



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
October 7, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 7, 2020.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY

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This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Planning Commission members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on Commission meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk

On October 7, 2020 the Commission Chairperson determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021.
- Statewide COVID cases and hospitalizations are increasing. This determination is valid for 30 days, and is set to expire on November 7, 2020.

Dated October 7, 2020.

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 2, 2020.
[HPB 09.02.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1128 Park Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site – The Applicant is Proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the rear wall and Historic shed addition to accommodate a New Addition. PL-20-04484
(A) Public Hearing (B) Possible Action
[1128 Park Avenue Staff Report](#)
[Exhibit A: Existing and Proposed Plans](#)
[Exhibit B: Physical Conditions Report and Historic Preservation Plan](#)
[Exhibit C: Historic Sites Inventory Form](#)
[Exhibit D: 1984 Residences of Mining Boom Era Park City Thematic Nomination](#)

6.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF SEPTEMBER 2, 2020

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Randy Scott, Tana Toly

EX OFFICIO: Bruce Erickson, Caitlyn Barhorst, Hannah Tyler, Mark Harrington

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit eComments during the meeting.

ROLL CALL

Vice-Chair Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Doug Stephens and John Hutchings, who were excused.

Determination of the Health and Safety Risk under the OPMA

Vice-Chair Scott read the Determination of Health and Safety Risk under OPMA. Notice of electronic meeting and how to comment virtually. The meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act Section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020 adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) attached as Exhibit A.

The Historic Preservation Board Members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on HPB meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org

Vice-Chair Scott read from Exhibit A, Determination of Substantial Health and Safety Risk. On September 2, 2020, the Board Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based, which include the percent of positive Covid-19 cases in Utah has been on the rise since May 27, 2020. Positive cases from testing have increased from 4.96% to 9.23% during the month of June, and COVID-19 patients in Utah hospitals have increased during the same time period. As of June 25, 2020, there have been 158 deaths in Utah due to COVID-19. Summit County has the third highest case rate of COVID-19 in the state.

This determination is valid for 30 days and is set to expire on October 2, 2020.
Dated September 2, 2020.

ADOPTION OF MINUTES

August 5, 2020

Board Member Beatlebrox referred to the top of page 3 and changed The Montague to correctly read **The Montage**.

Board Member Hodgkins referred to page 2, the motion to approve the Minutes from the July meeting. He noted that he made the motion and John Hutchings seconded it. The Minutes reflect that Mr. Hutchings made the motion and seconded it and that should be corrected.

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of August 5, 2020 as corrected. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

There were no reports or disclosures

REGULAR AGENDA

- 5.A. 1128 Park Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site – The Applicant is Proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a new basement foundation and removal of the rear wall and possible Historic addition to accommodate a New Addition.
(Application PL-20-04484)

Planner Caitlyn Barhorst stated that this item was the material deconstruction review for 1128 Park Avenue, which is a Landmark site. The reason for review was removal of historic material to accommodate new additions, new construction, or structural upgrades as proposed in this project. The Staff would be reviewing all routine maintenance, as well as the removal of non-historic features.

Planner Barhorst noted that the proposal in the packet was broken into two items. The first proposal was the historic foundation. The applicant was

proposing to lift the structure and raise it from the existing elevation by 2' to accommodate a new basement addition. The applicant will regrade with only 6" of foundation shown with the new structure. This would accommodate Park Avenue being slightly higher than it was historically and for drainage issues.

Planner Barhorst presented the as-built drawings with the USGS elevation called out, as well as the current and the proposed elevations.

Planner Barhorst suggested that the Board discussed this first part of the proposal and conduct a public hearing before moving to the second part.

Vice-Chair Scott thought this was a standard request and he could see nothing out of the ordinary. He had no issues or clarifying questions. Board Member Holmgren concurred.

Vice-Chair Scott opened the public hearing.

No eComments were submitted and no hands were raised on Zoom.

Vice-Chair Scott closed the public hearing.

Board Member Beatlebrox thought this was a straightforward application and complied with the LMC criteria.

MOTION: Board Member Hodgkins moved to APPROVE the material deconstruction of the historic foundation, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Planner Barhorst reviewed the next proposal in the application, which was the rear wall and the possible historic addition. She requested that the HPB discuss this item, open a public hearing, and provide direction to the Staff. No action was required this evening.

Planner Barhorst presented the existing floor plan showing additions in the rear. The applicant was proposing to remove the area identified in red and construct an addition at the rear that connects at the rear wall highlighted in red. Planner Barhorst stated that when she was doing her review, the determination of non-historic addition versus historic addition proposed to be removed was unclear. She noted that the area in green was not shown on any historic maps within the historic period. However, the area in red, which has a small shed addition, does show on the maps.

Planner Barhorst presented a photo and noted that the original structure was a street facing shotgun gable house. The south facing gable was added on to. Planner Barhorst stated that typically in Park City it was the hall and parlor form and the front gable was added onto to. This structure is unique. She presented the phasing of the areas of the footprint that are shown on the historic Sanborn maps. The yellow identified the original footprint. The map jumps from 1907 to 1929 and shows a footprint in blue and the south facing gable addition, as well as a form of the shed addition in the rear, which is in question.

Board Member Hodgkins asked for the year of the area identified in green. Planner Barhorst replied that it was after the 1941 footprint. She believed the historic period was through the Mature Mining Era, but she could not find any specific record. Planner Barhorst stated that the green area did not show up in the Sanborn map and was logged as a non-historic addition.

Planner Barhorst indicated the exterior wall in question highlighted in yellow, which could potentially have been an original exterior wall if the south facing gable was constructed prior to the shed addition. She was requesting direction this evening to make findings for approval or denial, or a continuation to request additional information to determine the removal of the shed in the red section.

Board Member Holmgren pointed out that it is well over 50 years. Planner Barhorst stated that the applicant restored it back to this period and they were in between the 1907 Sanborn and the 1929 Sanborn with the green footprint non-existent at that time. She clarified that the applicant was restoring the structure back to the footprint of its historic period. However, the shed addition is still in question. Planner Barhorst stated that there has been no interior demolition of the wall at this time. As seen in the past, these building have been added onto in phases and that was very common. If there is evidence such as exterior siding or ghost framed-in window that would give substantial evidence of that being an exterior wall, it would be an appropriate restoration to bring it back to just the T-shaped cottage.

Vice-Chair Scott acknowledged that when he read through the packet, he got the timing wrong. He jumped to the conclusion that the red area was put on after 1929. Vice-Chair Scott understood from Planner Barhorst that it is important to understand what is behind the wall, because if it is historic, it presents the applicant with potential options on what to do with the southeast corner.

Board Member Hodgkins asked why they believe the red was not there in 1929. Planner Barhorst replied that a discrepancy is a little jog in the exterior wall that could be seen in the Sanborn map. Mr. Hodgkins stated that looking at the elevation, it suggests that the two parts are slightly different. He suggested that someone may have drawn in the jog because of the elevation and not necessarily because of the floor plan. Planner Barhorst agreed. She thought

another possibility is that there might have been a jog and the little foot section was added on and the roof was extended or rebuilt. Vice-Chair Scott asked if there is an inconsistency with the Sanborn maps where the red could have just been a shed. Planner Barhorst clarified that she had added the shed in red. Mr. Hodgkins did not think the 1941 map looked any different than the 1929 map.

Board Member Holmgren stated that even 1941 makes the structure 79 years old.

Board Member Toly asked for the difference because both are historic. Planner Barhorst explained that the applicant was proposing to restore the footprint back to a selected period of significance within the Mature Mining Era. On the Historic Sites Form the 1894-1930 period is the era of Significance for this structure.

Board Member Hodgkins asked if there were any maps between 1907 and 1929. Planner Barhorst answered no. Vice-Chair Scott recalled previous situations where it was not unusual for a historic home to have several additions over a period of time. In those cases, the HPB typically sticks with the period of the original historic home, and if an addition was done in the 1940s or 1950s that is not consistent with the look and feel, it is looked at differently. Board Member Hodgkins thought it would also depend on the historic significance of the structure. If someone lived there during a specific time period it could be viewed differently than straight architectural history.

Board Member Beatlebrox stated that this house reminded her of the house on Crescent Tram that the Board previously approved because the front facade of this particular house will remain the same. The little shed structure that was put in for whatever reason does not affect the Landmark footprint. Board Member Hodgkins thought the discussion was whether the red area is also part of the blue area. The question is whether they were built at the same time and go together. Chair Scott agreed because it is not clear through the Sanborn maps.

Board Member Hodgkins asked if there was an elevation of the north side and if the applicant intended to keep that side at the current elevation. Planner Barhorst pulled up the north elevation. Mr. Hodgkins assumed from the drawing that the elevation of the red addition would not be kept. Board Member Beatlebrox thought it looked like part of the connecting structure to the addition.

Board Member Holmgren thought it was clearly shown on the 1929 Sanborn map. Chair Scott thought it was clear that there was some type of structure, which is the red part in question; however, it is not clear what it was. He asked if any exploratory work was done in the red section. Planner Barhorst was not aware of any exploratory work. Board Member Hodgkins believed the question is what was there and replaced when the green part was added. In looked at the

current plan, the red and the green all flow as one room. He thought it was possible that whatever was there was replaced or added on to.

Kevin Horn, representing the applicant, was on the line to answer questions. However, Mr. Horn was having trouble with his audio. An associate on the line, Peter, stepped in until the audio issue was fixed.

Peter stated that exploratory work was done inside the home and he confirmed that the shed was added. He noted that page 8 of the Physical Conditions Report and Historic Preservation Plan showed a photo of roofing materials underneath the shed roof, which suggested a subsequent addition. Planner Barhorst pulled up the Physical Conditions Report and indicated the roof structure of the shed. Peter explained that it was the roof over the blue section.

Kevin Horn, representing the applicant, stated that from the Sanborn map it is clear that they went to the trouble of drawing the addition in offset from the south facade. He did not believe that could be overlooked. Secondly, as the photos show, they looked up in the attic and noticed that it was roofed in the attic for the south facing gable before the shed went on. He pointed out that the construction wood was newer than the construction material on the left, which indicates that it was built since the 1941 Sanborn map. Mr. Horn stated that they also noticed that the brick chimney is at the edge of the offset shown on the Sanborn map. It was enlarged with the addition, which is why they believe it was not part of the original historic residence or the subsequent addition. Mr. Horn remarked that in the south elevation, a seam is visible where the siding was connected and does not align. Also, the window shape is not a historic form. Mr. Horn stated that based on those items, it is not contributory and most likely was put in since the later Sanborn map.

Mr. Horn stated that once in the kitchen, it was evident that the addition does not meet Code requirements. In terms of constructability and livability, it is non-usable space because it was not built to Code standards and was probably built without a permit. It is clear that the addition is substandard and not part of the historic nature of the home. Mr. Horn noted that the photos and the full report were included in the Staff report.

Board Member Beatlebrox thought it would be helpful to review those pages. Peter pulled up the pages Mr. Horn had referenced. He indicated the south exterior photo and pointed out the seam Mr. Horn mentioned. Peter pointed to the shingle roof and the hole from inside this area. He stated that horizontal slider window was another obvious reason why this was not a historic addition. Mr. Hodgkins thought the foundation looked different as well. Peter agreed that there was clearly a seam in the foundation. He noted that the house originally had a stone rock cellar. Mr. Hodgkins pointed out that there is also a break between the two sidings which would indicate that the red and the blue were not

built at the same time. Peter indicated an area where the siding was extended further and does not line up.

Planner Barhorst stated that the historic era for this structure is the Mature Mining Era, which is 1894 to 1930. Since the red shed addition in shows up on the Sanborn maps within that historic period, The Staff interpretation determined that the removal restoration of the footprint was in question. She was not able to determine whether or not removing that was an appropriate restoration of the structure's footprint. Planner Barhorst believed they had clearly established that the shed was an addition. However, the question is since this shed piece at the south corner of the T-cottage did exist in the historic period, whether restoring that back to just the T-cottage was appropriate for this Landmark historic site.

Board Member Beatlebrox stated that she looks at the many additions that occur over time. Since the roofline is still there, she believes that the Landmark portion is the original T. The shed may have accommodated a growing family, but it is not necessarily part of the Mature Mining Era.

Planner Barhorst stated that the Board needed to direct her to draft findings based on that issue.

Board Member Hodgkins thought the Board was focused on the shed. However, if he looks at the proposal for deconstruction, it appears that a large portion of the original 1895 building was being proposed for material deconstruction. Planner Barhorst replied that he was correct. He did not believe anyone was questioning whether or not the yellow wall was historic.

Mr. Horn stated that the rear wall does not exist as a historic wall because everything historic was removed and it was finished off as part of the kitchen. Planner Barhorst noted that it attaches where the other non-historic addition already connects to that exterior wall. They were using the same wall area of the original 1890 structure for that attachment.

Board Member Hodgkins understood they were making the assumption that it is a historic or original wall, and that someone made the decision to attach the addition in the same place as the addition being pulled off. Mr. Horn stated that if Mr. Hodgkins was talking about the northeast corner, he believed there were photographs of that corner in the packet. Peter remarked that because of the green and red additions, that section of yellow wall does not exist today because there is an opening of contiguous space between the red and the green. Mr. Hodgkins agreed; however, he believed the yellow wall still exists. Peter pointed out that the yellow wall was opened to create a single room in the existing home. Mr. Hodgkins clarified that the wall he was questioning is from the 1895 building. He did not think the currently proposed addition was pulling back from the original house and creating a true transitional element the way the HPB intended

through the Code change. It seemed to be pushed up very tight to the original building, making it difficult to read the original structure on the site.

Mr. Horn asked if Mr. Hodgkins was suggesting that the addition would not be connected to the east wall. Mr. Hodgkins stated that it needs to be connected at some point, but he thought there was a lot of connection space. Mr. Horn stated that the Code provides very specific dimensions in terms of how far back it can go and the percentage of the width of the addition. They followed those dimensions leaving the step back for the transition element. Mr. Horn stated that the treatment of the transition element sets the addition off from the single-story transition element.

Board Member Hodgkins could see the transition element, however, he thought a large percentage of the wall of the original 1895 house would get lost inside the addition. Mr. Horn reiterated that they followed the dimensions defined in the Code for the setback.

Director Erickson stated that the Board could rely on the LMC setbacks. He pointed out that the addition and the transition element will not be addressed until the HDDR is submitted for Staff review. Director Erickson remarked that it was more critical for the HPB to look at the yellow wall that may or may not be there, and whether the shed in red could be removed as part of the material deconstruction.

Planner Barhorst reiterated that the focus this evening is for the Board to direct the Staff to make findings of approval or denial, or to continue this item for additional information and review. She stated that either way, final action would be scheduled for the next meeting. No action was being requested this evening.

Board Member Beatlebrox stated that visiting the site really made a difference in helping them to understand the Crescent Tram property. She believed the Board could have a socially distant site visit to this property. Board Member Holmgren agreed. She thought a site visit would be very helpful. Planner Barhorst noted that the Planning Commission held a socially distant site visit, and she was willing to work with the applicant to plan a site visit to this property.

Vice-Chair Scott asked if the Board was comfortable voting to continue this item this evening with direction to Planner Barhorst to set up a site visit. The Board members concurred.

Vice-Chair Scott re-opened the public hearing for comment. There were no comments. Vice-Chair Scott continued the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the discussion and public hearing on 1128 Park Avenue to October 7, 2020 and to direct the Staff to

schedule a site visit prior to that meeting. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

The Historic Preservation Board Meeting adjourned at 6:10 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Report



Subject: Material Deconstruction
Application: PL-20-04484
Author: Caitlyn Barhorst
Date: October 7, 2020
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and request additional exploratory interior demolition from the Applicant and continue the discussion of the proposed Material Deconstruction to November 4, 2020.

Description

Applicant: Mark Alter, represented by Kevin Horn, Architect
Location: 1128 Park Avenue
Zoning District: Historic Residential- Medium Density (HRM) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Executive Summary

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the rear wall and addition to accommodate a New Addition.

Background

On July 27, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 1128 Park Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential- Medium Density (HRM) Zoning District.

The Material Deconstruction for the basement foundation was approved on the September 2, 2020 Historic Preservation Board meeting and this item was continued to October 7, 2020 ([HPB 9.2.20 Staff Report](#)). There was a site visit held September 16, 2020 at 1128 Park Avenue.

The following is a list of Planning Department applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-20-04484	Historic District Design Review	Planning Department Staff	Under Review*
PL-20-04607	Conditional Use Permit for an exception to the Building Setback	Planning Commission	Approved.

*Staff is reviewing the design of the proposed addition for compliance with LMC [§ 15-13](#).

History of Development on the Site

Built circ. 1895, the Structure located at 1128 Park Avenue is a one story T/L cottage* with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the 1907 Sanborn Map seen in Figure 1, this house was originally a shotgun house which is a long rectangular house oriented gable-end to the street.

When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing which can be seen in Images 1-5. This is the only known extant house in Park City that provides an example of this type of construction for the cross-wing added to enlarge a home.

**The “L” or “T” cottage, also referred to as a “cross-wing” is the most common residential building type in Park City. It usually has a gable front section with a perpendicular side-gabled stem wing. The gable roofs intersect to form an “L” or “T” in plan. Porches are usually attached with a shed roof projecting from the stem wing and inset into the “L”. Porch supports are often square beveled or turned posts. Most ell-shape houses are one-story, but one-and-a-half or two-story examples also exist.*

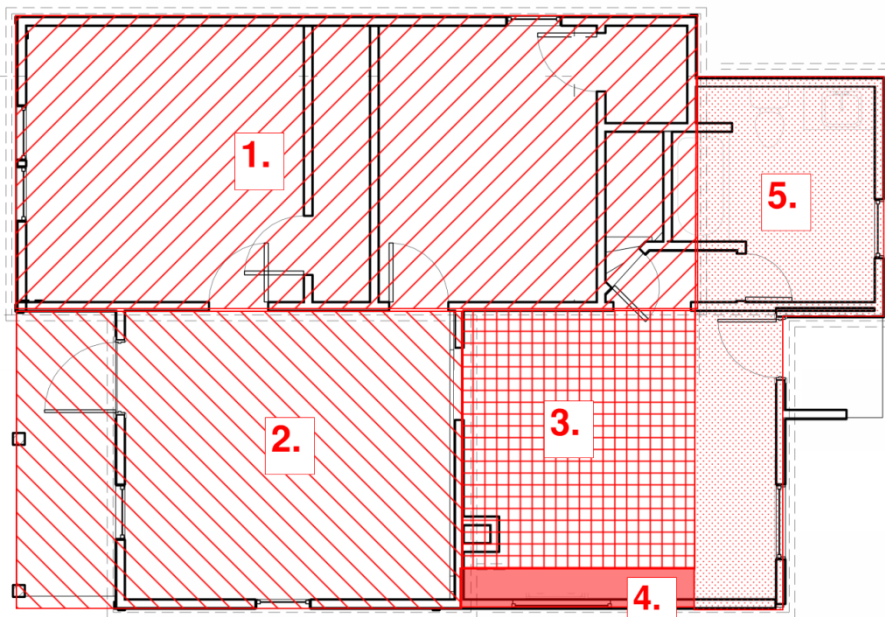
Figure 1: Sanborn Fire Insurance Maps (circ. 1907-1941)



Figure 1 cont.:



Figure 2: Phases of Historic and Non-Historic Additions



-  **1. ORIGINAL SHOTGUN FOOTPRINT CIRC. 1895 (1907 Sanborn Map)**
-  **2. HISTORIC CROSS "T" ADDITION CIRC. 1907-1929 (1929 Sanborn Map)**
-  **3. HISTORIC SHED ADDITION CIRC. 1907-1929 (1929 Sanborn Map)**
-  **4. POSSIBLE HISTORIC SHED ADDITION WITH "GHOST" DOUBLE HUNG WINDOW**
-  **5. NON-HISTORIC ADDITION CIRC. 1941+**

Image 1: Tax Photo circ. 1940



Image 2: Circ. 1982 photograph



Image 3: Circ. 1995 photograph



Image 4: Circ. 2013 photograph



Image 5: 2020 photograph



Figure 3: Existing First Level Floor Plan

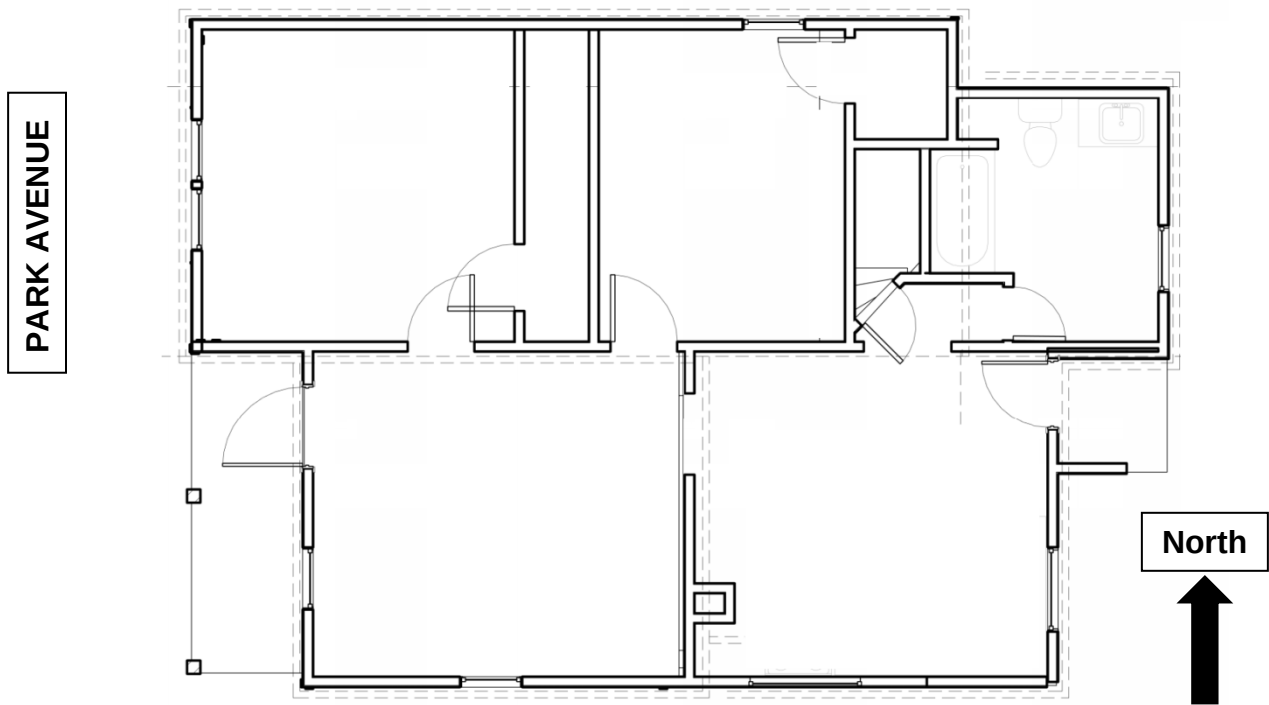
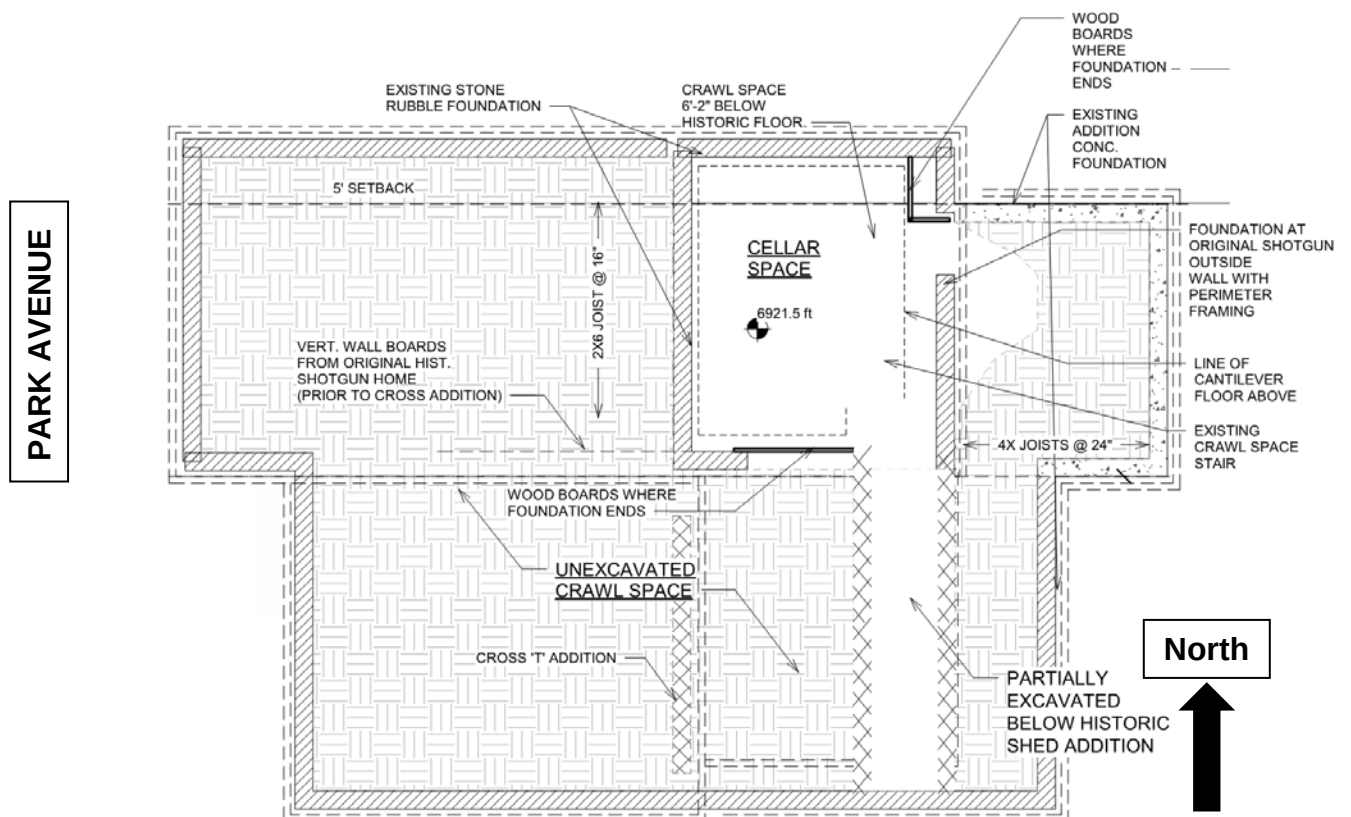
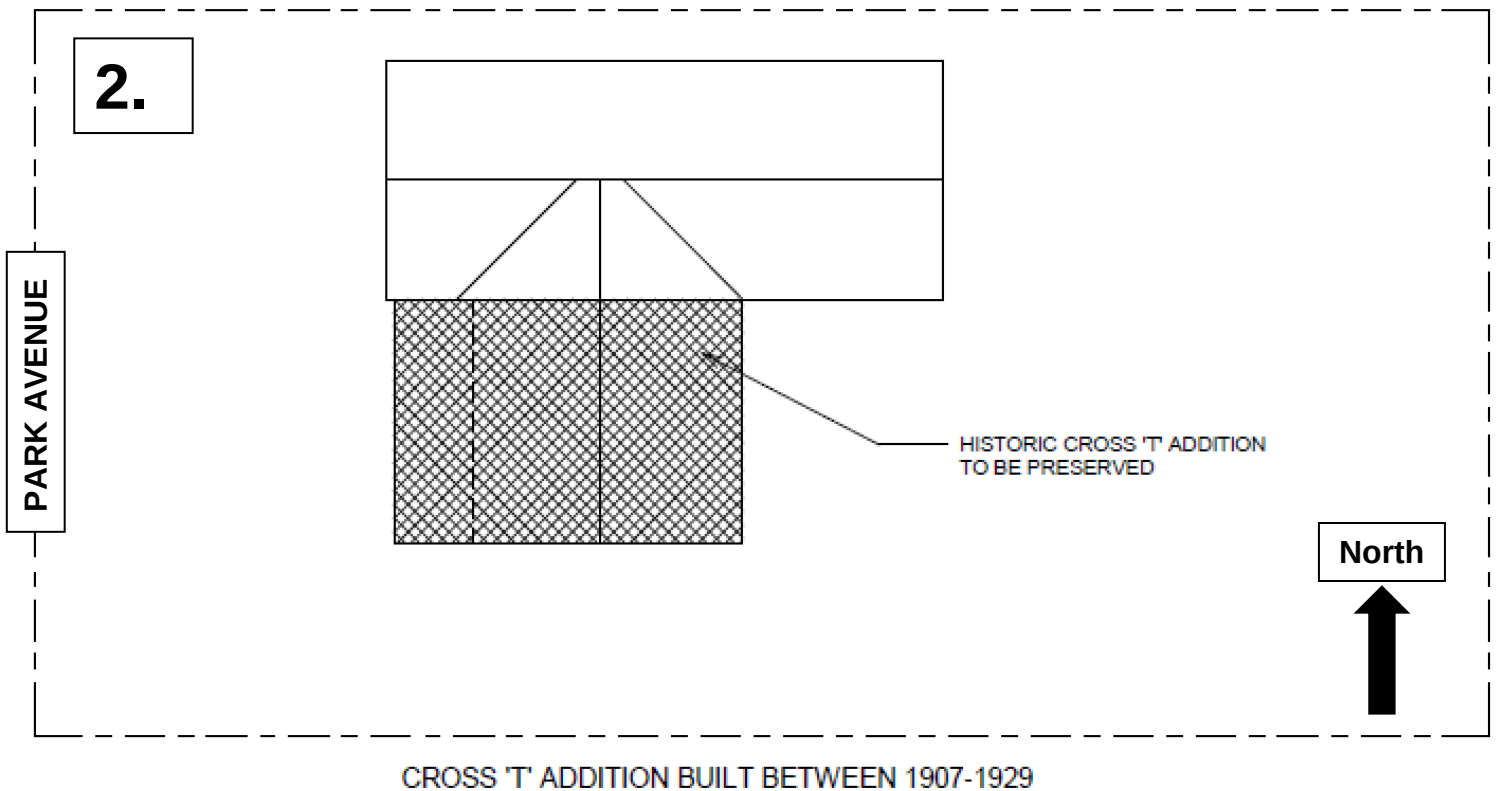
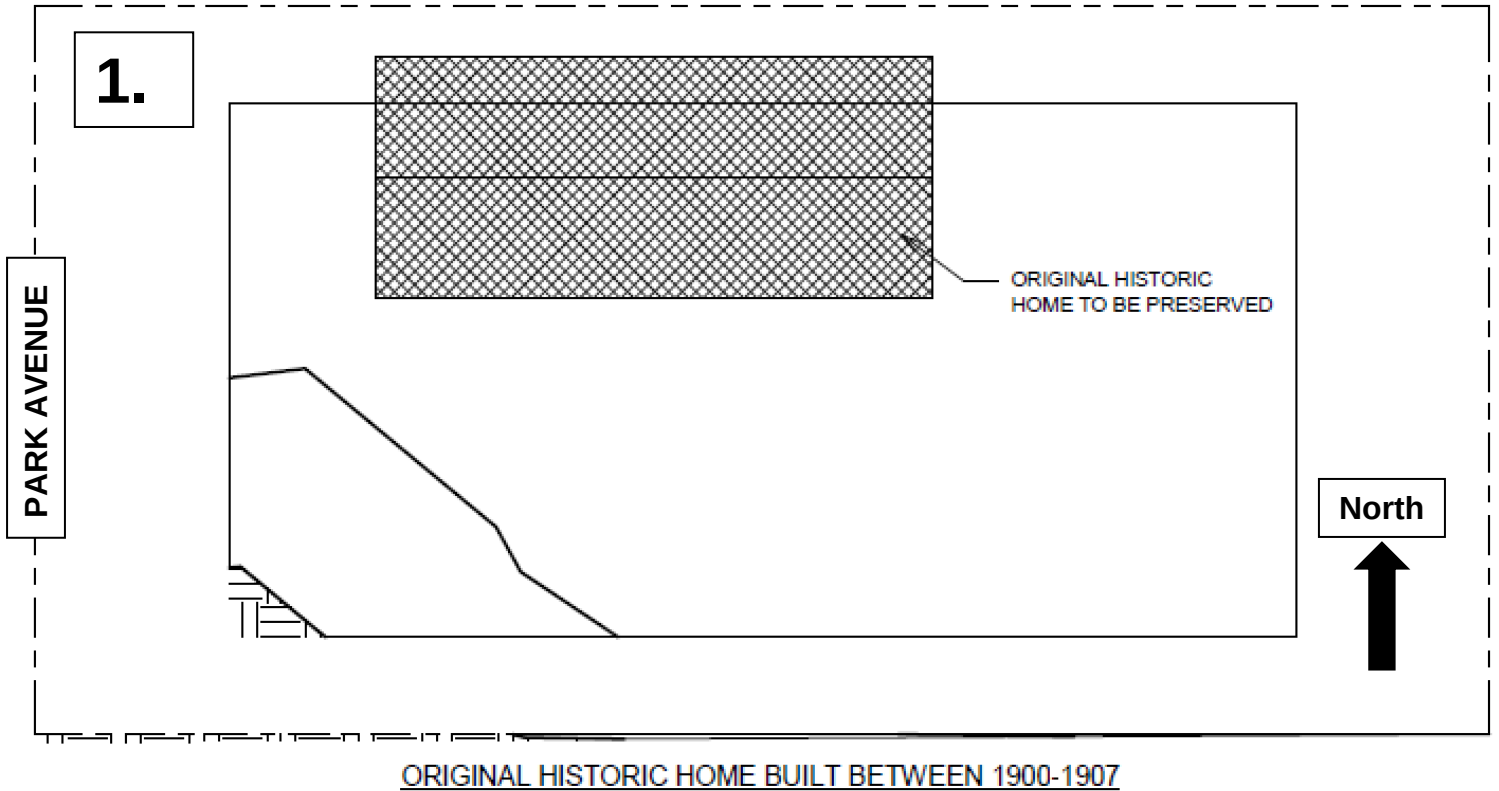


