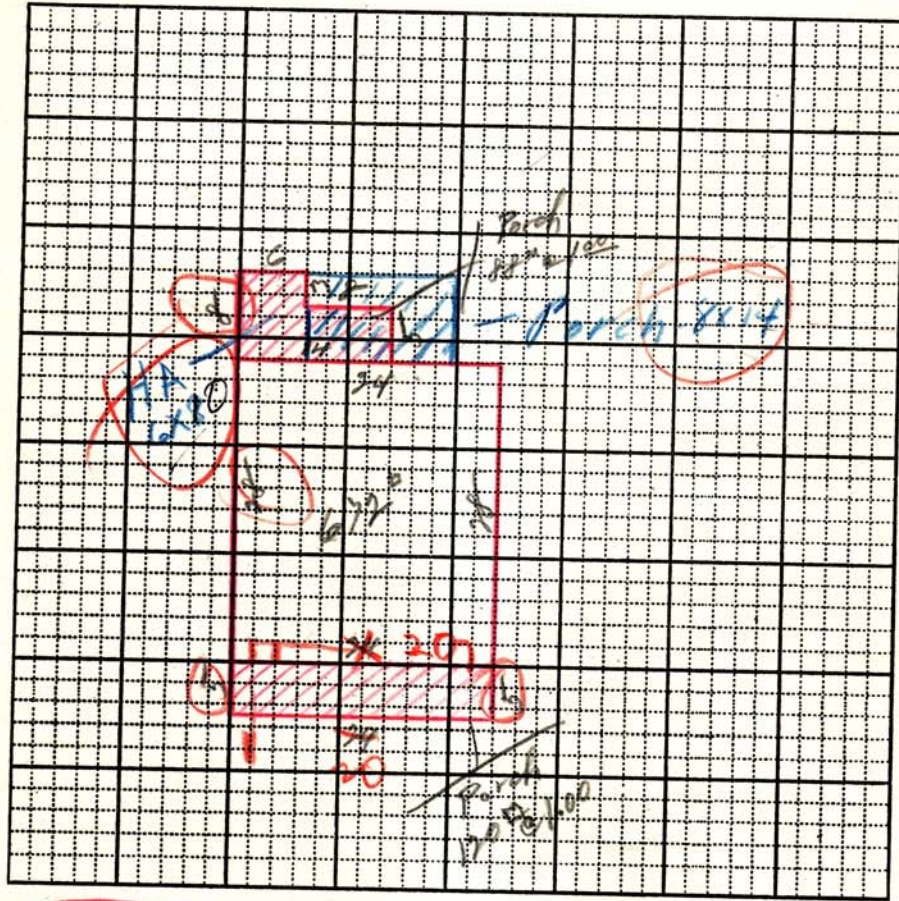
Ave Age 45 Yrs. by { Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1822
 Depr. 1-2-3-4-5-6 58/42 % \$
 Reproduction Val. Minus Depr. \$ 765

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars 2 Walls Tin Out Bldgs. _____ \$
 Roof Tin Size 15x16 Age 12 _____ \$
 Floor Wood Cost 160/64 Depreciated Value Garage \$ 102

Remarks _____ Total Building Value \$ 867

Appraised 10/1949 By C.A.O. & A.J.



OUT BUILDINGS		Age	Size	Area	Factor	Cost	Depr. Value
Porch 5x20			x				
Body 24			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				
			x				

Serial No. SA62

Location Block 6 SA. All Lot 4 - 5 1/2 5 + 0116.
 Kind of Bldg RES St. No. 1215 Park Ave
 Class A3 Type 1 2 3 4. Cost \$ 1481 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		720		\$ 1481
	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>Part</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u>5x29</u> <u>145</u> @ <u>80</u>		<u>116</u>
Rear <u>8x14</u> <u>112</u> @ <u>100</u>		<u>112</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 1/2 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. <u> </u>		<u>317</u>
Plumbing	Class <u> </u> Tub <u> </u> Trays <u> </u>	<u>350</u>
	Basin <u> </u> Sink <u> </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>		<u>90</u>
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		

