

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 830 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-144

Current Owner Name: ZALLER THOMAS F X

Parent Parcel(s):

Current Owner Address: 137 BOLLING RD NE ATLANTA, GA 30305-3104

Legal Description (include acreage): BEG NW COR LOT 16 BLK 14 SNYDERS ADDITION TO PARK CITY; TH N 35\*59' W 50 FT; N 54\*0' E 15.5 FT; SE'LY IN DIRECT LINE TO A PT ON S'LY LINE 15 WH IS N 54\*01' E 38.4 FT FROM BEG; TH S 54\*01' W 38.4 FT TO; 0.03 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: c. 1940
- prints: 1995, 2006 & 2008
- historic: c.

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.  
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.  
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.  
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or Gable front type / vernacular style

No. Stories: 1 1/2

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

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

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.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: Painted wooden fence

Foundation: Photo evidence of painted cement block foundation, although entire structure cannot be verified as such.

Walls: Drop-novelty wood paneling and white painted trim. May be original to the house- unable to verify based on photo alone. Wooden deck and railings.

Roof: Metal roofing

Windows: Varied single pane, 4x4 and 6x6 pane sliding, single pane sliding, and decorative picture.

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): Adjusted version of Gable Front house as entrance is based on side of intended structure face, even in the original tax photo. Current exterior color choices of teal and pink are likely not original but could not be referenced for date of application. The house remains largely unchanged, including the multiple roof additions, from the c. 1940 tax photo.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Building lot on a slight incline, with small manmade retaining walls of stacked stone. Native trees and grasses in the landscape. Unique 3 corner lot on compacted property. Tax photo indicates a shed on upper slope of property no longer existing.

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

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1911<sup>1</sup>

Builder:  Not Known  Known: (source: )

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<sup>1</sup> Summit County Recorder.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** North elevation (primary façade). Camera facing south, 2008.

**Photo No. 2:** Northwest oblique. Camera facing southeast, 2008.

**Photo No. 3:** West elevation. Camera facing east, 2008.

**Photo No. 4:** East elevation. Camera facing west, 2008.

**Photo No. 5:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 6:** North elevation (primary façade). Camera facing south, 2006.

**Photo No. 7:** North elevation (primary façade). Camera facing south, 1995.

**Photo No. 8:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 9:** Northwest oblique. Camera facing southeast, c. 1940 tax photo.

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

Block 14 - S.A. of Park City  
SA 144

