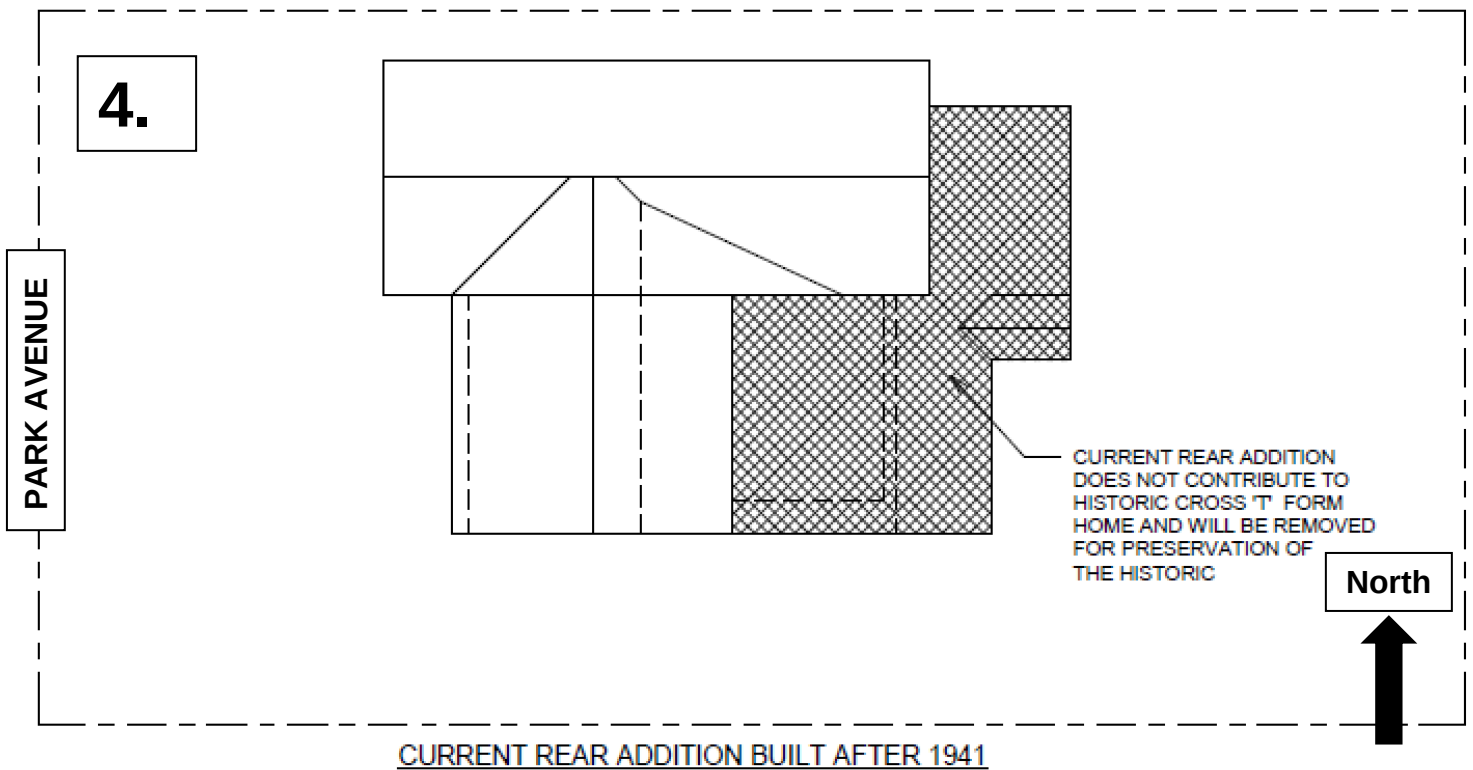
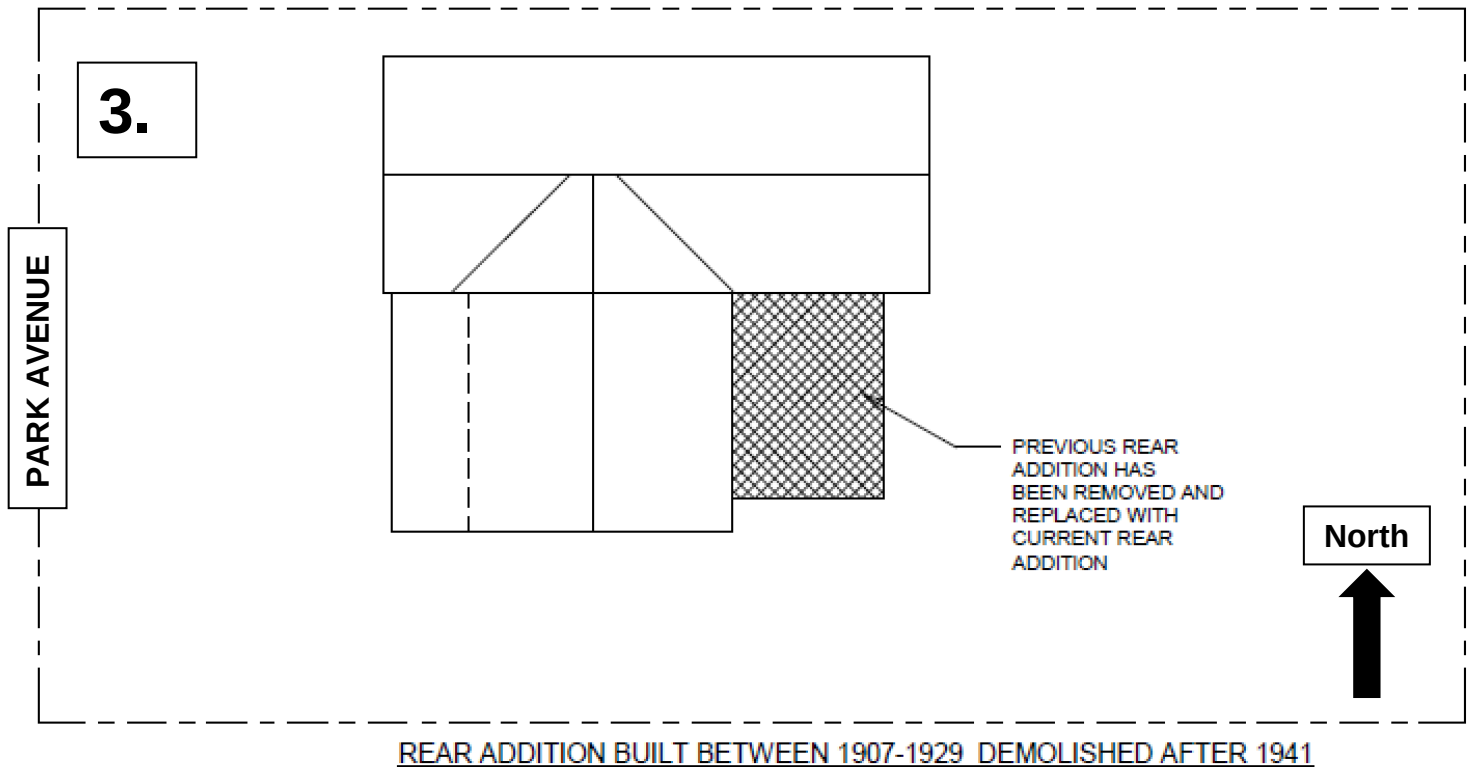
Figure 4: Existing Basement Level Floor Plan



Proposal

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of the following explained in the Figures #1-4. These drawings have been provided by the applicant as seen in **Exhibit A**.





Discussion Point #1: Historic Integrity

The footprint documenting various additions as seen in the 1929 Sanborn map reflects the most common historic construction method of expanding the small homes in Park City. The Historic shed addition contributes to the Historic Integrity of the Landmark Historic Site and shall be retained and preserved.

Per [LMC 15-11-10\(A\)\(1\)](#) Criteria for Designating a Landmark Site to the Park City Historic Sites Inventory:

- a. It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and
- b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and
- c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 1. An era that has made a significant contribution to the broad patterns of our history; or
 2. The lives of Persons significant in the history of the community, state, region, or nation; or
 3. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

The property was nominated as a part of the National Register of Historic Places [1984 Residences of Mining Boom Era, Park City – Thematic Nomination](#) (**Exhibit D**) under the address 1130 Park Avenue. The structure was not listed because of the owner's objection. The individual property form can be seen in the [Historic Sites Inventory Form](#) (**Exhibit C**). The historic era of this thematic nomination is from 1872-1929, which parallels the Historic Sites Inventory designation of the Historic Era for 1128 Park Avenue from 1894-1930. In the nomination form, the following is included in the description:

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.

Definitions (LMC 15-15)

Historic Integrity- Design: *The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*

Historic Integrity – Workmanship: *The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

Discussion Point #2: Window - South Wall

The south exterior wall of the historic shed addition contains a “ghost” outline of the patch in the wood siding, which provides evidence the existing shed footprint previously consisted of a traditionally sized double-hung window. Staff recommends upon determination of the Historic shed footprint Restoration, this south wall be restored to the double-hung window.

Image 6: South Elevation showing framed-in “ghost” window



Discussion Point #3: Roof Structure

The exploratory demolition completed by the applicant consists of two (2) roughly 2ftx2ft holes cut out of the ceiling in the kitchen (located in the Historic shed addition) and in the front/living room (located in the Historic cross T addition). In order to further document and investigate the existing roof structure, staff recommends the HPB request further interior demolition from the applicant. This type of exploratory demolition might provide evidence of an exterior wall that matches the south wall offset in the 1929 Sanborn map exists, and give direction towards the accurate Restoration of the shed footprint along the south façade.

Image 7: Roof structure looking North towards intersection of shed roof and cross gable roof additions. Arrow points to roof of Historic cross-gable addition.



Discussion Point #4: Foundation and Floor Structure

The partially excavated crawlspace beneath the Historic shed addition has not been explored and could possibly provide additional evidence of the historic footprint along the exterior/ south wall. Staff finds additional documentation and exploration of this area might provide evidence of the floor structure beneath the Historic shed addition and give direction towards the Restoration of the shed footprint.

Figure 5: Existing Basement Level Floor Plan

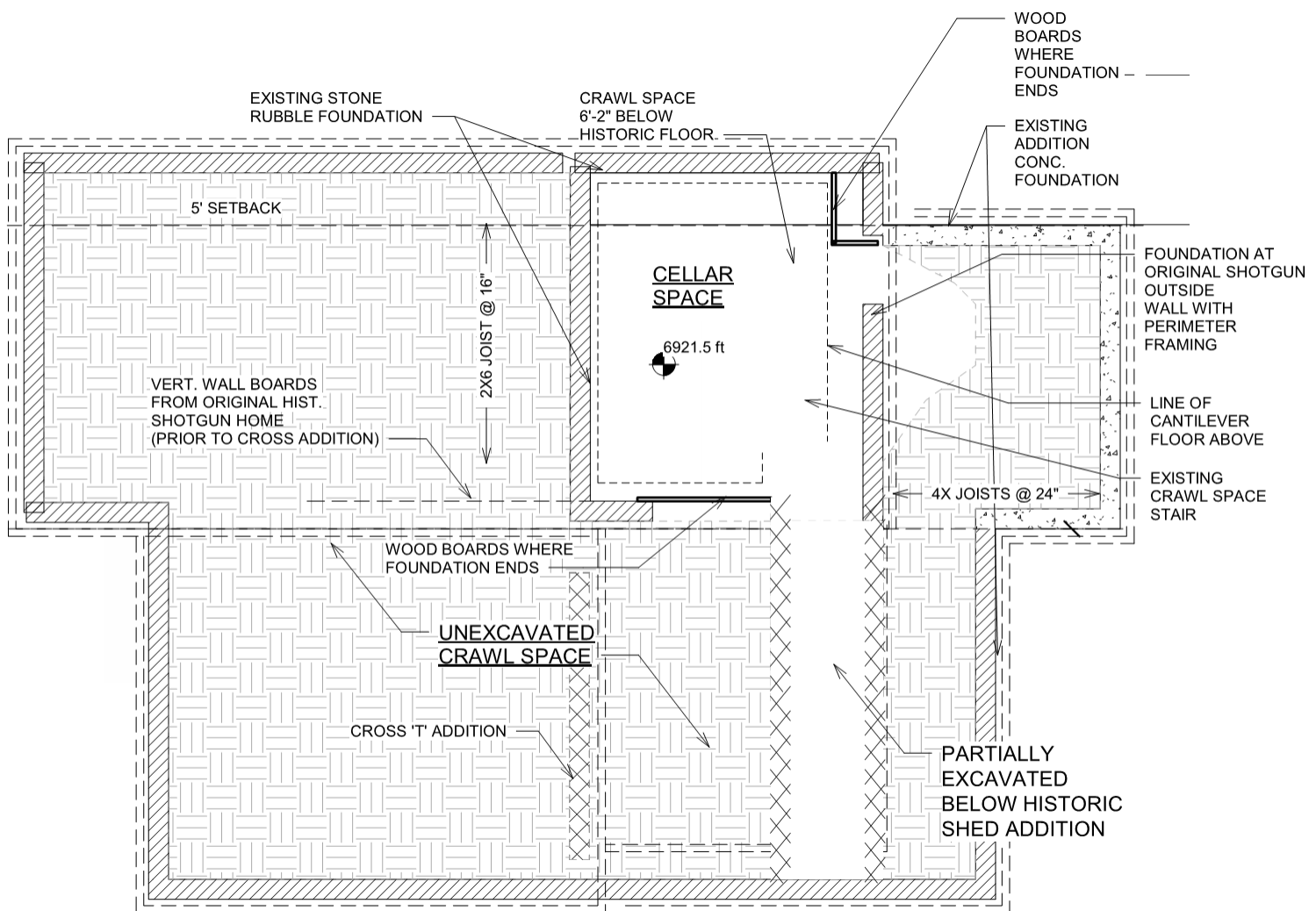
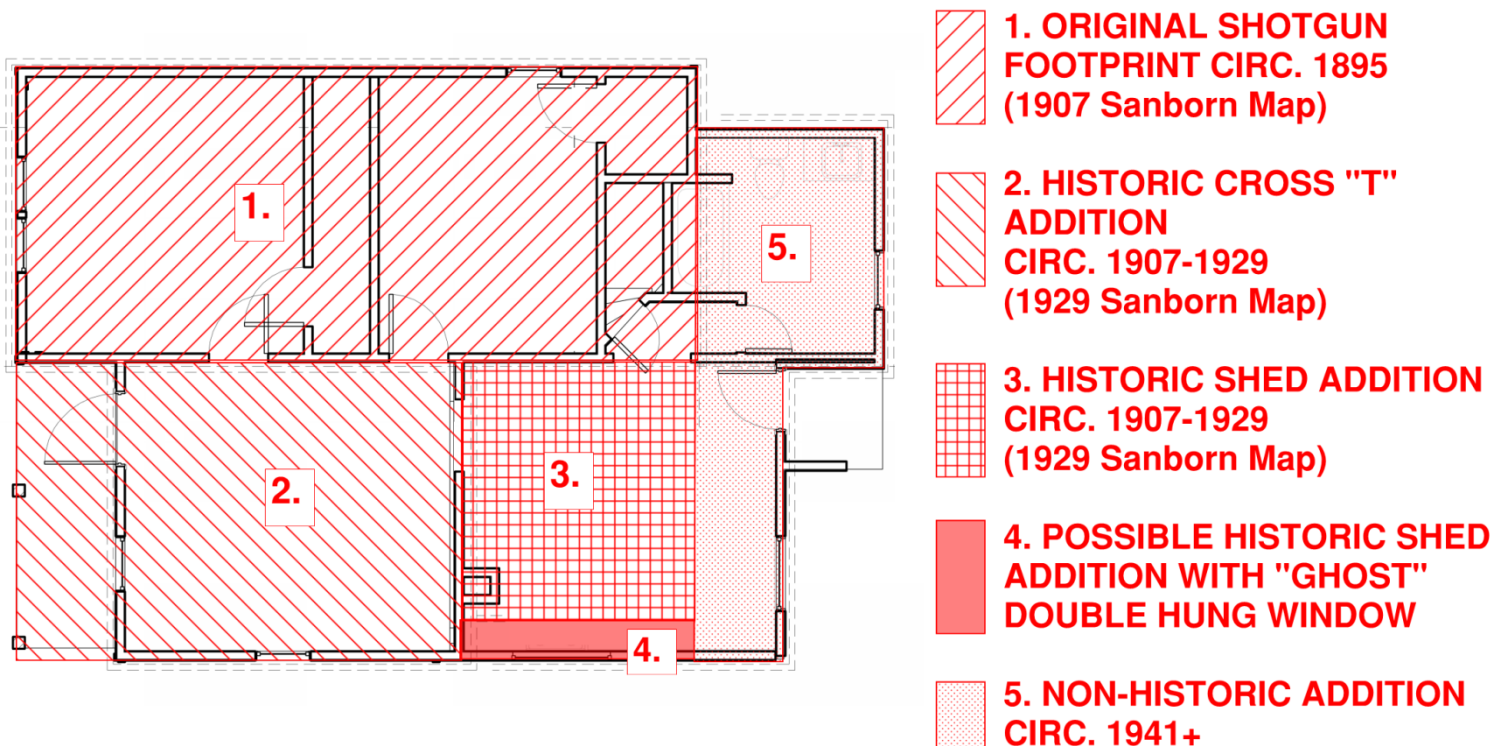


Image 8: Crawlspace looking south towards partially excavated area below historic shed addition (photo taken by staff).



Figure 6: Phases of Historic and Non-Historic Additions



Analysis

Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction:

- A. All Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant shall be subject to review and approval, approval with conditions, or denied by the following Review Authorities:

(...)

2. The Historic Preservation Board shall review the following:
- a. Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.

Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

All Routine Maintenance as well as removing and replacing of non-historic features will be reviewed and approved by staff per LMC [§ 15-11-12.5\(A\)\(1\)](#). This includes historic window restoration, non-historic window replacement, chimney restoration, removal of the non-historic rear addition (constructed after circ. 1941), non-structural re-roof, and siding repairs.

The proposed Material Deconstruction of the Historic addition has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

- *Complies. The applicant proposes to preserve and maintain the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

(1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

- *Complies, the applicant desires to construct an addition to achieve additional square footage that is located on a tertiary façade and not visible from the primary public right-of-way.*
- (2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.
- *Complies, the addition is proposed on the tertiary façade.*
- (3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.
- *The Administrative Review of the Historic District Design Review will confirm compliance with this Design Guideline.*
- (4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.
- *Does not comply; The proposed addition proposed to remove the Historic roof form of the Historic shed addition.*
- (5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.
- *Does not comply; Based on the submitted information by the applicant, Restoration of the applicant's proposed T/L cottage footprint and removal of the Historic shed addition compromises the Historic Integrity of the structure by removing a contributing feature.*
- (6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.
- *Does not comply; The proposed transitional element exists within the footprint of the Historic shed addition. A transitional element shall be required between the Historic shed addition and new addition.*
- (7) Maintain and preserve additions to structures that are significant to the era/period of restoration.
- *Does not comply; Based on the submitted information by the applicant, Restoration of the applicant's proposed T/L cottage footprint and removal of the Historic shed addition compromises the Historic Integrity of the structure by removing a contributing feature.*
- (8) In-line additions shall be avoided.
- *Complies, the proposed addition is not in line with the Historic Structure.*

Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and request additional exploratory interior demolition from the Applicant and continue the discussion of the proposed Material Deconstruction to November 4, 2020.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on August 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on August 19, 2020. The *Park Record* published notice on August 19, 2020. LMC [§ 15-1-21](#).

For the September 16, 2020 site visit, staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on September 15, 2020. The *Park Record* published notice on September 12, 2020.

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may request additional information and continue the discussion to November 4, 2020.
- The Historic Preservation Board may direct staff to make findings for approval of the proposed Material Deconstruction of 1128 Park Avenue;
- The Historic Preservation Board may direct staff to make findings for denial of the proposed Material Deconstruction of 1128 Park Avenue;

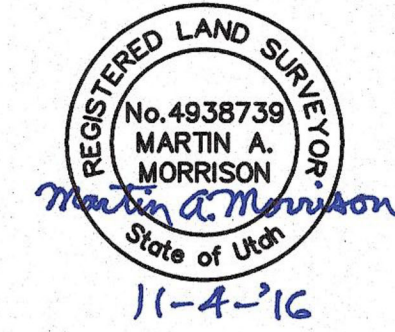
Exhibits

Exhibit A: Existing and Proposed Plans and Elevations

Exhibit B: Physical Conditions Report and Historic Preservation Plan

Exhibit C: Historic Site Inventory Form

Exhibit D: 1984 Residences of Mining Boom Era, Park City – Thematic Nomination

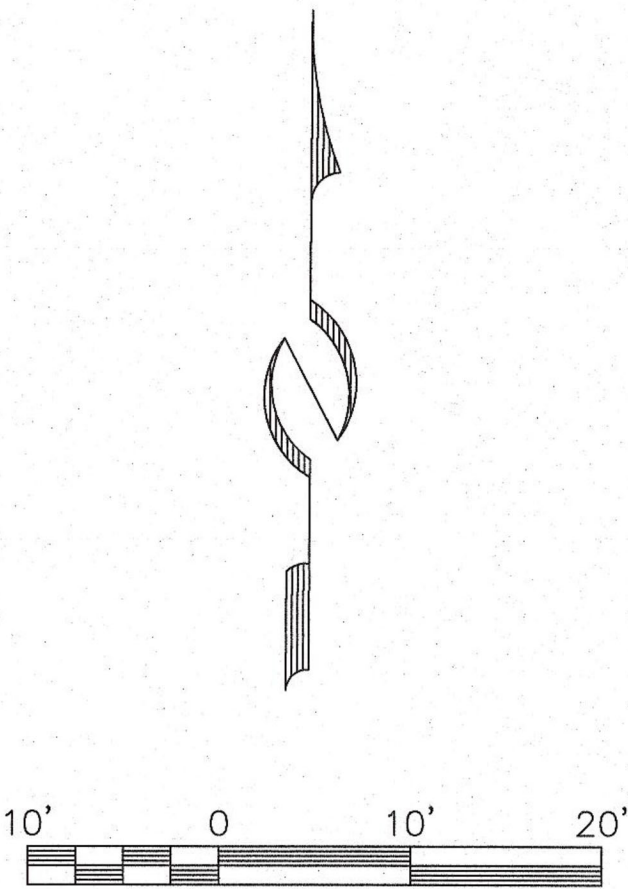
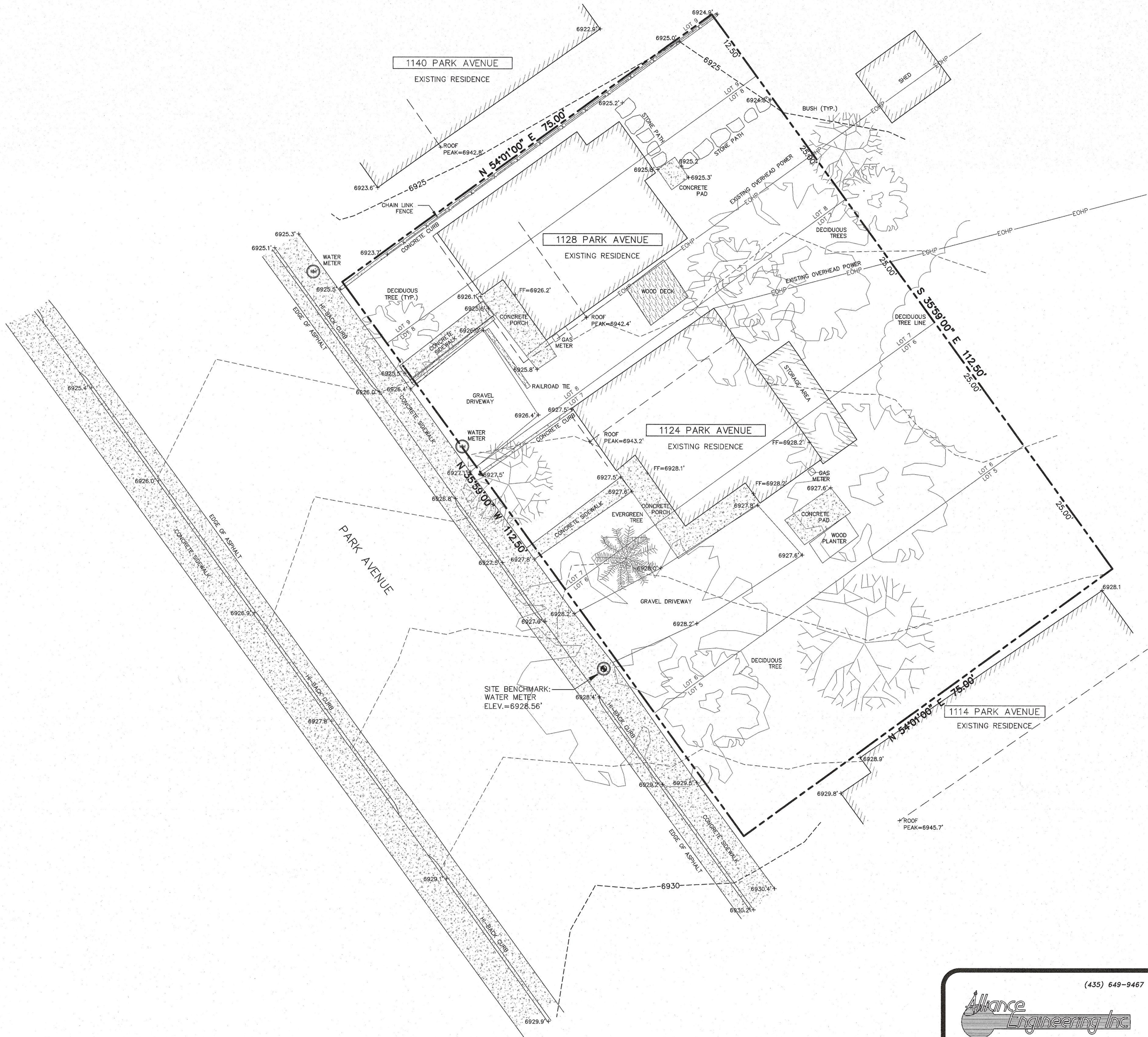


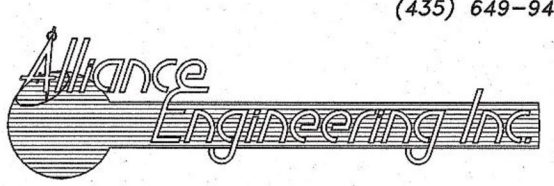
SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Water Meter Lid
Elevation=6928.56'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on August 19, 2016.
4. The two southerly property corners were found.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON RYAN BETZ	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1124 & 1128 PARK AVENUE BLOCK 56, SNYDER'S ADDITION	SHEET 1 OF 1
	DATE: 11/4/16	FOR: HOLT/HOSENFIELD JOB NO.: 7-8-16 FILE: X:\SnydersAddition\dwg\srvtopo2016\070816.dwg	

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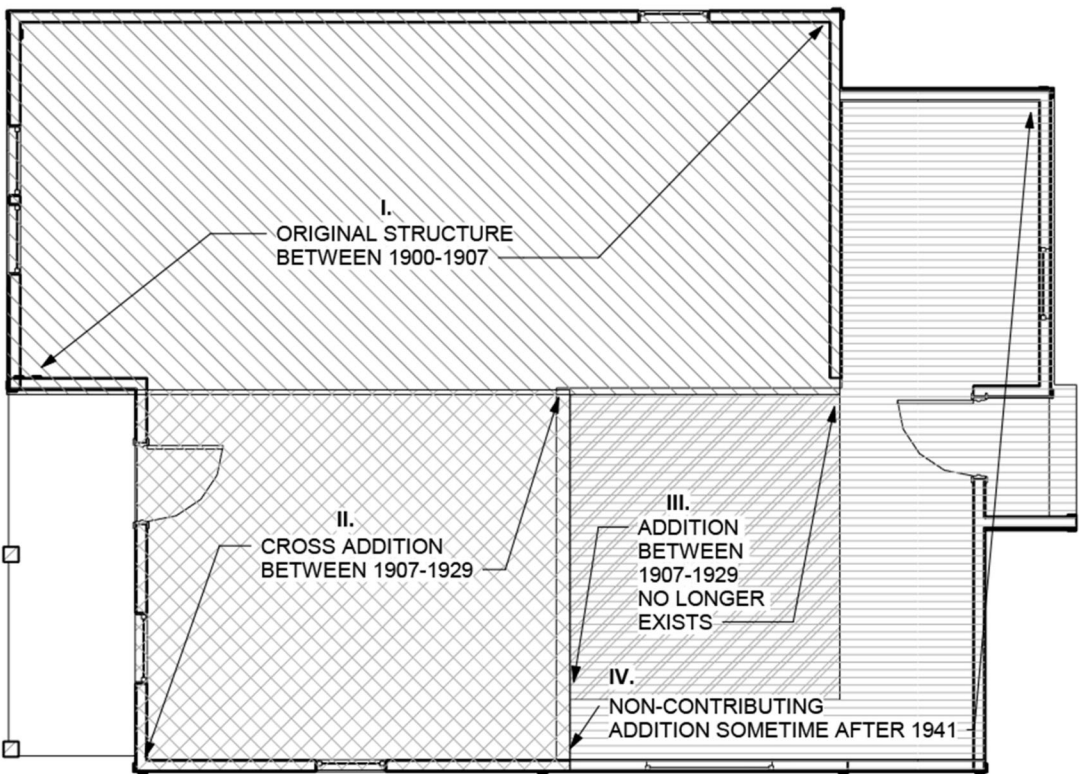


9-1-2020

Re: 1128 Park Ave. Historic original structure and additions

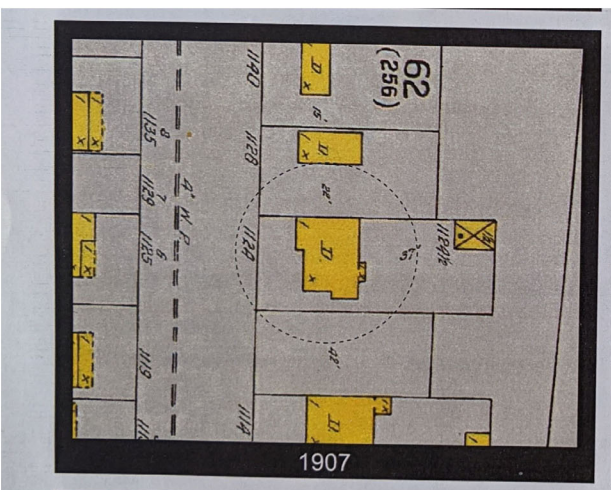
The purpose of this memo is to demonstrate that the current rear addition on this historic home is non-contributing to the character and history of the home as recorded in the Sanborn maps.