Total Additions			<u>885</u>
Year Built <u> </u>	Avg. <u>54</u>	Current Value	\$ <u>2366</u>
<u>112 Ave 1949-45</u>	Age	Commission Adj.	% <u> </u>
Inf. by { Owner - Tenant -	Record - Est.	Bldg. Value	
Neighbor		Depr. Col. 1 2 3 4 5 6 <u>33</u> %	
Remodel Year <u> </u>	Est. Cost	Current Value Minus Depr.	\$ <u>780</u>
Garage—Class <u> </u> Depr. 2% 3% <u> </u>	Carpport <u> </u>	Factor	
Cars <u> </u>	Floor <u>Wood</u> Walls <u>CI</u>	Roof <u>Fin</u> Doors <u> </u>	
Size <u>16</u> x <u>16</u>	Age <u>1937</u>	Cost <u>157</u>	x <u>37</u> %
Other <u> </u>			
Total Building Value			\$ <u> </u>

Appraised 4-30- 1958 By 1302

SA-62
Serial Number

107
Card Number

Owners Name Everett Isaacson
Location Park City, Utah
Kind of Bldg. Res St. No. 1215 Park Ave
Class 3 Type 1 2 3 4 5 6 Cost \$ 3297 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	732		\$ 3297	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl. —

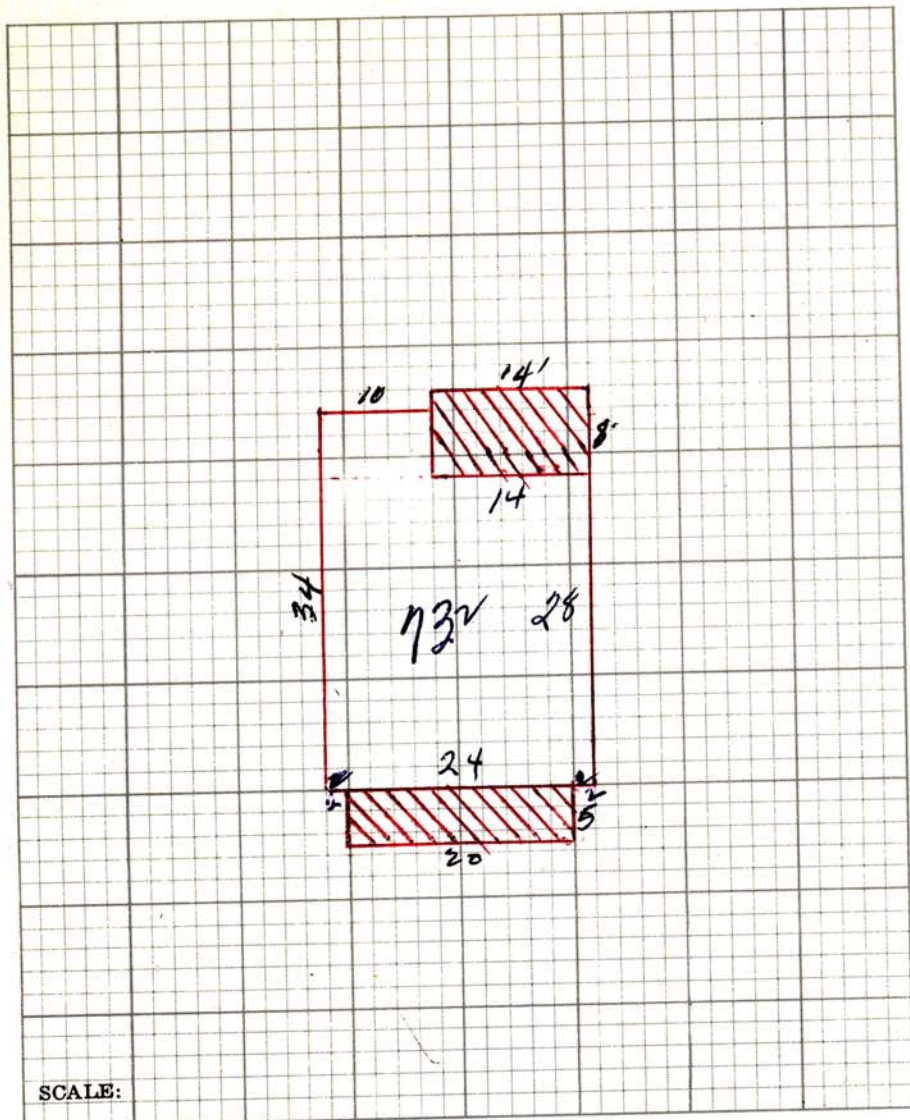
Description of Buildings	Additions	Additions
Foundation—Stone <u>—</u> Conc. <u>None</u> Sills <u>—</u>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gab.</u> Mtl. <u>Comp.</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med <u>—</u> Large <u>—</u>		
Porches—Front <u>5x20 100"</u> @ <u>80</u>	80	
Rear <u>8x14 112</u> @ <u>80</u>	90	
Porch <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Ext. Base. Entry <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>None</u> Floor <u>—</u>		
Bsmt. Gar. <u>—</u>		
Basement-Apt. <u>—</u> Rms. <u>—</u> Fin. Rms. <u>—</u>		
Attic Rooms Fin. <u>1</u> Unfin. <u>—</u>	225	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <u>—</u>	550
	Basin <u>1</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>	
Heat—Stove <u>—</u> H.A. <u>—</u> FA <u>✓</u> HW <u>—</u> Stkr <u>—</u> Elec. <u>—</u>		
Oil <u>—</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	325	
Air Cond. — Full <u>—</u> Zone <u>—</u>		
Finish—Fir. <u>—</u> Hd. Wd. <u>—</u> Panel <u>—</u>		
Floor—Fir. <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainscot <u>Plastic</u> Floors <u>—</u>	40	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Awnings — Metal <u>—</u> Fiberglass <u>—</u>		

