

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **George Murray House**

Address: 44 ONTARIO CANYON STREET

AKA: 44 or 52 CHAMBERS AVE

City, County: Park City, Summit County, Utah

Tax Number: PC-676

Current Owner Name: FELL KENNETH TRUSTEE

Parent Parcel(s):

Current Owner Address: 8325 E MONTE VISTA RD, SCOTTSDALE, AZ 85257

Legal Description (include acreage): BEG S 89*57' W 272.21 FT & S 14*47'06" W 88.04 FT FROM NE COR SEC 21 T2SR4E SLBMTH S 5*42'24" E 60.00 FT; TH S 76*33'50" E 19.00 FT; TH S 5*13' E 12.31 FT; TH N 78*18' E 60.00 FT; TH N 5*13' W 82.88 FT; TH S 76*34'37" W 78.94 FT TO PT OF BEG CONT 0.14 AC ALSO BEG AT A PT S 89*57' W ALONG SEC LINE 210.36 FT & S 149.39 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM SD PT BEING THE SE COR OF THAT CERTAIN PARCEL "D" DESC IN QCD M173-835 #173708 OF OFFICIAL RECORDS; & RUN TH S 35 FT TO THE NW COR OF THAT CERTAIN PARCEL DESC IN WD 498-699-700 10-28-88; TH ALONG THE N LINE OF SD PARCEL W 75.00 FT TO THE NW COR OF SD PARCEL; TH W 13.40 FT TO A PT ON A E LINE OF THAT CERTAIN PARCELDESC IN WD M84-554 ENTRY 133700 09-28-76 OF OFFICIAL RECORDS; TH ALONG THE E LINE OF SD PARCEL N 14*02'00" E 14.21 TO THE NE COR OF SD PARCEL & THE SE COR OF THAT CERTAIN PARCEL DESC QCD M68-200 ENTRY 127333 OF OFFICIAL RECORD; TH ALONG THE E LINE OF SD PARCEL N 14*02'00" E 26.48 FT M/L TO NE COR OF SD PARCEL & THE W'LY COR OF SD PARCEL "D"; TH ALONG THE S'LY LINE OF SD PARCEL "D" S 76*33'50" E 19.00 FT M/L; TH ALONG THE W'LY LINE OF SD PARCEL "D" S 5*13'00" E 12.31 FT; TH ALONG THE S LINE OF SD PARCEL "D" N 78*18'00" E 60.0 FT TO THE PT OF BEG CONT 0.06 AC; Total of 0.20 acres

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: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints:
- historic: 1983 & 1995

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 cards
- 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:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

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: Hall & Parlor type / Vernacular No. Stories: 1 ½

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

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # 1.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): The exterior paint is peeling and damage is visible on many elements of the windows, including the aprons, stiles, muntins, and trim.
- 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: The house appears to have a foundation of wood sills.

Walls: The exterior walls on the east, north and south are sheathed in drop-novelty wood siding; however, the rear (southwest corner) siding is wood shiplap that appears to have been added when a one-story shed roofed addition was constructed to enclose the southwest corner of the house. The siding is in disrepair and should be painted. A small shed roofed porch was added to the south elevation and appears on the 1958 tax card.

Roof: The roof is a standing seam metal roof. The 1958 tax card indicates a tin roof and both the 1983 and 1995 photographs show metal roofing materials were used. The brick chimney, visible in the c. 1940, 1983 and 1995 photos has been either removed or sheathed in metal.

Windows/Doors: Windows include aluminum double-hung, multi-pane casements, and horizontal multi-pane windows. The front door appears to be original. A door opening was cut into the south wall. The window above the south elevation doorway was changed from a 6-over-6 as seen in the tax photo.

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): Except for the new standing-seam metal roof, this site has remained largely unchanged since the 1983 NR nomination form was completed.

Excerpted from the 1983 form:

This variant of the typical hall & parlor house has a wide gable roof to cover a square floor plan that appears to be a least two rooms deep. The angle of the roof pitch of this house is quite wide, having been built to cover a floor plan that is at least two rooms deep. The arrangement of openings on the facade is essentially symmetrical with a door set slightly off center between two double hung sash windows. The porch that spans the facade is not original, according to the Sanborn Insurance Maps. The 1889 map gives no indication of a porch, but one does show up on the 1900 map. The 1889 Sanborn indicates that there was also a porch in the southwest corner and at that early date there were several one story extensions off the rear of the house. In 1983 there was a small shed roof extension attached perpendicular to the rear of the house. The porch was enclosed and a horizontal multi-paned window was inserted into the new wall. An effort was made to match the siding of the new wall with that of the extension so that the change is unobtrusive, and does not affect the building's original character. A door opens into the south side, covered