The current structure consists of 4 separate phases between 1900 and 1941 and sometime thereafter as shown in the floor plan diagram below:



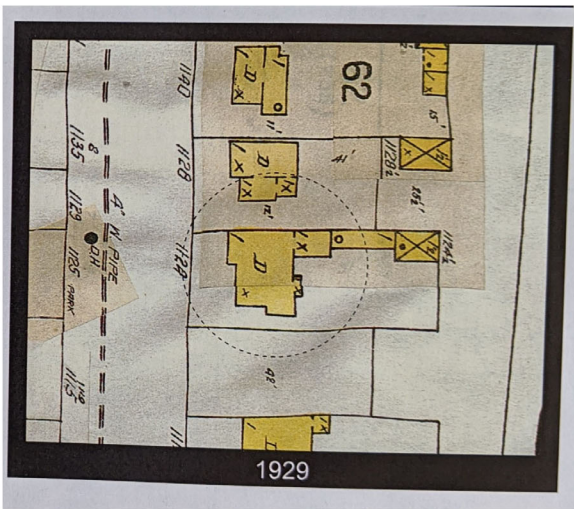
HORN AND PARTNERS, L.L.C.
P.O. Box 386, Bountiful, UT 84011.0386
Phn: 801.933.4676 or 801.295.4676 Fax: 801.299.1111
www.hornandpartners.com

I. The original 1 bedroom house is a single gable end structure and shows up on Sanborn 1907 map. This structure is confirmed by the rock foundation wall under the south wall.



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II. Sometime between 1907 and 1929 a cross gable structure was added and a 2nd addition added behind. The cross gable addition is evidenced by the roof structure and shingles in the attic.



This cross gable addition is also evidenced from the south elevation showing a gable with a centered window and a vertical siding joint as shown below:



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III. An infill addition was constructed behind the cross gable addition ending at the east wall of the original structure and a couple of feet short of the south wall. This addition is confirmed by the photos below showing the east side of the cross gable roof from the attic above the current rear addition.



This is the addition shown on the 1941 Sanborn map below, but no longer exists as will be shown item IV on the next page.



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IV. Sometime after 1941 the Sanborn map addition was removed and two additions were constructed flush with the south wall of the cross gable and extending later past the original east wall. This addition was in two sub phases which is apparent from an additional vertical joint in the siding and from the interior ceiling slope change resulting in the low wall height at the rear.



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Non-Contributing

With the forging information, the phase IV and final addition has become "non-contributing" to the history and character of the home. Besides the awkward wall joints and the illegal interior ceiling height, there is a rear door enclosure and an additional windows facing east that diminish the appropriateness of the additions. The door enclosure is not complimentary to the historic look of the home and the windows of this addition do not contribute to the historic window scale and shape of the history of this home and the district (HDDR would not allow these windows to be installed). See photo below



We propose to remove the phase IV non-contributing addition and provide a compliant “transitional element” and rear addition to the home.

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HORN PARTNERS
ARCHITECTURE
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po box 0386
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phone: 801.232.9333

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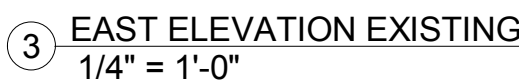
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EXISTING ELEVATIONS

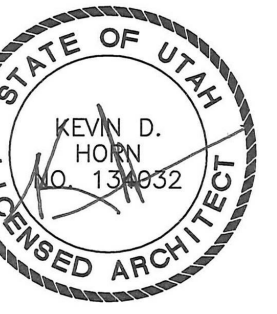
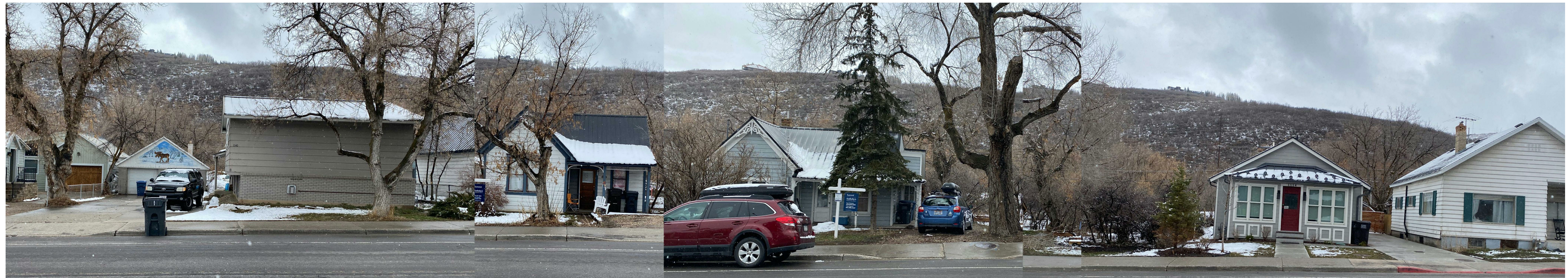
E3.01

Scale 1/4" = 1'-0'



EXISTING NOTES	
Key Value	Keynote Text
X01	EXISTING FOUNDATION
X02	EXISTING DROP NOVALTY SIDING
X03	EXISTING 1X6 WINDOW TRIM
X04	EXISTING DOUBLE HUNG WOOD WINDOW
X05	EXISTING WOOD DOOR
X06	EXISTING WOOD FIXED/CASEMENT WINDOW
X07	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X10	EXISTING METAL ROOF PANELS
X11	EXISTING BRICK CHIMNEY
X12	EXISTING 2X6 FASCIA AND WOOD SOFFIT
X13	EXISTIG WOOD DETAIL - PAINTED
X14	EXISTING FRONT WINDOW DETAIL
X15	EXISTING 4X4 WOOD COLUMN





MARK ALIER &
MARGI SHAH
131 VALLEY RD
ARDMORE PA 19003

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

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Park City UT

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Project number	2001
Date	

SITE PHOTOS

P1.01

Scale

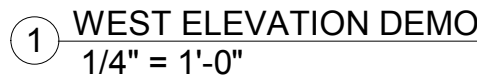
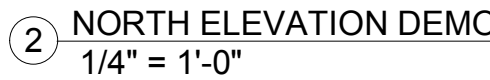


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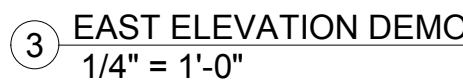
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D1.01

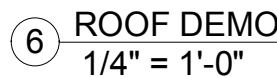
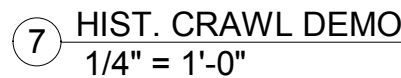
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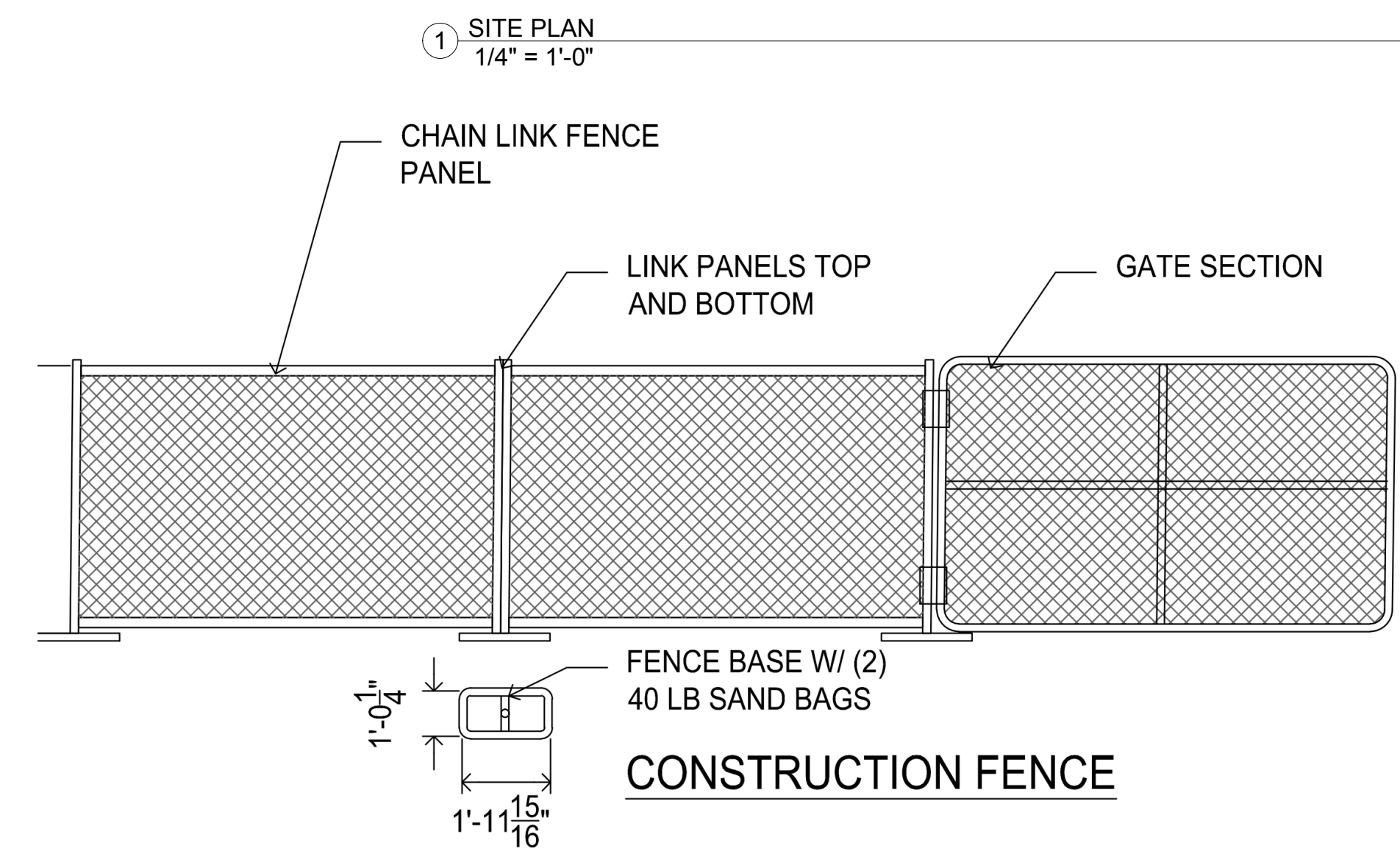
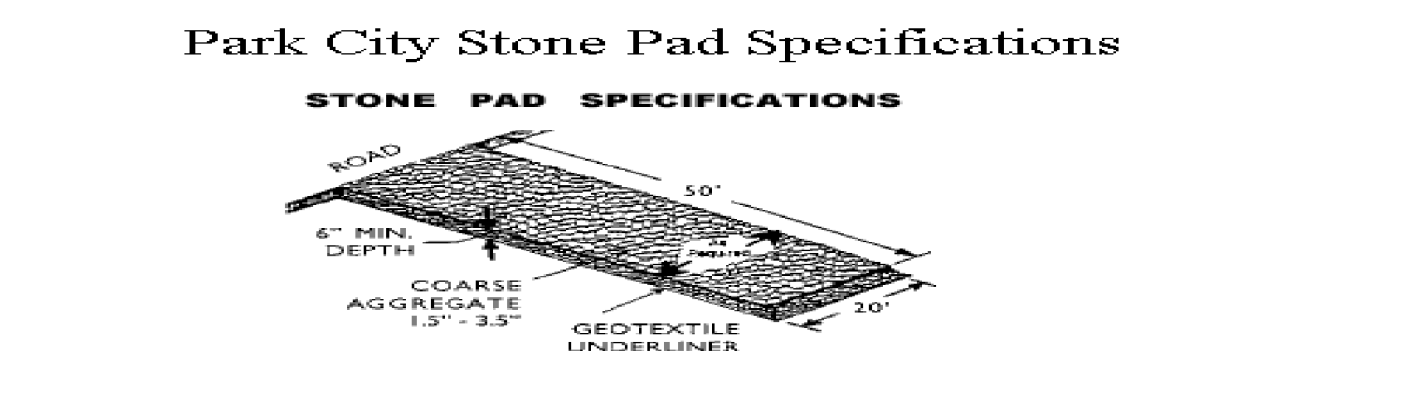
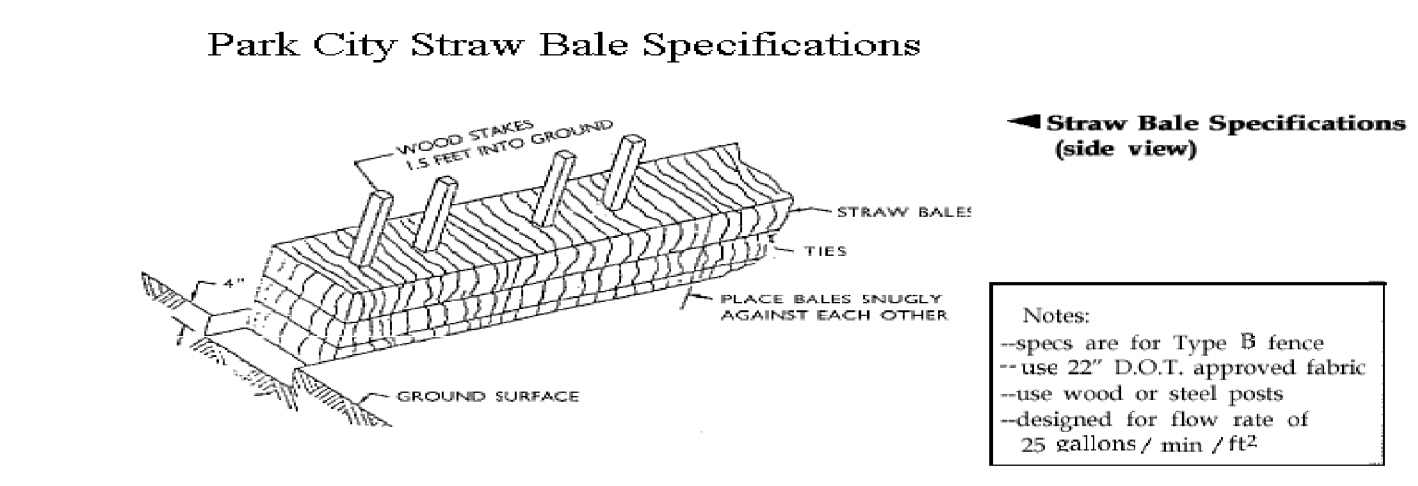
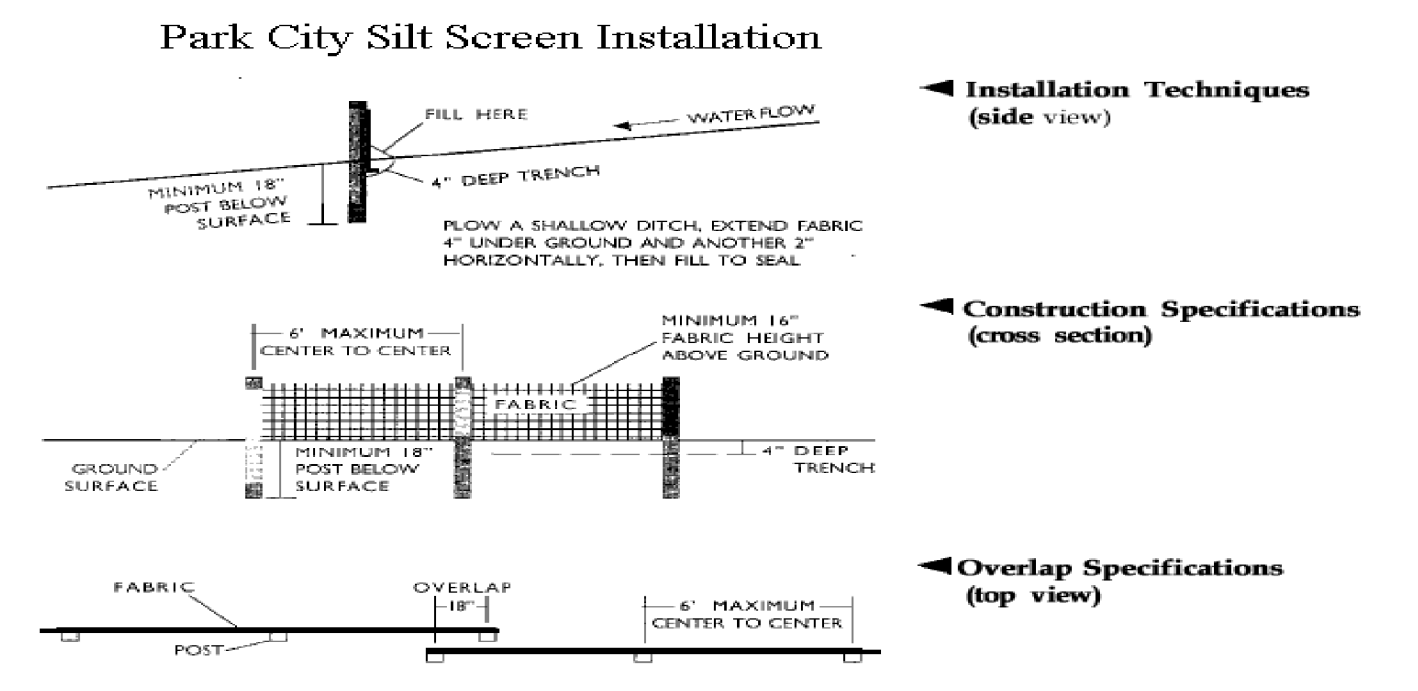
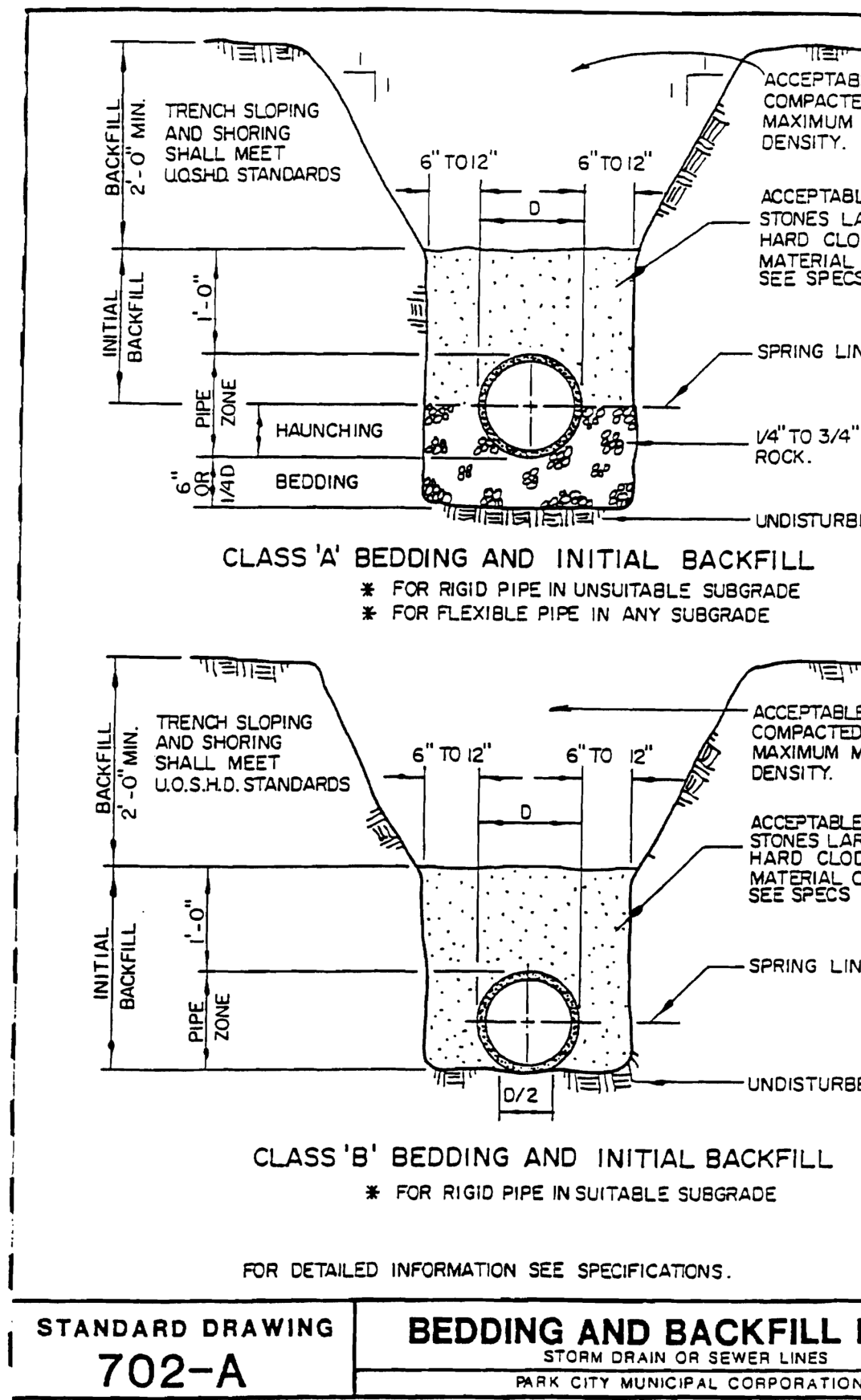


- 5 LEVEL 1 DEMO
1/4" = 1'-0"

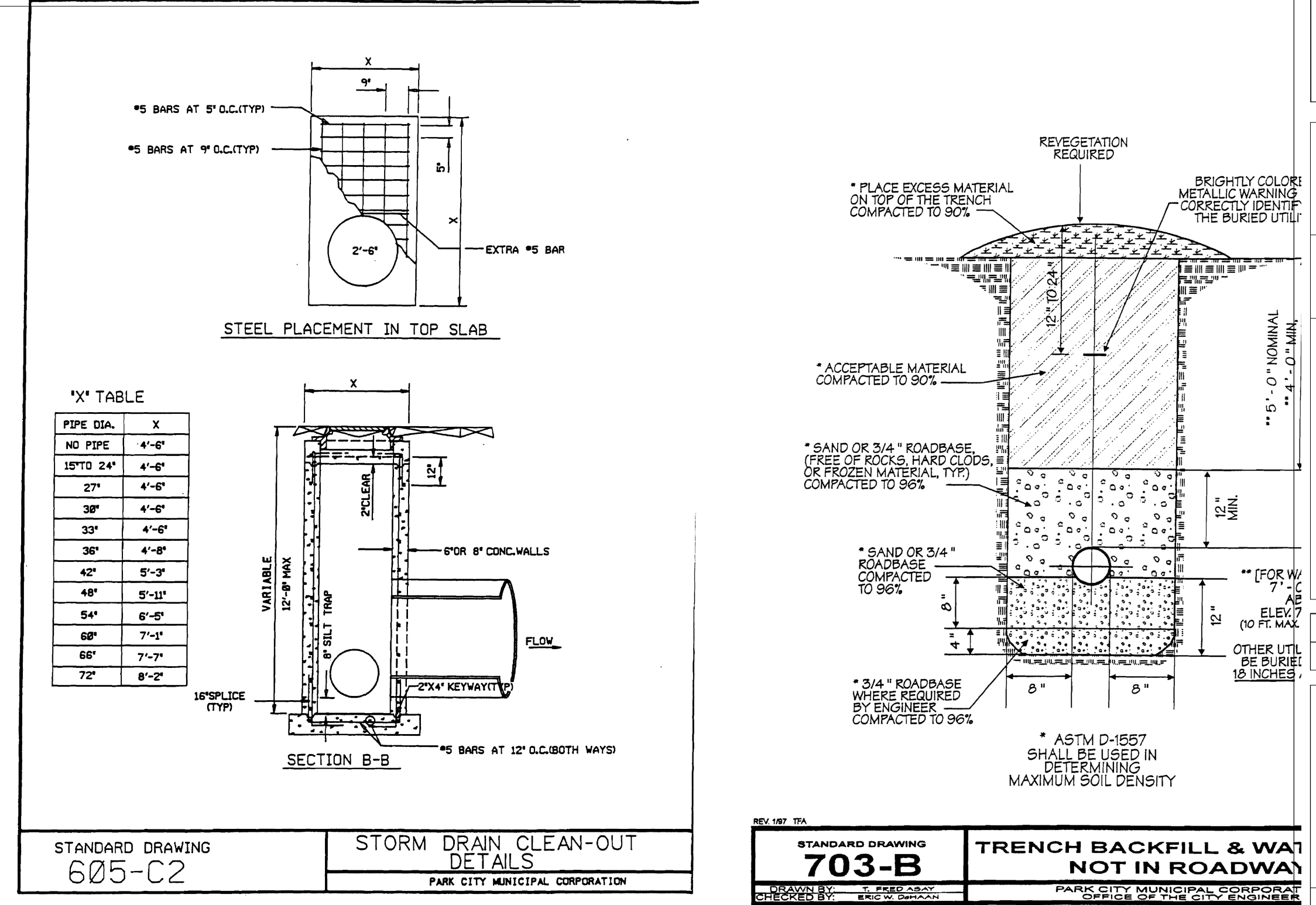


PRESERVATION NOTES	
Key Value	Keynote Text
P-1	PRESERVE EXISTING WALL AND EXTERIOR FINISH
P-2	PRESERVE AND REFURBISH HISTORIC DOOR
P-3	PRESERVE AND REFURBISH HISTORIC WINDOW
P-4	PRESERVE EXISTING COLUMNS AND TRIM
P-5	EXISTING PORCH TO REMAIN, REPAIR FRAMING AND FLOOR FINISH
P-6	SHORE WALLS, FLOOR AND ROOF FOR LIFTING THE HOUSE
P-7	NEW ROOF FINISH PER ROOF PLAN
P-8	REMOVE PORTIONS OF ROOF TO SHORE HISTORIC ROOF FORM
P-9	PRESERVE AND REPAIR HISTORIC BRICK CHIMNEY
P-10	PRESERVE AND REPAIR FASCIA AND SOFFIT AND TRIM
P-11	PRESERVE AND REPAIR CASING AND TRIM





- NOTES:
1. PLAT TO BE RECORDED PRIOR TO PERMIT
 2. SOILS CERTIFICATE OF COMPLIANCE TO BE OBTAINED
 3. N/A
 4. ELECT. SERVICE IS PROVIDED FROM NEW POLE IN SE CORNER
 5. PROVIDE 1.5" METER AND 2" WATER LINE AS NOTED
 6. PROVIDE REQUIRED DISTANCE SEPARATION BETWEEN WATER AND SEWER
 7. ROW PERMIT TO REQUIRED FOR ANY WORK IN THE RIGHT OF WAY



STATE OF UTAH

KEVIN D. HORN

NO. 134632

LICENSED ARCHITECT

MARK ALTER & MARGI SHAH

131 VALLEY RD

ARDMORE PA 19003

HORN PARTNERS ARCHITECTURE

hornandpartners.com

po box 0386

Bountiful UT 84011

phone: 801.232.9333

1128 PARK AVE

RESIDENCE

1124 Park Ave.

Park City UT

No.