Total Additions	1906	1310
Year Built <u>1904</u>	Avg. 1.	Replacement Cost <u>4607</u>
Use <u>1906</u>	Age 2.	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 <u>49</u>		
Total Value from reverse side	<u>Garage MIN</u>	<u>67</u>
Total Building Value \$		

Appraised ① 10/28 1968 By Bel N
Appraised ② — 19— By —
JUN 13 1969
1328"

256
69
8/17/79
Reappraised

1937



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 Wood Walls CI Roof CI Doors 1

Size 14 x 16 Age 1937 Cost 268 x 47%

1940 Base Cost _____ x 25 % Depr. _____

Total 67

REMARKS _____



Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 1215 Park UTM: 12 457560 4499940
 Name of Structure: Park City, Summit County, Utah
 Arthur E. Hansen House T. R. S.
 Present Owner: Bonnie Isaacson
 Owner Address: 3675 East 3580 South, Salt Lake City, UT 84109
 Year Built (Tax Record): Effective Age: Tax #: SA 62
 Legal Description: Kind of Building:

Lot 4, South half Lot 5, Block 6, Snyder's Addition to Park City Survey.
 Less than one acre.

STRUCTURE USE

Original Owner: Arthur E. Hansen Construction Date: 1904 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION

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:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

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

Park Record, November 16, 1934, p. 1. Ephraim D. Sutton obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

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

This house is a one and one half story frame house with a gable roof. It is a variant of the pyramid house. Its square plan, generally symmetrical facade with a door set slightly off-center between pairs of windows, and porch spanning the facade tie this house to the pyramid house type. The gable roof and the window set into the gable end are reminiscent of houses such as 539 and 610 Park, and 843 Norfolk. This house therefore combines the basic elements of the archetypal pyramid house with later variations of the type. The lathe turned porch piers with decorative brackets at the top are original. All of the windows are the double hung sash type. A window on the south side of the building was reduced in size, but the change is minor and unobtrusive. No other exterior alterations are evident, therefore the building maintains its original integrity.