by a simple shed roof porch. The porch is not original. There is a large six over six light window in each gable end. A door was added beside the window in the north gable end, and stairs were built to provide access to the top half story. The changes are minor and do not affect the building's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The home sits on .20 acres and the lot rises slightly from the south to north. The primary façade is obscured by vegetation that appears in both the 1995 and 1983 photographs. Aside from the vegetation along the East lot line, the site is informally landscaped. A stone retaining wall running parallel to the street is visible in the 1940 and 1983 photos, but is visually obscured by vegetation in both the 2006 and 1995 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 distinctive elements that define this as a typical Park City mining era home are the frame construction, drop-novelty wood siding, plan type (hall & parlor), symmetrical or nearly symmetrical placement of windows and doors, roof form, lack of foundation, stone retaining wall, and informal landscaping.

Feeling (Describe the property's historic character.): The changes made to the main building, as well as to the setting are minimal and do not compromise the site's historic character. The combination of modest form, lack of architectural ornamentation, simple materials and unplanned/informal landscaping convey the historic character.

Association (Describe the link between the important historic era or person and the property.): The hall & parlor house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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. 1885¹

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):

¹Utah State Historical Society, Historic Site/Structure Form. 1984.

²Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, District Nomination Form. 1984.

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: South elevation. Camera facing north, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 2006.

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

Photo No. 4: East elevation (primary façade). Camera facing west, 1983.

Photo No. 5: Southeast oblique. Camera facing northwest, c. 1940 tax photo.

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 44 Chambers UTM: 12 458370 4498600
 Park City, Summit County, Utah
 Name of Structure: George Murray House T. R. S.
 Present Owner: David C. and Deanna H. Foulger
 Owner Address: 3887 West 3240 South, Salt Lake City, UT 84120

Year Built (Tax Record): Effective Age: Tax #: PC 676
 Legal Description Kind of Building:

Beginning South 89 degrees 57 minutes West 272.21 feet and South 6 degrees 30 minutes West 67.29 feet from the Northeast corner Section 21, T2S R4E, Salt Lake Base Meridian; thence South 6 degrees 30 minutes West 78.48 feet; South 76 degrees 33 minutes 50 seconds East 19.0 feet; South 5 degrees 13 minutes East 12.31 feet; North 78 degrees 18 minutes 60.0 feet North 5 degrees 13 minutes West 82.88 feet; South 89 degrees 57 minutes West 61.93 feet to beginning. Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:

Original Use: Residence 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 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 checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

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 checked="" type="checkbox"/> Other Census Records |

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

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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 variant of the one story hall and parlor house. The hall and parlor house typically has a rather narrow roof pitch and is one room deep. A number of Park City's hall and parlor houses have the rear roof section extended to include a shed extension, but the roof angle at the apex is still comparable with those of typical hall and parlor houses. The angle of the roof pitch of this house is quite wide, having been built to cover a floor plan that is at least two rooms deep. The plan is essentially square. Like other hall and parlor houses, the arrangement of openings on the facade is essentially symmetrical with a door set slightly off center between two double hung sash windows. The porch that spans the facade is not original, according to the Sanborn Insurance Maps. The 1889 map gives no indication of a porch, but one does show up on the 1900 map. Many hall and parlor houses were built without porches, as is reflected in old photographs, but they were added later as an improvement to the home. Porches were generally added in one of two ways: by extending the roof section or by attaching a hip roof porch that may or may not span the width of the facade. The porch of this house is the former type, and because the house was reroofed, it is impossible to tell where the roof stops and the porch begins. The 1889 Sanborn indicates that there was also a porch in the southwest corner (See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the George Murray House at 44 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built before 1889, as indicated by the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. It is located on property granted to the Ontario Silver Mining Company in 1877, and is adjacent to the site of their ore processing mill. George Murray, the first individual owner of record, was granted a quit claim deed to the property in 1928 by the Ontario Silver Mining Company. The Murray family owned the house until 1945.

44 Chambers

Description continued:

and at that early date there were several one story extensions off the rear of the house. At the present time there is one small unobtrusive shed roof extension attached perpendicular to the rear of the house. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The porch was enclosed and a horizontal multi-paned window was inserted into the new wall. An effort was made to match the siding of the new wall with that of the extension so that the change is unobtrusive, and does not affect the building's original character. A door opens into the south side, covered by a simple shed roof porch. The porch is not original, but is also unobtrusive. There is a large six over six light window in each gable end. A door was added beside the window in the north gable end, and stairs were built to provide access to the top half story which was probably converted to an apartment. The change is minor and does not affect the building's original character.



George Murray House
44 Chambers
Park City, Utah

East facade

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society

David Thompson.