Date

Description

Project number 2001

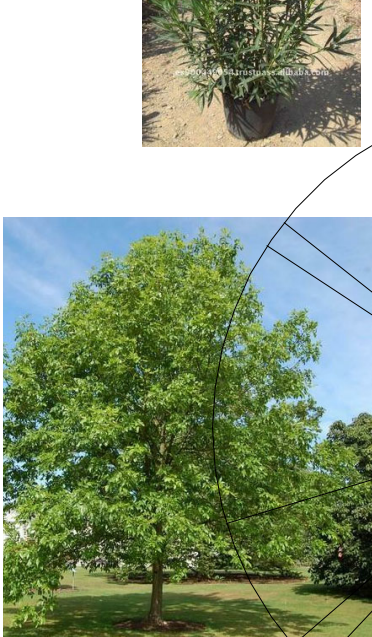
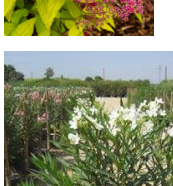
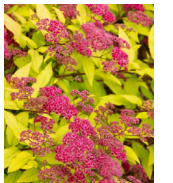
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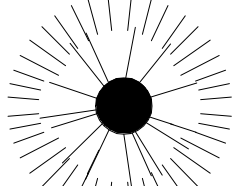
SITE PLAN

S1.01

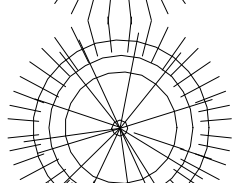
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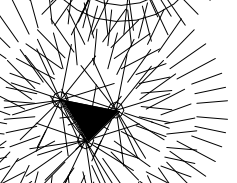




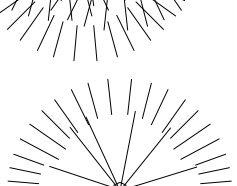
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(TAXUS X MEDIA DENSIFORMIS)



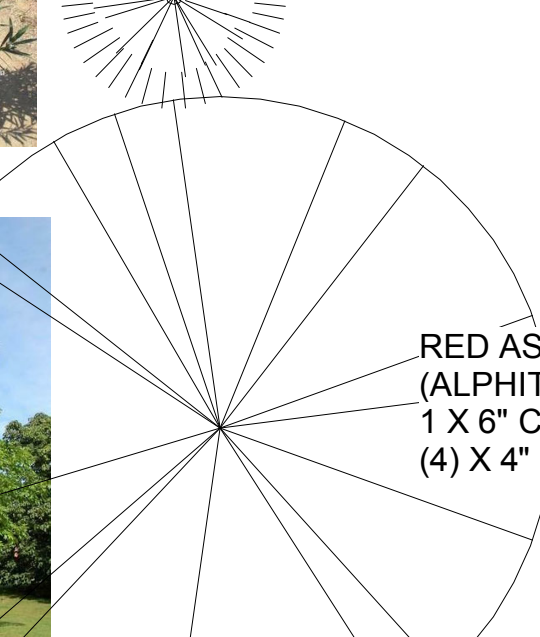
PRAIRIE DROPSEED GRASS
(SPOROBOLUS HETEROLEPIS)



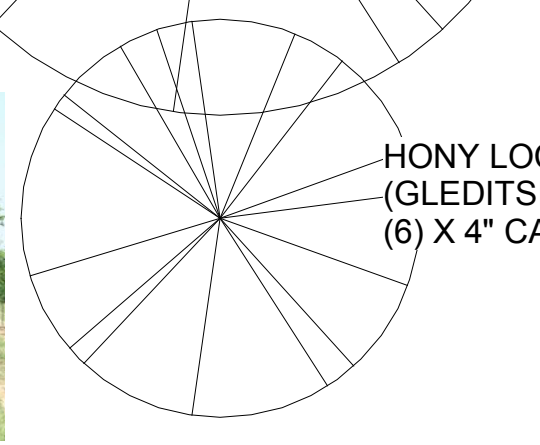
GOLDFLAME SPIRAEA
(SPIRAEA JAPONICA)



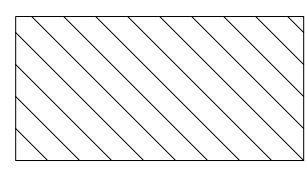
NERIUM OLEANDER EVERGREEN
(NERIUM OLEANDER)



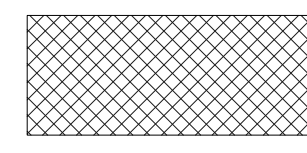
RED ASH
(ALPHITONIA EXCELSA)
1 X 6" CALIPER
(4) X 4" CALIPER



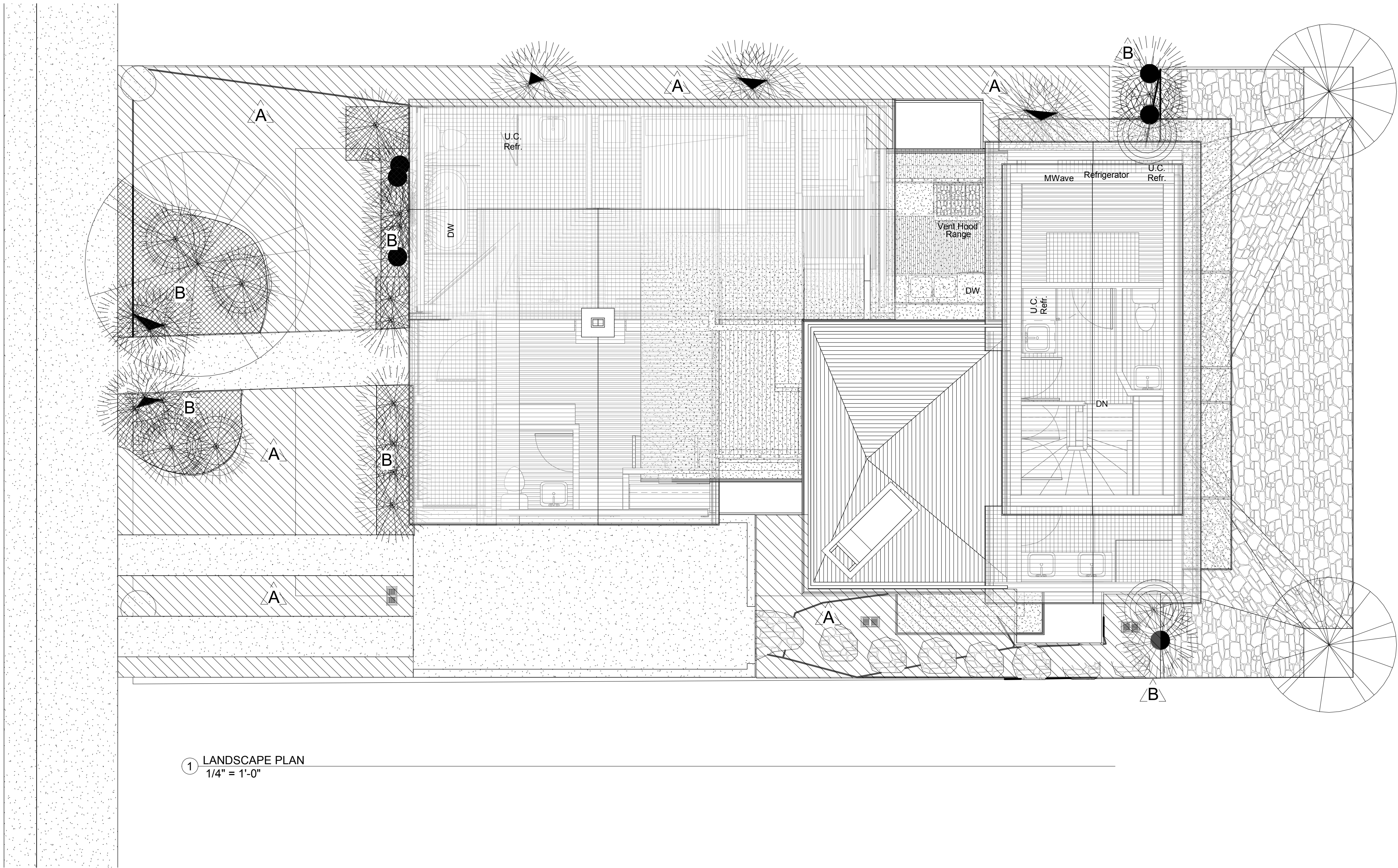
HONY LOCUST
(GLEDITSIA TRIACANTHOS)
(6) X 4" CALIPER



TURF: BUFFALOW GRASS
(BOUTELLOUA DACTYLOIDES)



MULCH & SHRUB
AREA W/ BORDER



Irrigation Notes

Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.

Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

- 

Area pop-up spray heads for turf.
- 

Area tall spray heads for shrubs.
- 

Drip system.

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

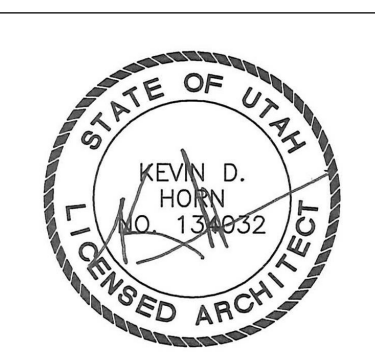
All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.



MARK ALTER &
MARGI SHAH
131 VALLEY RD
ARDMORE PA 19003

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
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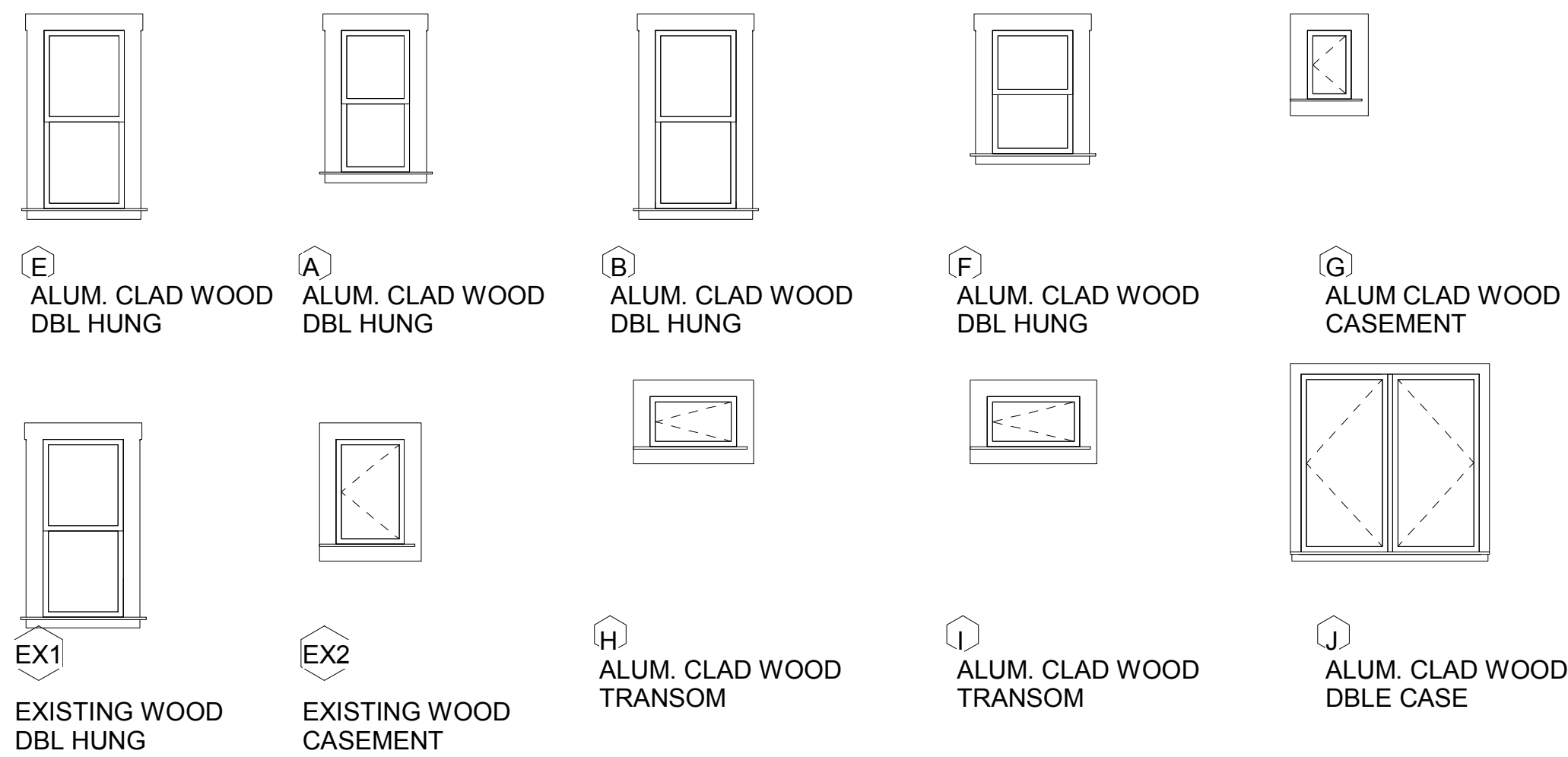
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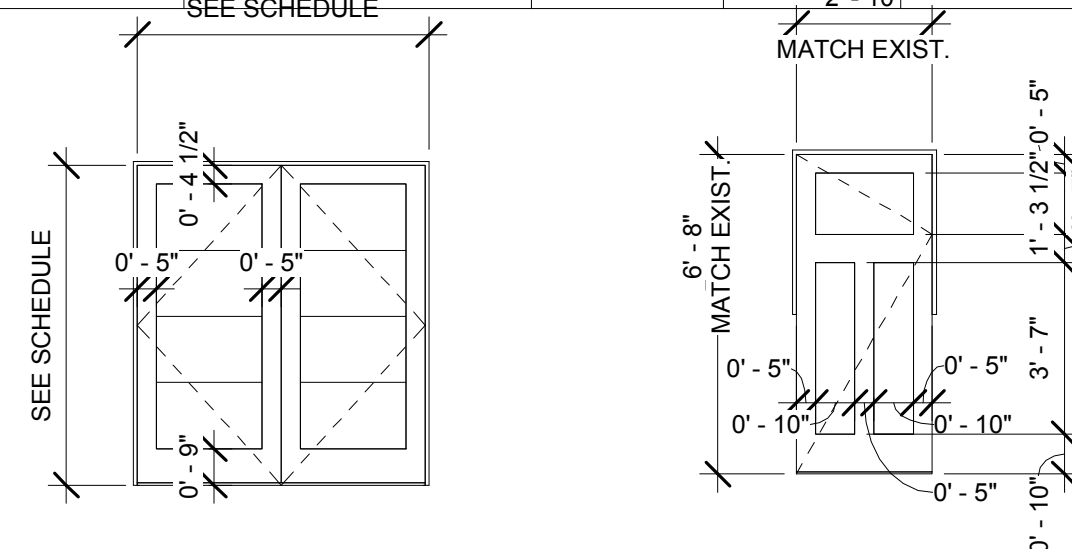
LANDSCAPE
L1.01
Scale 1/4" = 1'-0"

WINDOW SCHEDULE			
Type Mark	Width	Height	Notes
'EX1	2' - 4"	5' - 0"	REBUILD WOOD WINDOW TO MATCH HISTORIC
'EX2	2' - 0"	2' - 2"	REBUILD WOOD WINDOW TO MATCH HISTORIC
'EX3	4' - 4"	2' - 6"	
'EX4	3' - 2"	2' - 3"	
'EX5	2' - 6"		
A	2' - 0"	4' - 0"	ALUM. CLAD WOOD
B	2' - 6"	6' - 0"	ALUM. CLAD WOOD
E	2' - 4"	5' - 0"	ALUM. CLAD WOOD
F	2' - 4"	3' - 6"	ALUM. CLAD WOOD
G	1' - 4"	2' - 0"	ALUM. CLAD WOOD
I	2' - 8"	1' - 6"	ALUM. CLAD WOOD
J	5' - 0"	5' - 0"	ALUM. CLAD WOOD

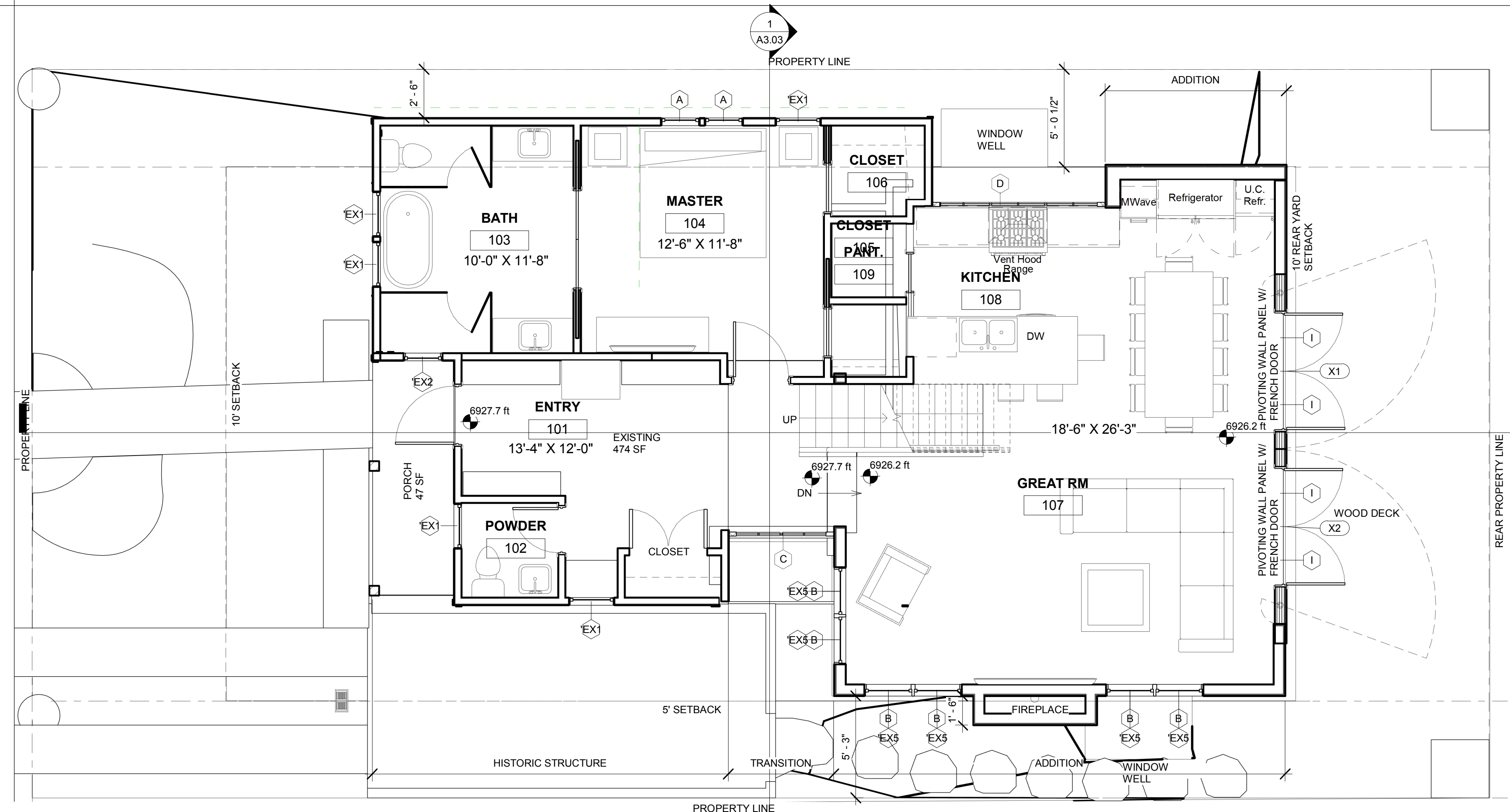


○ WINDOW TYPE
1/4" = 1'-0"

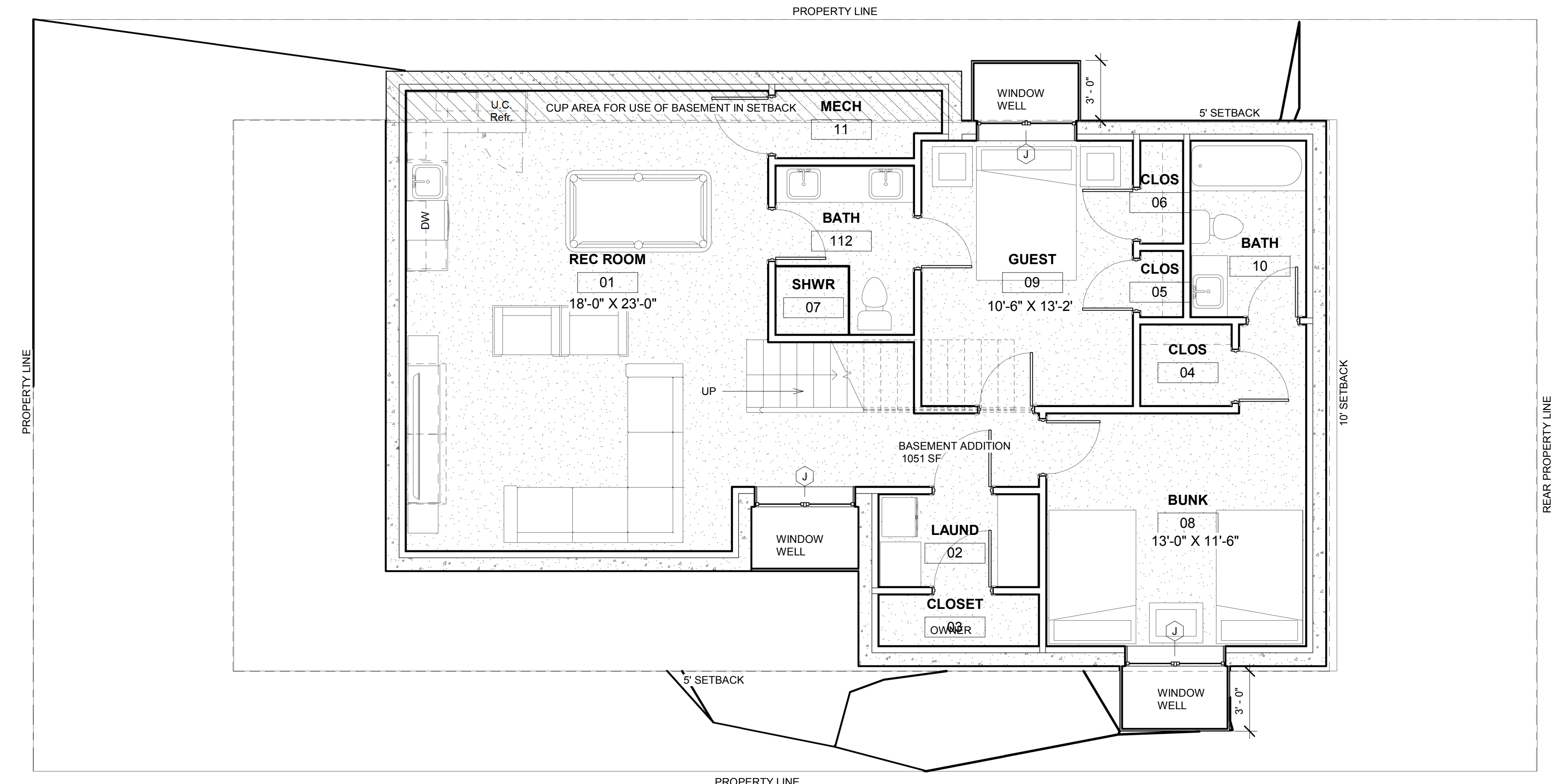
EXT. DOORS					
Mark	Size	Function	Type	Hardware Group	Comments
EX1	36" x 80"	Exterior	A		EXIST. ENTRY
EX2	36" x 80"	Exterior	A		EXIST. ENTRY
EX3	30" x 80"	Interior	H		
EX4	30" x 80"	Interior			
X1	72" x 80"	Exterior	B		NEW FRENCH
X2	72" x 80"	Exterior	B		NEW FRENCH
X3	60" x 80"	Exterior	B		NEW FRENCH
X4	60" x 80"	Exterior	B		NEW FRENCH
X5	30" x 6'8"	Exterior	A	2'-10"	



○ EXT. DOOR TYPES
1/4" = 1'-0"



① LEVEL 1 RAISED 1200 SF
1/4" = 1'-0"



② LOWER LEVEL 1120 SF
1/4" = 1'-0"



MARK ALTER &
MARGI SHAH
131 VALLEY RD
ARDMORE PA 19003

HORN PARTNERS
ARCHITECTURE
hornandpartners.com
po box 0386
Bountiful, UT 84011
phone: 801.232.9333

1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

[illegible]

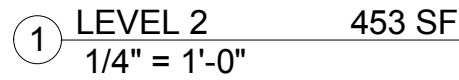
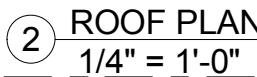
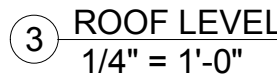
Project number	2001
Date	

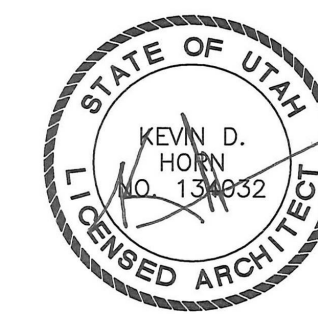
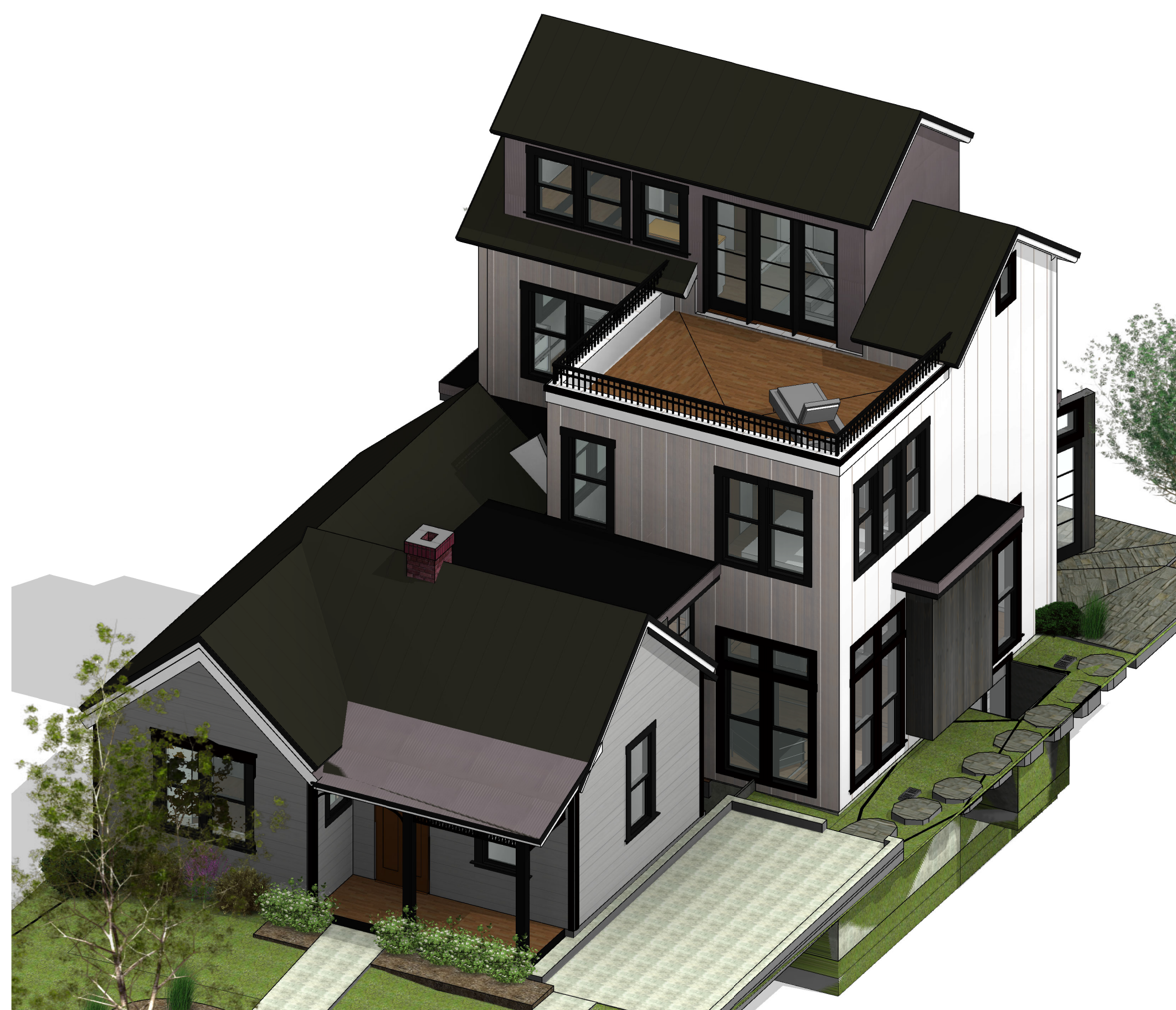
FLOOR PLANS

A2.01

Scale	1/4" = 1'-0"
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Project number	20
Date	





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Park City UT

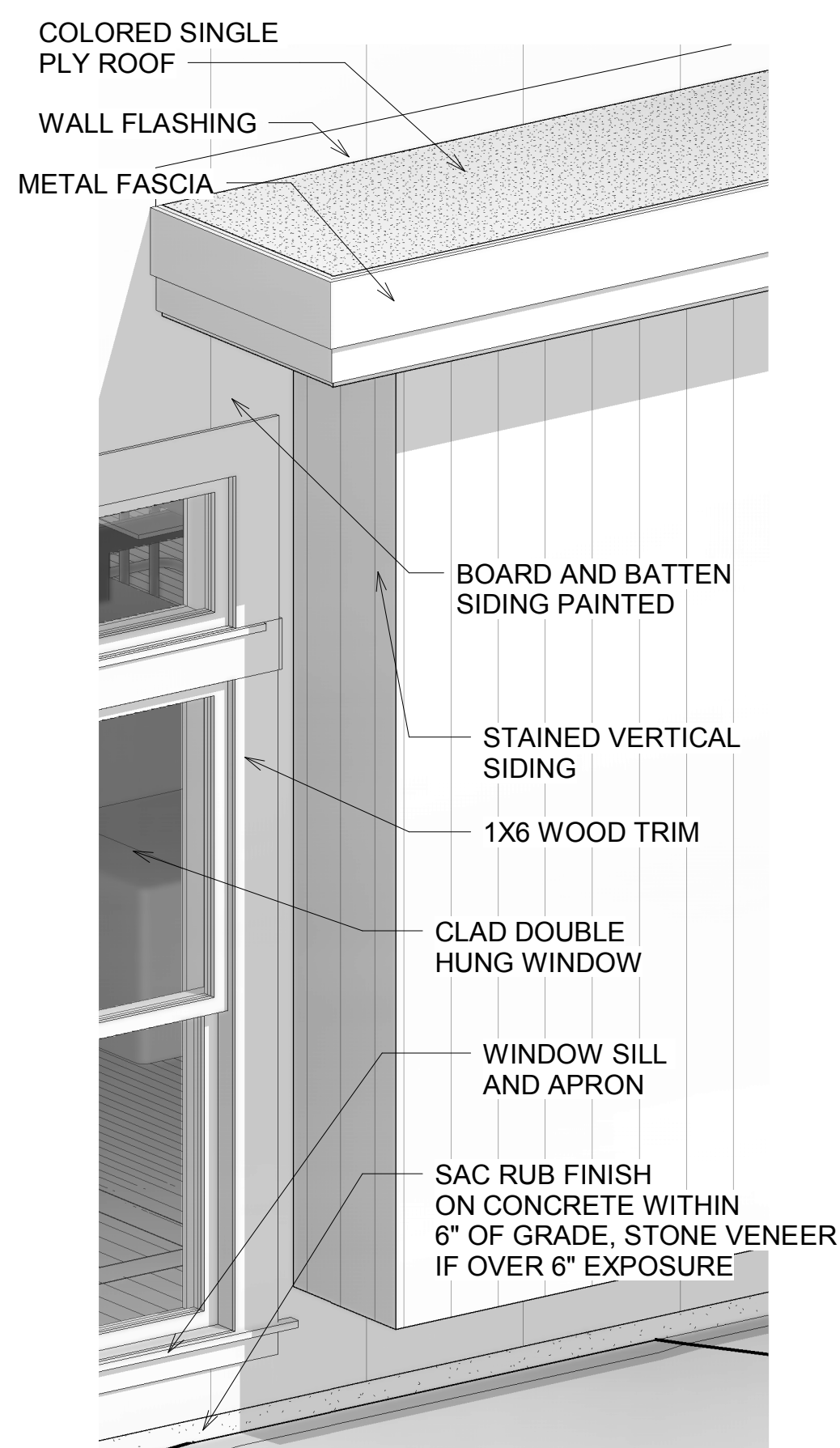
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Project number	2001
Date	