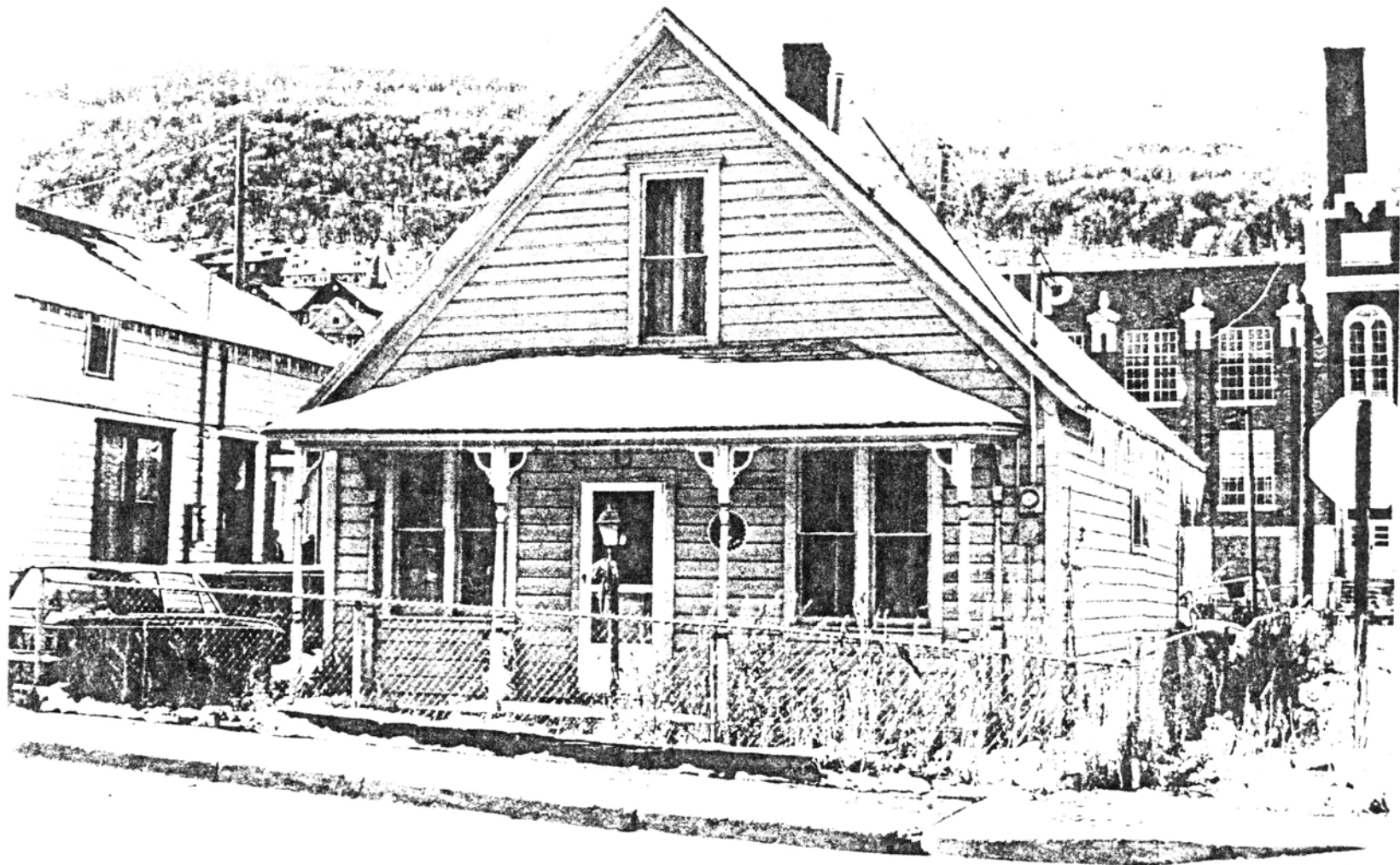
Statement of Historical Significance:

Construction Date: 1904

Built in 1904, the Arthur E. Hansen House at 1215 Park is architecturally significant as the only well preserved example of a particular variant of the pyramid house. This variant combines the square form, the symmetrical facade, and front porch of the true pyramid house with the gable roof configuration of the clipped gable variant of the pyramid house. Less than five examples of the clipped gable variant are extant in Park City. The house at 1259 Park was almost identical to 1215 Park, but it was demolished in December, 1983. Because Park City has changed dramatically in recent years, it is impossible to assess the former prevalence of this particular house type. This house is particularly significant as the only well preserved, extant example in Park City of this house type, which contributes to the documentation of the range of possible variations of the pyramid house type.

This house was built in 1904 for Arthur E. Hansen, who received legal title to this property that same year. The Summit Lumber Company placed a lien on this property on July 12, 1904 for materials furnished for the construction of a frame house. Hansen, about whom nothing is known, sold the house in April of 1905 to Ephraim D. Sutton, founder of E.D. Sutton Mercantile Co. in Park City. Sutton apparently bought it as investment property, since he had moved to Provo in 1898 after the great fire which destroyed much of the town.

Other owners during the historic period include Mrs. M.J. Bircumshaw (1910-20), William and Rachel Dennison (1920-32), Nettie Hansen (1932-37), and Everett Isaacson and family (1937-present).







1251