Ontario Canyon

Location _____
 Kind of Bldg. RES ^{apt} St. No. 52 Chambers St.
 Class B 2 Type 1 2 3 4. Cost \$ 1250 X _____ %

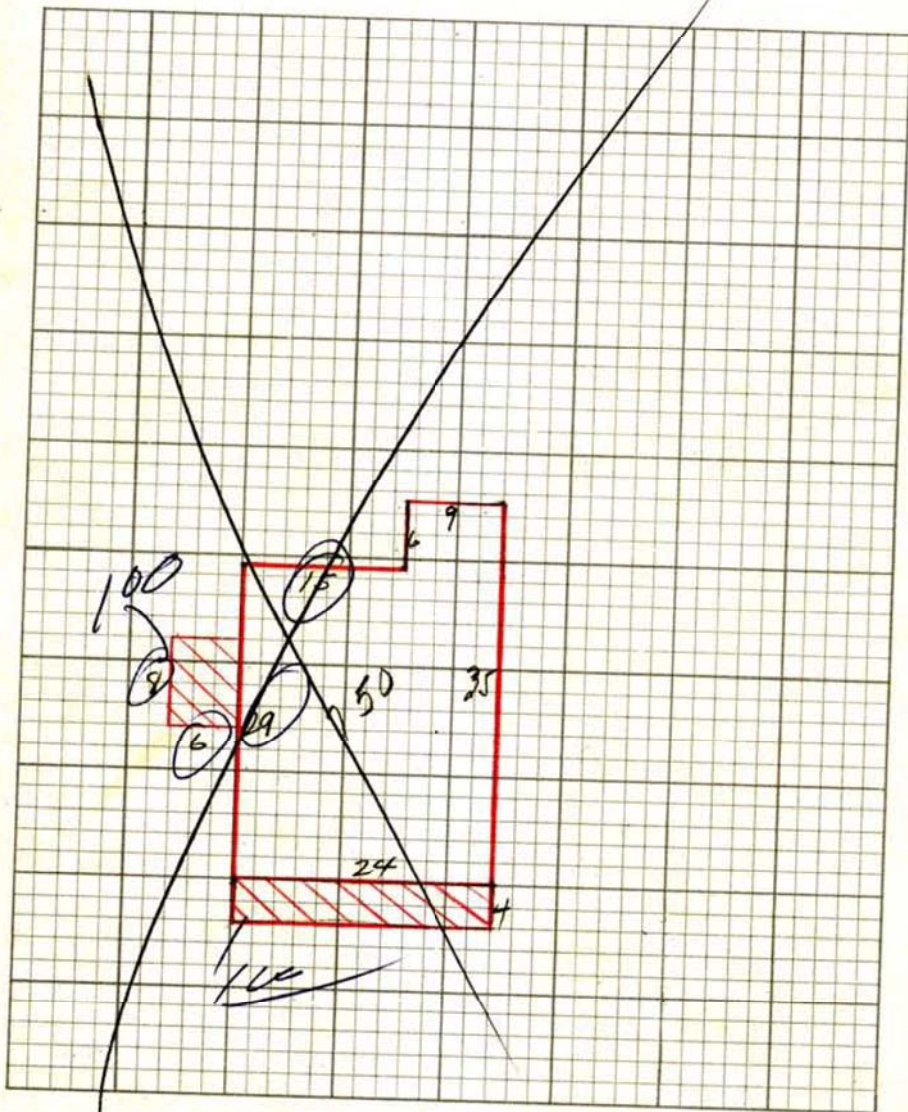
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		750		\$ 1250
	x x				
	x x				

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

Description of Buildings		Additions	
Foundation—Stone _____	Conc. _____	None <input checked="" type="checkbox"/>	
Ext. Walls _____	<u>Siding + Shg</u>		
Insulation—Floors _____	Walls _____	Cigs. _____	
Roof Type <u>Grp</u>	Mtl. <u>Tin</u>	<u>PK</u>	
Dormers—Small _____	Med. _____	Large _____	
Bays—Small _____	Med. _____	Large _____	
Porches—Front <u>4x24</u>	<u>96"</u>	@ <u>80</u> <u>77</u>	
Rear <u>conc. 6x8</u>	<u>48"</u>	@ <u>60</u> <u>29</u>	
Porch _____		@ _____	
Metal Awnings _____	Mtl. Rail _____		
Basement Entr. _____		@ _____	
Planters _____		@ _____	
Cellar—Bsmt. — 1/4 1/2 3/4 Full —	Floor _____		
Bsmt. Apt. _____	Rooms Fin. _____	Unfin. _____	
Attic Rooms Fin. <u>2</u>	Unfin. _____	<u>350</u>	
Plumbing	Class <u>1</u> Tub _____	Trays _____	
	Basin <u>1</u> Sink <u>1</u>	Toilet <u>1</u>	
	Wtr. Sfrtr. _____	Sfr. St. _____	O.T. _____
	Dishwasher _____	Garbage Disp. _____	
Built-in-Appliances _____			
Heat—Stove <input checked="" type="checkbox"/> H.A. _____	Steam _____	Stkr. _____	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____	Pipeless <input checked="" type="checkbox"/> Radiant _____		
Air Cond. _____			
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____			
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>806</u>	