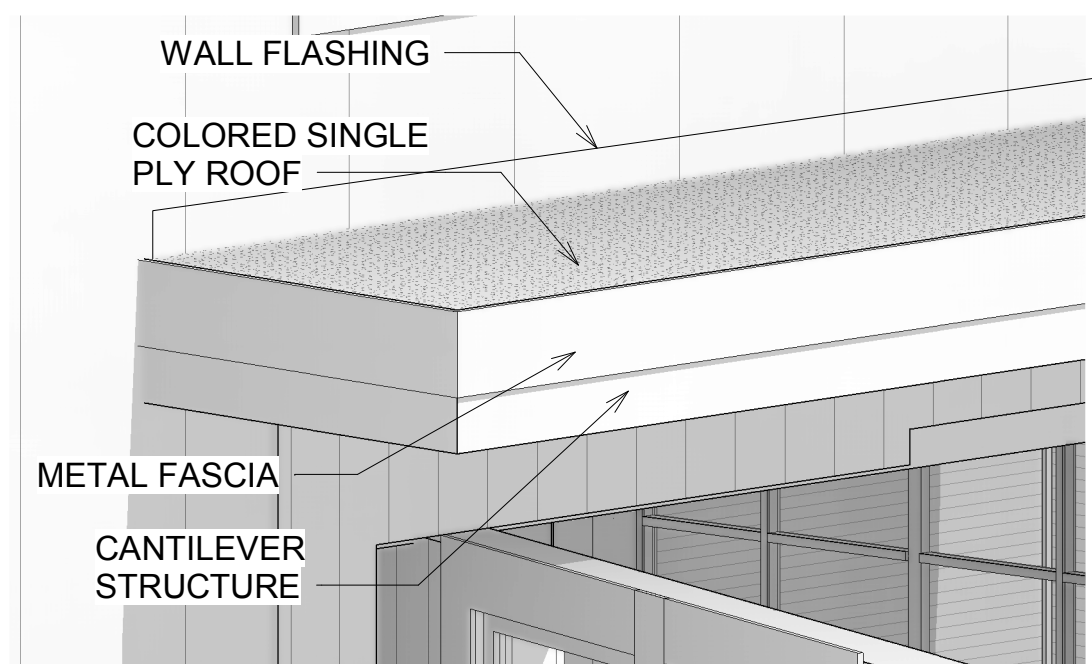
3D VIEWS

A3.02

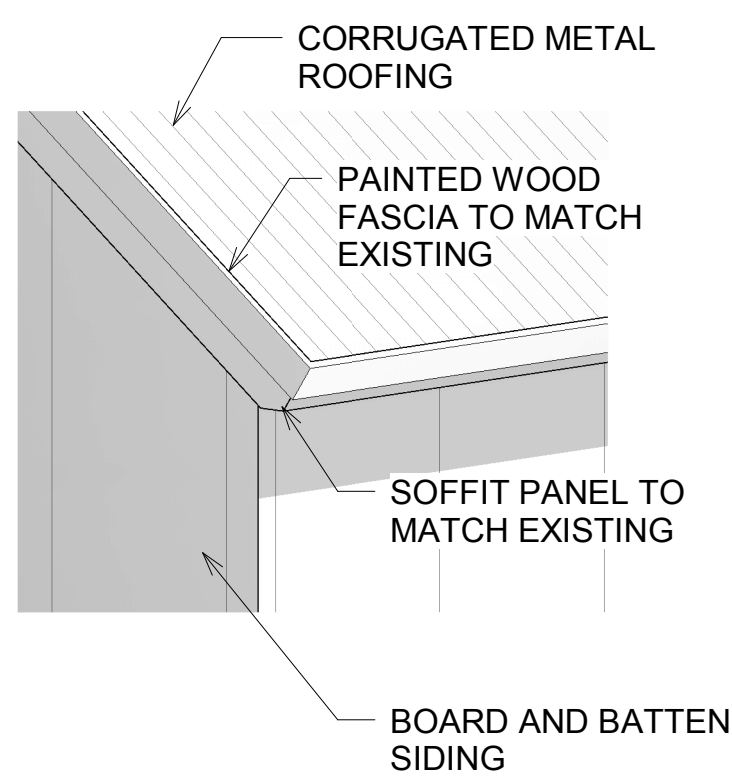
Scale



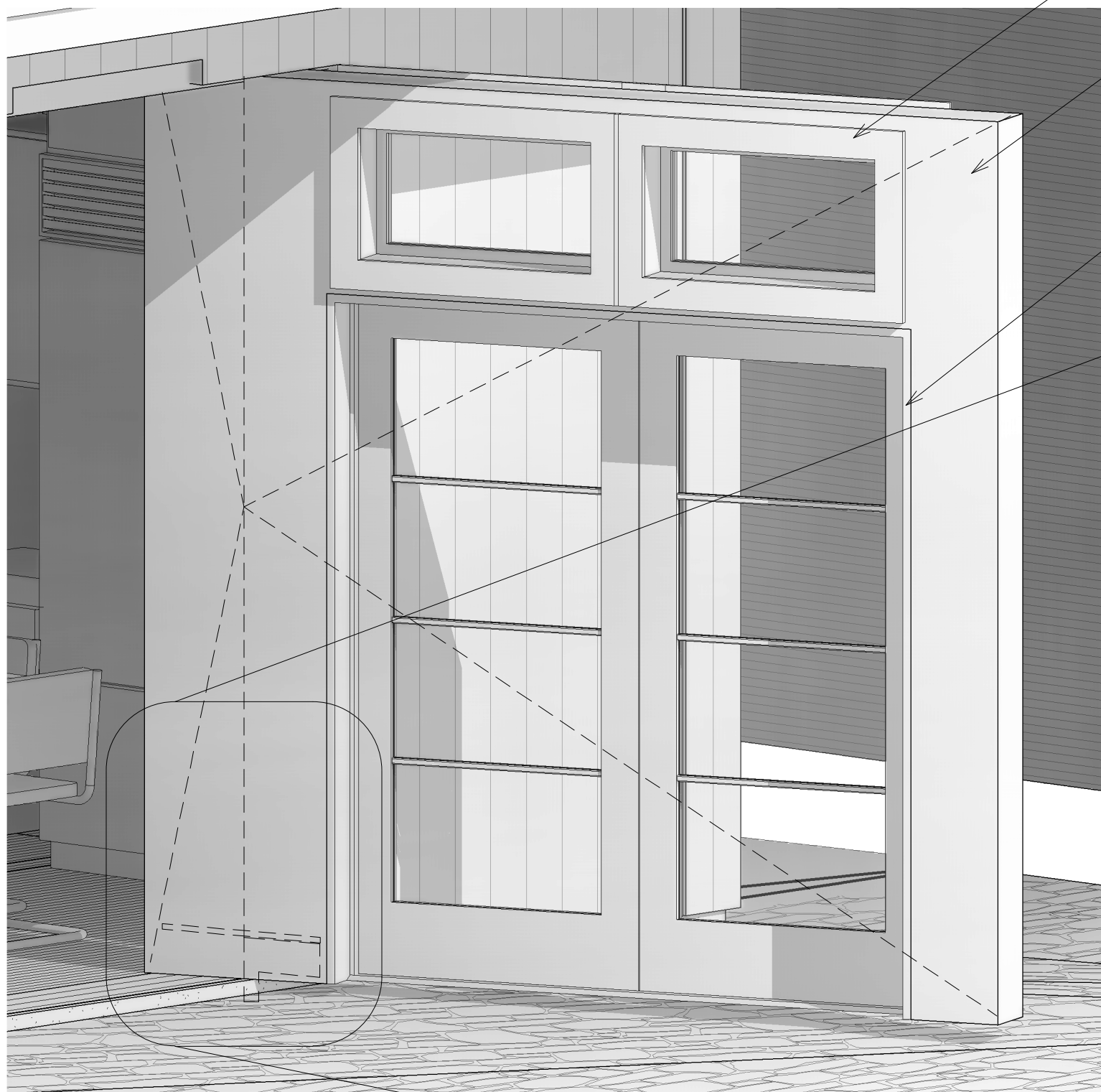
9 BAY WINDOW



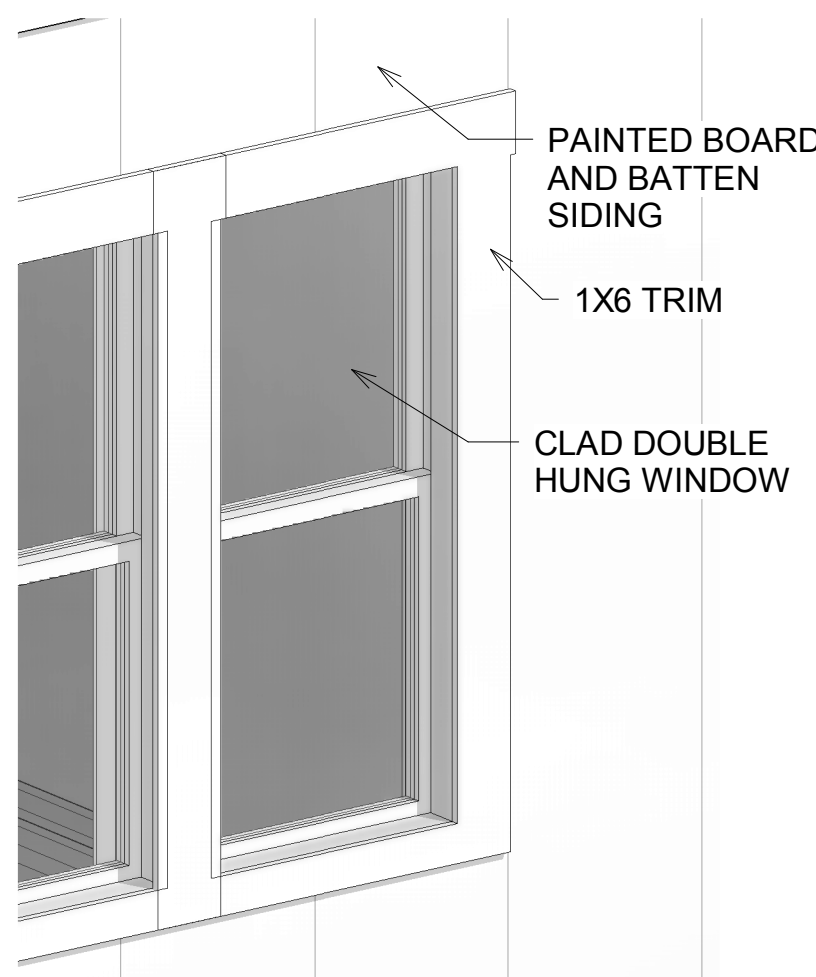
7 FLAT ROOF



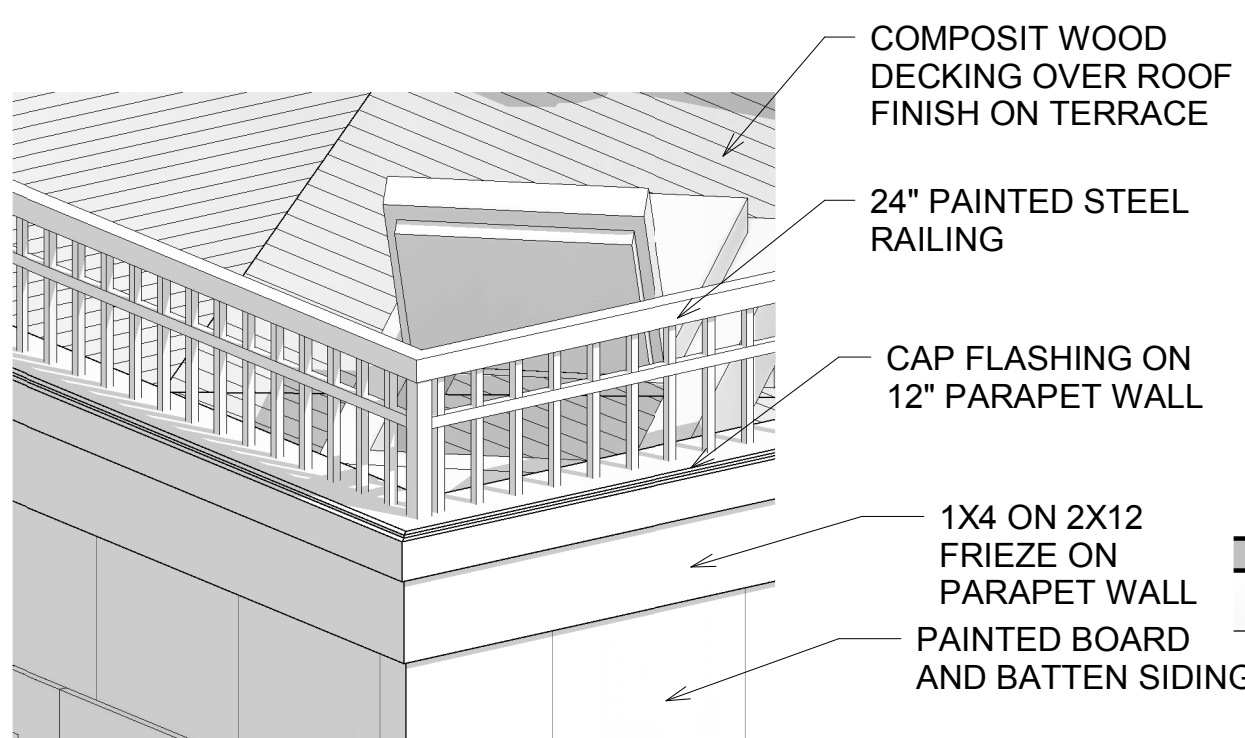
6 FASCIA



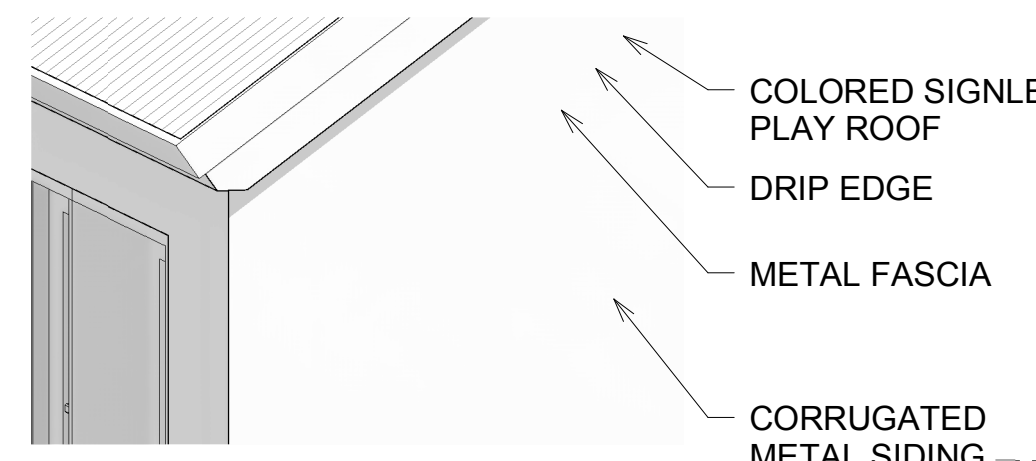
5 WALL PANEL



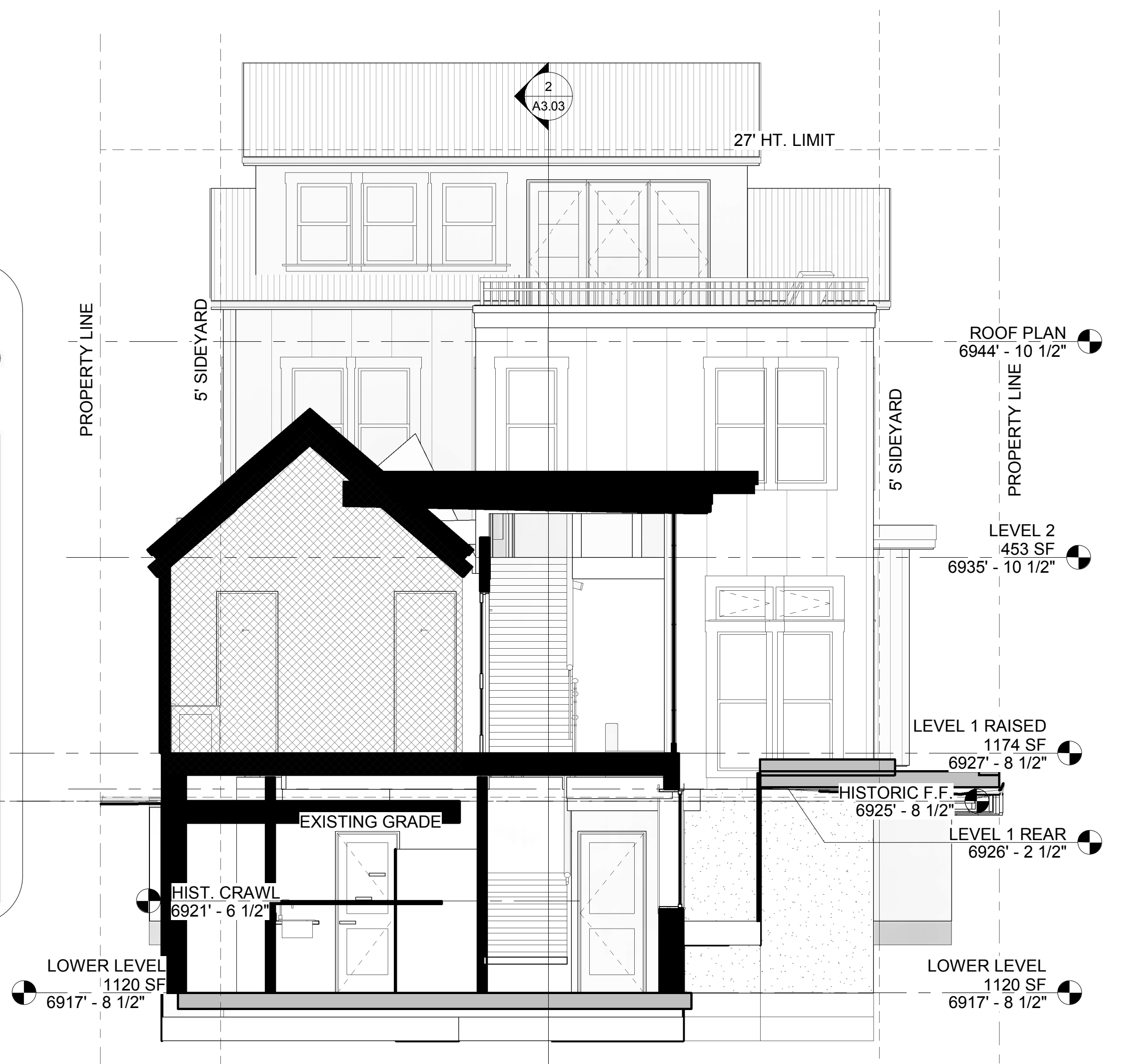
4 WINDOW DETAIL



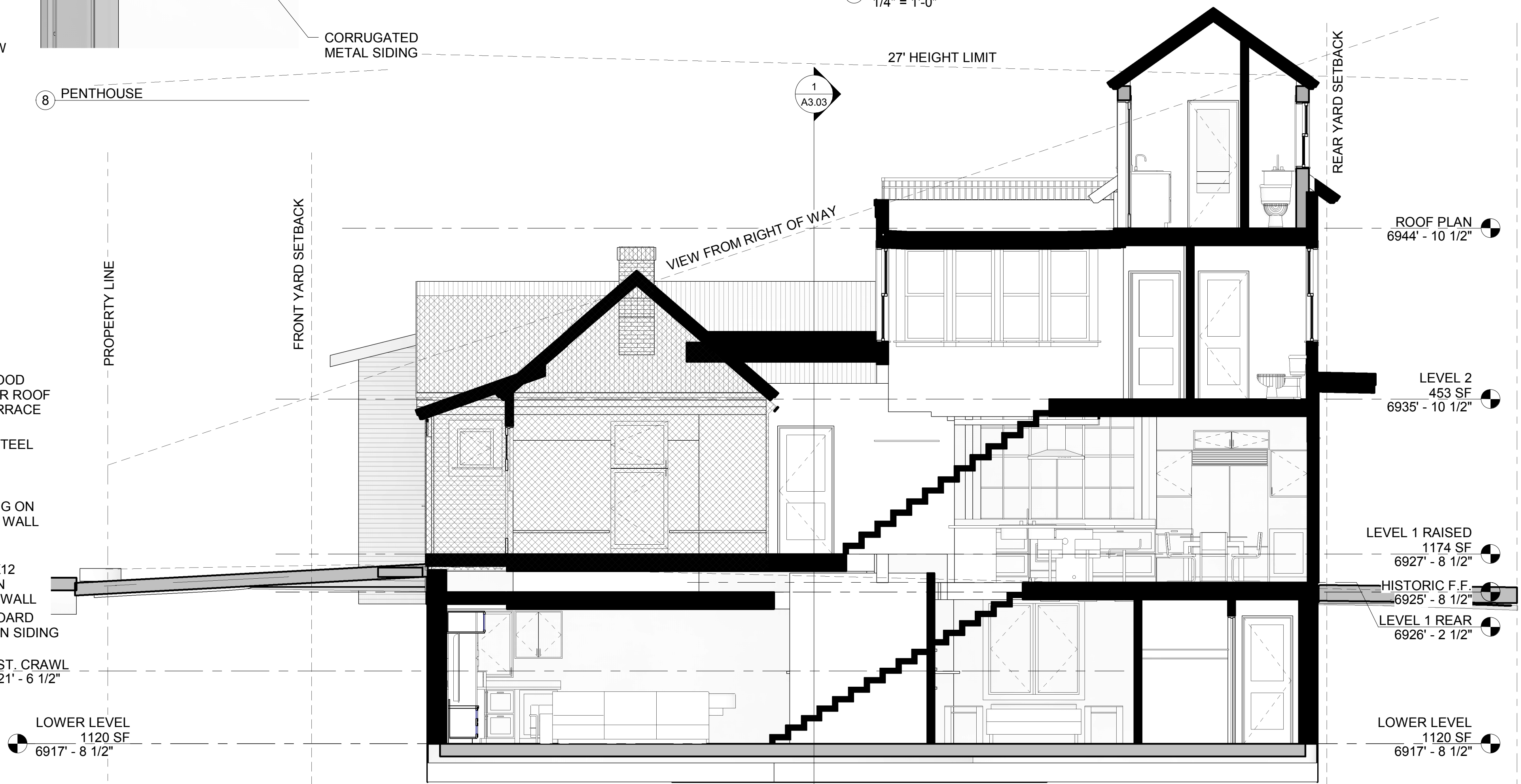
3 TERRACE RAIL



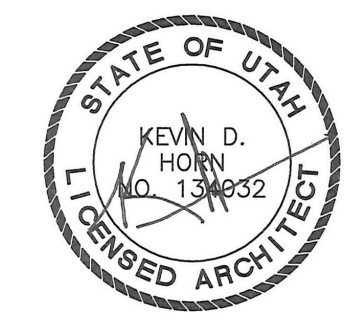
8 PENTHOUSE



1 CROSS SECTION 1/4" = 1'-0"



2 LONG SECTION 1/4" = 1'-0"



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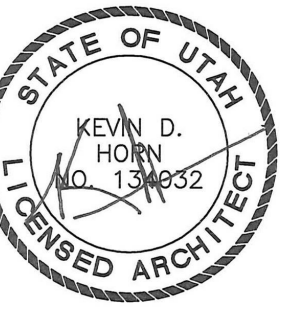
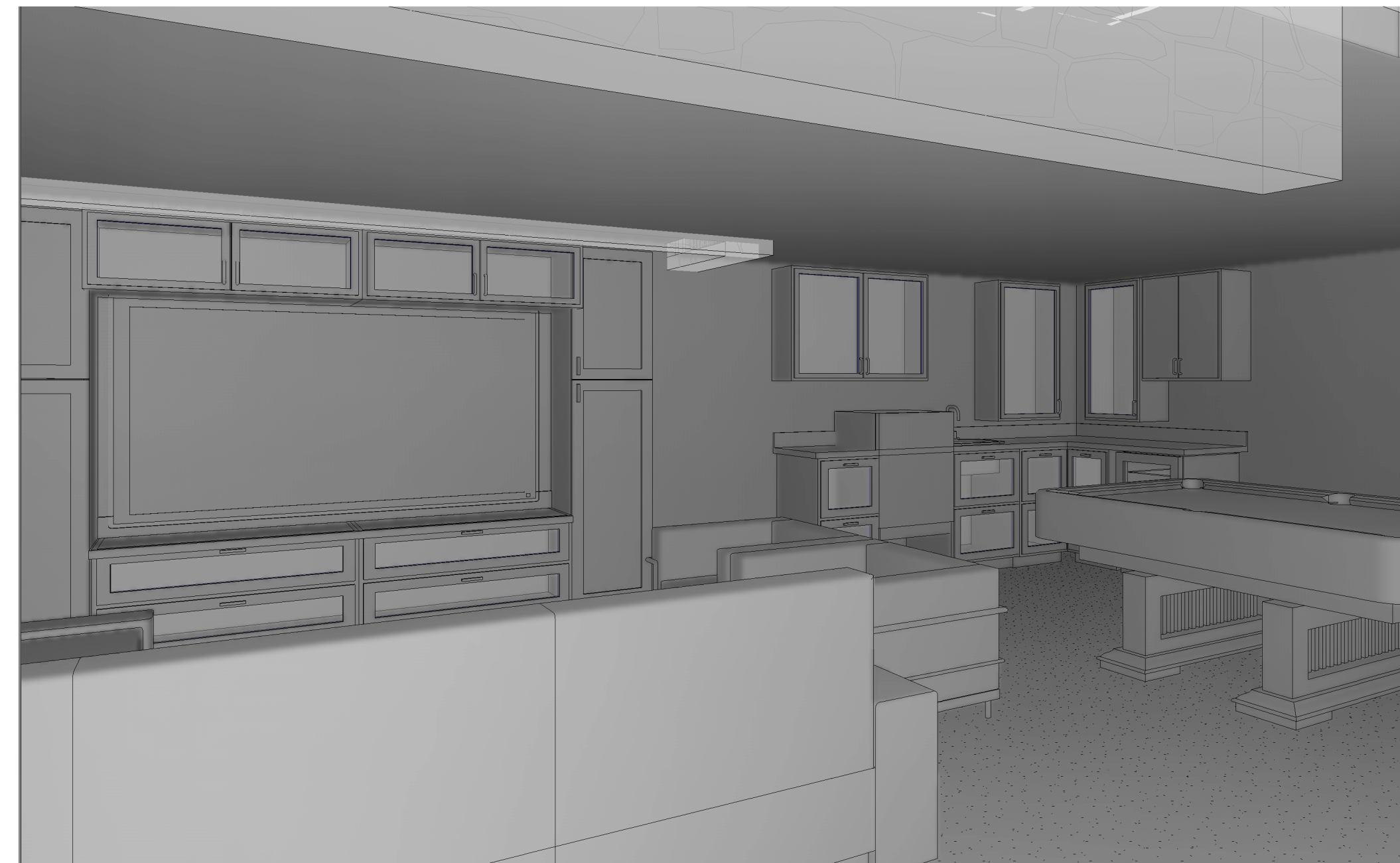
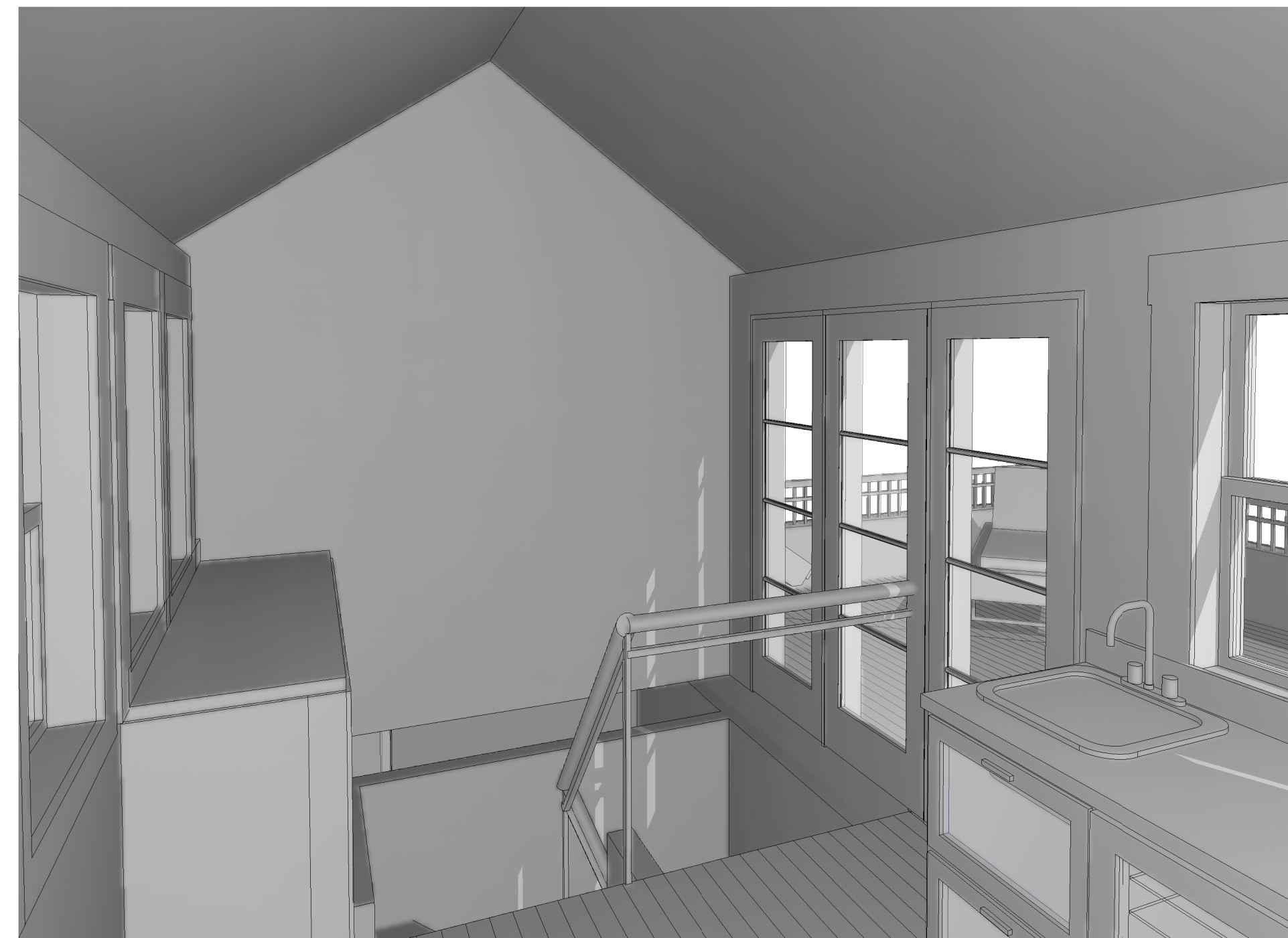
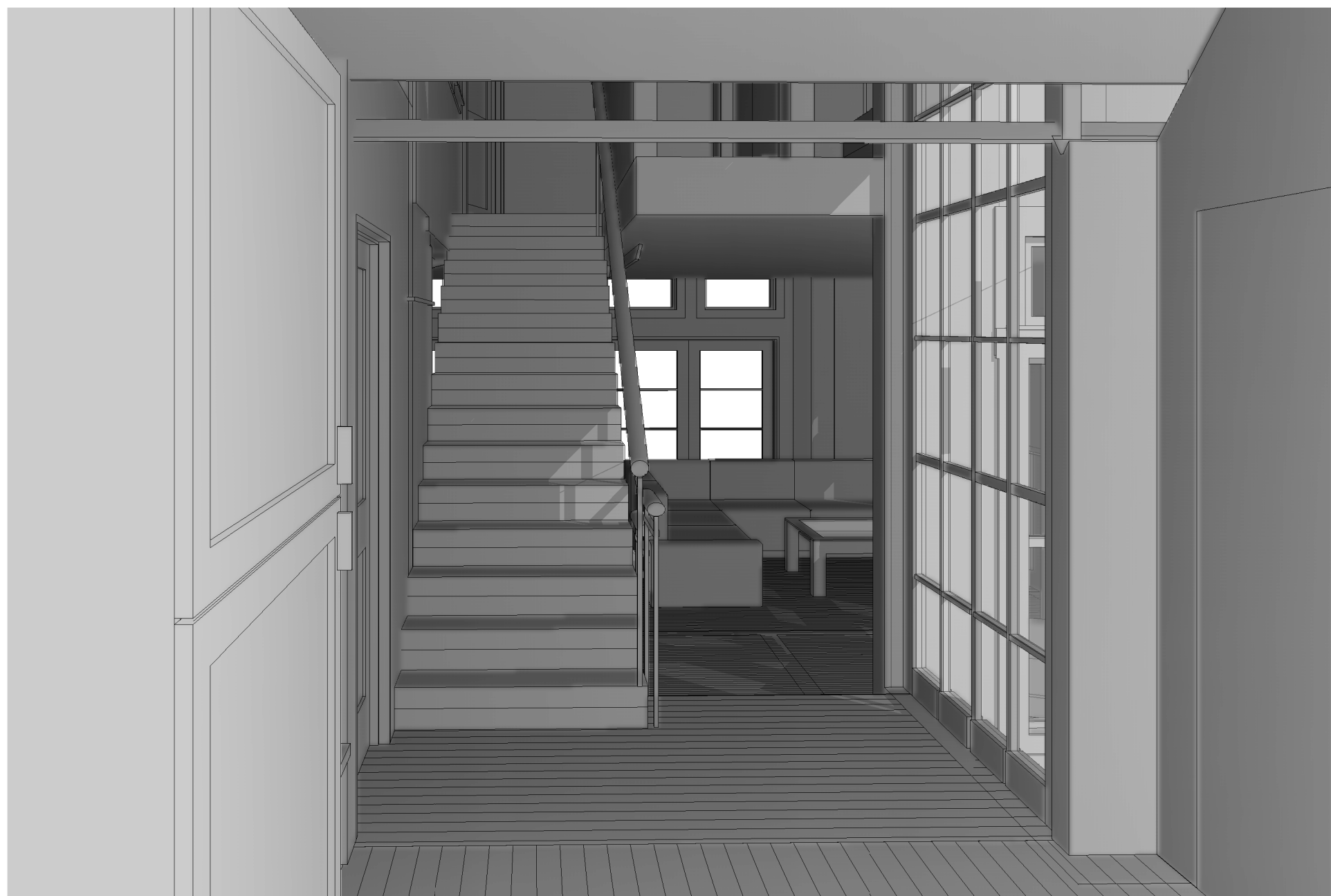
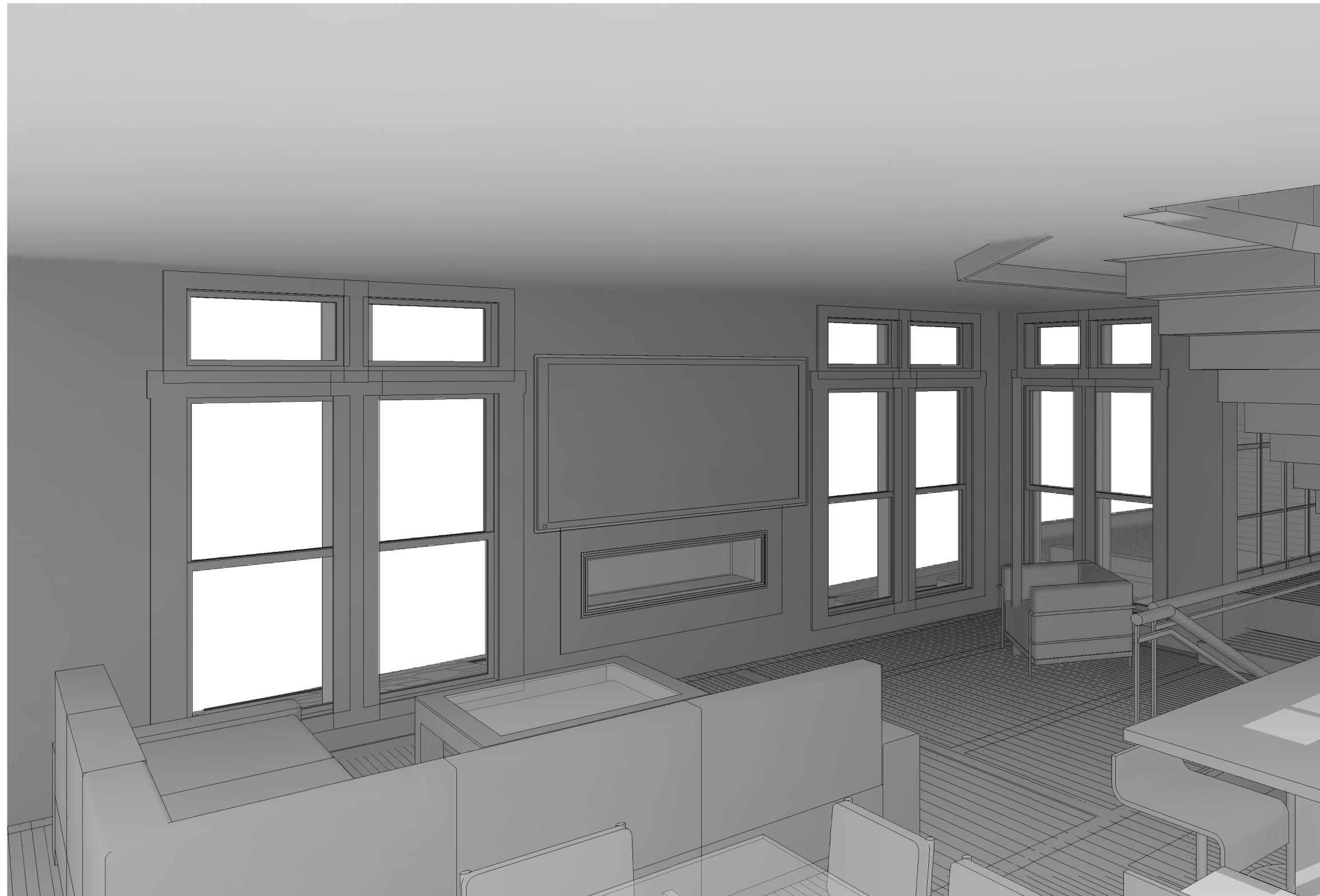
1128 PARK AVE
RESIDENCE
1124 Park Ave.
Park City UT

No.	Date	Description

Project number 2001
Date

SECTIONS

A3.03
Scale 1/4" = 1'-0"



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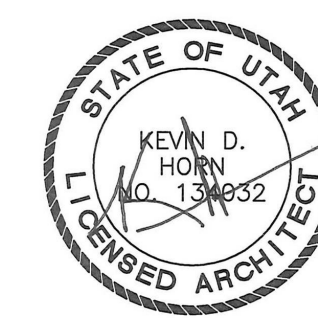
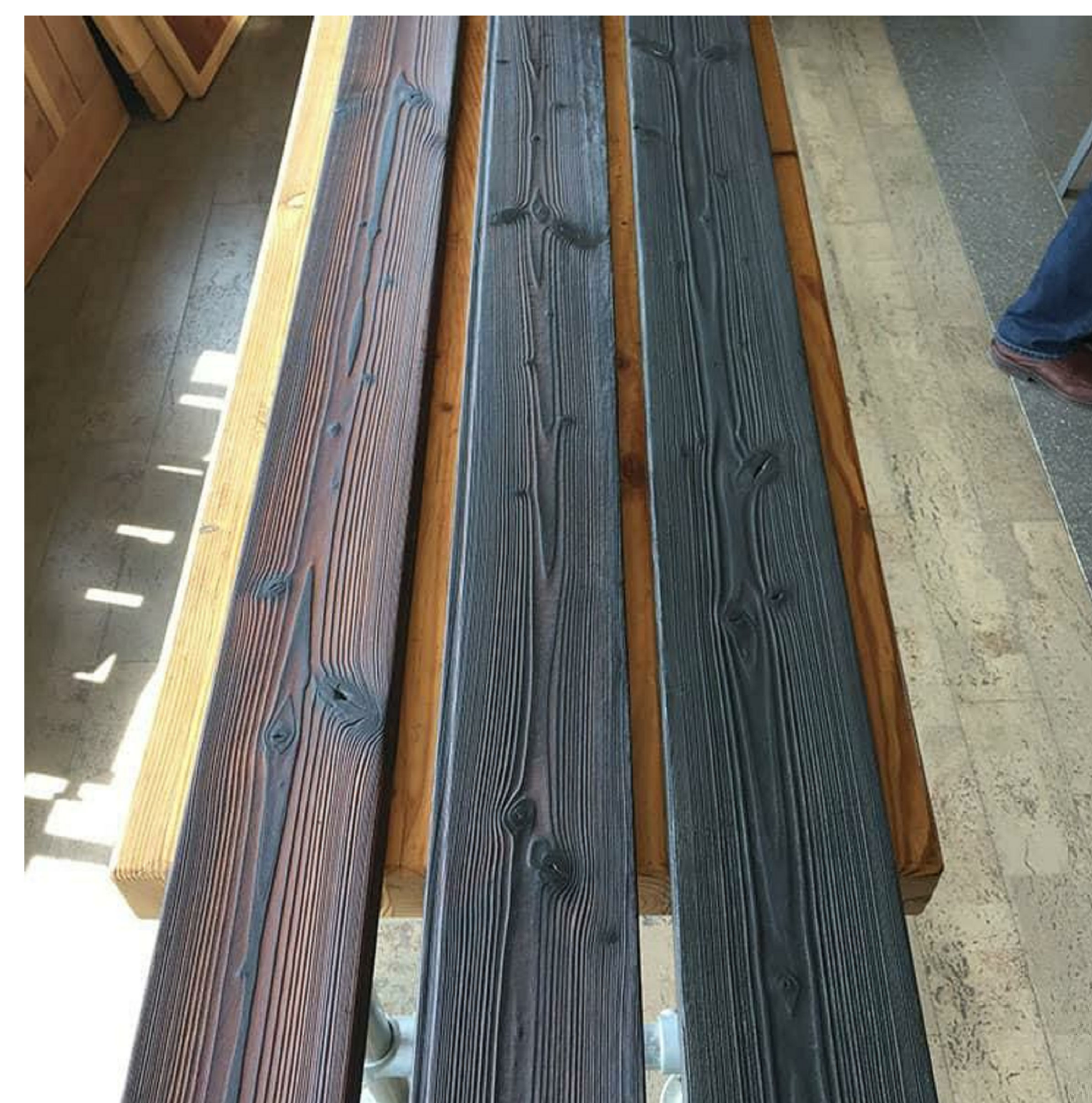
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Project number	200
Date	

INTERIOR VIEWS

A5.01

Scale



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ARCHITECTURE
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**1128 PARK AVE
RESIDENCE**
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Park City UT

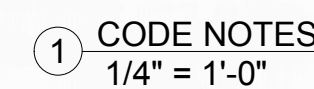
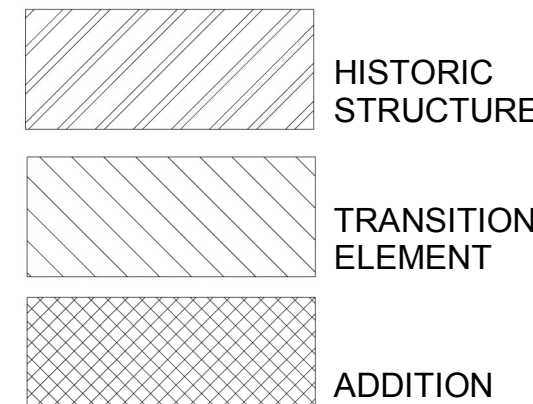
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Project number	2001
Date	

EXTERIOR FINISHES

A8.01

Scale



PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK

☐ SIGNIFICANT

DISTRICT: HRM

NAME: Alter Residence

ADDRESS: 526 Park Ave

TAX ID: SA-365 OR

SUBDIVISION: _____ OR

SURVEY: Park City LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Kevin Horn, architect

PHONE #: (801) 232 - 9333 FAX #: () -

EMAIL: kevin@hornandpartners.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **GRADING**

This involves: ☒ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The site is relatively flat with only 2' slope. The structure is low and will be raised 24" with minimal transition grading as required.

SEE 1

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Roof, floor, foundation**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Roof, Floor and foundation structure will be replaced from the interior without removing roof or walls unless it is determined in construction that the roof section needs to be removed to properly install reinforcing to preserve the historic roof lines.

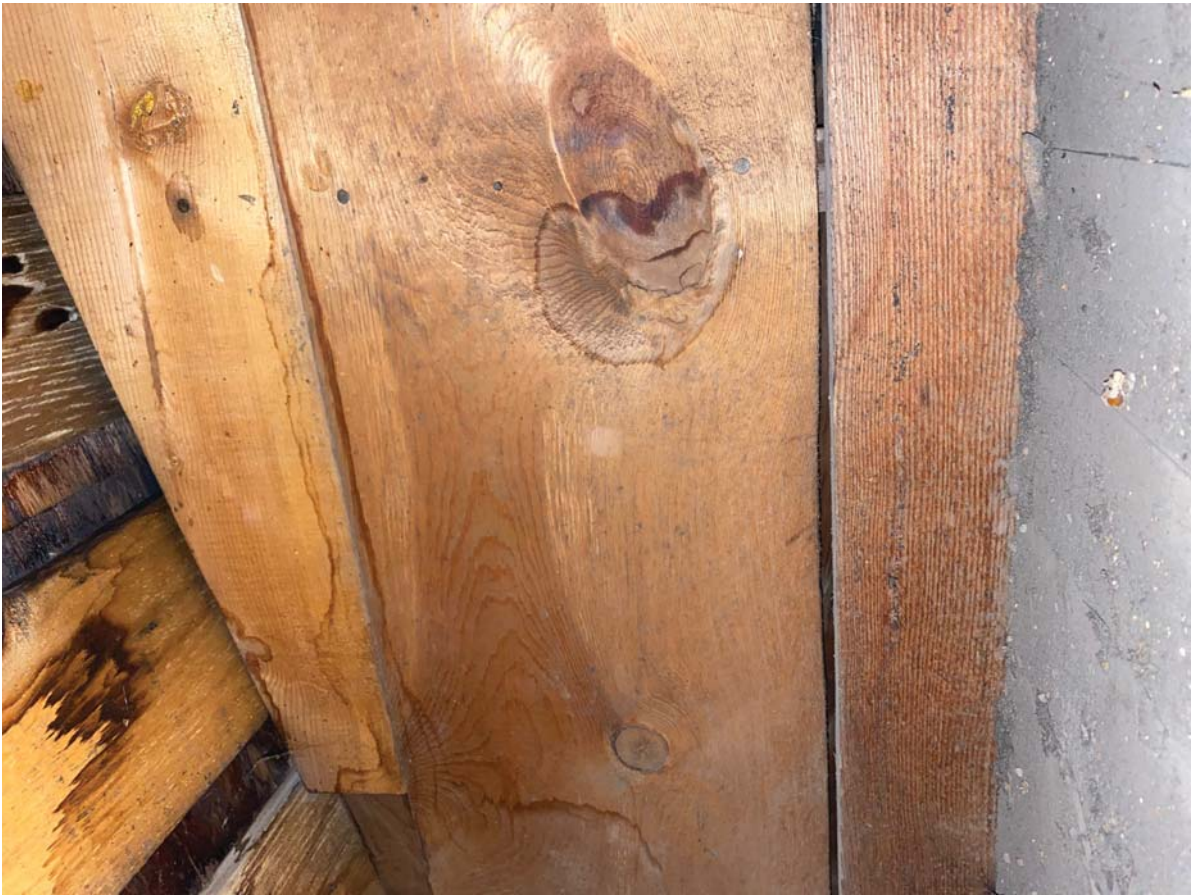
SEE 2, 3, 4



GRADING



WALLS





Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: **Metal Roof**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Metal roof has been replaced with a non-historic "b" shape metal profile. this will be replaced with a corrugated metal roof appropriate to the period. Snow retention devices will be installed.

SEE 5

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Central Brick Chimney**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There is a central brick chimney that will be restored. A secondary chimney/vent stack is part of the non-contributing addition to be removed.

SEE 6



ROOF

CHIMNEY



Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **West**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The west facade is the primary historic facade and will be preserved with existing siding, detailing and reconstructed wood windows.

SEE 7

Element/Feature: **North**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The north facade will have window modification to meet current light and ventilation requirements. The existing and new windows will be of matching historic wood. A transitional element will be added for the addition.

SEE 8



WEST

NORTH



Element/Feature: **East**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The east facade will be removed for the new addition except for the upper gable of the original historic structure. The gable contains a window opening that was boarded up and will be reopened with a historic gable window facing the rear.

SEE 9

Element/Feature: **South**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The south wall of the original historic home will be preserved. The non-contributing additions will be removed and replaced with a transitional element for the addition.

SEE 10



EAST

SOUTH



Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: **Replace foundation**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Lift structure and install new foundation

SEE 11

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: **Porch roof**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Porch will be preserved and leveled with the historic detailing.

SEE 12

FOUNDATION



PORCH



Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Entry**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The entry door will be preserved with functioning hardware and repainted finish.

SEE 13

Element/Feature: **Rear Door**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rear door will be removed with the non-contributing addition.

SEE 14

FRONT DOOR



REAR DOOR



Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **West**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The west windows will be preserved and brought into working function with the existing historic wood materials.

SEE 15, 17

Element/Feature: **North and South**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The windows that are part of the historic portion of the home will remain and be preserved. Other windows will be removed with the not-contributing addition.

East windows are not historic and will be removed for the addition

SEE 16, 18



NORTH





EAST

SOUTH



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **Heating**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Existing heating is poorly functioning in the crawl space and is not energy efficient. New heating system will be installed.

SEE 19

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

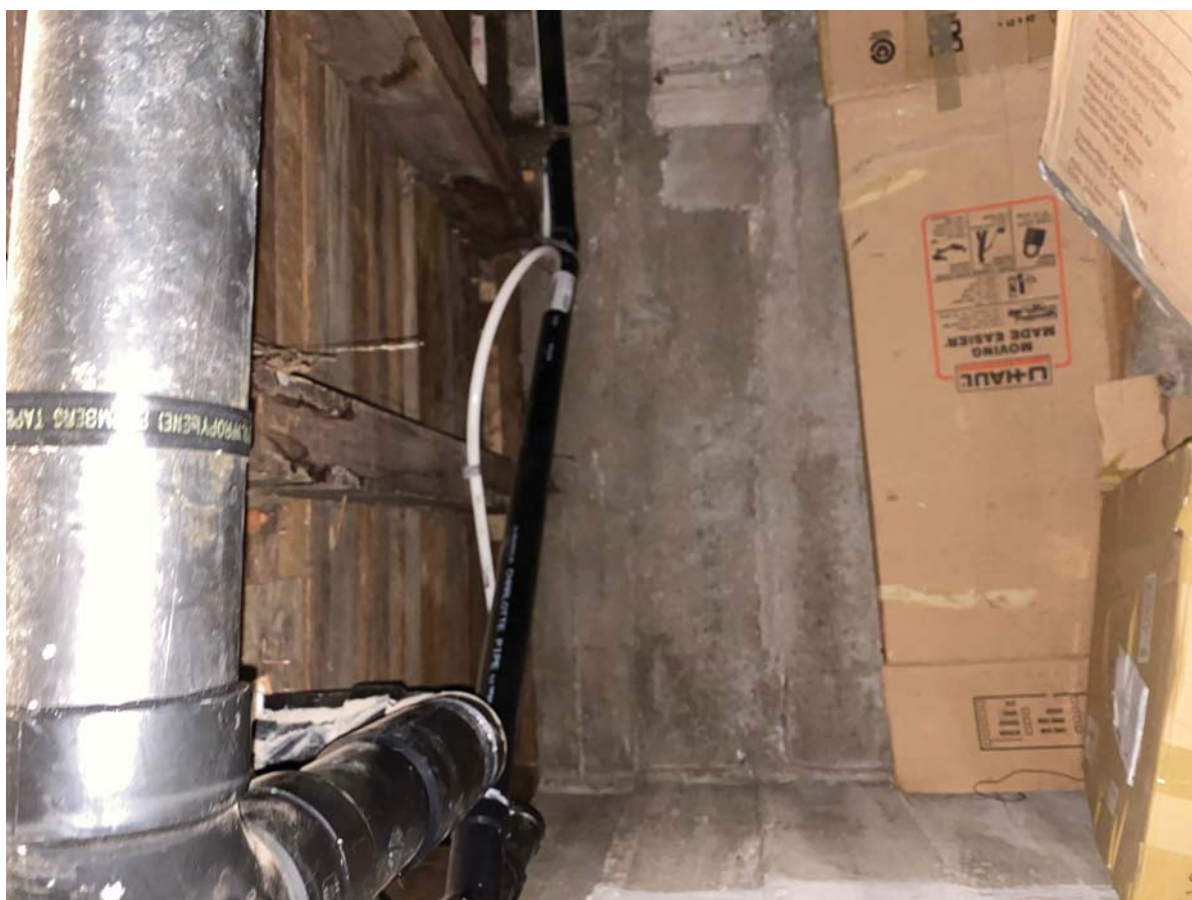
Element/Feature: **Addition**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new transitional element will be constructed connecting the new addition in the rear of the home. The transitional element and distance from the existing ridge line will make the addition mostly screened from the right of way. The upper most portion of the addition will be partially visible but substantially subordinate to the historic structure due to its distance from the historic structure.

SEE 20





20

ADDITION



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: **DETAILS**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

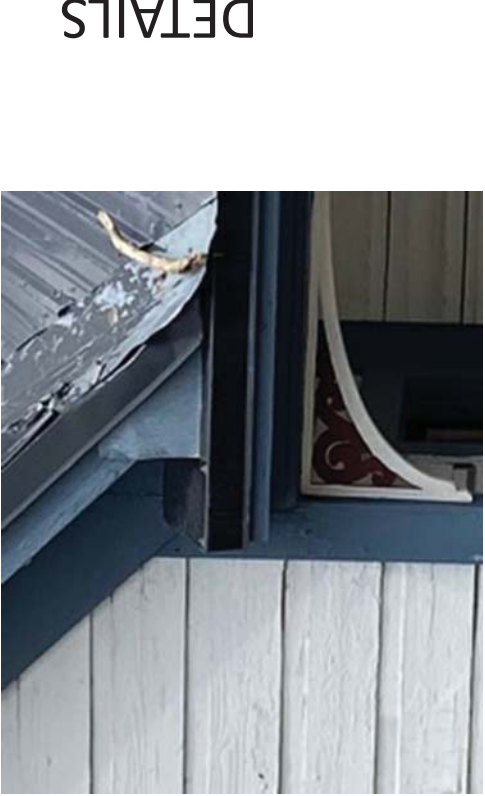
Various detail on the west historic elevation will be preserved. Also roof and fascia details on all elevations will be preserved.

see 21

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



DETAILS

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

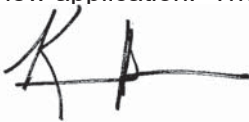
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:  Date: 5-20-20

Name of Applicant: Kevin Horn, architect

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Rolfe House**

Address: 1128 PARK AVE

AKA: 1130 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-365

Current Owner Name: HOSENFELD/HOLT FAMILY LLC Parent Parcel(s):

Current Owner Address: PO BOX 579; PARK CITY, UT 84060-0579

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 56 LOT: 8; 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: T/L cottage type

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:

- ☒ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

☐ 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: Cross-wing roof form sheathed in standing-seam metal material.

Windows/Doors: Paired 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): The one-story frame T/L cottage remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor alterations include the addition of decorative porch elements that do not appear in the early photographs. The changes are minor and do not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination and early photos.

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and 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. 1895¹

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:

¹ National Register nomination.

- ☐ 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: West elevation. Camera facing east, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1130 Park UTM: 12 457660 4499900
 Name of Structure: Park City, Summit County, Utah
 Charles Rolfe House T. R. S.
 Present Owner: Helen L. and Kenneth W. Holt
 Owner Address: c/o Fairmont School
 1557 West Marble Street, Anaheim, CA 92802
 Year Built (Tax Record): Effective Age: Tax #: SA 365
 Legal Description: Kind of Building:
 All of Lot 8, South half Lot 9 Block 56, Snyder's
 Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: 1895 Demolition Date: c. 1895
 Original Use: Residence Present Use: Residence
 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 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:

☒ 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.):

Salt Lake Tribune. November 20, 1966, p. C-7. Charles Rolfe obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

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

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the Sanborn Insurance Map of 1907, this house was originally a shotgun house, a long rectangular house oriented gable end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing. A pair of double hung sash windows topped with a single pedimental window head is set into the gable end of the cross-wing, and there is a door and single window on the stem-wing. A porch spans the west side of the stem-wing. A shed extension was added to the rear of the house. It is complementary to the house in scale and materials. 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 house does not maintain its original integrity as a shotgun house. It,
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Charles Rolfe House at 1130 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. In most cases this type of T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house. This T/L cottage, however, was created by adding a stem-wing to an existing shotgun house. It is the only documented extant example in Park City of a T/L cottage that was originally a shotgun house. Even though the normal process by which a T/L cottage by addition was generally created was reversed in this house, the house is still significant because it documents the most common and acceptable major method of expanding a small mining town cottage-adding a wing to an existing building.

Judging from its appearance, this house was probably built in the mid-1890s, but the exact date of its construction and the name of its original owner are not known. The 1907 Sanborn Insurance Map, which was the first to cover this area, indicates that the original "shotgun" portion of the house was built by that time. The stem-wing addition on the south side of the house was probably built in 1909, when the owner, Charles Rolfe, mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition. Due to insufficient property records, it is not known when Rolfe bought the property or how long he owned it. He was probably not the original owner, since his name does not appear on the 1900 census records as a resident of a house on Park Avenue. Rolfe, born in 1883, was a dairy farmer and probably did not own this house until after his marriage in 1905.

(See continuation sheet)

1130 Park

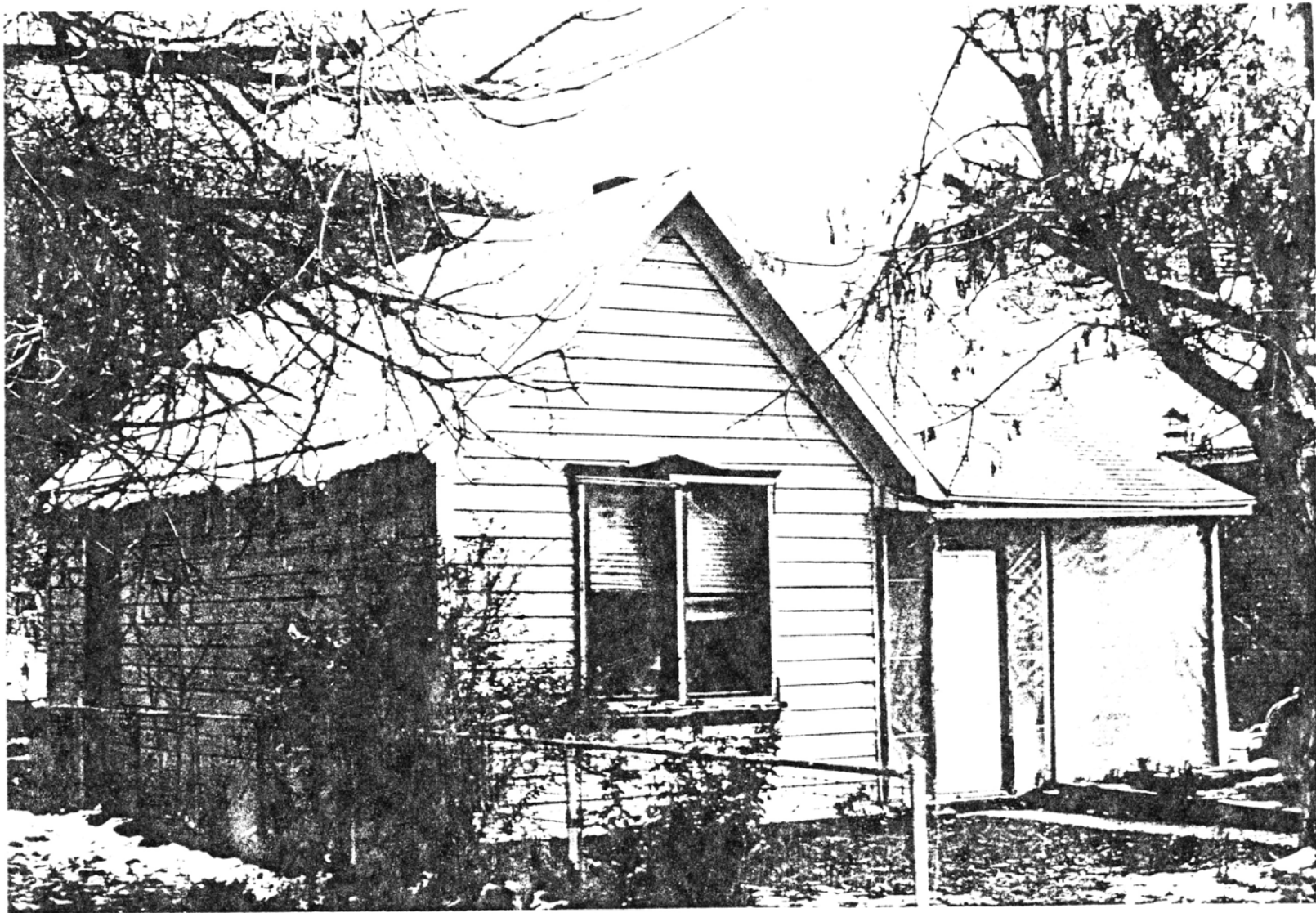
Description continued:

however, was altered to a larger, equally acceptable form, the T/L cottage, and retains its integrity as a T/L cottage. It is the only documented extant example of a shotgun house that was enlarged to a T/L cottage.

History continued:

David C. McLaughlin of the Park City Townsite Corporation was the owner of this and much of the surrounding property from 1893 until 1905. It is possible that he had this house built as rental property, but it is more likely that it was built by someone who had "bought" this land through an unofficial property transaction - a common occurrence in the early decades of Park City's settlement.

Other owners of this property after Rolfe include Frank Archer (c.1915-24), and Peter V. Offret and family (1924-64).







**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

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received MAY 29 1984

date entered

1. Name

historic ~~Residences of Mining Boom Era~~ ^{House 7R} ~~Park City~~ Thematic Nomination

and/or common

2. Location

street & number See individual Structure/Site forms _____ not for publication

city, town Park City _____ vicinity of congressional district 01

state Utah code 049 county Summit code 043

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture ☐ museum
☐ building(s)	☒ private	☒ unoccupied	☐ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ educational ☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment ☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government ☐ scientific
Thematic Group	☐ being considered	☐ yes: unrestricted	☐ industrial ☐ transportation
		☐ no	☐ military ☐ other:

4. Owner of Property

name Multiple ownership. See individual Structure/Site forms

street & number

city, town _____ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Summit County Courthouse

street & number

city, town Coalville state Utah

6. Representation in Existing Surveys

title None has this property been determined eligible? ☐ yes ☒ no

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state

7. Description

See individual Structure/Site forms

Condition

☐ excellent
☐ good
☐ fair

Check one

☐ deteriorated
☐ ruins
☐ unexposed
☐ unaltered
☐ altered

Check one

☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The "Residences of Mining Boom Era Park City" thematic nomination comprises 106 houses which were built in Park City during the period of greatest mining activity, 1872-1929. Park City is located about 35 miles southeast of Salt Lake City in a narrow V-shaped canyon of the Wasatch Mountains. In addition to the steeply sloped side walls of the canyon, the terrain continually rises from the mouth of the canyon, the entrance of the town, up through the townsite as it extends up the canyon to the south. Main Street runs in a generally north/south direction up the bottom of the canyon and is paralleled on both sides by terraces of major residential streets. Residential areas also extend both north and south of Main Street, conforming to the terrain, but essentially maintaining a north/south orientation. Pedestrian stairways and some roads, where the grade permits, run perpendicular to the major streets connecting Main Street with the residential streets higher up on the hillsides.