Total Additions			<u>806</u>
Year Built <u>1914</u>	Avg. Age <u>44</u>	Reproduction Value	\$ <u>2056</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est. }		Obsol. or Rem.	%
		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>43</u>	%
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	\$ <u>984</u>
Garage—Class _____	Depr. 2% 3%	Carpport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size—x <u>71</u>	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$

Appraised 5-21- 1958 By 1302



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

Remarks: _____

PC 676
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res

St. No. 52 Chambers St.

Class 2

Type 1 2 3 4. Cost \$ _____

X 100 %

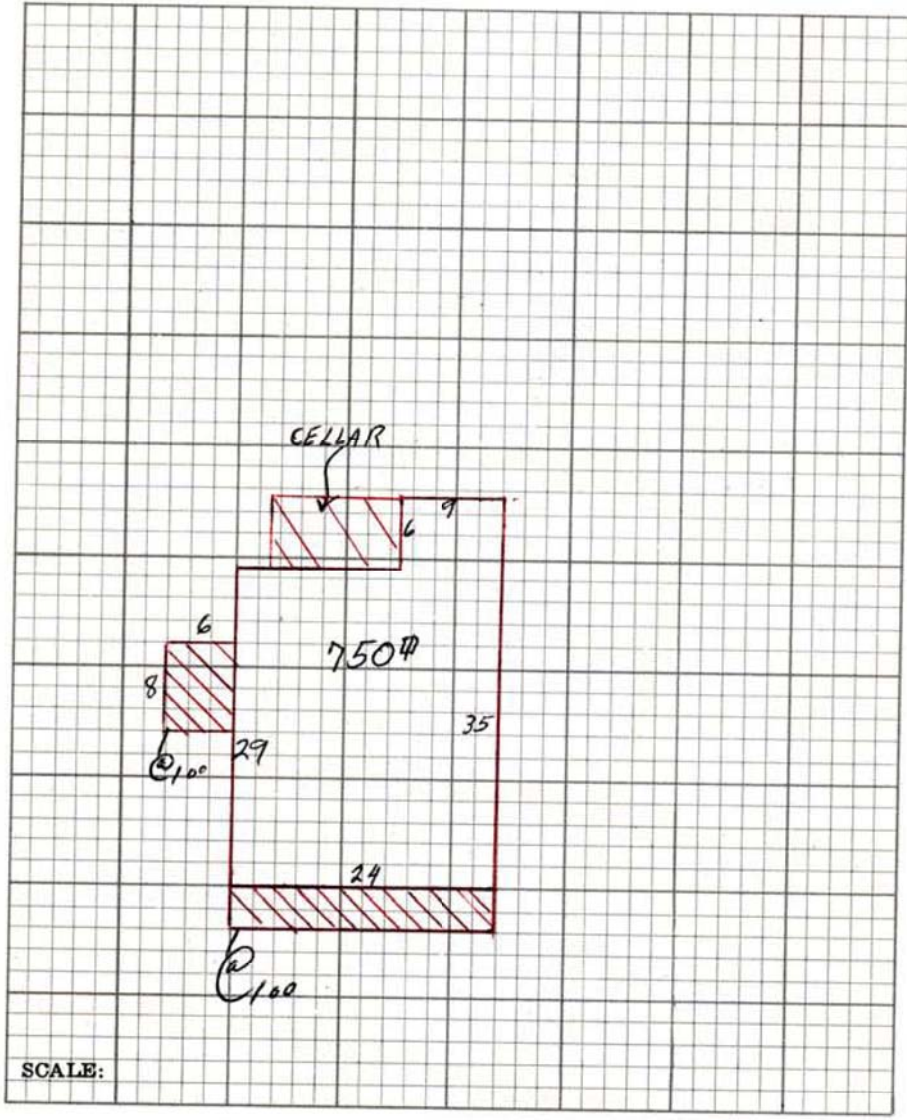
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	750		\$ 2332	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u> (A)		
Roof Type _____ Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	96 [#] @ 100	96
Rear _____	48 [#] @ 100	48
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
<u>Cellar</u> -Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____		40
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____		265
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		164
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions			1163
Year Built <u>1914</u>	Avg. 1.	Replacement Cost	3495
	Age 2.	Obsolescence	
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 12 - 18 19 68 By 1708
Appraised ② _____ 19 _____ By _____



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 _____