The most popular and extensively developed residential areas are along the streets on the west side of the canyon, such as Park, Woodside, Norfolk and Empire avenues. The lots along the uphill side of the streets were apparently the favored building lots, as indicated by early photographs. The houses are all wood frame, the vast majority being small one story houses. They range from two-room cottages to large Victorian-inspired houses. Building lots are small and houses are crowded closely together with little or no room for a yard in many cases. Some lots are defined by terraced front yards, stone retaining walls, and occasionally picket fences, all of which were later improvements to the properties.

The emergence of a prosperous skiing industry in Park City in the 1960s, which lifted the town out of a thirty year depression, has promoted the construction of many new and larger buildings, often at the expense of the older housing stock. The residential neighborhoods, therefore, no longer retain their visual integrity, and the numerous new structures preclude the nomination of the entire town as a historic district.

8. Significance

See individual Structure/Site forms for more specific information on each building's significance.

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☒ industry-mining	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1872-1929

Builder/Architect See individual Structure/Site forms

Statement of Significance (in one paragraph)

The "Residences of Mining Boom Era Park City" thematic nomination include 106 houses built during the mining boom period in Park City (1872-1929) which are both architecturally and historically significant. 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 two major metal mining communities that have survived to the present. Eureka, the other town, was included in the Tintic Multiple Resource Area which was listed in the National Register in 1979. 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 - their settlement patterns, building materials and techniques, and socio-economic make-up. Most of the houses being nominated are small, modest cottages which represent the common folk who made up the majority of the working element of the town, and provide a direct contrast to the majestic houses and large commercial buildings constructed in Salt Lake City for many of the mine owners and officials. The Park City houses are architecturally significant as the largest and best preserved collection of nineteenth and early twentieth century frame houses in Utah; the vast majority of contemporary houses having been constructed of adobe, stone or brick. Documentation of Park City's house types, construction techniques, and building materials has contributed to the understanding of a significant aspect of Utah's architectural development, the late nineteenth century mining community.

9. Major Bibliographical References

Johnson, Paula Jane. "T Houses in Texas: Suiting Plain People's Needs." Unpublished M.A. Thesis (University of Texas at Austin, 1981).
Newton, Milton B., Jr. "Louisiana House Types: A field Guide." Melanges 2 (September 1971): 17.

10. Geographical Data

Acreage of nominated property See individual Structure/Site forms

Quadrangle name Park City East, Park City West

Quadrangle scale 1:24,000

UMT References See individual Structure/Site forms

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See individual Structure/Site forms

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A		N/A	

state	code	county	code
N/A		N/A	

11. Form Prepared By

name/title Roger Roper, Historian/Deborah Randall, Architectural Historian

organization Utah State Historical Society

date April, 1984

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Alley Kent Powell

title Deputy State Historic Preservation Officer

date MAY 17, 1984

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I hereby certify that this property is included in the National Register.

Beth G. Owens
Keeper of the National Register

date

Attest: *Lee C. Custer*
Chief of Registration

date

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RESIDENCES OF MINING BOOM ERA PARK CITY
Supporting Material--Historical and Architectural Overviews Combined

DISCOVERY AND SETTLEMENT

The 1869 discovery of significant deposits of precious metals, primarily silver and lead, in the mountains about 35 miles southeast of Salt Lake City led to the establishment of a mining camp that would eventually become Park City. The camp was first located next to a mountain lake in an area known as Lake Flat, adjacent to many of the mines. As mining activity increased in the early 1870s more and more people came to the area and a settlement emerged at a new location a few miles down the mountain in the lower part of a canyon along the banks of Silver Creek. The first house was built at this location in 1872 by George G. Snyder, a member of the Snyder family which had first settled in this area as ranchers, farmers and lumbermen in the 1850s. This new location was found to be better than the Lake Flat settlement, protected from the harsh winter weather and nearer to the lumber and farm produce supplied by the local sawmills and farmers.

The continued success of mining in the area during the early years guaranteed the growth of the camp in terms of both population and permanence. The first major silver claim, the Ontario Mine, was discovered in 1872 and for almost fifteen years it dominated the mining scene in Park City. Later rich claims, such as the Daly-West, the Daly-Judge, the Silver King, and the Silver King Consolidated, spurred the Park City economy to new heights, attracting hundreds of miners and businessmen to the town. The Park City Mining District became one of the top three metal mining districts in the state, and the town became the single largest metal mining community. The other major districts in Utah were the Tintic District, which comprised several smaller communities, and the West Mountain District, which also comprised several towns, the largest of which has since been destroyed. The Tintic District was listed in the National Register as a Multiple Resource Area in 1979.

Settlement Patterns

There is a marked contrast between the layout of Park City and that of the numerous Mormon towns that dot the Utah landscape. Compared with the distinctive organizing grid plan and the houses on spacious lots, typical of Mormon town plans, Park City at first glance is a jumble of tiny houses on small, tightly spaced lots. The Mormon town versus mining town comparison in the past has been described as a planned community versus an unplanned community comparison. It might more accurately be described as a gradual growth versus rapid growth and carefully selected site versus the most convenient site comparison. A recent study of Western mining towns by John W. Reps has revealed that although the nature and extent of planning varies between Mormon and mining town, for each type of community planning was generally an important part of the development of a new mining community.¹

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The equally spaced, relatively straight streets terraced along the sides of the canyon, and the cross streets perpendicular to the main streets effectively create a grid of elongated blocks (see Figure 1), and visually indicate that planning was part of the early phase of Park City settlement. The purpose of community development, however, affected the nature of the growth of a town, and the type of planning involved. The Mormon goal of settlement, for example, was to occupy and systematically settle every arable section of the territory. Church members were called by the leaders to establish settlements in areas that had been determined suitable for agricultural use. Those chosen to establish a town were selected for their work skills, which together would include most of the necessary trades. Every town was laid out according to a standard grid plan of organization. Adobe, brick and stone were the preferred building materials rather than wood because they were durable and more permanent, and because wood was relatively scarce. Houses were built for use by their owners, the type and quality being determined by the family's size, personal tastes and income. Growth of a community was gradual, and its population consisted almost entirely of family groups.

Park City, on the other hand, was established somewhat spontaneously, without preconceived, formal plans pertaining to either its community purpose, location, or layout. The majority of the town's initial population were miners and opportunistic businessmen who were either single or living away from their families, and had come seeking individual wealth rather than to contribute to the success of the community. As a result, it is likely that community planning decisions of the early period were made because they financially benefited the individuals involved, in addition to providing some sort of control over the rapid growth of the period. The town developed at this location because individuals, rather than community leaders, found it to be the most convenient and accommodating site for their mining, business, and residential purposes. Houses were constructed of wood to speed the building process, and standard house types were built because they could be erected quickly and easily. Many of the houses were built for speculative or rental purposes, rather than as owner-occupied family homes. Growth of the town may have seemed to be unplanned because the town went up so quickly, but by the mid-1870s efforts were being made to clear and straighten roadways and to bring a basic order to the layout of the town.² A system of terraced, parallel streets, the most logical layout with respect to the terrain, was probably established in the early years and served as the basis for the official plat of the townsite laid in 1880.

The decision to plat the townsite was preceded by a long and stormy debate between rival factions in the community and was an action that was not undertaken solely for the benefit of the town. The Park City Townsite Corporation, which promoted and carried out the platting of the townsite, was a private corporation consisting of astute businessmen who recognized the real estate potential in the booming mining town. They realized that by filing an official townsite plat with the federal government they could claim legal title to all of the townsite property. Many of those who were already

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occupying the land and had built houses opposed the townsite proposal which would force them to purchase their land from the townsite group in order to obtain legal title. Others realized that although the proposal would cost them money, it would be a benefit both to themselves and to the community as a whole. The proposal was approved by a narrow margin at the polls, resulting in a significant step toward municipal legitimacy for the town, and in financial benefits for the Park City Townsite Corporation.

The Park City Townsite Corporation consisted of a group of men who had come to Park City from Grand Haven, Michigan in 1878, attracted by the business potential of the mining town. These men were instrumental both in the early establishment of the town as well as in much of its later development. Included among them were David C. McLaughlin, J.W. Mason, F.A. Nims, Col. William M. Ferry, and Edward P. Ferry. Many of Park City's houses were constructed by them for speculative or investment purposes. In addition to seeking their own fortunes, at least some of these men came to Park City as representatives of Eastern capitalists who saw financial potential in Western mining towns.³

Although the townsite was officially platted, many "squatters" of "rebellious disposition" chose to ignore the legalities of property ownership, resulting in a "very extensive property muddle" which lasted for many years.⁴ Transactions for many of the properties went unrecorded for decades. In 1916 Wilson I. Snyder, a local attorney who had been appointed trustee of the Park City Townsite Corporation, offered to clear the clouded titles of many of the Park City properties for the current owners.⁵ After an initial period of suspicion, most of the owners of the properties in question came forth and for a nominal fee received clear title to their properties. Historical research on many of the properties included in this nomination is incomplete because accurate records on those properties were not kept during the period of the extensive property muddle. Another major hindrance to accurate documentation of some of the sites was the existence of vague and inconsistent property descriptions that resulted from incomplete planning and organization in Park City's early decades.

The Park City mining boom and the resultant demand for housing lasted for over thirty years. The Park Record gave periodic reports of the building climate. At some point almost every year throughout the 1880s some reference was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁶ The depression of 1893 also affected Park City, and newspaper reports note that 1892 and 1893 were slow years for Park City's builders.⁷ By 1895, however, things had begun to pick up and local builders were again reported to be busy constructing four and five room cottages.⁸ Sanborn Insurance Maps and a windshield survey conducted September 28, 1983 confirm that almost all of the in-period houses were built by 1907. There was a lull in building activity which coincided with a 1907 drop in silver prices. Park City's economy did not begin to pick

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up again until the 1920s when a number of late examples of the bungalow were built. Between 1930 and the 1960s new construction included only a handful of houses. Since that time, however, Park City has again become a boom town, not in response to the discovery of precious ores, but instead as a popular ski resort. In the survey mentioned previously, it was estimated that only 60 percent of Park City residential dwellings date within the historic period. Of the 40 percent that are out of period buildings, a majority were built in the last ten years.

The booming prosperity of Park City during its first decade and a half stimulated not only the construction of many commercial buildings and houses, but also the rapid development of municipal services and other amenities. Efforts to incorporate the town were undertaken as early as 1880, when the townsite was platted, but it was not until 1884 that Park City officially achieved municipal status. In 1880 a waterworks system was installed and the Park Record, a weekly newspaper, was established. The Record, which has continued to the present, contributed much to the advancement of the community's self-identification by providing the residents with information about the town itself, in addition to reporting national news. Park City was the third city in Utah to receive telephone service in 1881, and was one of the first in the state to have electricity in 1889.⁹ In 1890 railroad service was extended from Salt Lake City 35 miles through the mountains to Park City, providing much improved transportation to and from the town for both passengers and freight. These improvements, along with the continued construction of houses, churches, and schools, represent Park City's advancement and growth as a bona fide city.

Population Patterns

The physical development of Park City from a temporary, hastily built mining camp into a permanent, organized city was accompanied by the change from a transient to a more permanent population. A comparison of the 1880 census with the 1900 census reveals several characteristics of the increasingly stable Park City population during that period (see Table 1). The increase in the percentages of women, children, older men, and married men from 1880 to 1900 reflects the growing family-oriented nature of the residents during that period. The stabilizing influence of families on the town resulted in the establishment of churches, schools, and social organizations, and in the growing trend toward owner occupied houses. The percentage of single, young mining men, the most transient element of the population, declined during this period, while the percentage of older, married men increased, indicating that many of the young men in Park City's early years probably remained and aged with the town. Although mining was the principal industry in Park City, about 40 percent of the men were engaged in other businesses. These businessmen generally were among the most stable and

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Table 1: Comparison of 1880 and 1900 Park City Census Records

	1880	1900
Women	15%	21%
Children	37%	47%
Men	48%	32%
Married	46%	57%
Homeowner	not reported	30%
Age 20-40	77%	64%
Age 40-60+	23%	36%
Miners	56%	62%

permanent residents of the town. They were responsible for building the majority of the houses in Park City, either as homes for themselves or as rental or investment properties.¹⁰

Home ownership was another important indicator of stability. According to newspaper reports, residential rental property in Park City was almost always in great demand. Home ownership, however, gained in popularity as the town became the long-term home for many families. In 1900, those most likely to own their own homes were businessmen over thirty years old. European-born men in that category were slightly more inclined to own their own home than their American-born counterparts (43 percent to 38 percent). Chinese and blacks were unlikely homeowners. Combined they made up less than one percent of the adult population in the census records. Men from these minority groups were engaged primarily in service occupations, such as cooks, waiters, and laundrymen, and were listed almost exclusively as renters. In the twentieth century, however, at least one Chinaman, Grover, became a major owner of residential rental property in Park City.

Men aged 20 to 30 were also unlikely home owners. The vast majority of them were single, miners and American-born. Many of that group were from other Utah towns and had come to Park City to earn money by working temporarily in the mines. Until 1901, when the "boarding house" bill was

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passed, very few single mining men lived in houses in the town proper. In 1900, for example, 28 percent of Park City's adult male residents, or 40 percent of the miners, were living in the large boarding houses near the mines. The 1901 bill revoked the right of the mine management to require all of the unmarried miners, plus those who were married but whose families lived elsewhere, to live in the company boarding houses adjacent to the mines.¹¹ Passage of the bill enabled those men to move into boarding houses in town. Many of them chose to do so because the accommodations provided by the mines were considered the poorest available.¹² This influx of men into the town no doubt spurred an increase in the supply of both newly constructed and remodeled boarding houses within the town. Three boarding houses are included in the nomination, 125, 176, and 221 Main.

THE RESIDENTIAL ARCHITECTURE OF PARK CITY

House Size

The immediate demand for shelter for large numbers of individuals in Park City, and the realization that mining productivity could be short lived led to the demand for houses that could be built quickly and cheaply. The repetition of standard house types and the use of milled lumber for almost all of the houses met those demands. Outside the commercial district and excluding the mining related industrial buildings, Park City was a town of primarily small utilitarian houses crammed together on tiny lots. Newspaper references note that houses 12' x 24', four and five room houses, were being built in the 1880s and on into the first decade of the twentieth century.¹³ It is important to note that Park City was not a company town, one that was built by a particular owner to house his employees. Houses were individually constructed, and were built without concern for individualization and permanence because their life span was unpredictable. No two houses are exactly alike. This nomination includes all of the houses which were built during the boom period (1872-1929) which maintain their original integrity.

Even today, as the town is experiencing much new development as part of its transformation from mining town to ski resort, the impression that Park City is a town of small houses still prevails. Large houses built within the historic period are exceptions. Eight of the larger homes maintain their original integrity, and they represent only 7 percent of the total houses being nominated. Wealthy mine owners, those who could afford to build large, stylish houses, had a tendency to build their mansions in Salt Lake City instead of Park City. Even the large houses that were built for mining officials in the Park City area were not built in the town proper. The William M. Ferry Mansion, built in 1890 for the owner of the Quincy Mine, was built on a secluded site at the mouth of Thaynes Canyon, about a mile northwest of town. The other large house in the Park City area associated with mining officials is the Daly-Judge Mine Superintendent's House. It was

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built in 1908 near the Daly-Judge Mine in Empire Canyon, about a mile south of the town. Threatened by landslides in the canyon in 1969, it was moved to another location also outside the town, near the mouth of Thaynes Canyon, the site of the Ferry Mansion. As its name implies, the house was used by the superintendent of the Daly-Judge Mine, and was owned by the mine, not by a particular individual.

Park City residences are small for a number of reasons. Because the emphasis in a mining town was the mine and its profits, the houses were not in themselves important, but rather were probably regarded simply as shelter for the people who were drawn to the town by the availability of jobs and the potential profits to be made in the boom community. Getting a house up quickly and cheaply in order to meet the need for shelter was the goal of the owner and the builder. Those who lived and worked in the mining town had no idea how long their tenure in that location would be, and were therefore less inclined to invest in more than the bare minimum that was needed. Accounts in the Park Record indicate that houses were repeatedly being vacated and reoccupied, supporting the notion that there were transient factions who had little interest in permanent settlement and substantial homes. People came to mining towns in search of work and were often poorly paid, limiting the resources available for housing. In addition, space in town was valuable and limited. By building small dwellings, more houses could be built within the townsite. The need to get some type of shelter up quickly, the insecurity about the duration of employment resulting in a transient population, the limited resources, and the limited space in the townsite all favored the investment in small houses.

Building Materials

Although log was a common building material for the first dwellings in a mining camp, there is no visible evidence that log houses were built in Park City. Mabel Sundstrom, a Park City resident, however, did report that the front wall of her wood sided house is made of logs.¹⁴ Lumber was the most popular and readily available building material because Park City was surrounded by timber-covered slopes. The first sawmill was established in the area in 1853 by Samuel Snyder, a Mormon rancher/farmer. Other sawmills followed, providing rough-cut lumber for the construction of houses and other buildings in Park City during the 1870s. Park City's first planing mill, which provided finished and dressed lumber products, was established in 1881 by George C. Kidder, and for many years supplied the town with building materials. The drop siding, sometimes referred to as rustic siding, is the most common building material of Park City houses, and was produced at this mill. Even the most prestigious house in the area, the William M. Ferry Mansion, is a frame house with drop siding. Older houses constructed of rough-cut lumber were sometimes dressed up by an exterior application of the popular rustic siding.¹⁵

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Brick, the most common building material for residential buildings in Utah, is difficult to find in Park City, except along Main Street. It was being produced north of town by 1887, but was being used primarily for mining facilities.¹⁶ The editor of the Park Record expressed his regret that Park City lacked substantial buildings, and cited the neglect of the brick industry as a probable cause. He felt that if the industry were revitalized substantial homes would be possible.¹⁷ The pressing demand for houses, however, probably discouraged people from considering the use of brick which was more expensive and could not be worked as quickly as wood. In addition, the investment in brick would have been risky because of the unpredictability of the future of the mining boom.

Stone was used for several commercial buildings along Main Street, but like brick was not a practical material for Park City residences. Charles Linderberg and P. B. Watson, however, were specifically listed as stonemasons.¹⁸ Stone was used with some regularity for root cellars set into the hillside at the rear of many houses. It was used less frequently for the foundations of houses, although when homeowners began to improve their properties, raising a house and building a stone foundation was a common improvement.¹⁹ Occasionally the houses of successful businessmen in town such as Charles Shields, owner of Shield Brothers Dry Goods Store, had stone foundations built at the outset of construction.²⁰ Stone retaining walls for terraced front yards were added after houses were built and were also considered improvements to the owner's lot.²¹

Building Methods

Houses and commercial buildings were constructed by local contractors and even by many of the owners themselves. M.H. "Jack" Pape, a local builder, emerged as the principal building contractor in the town in the 1880s-90s, employing at one point as many as 25 carpenters and brickmasons.²² Although it is unknown how many of Pape's men were assigned to each project, an 1884 photograph in the Utah State Historical Society Photo Collection shows 18 carpenters gathered around a Park City house under construction, suggesting that construction firms such as Pape's may have worked in large crews to quickly complete projects. Pape was known to have built a four-room, 28' x 26' house with a brick chimney in only four days,²³ indicating that several men were probably involved in its construction.

Park City's frame houses were put up with remarkable speed, made possible by the simple construction techniques employed. A majority of the houses did not have foundations, although some of them were later raised up and had stone or concrete foundations installed underneath them.²⁴ Many of the houses in town are of "single wall" construction, composed of an initial sheath of vertical siding attached to a top and bottom sill which was then covered with exterior horizontal siding, usually drop siding. Exterior walls, therefore, are about two inches thick. Often a tar paper-like lining was sandwiched between the two layers of siding, to prevent air and water leaks. Other

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houses, especially the larger and more expensive houses, were constructed using the balloon frame technique with 2 x 4 stud walls. It is difficult to accurately assess the pervasiveness of either single wall or balloon frame construction because access to the interiors of most of the houses is restricted. A number of unoccupied, deteriorating houses were examined, providing evidence to support the possibility that single wall construction was the more common method of construction, especially for the simpler houses. In addition, a number of local residents have stated that their houses were originally built of single wall construction. The houses that were so identified, 610 and 702 Park, 264 Ontario, and 662 Norfolk, span the building period, and exhibit a range in scale from the small, four room cottage to the substantial two story box house. Some houses with single wall construction were improved by building and enclosing a balloon frame on the interior.

Architectural Styles and House Types

Popular architectural styles of the period had very little effect on the building in Park City outside the commercial district. An occasional Italianate bay, decorative window hood, spindle band or jigsaw cut porch element reflect the extent to which Park City owners responded to the styles of the times. Single Victorian elements such as the decorative brackets atop porch piers were repeated with some regularity, but in the construction of most houses, style itself was unimportant. The true flavor of the Victorian period is evidenced in a few of the larger homes such as 325 Park and 713 Norfolk, which have some irregularity to their plans and include decorative woodwork and stained glass windows, and an occasional examples of one of the standard house types. Perhaps the single most memorable event in Park City which obliterated most of Main Street and a large swath of original homes on both sides of Park Avenue was the great fire of 1898. Two hundred houses were burned, including almost all of the "aristocratic residences" on the east side of Park Avenue,²⁵ leaving 1500 people homeless. The town was quickly rebuilt much as it was originally built, using the same materials and techniques that had been popular before the fire. It is now virtually impossible to discern the pre-fire houses from the post-fire houses. Even though knowledge the specific house types and building techniques were probably not lost in the fire, it is possible that in the rush of re-build, decorative elements representing even the slightest influence of architectural styles were not replicated. What resulted from the demand for cheap, easy to build housing was the use of several simple house types. Park City houses, therefore, cannot be appropriately grouped according to style, but instead are best understood if grouped by house type.

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Table 2: Percentages of Major House Types

House Type	% of In Period Buildings	% of Extant & Eligible Buildings of the Type	% of Total Nomination
Hall & Parlor	22%	29%	21%
T/L Cottage	22%	22%	16%
T/L Cottage by Addition	9%	33%	10%
Pyramid House	21%	34%	24%
Bungalow	5%	44%	8%

There are three major house types built in Park City during the major boom period between the early 1870s and 1907: the hall and parlor house; the T/L cottage; and the pyramid house. In the September 1983 survey the three types were counted. A comparison of each type to the total number of in-period buildings counted revealed that the three types are almost equally represented. Newspaper evidence suggests that the hall and parlor house may have been the earliest type to be built, followed by the introduction of both the T/L cottage and the pyramid house. It is extremely difficult to accurately date any Park City house, but with the assistance of newspaper references and title abstracts, examples of each of the three house types have been dated as early as 1882. Taking a limited sample size, which included only those houses being considered in the present nomination, Sanborn Insurance Maps dating from 1889, 1900, and 1907 were used to compare the dates of each type. It was determined that hall and parlor houses were generally built before 1889, the occurrence of new examples of the type diminishing from 1889 to 1907. The T/L cottage occurred in almost equal numbers before 1889 and between the years of 1889 and 1900. No examples within the sample were built after 1900. This suggests that the T/L cottage was at its height of popularity at least from the 1880s until 1900. Examples of the pyramid house were built before 1889, but their numbers increase with time. They continued to be built with variations longer than both the hall and parlor house and T/L

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cottage. The increase in the occurrence of the type probably more accurately reflects the greater possibilities for modification of the original type than the increased popularity of the type through time.

Hall and Parlor House Of the three house types, the hall and parlor house is the simplest and may have been used early on because it was easy to reproduce. Seventy-six were counted in the September 1983 survey of Park City, 22 of which are included in the nomination. Twenty-two percent of the in-period buildings in Park City are hall and parlor houses or variants of the type. They represent 21 percent of the total nomination (see Table 2). The hall and parlor house is a standard folk type of house, the most common early house type in Utah, and consists of a two room cottage oriented broadside to the street with a gable roof and a symmetrical facade. Most extant hall and parlor houses have porches, but old photographs and Sanborn Insurance Maps indicate that porches in many cases were not part of the original construction. The Park Record lists the addition of porches as an improvement of the owner's property.²⁶ Typically a door is either centered or set slightly off-center between two windows. The interior space is divided by a partition into two rooms of unequal size. The door opens directly into the larger of the two rooms.

Hall and parlor houses vary in dimensions. A small example, 817 Park, measures 12'x 24'feet. A large example of the type is 445 Park, a 25'x 33' rectangle. Because the space of the two room form itself was so limited, rear extensions were built as part of the initial construction or were commonly added at a later date. The most common type of addition was a shed extension which, if built as part of the original house, resembled a saltbox form. Of the 22 hall and parlor houses included in the nomination, an equal number of houses were built with an original shed extension as were built without it, indicating that both forms were popular. In all of the houses which did not have an original extension, some type was added. In six of the eight houses that did not have an original extension, a hip or gable roof extension was attached perpendicular to the rear of the house. A shed extension was the alternative. Five of the 22 houses in the nomination are hall and parlor houses with unusually wide gable angles, and are especially large examples of the hall and parlor house type. They include: 44 Chambers; 317 Ontario; 445 Park; 690 Park; and 713 Woodside. Three of these five houses are one and one half stories in height.

Of the 22 hall and parlor houses being nominated, two are double cell houses. They are 807 Park and 690 Park. The double cell house has two doors on the facade, and is two square rooms wide, compared with the hall and parlor house which has a single door and two rooms of unequal dimensions. These houses are two of three extant double cell houses in Park City. The double cell house was never very popular in Utah, and does not seem to have been common in Park City.

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Three houses included in the hall and parlor house category have irregular arrangements of openings on the facade, 250 Grant, 445 Park, and 662 Norfolk. All three have a door flanked by two windows on one side and one on the other. The house at 232 Woodside also has an irregular arrangement of openings on the facade. It is an unusual example of a hall and parlor house because the west gable end which is oriented toward the street is not the major facade. The major openings are on the south wall which is oriented perpendicular to the street.

T/L Cottage The T/L cottage was built concurrently with the hall and parlor house. Twenty-two percent of the in-period buildings in Park City are original T/L cottages, excluding examples that were made T/L cottages by the addition of a crosswing to an existing hall and parlor house. Seventy-eight T/L cottages were counted in the September 1983 windshield survey of Park City, and 17 of the 78, 22 percent, are eligible and included in this nomination. The T/L cottage represents 16 percent of the total houses being nominated (see Table 2).

The T/L cottage is a one story house with a cross-wing and a stem-wing, the gable end of the cross-wing and the length of the stem-wing being visible from the road. Examples of this house type in Park City have gable roofs, a separate roof covering each wing which intersects to form a T or an L. The T/L cottage was so named because T and L cottages are very similar and almost indistinguishable when additions have been added to the rear. The facade image of the T and L cottages are identical, but the placement of the cross-wing along the stem-wing determines whether the plan is a T or an L. When a shed extension was added off the back of the stem-wing of a T cottage, it effectively became an L cottage. Because of the similarities of the types, and for the sake of simplicity, the T and L cottages have been treated as a single type. There are two houses which have distinct L-plans, and they will be mentioned later in this report.

According to Paula Jane Johnson, author of "T Houses in Texas: Suiting Plain People's Needs," the T/L cottage is not a traditional house type, but is a form that can be traced to popular plan books, carpenter's guides and farmer's guides that were popular in the mid-nineteenth century.²⁷ Because the plan of this house form is so simple, composed of only three or four rooms, it was easy to reproduce. An experienced builder, having seen or built the type in one location, could likely repeat it without the assistance of formal plans.

Of the 17 T/L cottages included in the nomination, no two are identical. Specific arrangements of openings were repeated with some regularity, but the overall proportions of the houses, the spaces between the windows, and the lengths of the stem-wings vary. There is a window opening on the gable end of

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the cross-wing, either a pair of windows together, two separate windows, or a single window. Of the T/L cottages included in the nomination 47 percent have two separate windows and 35 percent have paired windows in the gable end. Only one house, 62 Daly, has a single window in the gable end. Two houses, 247 Ontario and 59 Prospect, have projecting Italianate bays attached to the gable end. It was most common to have a door on the inside of the stem-wing, set close to the cross-wing and flanked by a window or pair of windows. Seventy-six percent of the T/L cottages in the nomination have a single window flanking the door and 24 percent have paired windows. In 56 percent of the T/L cottages there is a second door opening off the porch into the cross-wing.

The T/L cottage, like the hall and parlor house, is a tiny utilitarian building. Virtually every house of this type was altered to provide additional space. The most typical alteration of the T/L cottage was to build a shed extension off the back of the stem-wing, making a T house into an L house, or to extend an L house to the rear. Several houses were built with the shed extension as part of the original construction, in a manner similar to those of the original extension of the hall and parlor house. The rear section of the roof of the stem-wing of 39 King, for example, was extended, and the wing resembles a saltbox form. Four of the T/L cottages being nominated have sizeable rear extensions which were added perpendicular to the stem-wing. Most of the extensions have hip or gable roofs.

The T/L cottage is a one story building. There is, however, one house in Park City, 146 Main, which has the scale and plan of a T/L cottage, but it is two full stories high.

Pyramid House The third major house type that was common in Park City is the pyramid house. The pyramid house appeared early in the 1880s along with the hall and parlor house and the T/L cottage, but Sanborn dating indicates that it persisted longer than the other two types. Construction of the hall and parlor house and the T/L cottage practically ceased by 1900, whereas six of the 25 pyramid houses being nominated were built between 1900 and 1907. Twenty-one percent of the in-period buildings in Park City are pyramid houses. Seventy-four pyramid houses and their variants were counted in the September 1983 survey of Park City, and 25 of the 74, or 34 percent, are eligible and included in this nomination. The pyramid houses represent 24 percent of the total number of houses being nominated (see Table 2).

The pyramid house is identified in architectural literature as a four room frame square surmounted by a pyramid roof with a short porch and shed extensions added to the rear.²⁸ In Park City the pyramid roof was commonly clipped, resembling a truncated hip roof, and the porch was generally lengthened to span most of the width of the facade. The typical facade arrangement for the type is similar to that of the hall and parlor house with

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a door set slightly off center between single windows, or pairs of windows. There are also sub-types of the pyramid house which have rectangular forms and can have more than four rooms. It is sometimes difficult, without access to the interiors of the houses, to distinguish between those houses which are the four room square type and those which are variations of that basic type.

Measurement of 402 Marsac confirmed that it originally had four rooms and is almost square, 24' 4" x 26' 6". Eleven of the 25 houses identified as pyramid houses may be the four room type.²⁹ Four of the 25, however, have the same roof, porch and facade arrangement, but are larger, having rectangular forms built deep onto their lots. The house at 364 Park is a four room house, but measures 25' x 31'. The houses at 945 Norfolk and 401 Park are 25' x 37' and 27' 4" x 44' 4" respectively, and are three rooms deep. The house at 939 Empire was not measured, but closely resembles the three houses just described. Each of the four has at least one, and in most cases two dormers, indicating that the house is a full story and a half. These four houses are fancier, more prestigious houses than 402 Park and 164 Norfolk, the only small houses of this type which have dormers. Another variant of the pyramid house was built after the turn of the century. Like the fancier, expanded version of the house type, the house was built extending deep onto the lot, and is one and one half stories in height. Instead of opening up the top half story with dormers, the front section of a gable roof was clipped or truncated and a pair of windows was set into the exposed gable section. The first story facade arrangement is essentially the same as that of the pyramid house, but in three of the four houses being nominated, the windows are the large single pane with transom type instead of the more typical double hung sash windows. Examples include: 843 Norfolk; 539 Park; 606 Park; and 610 Park. The house at 1215 Park seems to be a cross between the earlier and later variants of the pyramid house. It has a square or nearly square form like the earlier four room type, and the gable roof and one and one half story which visually ties it with the later variant. In addition, there are five other houses which have the basic square plan and a truncated hip roof of the pyramid house, but which are distinguished from most other pyramid houses by having half the facade recessed to allow for an indented porch. Examples of this type included in the nomination are: 145 Daly, 911 Empire, 334 Marsac, 412 Marsac, and 355 Ontario. The basic form of the pyramid house is closely tied with the full two story box, the only large house that was built repeatedly. The dimensions of 421 Park are approximately 33 x 27, being somewhat larger than the fairly common 24 foot square of the basic pyramid house. Other examples of this type included in the nomination are 339 Park and 703 Park. The pyramid house seems to have been an adaptable type that could be changed in a number of ways to accommodate varying needs.

Shotgun The shotgun house was a common boom town house type, but it was not one of the major house types in Park City. Only three of the 106 houses being nominated fit into this category, and though it was not specifically

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counted in the September 1983 survey, it was observed that few others are extant. Its absence in old photos of the town also suggests that it was not a common type. The shotgun is a house oriented gable end to the street, one room wide with rooms aligned one directly behind the other. Often there are doors in each end of the building. This type was popular because it allowed for houses to be spaced close together, making the most efficient use of the land. Of the three houses being nominated, 1101 Norfolk, 43 Onatrio, and 1025 Park, only 1101 Norfolk was measured. It proved to have a hall and parlor plan although its orientation is that of a shotgun. One other shotgun, north of 1110 Woodside, which is ineligible for nomination, was measured and does conform to the shotgun description. Although ineligible, the existence of that house does confirm that the shotgun was built, although infrequently, in Park City.

Bungalow Park City's major building boom period extended from the early 1870s until 1907 when an almost 50 percent drop in silver prices³⁰ ended the demand for new housing. That change necessarily affected the economy, and probably led to a major exodus of people from the area, which would have resulted in a surplus of empty homes. It was not until the 1920s that new houses were again being built. The type that appeared at that time was a variant of the bungalow.

Eighteen bungalows, 5 percent of the in-period buildings, were identified in the September 1983 survey. Forty-four percent of them are eligible and included in the nomination. They represent 8 percent of the total houses being nominated. Utah's bungalows generally have low, spreading forms on raised basements, with prominent porches. Park City's bungalows are one story square houses with clipped gable or hip roofs, thin lap siding and some type of porch or hood over the entrance. They seem as closely tied to the pyramid house as to the bungalow, generally retaining the square form and almost symmetrical facade configuration. A change in material from the grooved drop siding to thin lap siding, and a major change in window type from the long, narrow double hung sash type to variations of broad single pane windows distinguish the Park City bungalow from the pyramid house. The house at 1062 Park is the only extant bungalow that has a gable roof and prominent porch typical of the general representation of the bungalow statewide. The house at 651 Park is the best example of a later type of bungalow that is well represented throughout the state.

Adaptations of the Standard House Types

Small houses met the demand for shelter and allowed for more houses to be built within the town area, but with the continued growth of the town through time, they proved inadequate. Virtually every house in the nomination was altered to accommodate the needs of the inhabitants. Alterations were

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discussed in the descriptions of the three major house types, but because they in themselves document a specific process in the growth of Park City, they will also be treated in this section devoted specifically to alterations.

The sizeable, major alterations that were made to many of the homes indicate that the general trend in Park City was to adapt an existing house when it proved inadequate, instead of demolishing it and constructing a larger building. Consideration of the probable need to make additions may have been part of the initial building process for many Park City houses. A new residence on Main Street was identified in the Park Record as having been built with provisions for adding on at any time.³¹ Mining boom or bust economics favored that method of development. The instability of the industry discouraged individuals from investing in bigger and better homes. In addition, mining was a lucrative endeavor for those at the top of the organizational ladder, but probably did not provide many general workers with sufficient funds to consider building new homes instead of remodeling old ones.

One finds, therefore, that houses were expanded in a number of ways. The most common method was to attach a shed extension to the rear of a building as in 139 Park and 402 Marsac. This type of alteration not only was a logical solution for the provision of additional space, but also afforded some protection in the case of a snowslide. Following an incident in which a house was jarred by a snowslide, it was noted in the Park Record that an "ordinance should be made requiring all new buildings to have a roof sloping to the rear."³² Many of the rear shed additions were not joined flush with the building to which they were attached, but extended just beyond the sides of the original house, often having a separate entrance. The separate entrance often served to provide access to a coal or wood storage area. In 402 Marsac the door leads to a coal bin, and in 817 Park it opened into a wood shed. Almost as common was the addition of a hip or gable roof extension perpendicular to the roof ridge of the original section. Good examples of this type of addition are found at 297 Daly and 170 Main. In both cases the ridge of the addition is visible from the facade, above the original roof line. In 139 Main and 544 Rossie the addition is smaller and is not obvious from the facade.

It was not common to add sizeable additions to the sides of Park City houses. The steep terrain of the area limited the amount of practical building space, forcing people to pack the houses in close together and the limited space did not allow for lateral growth. The houses at 252 Rossie and 250 Grant are two exceptions. The house on Rossie was built outside of the town proper in an open field where space was not limited, and 250 Grant is perched on a ridge where the houses were not as tightly packed. The addition of a dormer was another relatively simple alternative to shed or perpendicular extensions, but one that was not particularly common within the building boom period. A large dormer was added at an early date to 445 Park, a large hall and parlor house.

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The alterations described above rarely changed the character of the original house. In many cases the alterations are not obvious, having been built of similar materials in a scale compatible with and complementary to the existing structure. The house type is still identifiable. Two types of alterations were made that actually resulted in a change of the house type. The most common change was to add a wing perpendicular to the end of a hall and parlor house, changing it to a T/L cottage in plan. The other type of alteration was the addition of a second story to a hall and parlor house. These changes did affect the original integrity of the houses, but with the alteration they gained a new integrity and are significant in their altered state because they document a specific method of adapting a small house to new demands within the mining boom period.

Houses which were changed from hall and parlor houses to T/L cottages make up 9 percent of the total number of in-period buildings and 30 percent of the total number of T/L cottages. Eleven of the 33 houses of this type that were identified in the September survey are eligible for nomination, and represent 8 percent of the total nomination. They include: 97 Daly; 162 Daly; 33 King; 920 Norfolk; 264 Ontario; 139 Park; 1130 Park; 1304 Park; 22 Prospect; 222 Sandridge; and 1103 Woodside. A T/L cottage that was so constructed can be recognized by several identifiable features. Because a wing was added to a hall and parlor house, and the arrangement of openings on the hall and parlor house remains, the stem-wing of the newly formed T/L cottage generally has a door centered between two windows. Original T/L cottages by contrast have a single door and window on the side wing. Often the gable end of cross-wing of a house that is a T/L cottage by addition has a projection in front of the stem-wing that is longer than that of an original T/L cottage. Occasionally the roof ridges of the two wings are not exactly the same height and there is a slight bump in the roof line which indicates that the roof was not built as a single unit.

Two houses, 920 Norfolk and 139 Park, are large houses with T plans and roof ridges of differing heights. It is difficult to determine which section is original in 139 Park, but it was most common to add a large crosswing to a smaller building. In the case of 920 Norfolk, it is plausible that the two story crosswing was added to the small hall and parlor house, although it is unusual for an original hall and parlor house to have an asymmetrical facade. The addition of a wing to a hall and parlor house not only provided additional space, but also served to create a more prestigious and extremely popular Park City house type, the T/L cottage.

There are only three extant examples of the second type of alteration, changing the original house type by adding an entire second story to an existing hall and parlor house. Only three examples of that type are extant and all are included in the nomination. The Sanborn Insurance Maps show one

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story rectangular buildings on the lots of 1049 and 1119 Park in 1900 and 1907. By 1929 they are two story. The addition of the second story is evident on 1119 Park because the siding of the new story does not exactly match that of the original house. There is no evidence, however, of the change made to 1049 Park, but the addition of the second story was confirmed by the current owner. The windows of the second stories of both houses were carefully matched with those on the first story, making it difficult to detect the alteration. There are no extant examples of two story hall and parlor houses in Park City that were originally built as two story houses. A second story was also added to a hall and parlor house at 150 Main. The second story, however, was extended out beyond the original facade and squared off at the top to resemble a commercial building. The gable end of the hall and parlor house is still visible on the north side of the building.

Other Houses

Ten of the buildings included in the nomination do not fit into any of the categories previously described. Two houses have distinct L plans. They are 157 Park and 119 Sampson. An irregular roof line on both houses and a window difference between the two wings of 119 Sampson suggest that the houses may have been built in two sections. Five houses, 325 Park, 713 Norfolk, 733 Woodside, the Judge Mine Superintendent's House, and the William M. Ferry House are large, and by Park City standards, elaborate homes. The large scale, relative irregularity of massing, and addition of decorative features such as stained glass mark these houses as Park City's mansions. Three houses, 835 Empire, 57 Prospect, and 39 Sampson, fit no specific category or grouping.

CONCLUSION

Park City, in the last decade and a half, has been subject to development pressures which have dramatically changed the character of the town. New buildings which speak of new uses, a new way of keeping the town alive, sit beside the old. What is remarkable, however, is that despite the new life source, much of the old survives in remarkably good condition. Buildings are still packed side by side on the hillsides. A significant number of well preserved small frame houses display the spread of predictable house types of a prosperous mining town of the late nineteenth century. Park City's houses, compared with those in the other mining towns that have survived to the present, are in remarkably good condition. Only the Tintic Mining District, including the town of Eureka specifically, can compare to Park City in scale and population. What has survived in that area, however, are primarily the industrial buildings associated with mining. The houses in Eureka, having been built in a more open area, as compared with Park City's narrow canyon, are more widely spaced. Expansion of the houses in every direction was

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possible, and was done. The result is that the standard house types, similar to those in Park City, are buried beneath years of alterations. Because there was no new life blood in Eureka, such as skiing in Park City, the condition of many of the houses has deteriorated. No mining town in Utah has survived to the present in which all the components of mining and life in a mining town are extant. The best collection of industrial mining structures exist in the Tintic Mining District, and Park City has the best collection of commercial and residential mining town buildings. The story of mining industry will be more fully understood when both areas are fully documented.

Notes

¹John W. Reps, Cities of the American West, (Princeton: Princeton University Press, 1979), p. 522.

²Dean Franklin Wright, "A History of Park City, 1869 to 1898," unpublished M.S. Thesis (University of Utah, 1971), p. 18.

³Salt Lake Tribune, March 13, 1917, p.11, Edward P. Ferry obituary.

⁴Park Record, March 31, 1916, p. 1,5 and April 7, 1916, p. 1.

⁵Ibid.

⁶Park Record, January 6, 1883, p. 4; October 13, 1883, p. 4; August 16, 1884, p. 4; May 23, 1885, p. 3; June 4, 1887, p. 3; September 1, 1888, p. 3; April 27, 1889, p. 3; May 25, 1889, p. 3; June 8, 1889, p. 3.

⁷Park Record, April 23, 1892, p. 3 and July 8, 1893, p. 3.

⁸Park Record, August 17, 1895, p. 3.

⁹Dean R. Hodson, "The Origins of Non-Mormon Settlements in Utah: 1847-1896," unpublished PhD thesis (Michigan State University, 1971), p. 89.

¹⁰Park Record accounts of construction in Park City throughout the nineteenth century indicate that local businessmen were behind the construction of most of the houses.

¹¹Park Record, March 30, 1901, p. 3 and April 6, 1901, p. 3.

¹²Ibid.

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¹³Park Record, November 19, 1881, p. 4; January 7, 1882, p. 4; August 17, 1895, p. 3; May 15, 1897, p. 3; June 12, 1897, p. 3; August 30, 1898, p. 3; October 1, 1898, p. 3; May 25, 1901, p. 3; August 24, 1901, p. 3.

¹⁴ Interview with Mabel Sundstrom, October 20, 1983.

¹⁵Park Record, August 9, 1884, p. 4.

¹⁶ Park Record, June 4, 1887, p. 3.

¹⁷ Park Record, April 20, 1889, p. 3.

¹⁸ Park Record, August 27, 1904, p. 1 and March 1, 1918, p. 1.

¹⁹ Park Record, September 24, 1892, p. 3.

²⁰Park Record, July 30, 1881, p. 4.

²¹Park Record, October 29, 1892, p. 3 and August 1, 1896, p. 3.

²²Park Record, October 15, 1892, p. 3.

²³Park Record, October 22, 1892, p. 3.

²⁴Park Record, September 24, 1892, p. 3.

²⁵Salt Lake Tribune, June 20, 1898, p. 1.

²⁶Park Record, November 12, 1881, p. 4; December 2, 1882, p. 4; June 7, 1883, p. 4; July 12, 1884, p. 4.

²⁷Paula Jane Johnson, "T Houses in Texas: Suiting Plain People's Needs," unpublished M.A. Thesis (University of Texas at Austin, 1981), p. 25.

²⁸Milton B. Newton, Jr., "Louisiana House Types: A Field Guide," melanges 2 (September 1971): 17.

²⁹The ten pyramid houses which may be the four room square type are: 555 Deer Valley Road; 402 Marsac; 416 Marsac; 307 Norfolk; 205 Park; 343 Park; 363 Park; 416 Park; 1135 Park; 564 Woodside.

³⁰George A. Thompson and Fraser Buck, Treasure Mountain Home: Park City Revisited, (Salt Lake City: Dream Garden Press, 1981), p. 142.

³¹Park Record, August 27, 1898, p. 3.

³²Park Record, March 25, 1893, p. 3.

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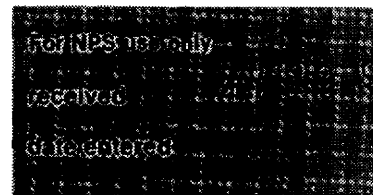
Page 1

Park Record. 1881-1930.

U.S. Census Bureau. Census of Utah, 1880, 1900, 1910. Census schedules of Summit County, Park City Precinct.

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dnr-11

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

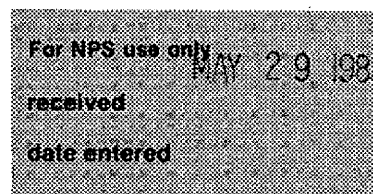
Nomination/Type of Review

Date/Signature

- | | | | |
|--------------------------------|-------------------------------------|-------------------|-------------------------------|
| 1. Austin, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | Attest | |
| 2. Barnes, Charles, House | Entered in the
National Register | <u>for</u> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | |
| 3. Barrett, Richard, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | Attest | |
| 4. Barry, George J., House | Entered in the
National Register | <u>for</u> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | |
| 5. Beggs, Ellsworth J., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | Attest | |
| 6. Bogan Boarding House | Entered in the
National Register | Keeper | <u>Delores Byers 10/22/84</u> |
| | | Attest | |
| 7. Brown, Otis L., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | Attest | |
| 8. Buck, John W., House | Entered in the
National Register | <u>for</u> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | |
| 9. Campbell, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | Attest | |
| 10. Carling, Benedictus, House | Entered in the
National Register | <u>for</u> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | |

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
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Nomination/Type of Review

Date/Signature

11. Cassidy, James, House **Substantive Review**

Keeper Beth Grosvenor 7/11/84

Attest

12. Cavanaugh, James, House **Entered in the National Register**

for Keeper Arlene Byers 7/12/84

Attest

13. Clark, Peter, House **Substantive Review**

Keeper Beth Grosvenor 7/11/84

Attest

14. Condon, David F. and Elizabeth, House **Entered in the National Register**

for Keeper Arlene Byers 7/12/84

Attest

15. Cunningham, John F., House **Substantive Review**

Keeper Beth Grosvenor 7/11/84

Attest

16. Cunningham, Thomas, House **Entered in the National Register**

for Keeper Arlene Byers 7/12/84

Attest

17. Diem, John, House **Substantive Review**

Keeper Beth Grosvenor 10/23/84

Attest

18. Durkin Boarding House **Entered in the National Register**

for Keeper Arlene Byers 7/12/84

Attest

19. Durkin, Joseph, House **Substantive Review**

Keeper Beth Grosvenor 7/11/84

Attest

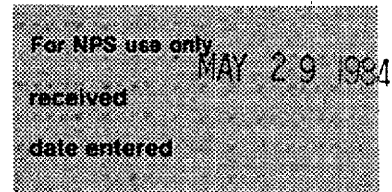
20. Farthelos, Peter, House **Entered in the National Register**

for Keeper Arlene Byers 7/12/84

Attest

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Name Mining Boom Era Houses Thematic Resources
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Nomination/Type of Review

Date/Signature

21. Ferry, William M., Mansion

Substantive Review

Keeper

Reject -

Attest

22. Frkovich, Mike, House

Entered in the
National Register

for Keeper

Delores Byers 7/12/84

Attest

23. Gray, Levins, D., House

Substantive Review

Keeper

Beth Grovema 7/12/84

Attest

24. Hansen, Frank, House

Entered in the
National Register

for Keeper

Delores Byers 7/12/84

Attest

25. Harris, Joseph D., House

Substantive Review

Keeper

Beth Grovema 7/12/84

Attest

26. Harris, William H., House

Entered in the
National Register

for Keeper

Delores Byers 7/12/84

Attest

27. Haumann, Harry W., House

Substantive Review

Keeper

Beth Grovema 7/12/84

Attest

28. Hinsdill, Henry M., House

Entered in the
National Register

for Keeper

Delores Byers 7/12/84

Attest

29. Holman, Samuel, House

Substantive Review

Keeper

Beth Grovema 7/12/84

Attest

30. House at 101 Prospect Street

Entered in the
National Register

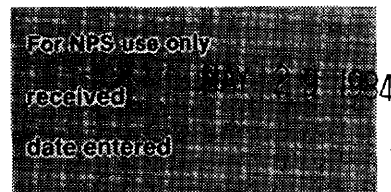
for Keeper

Delores Byers 10/22/84

Attest

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Name Mining Boom Era Houses Thematic Resources
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Date/Signature

31. House at 1101 Norfolk Avenue

Keeper

Substantive Review

Attest

Beth Grosvenor 7/12/84

32. House at 343 Park Avenue

Entered in the
National Register

for Keeper

Attest

Shelene Byers 7/12/84

33. House at 544 Deer Valley Road

Substantive Review

Keeper

Attest

Return

34. House at 555 Deer Valley Road

Entered in the
National Register

for Keeper

Attest

Shelene Byers 7/12/84

35. House at 577 Deer Valley Road

Substantive Review

Keeper

Attest

Beth Grosvenor 7/12/84

36. House at 62 Daly Avenue

Entered in the
National Register

for Keeper

Attest

Shelene Byers 7/12/84

37. House at 622 Rossie Hill Drive

Substantive Review

Keeper

Attest

Beth Grosvenor 7/12/84

38. IOOF Relief Home

Entered in the
National Register

for Keeper

Attest

Shelene Byers 7/12/84

39. Jenkins, Charles V., House

Substantive Review

Keeper

Attest

Return

40. Jenkins, Joseph J., House

Entered in the
National Register

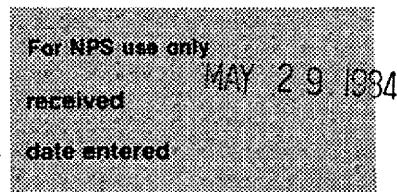
for Keeper

Attest

Shelene Byers 7/12/84

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Thematic Group

Name Mining Boom Era Houses Thematic Resources
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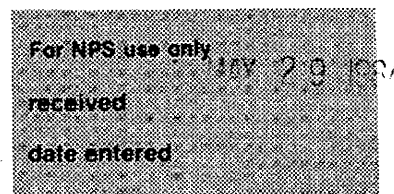
Nomination/Type of Review

Date/Signature

- | | | | | | |
|-------|-----|-----------------------------|----------------------------------|------------|-------------------------------|
| w/ds. | 41. | Johnson, Ancil, House | Substantive Review | Keeper | <u>[Signature]</u> |
| | | | | Attest | |
| | 42. | Johnson, Carl G., House | Entered in the National Register | for Keeper | <u>Melvin Byers</u> 7/12/84 |
| | | | | Attest | |
| | 43. | Jones, Elizabeth M., House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | | Attest | |
| | 44. | Kimball, Burt, House | Entered in the National Register | for Keeper | <u>Melvin Byers</u> 7/12/84 |
| | | | | Attest | |
| | 45. | Kimball, Ernest Lynn, House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | | Attest | |
| | 46. | Lindorff, Alfred, House | Entered in the National Register | for Keeper | <u>Melvin Byers</u> 7/12/84 |
| | | | | Attest | |
| | 47. | Meadowcroft, Charles, House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | | Attest | |
| | 48. | Morgan, Jesse, House | Entered in the National Register | for Keeper | <u>Melvin Byers</u> 7/12/84 |
| | | | | Attest | |
| | 49. | Murdock, Jack M., House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | | Attest | |
| | 50. | Murray, George, House | Entered in the National Register | for Keeper | <u>Melvin Byers</u> 7/12/84 |
| | | | | Attest | |

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Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

51. Raddon, LaPage H., House **Substantive Review** Keeper

Attest

Both Grosvenor 7/12/84

52. Raddon, Samuel L., House **Entered in the National Register** *for* Keeper

Attest

Helena Byers 7/12/84

53. Richardson, Jacob F., House **Substantive Review** Keeper

Attest

Both Grosvenor 7/12/84

54. Rowe, Nicholas, House **Entered in the National Register** *for* Keeper

Attest

Helena Byers 7/12/84

55. Snyder, Wilson I., House **Substantive Review** Keeper

Attest

Both Grosvenor 7/12/84

56. Streeter, Eugene, House **Entered in the National Register** *for* Keeper

Attest

Helena Byers 7/12/84

57. Sullivan, James R. and Mary E., House **Substantive Review** Keeper

Attest

Both Grosvenor 7/12/84

58. Sutton, Ephraim D. and William D., House **Entered in the National Register** *for* Keeper

Attest

Helena Byers 7/12/84

59. Thomas, Milton and Minerva, House **Substantive Review** Keeper

Attest

Both Grosvenor 7/12/84

60. Tretheway, William, House **Entered in the National Register** *for* Keeper

Attest

Helena Byers 7/12/84

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Nomination/Type of Review

Date/Signature

61. Urie, Matthew, House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

Attest

62. Walker, Samuel D., House

Entered in the
National Register

for Keeper

Melona Byers 7/12/84

Attest

63. Watson, Irinda, House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

Attest

64. Welch-Sherman House

Entered in the
National Register

for Keeper

Melona Byers 7/12/84

Attest

65. Wells, Hannah, House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

Attest

66. Whitehead, Charles C., House

Entered in the
National Register

for Keeper

Melona Byers 10/22/84

Attest

67. Wilcocks, Walter and Ann,
House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

Attest

68. Wilkinson-Hawkinson House

Entered in the
National Register

for Keeper

Melona Byers 7/12/84

Attest

69. Williams, Nathaniel J., House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

Attest

70. Williams, Reese, House

Entered in the
National Register

for Keeper

Melona Byers 7/12/84

Attest

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Thematic Group

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Nomination/Type of Review

Date/Signature

71. Willis, Joseph S., House

~~Substantive Review~~ Keeper

Beth Grosvenor 7/12/84

Attest

72. Wilson-Shields House

Entered in the
National Register

~~for~~ Keeper

Melores Byers 7/12/84

Attest

73. Boarding House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

74. Daly-Judge Mine

Superintendent's House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

* * *
See # 107. 75. Doyle, John, House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

76. Frankel, Julius House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

77. Gibson, James, House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

78. Goodwin, Dr. Harold I.,
House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

79. Gordon-Ledingham House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

80. Hansen, Arthur E., House

~~Substantive Review~~

~~Determined Eligible~~
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

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Date/Signature

81. Heath, Charles, House

Substantive Review

Determined Eligible
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

82. House at 651 Park Avenue

Substantive Review

Attest

Determined Eligible

Keeper

Brian Rangel 11/28/84

DOE/OWNER OBJECTION

83. Houston, Nathaniel L.,
House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

84. Kimball Double Dwelling
House No. 1

Substantive Review

Attest

Determined Eligible
Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

85. Kimball Double Dwelling
House No. 2

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

86. Larson, Fred, House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

87. Lindsey, Mrs. J. S., House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

88. Louder, James M., House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

89. Lowry, Thomas S., House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

90. Mahoney, Josie, House

Substantive Review

Attest

Determined Eligible

Keeper

Beth Grosvenor 10/29/84

DOE/OWNER OBJECTION

Attest

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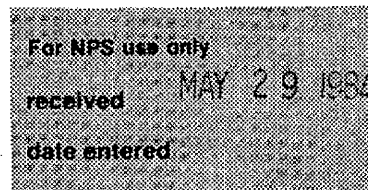
Multiple Resource Area
Thematic GroupName Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

- | | | | Date/Signature |
|----------------------------------|--------------------|-------------------------------|--------------------------------|
| 91. Matson, John, House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 92. Maxwell, Elmer H., House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 93. McDonald, J. R., House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 94. McDonald, Thomas J., House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 95. Nimmo, John P., House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 10/22/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 96. Rolfe, Charles, House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 10/22/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 97. Norbistrath, Clement, House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 98. Sheilds, John, House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 99. Smith, Evans L., House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |
| 100. Smith, Vincent A.,
House | Substantive Review | Determined Eligible
Keeper | <u>Beth Grosvenor 7/12/84</u> |
| DOE/OWNER OBJECTION | | Attest | |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Determined Eligible Date/Signature

101. Stromberg, Matilda M., House Substantive Review Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION Attest

102. Watson, Patrick B., House Substantive Review Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION Attest

103. Webster, A. W., House Substantive Review Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION Attest

104. Weeter, John C., House Substantive Review Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION Attest

105. Young, Brigham D., House Substantive Review Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION Attest

106. Young, J. Oluf, House Substantive Review Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION Attest

* * 107. Doyle, John, House **Entered in the National Register** for Keeper Delores Byrum 2/6/86
New owner Attest

108. Rogers, John H. and Margaretta, House Substantive Review Keeper Lisa Zed 4-14-88
Attest

Keeper

Attest

Keeper

Attest

PARK CITY NON-OWNER OBJECTION SITES

Austin, William, House	247 Ontario
Barnes, Charles, House	413 Ontario
Barrett, Richard, House	36 Prospect
Barry, George J., House	250 Grant
Beggs, Ellsworth J., House	703 Park
Bogan Boarding House	221 Main
Brown, Otis L., House	713 Woodside
Buck, John W., House	1110 Woodside
Campbell, William, House	164 Norfolk
Cassidy, James, House	33 King
Cavanaugh, James, House	564 Woodside
Clark, Peter, House	1135 Park
Condon, David F. and Elizabeth, House	1304 Park
Cunningham, John F., House	606 Park
Cunningham, Thomas, House	139 Main
Diem, John, House	401 Park
Durkin Boarding House	176 Main
Durkin, Joseph, House	22 Prospect
Farthelos, Peter, House	1150 Park
Ferry, William M., Mansion	1835 Monitor Drive
Frkovich, Mike, House	162 Daly
Gray, Levins D., House	355 Ontario
Hansen, Frank, House	1025 Park
Harris, Joseph D., House	959 Park
Harris, William H., House	39 King
Haumann, Harry W., House	939 Empire
Hinsdill, Henry M., House	662 Norfolk
Holman, Samuel, House	307 Norfolk
House at 62 Daly	62 Daly
House at 544 Deer Valley Road	544 Deer Valley Road
House at 555 Deer Valley Road	555 Deer Valley Road
House at 577 Deer Valley Road	577 Deer Valley Road
House at 1101 Norfolk	1101 Norfolk
House at 343 Park	343 Park
House at 101 Prospect	101 Prospect
I.O.O.F. Relief Home	232 Woodside
Jenkins, Charles V., House	949 Park
Jenkins, Joseph J., House	57 Prospect
Johnson, Ancil, House	402 Marsac
Johnson, Carl G., House	147 Grant
Jones, Elizabeth M., House	412 Marsac
Kimball, Burt, House	817 Park
Kimball, Ernest Lynn, House	911 Empire
Lindorff, Alfred, House	40 Sampson
Meadowcroft, Charles, House	951 Woodside
Morgan, Jesse, House	1027 Woodside
Murray, George, House	44 Chambers
Raddon, LaPage H., House	817 Woodside
Raddon, Samuel L., House	325 Park

Richardson, Jacob F., House	205 Park
Rowe, Nicholas, House	150 Main
Snyder, Wilson I., House	1010 Woodside
Streeter, Eugene, House	335 Ontario
Sullivan, James R. and Mary E., House	146 Main
Sutton, Ephraim D. and William D., House	713 Norfolk
Thomas, Milton and Minerva, House	445 Park
Tretheway, William, House	335 Woodside
Urie, Matthew, House	157 Park
Walker, Samuel D., House	1119 Park
Watson, Irinda, House	610 Park
Welch-Sherman House	59 Prospect
Wells, Hannah, House	1103 Woodside
Whitehead, Charles C., House	937 Park
Wilcocks, Walter and Ann, House	363 Park
Wilkinson/Hawkinson House	39 Sampson
Williams, Nathaniel J., House	945 Norfolk
Williams, Reese, House	421 Park
Willis, Joseph S., House	1062 Park
Wilson-Shields House	139 Park

PARK CITY OWNER OBJECTIONS

Boarding House at 125 Main	125 Main
Carling, Benedictus, House	660 Rossie Hill Drive
Daly-Judge Mine Superintdnt's House	Daly-Judge Mine Superintendent's House
Doyle, John, House	339 Park
Frankel, Julius, House	539 Park
Gibson, James, House	835 Empire
Goodwin, Dr. Harold I., House	1100 Woodside
Gordon, Lucy, House	145 Daly
Hansen, Arthur E., House	1215 Park
Heath, Charles, House	364 Park
House at 651 Park	651 Park
House at 622 Rossie Hill Drive	622 Rossie Hill Drive
Houston, Nathaniel L., House	1049 Park
Kimball Double Dwelling House #1	690 Park
Kimball Double Dwelling House #2	807 Park
Larson, Fred, House	920 Norfolk
Lindsay, Mrs. J. S., House	51 Prospect
Louder, James M., House	170 Main
Lowry, Thomas S., House	329 Ontario
Mahoney, Josie, House	97 Daly
Matson, John, House	147 Anchor
Maxwell, Elmer E., House	1328 Park
McDonald, J. R., House	297 Daly
McDonald, Thomas J., House	733 Woodside
Murdock, Jack M., House	652 Rossie Hill Drive
Nimmo, John, House	334 Marsac
Norbisrath, Clement, House	291 Daly
Rolfe, Charles, House	1130 Park
Shields, John, House	416 Park
Smith, Evans L., House	64 Chambers
Smith, Vincent A., House	264 Ontario
Stromberg, Matilda M., House	222 Sandridge
Watson, Patrick B., House	962 Norfolk
Webster, A. W., House	317 Ontario
Weeter, John C., House	843 Norfolk
Young, Brigham D., House	623 Deer Valley Road
Young, J. Oluf, House	416 Marsac