

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Walter and Ann Wilcocks House**

Address: 363 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 363-PA-1

Current Owner Name: HERRING MICHAEL S & LISA B H/W (JT) Parent Parcel(s): PC-46

Current Owner Address: 4896 LAST STAND DR, PARK CITY, UT 84098-6632

Legal Description (include acreage) SUBD: 363 PARK AVE SUBDIVISION LOT 1 363 PARK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4,087 SQ FT OR 0.09 AC (NOTE: THE S'LY ½ FT OF SD LOT 1 CONFLICTS WITH 1255-480PC-45-A) 1543-224; Acres 0.09

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 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: Pyramid House

No. Stories: 1

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: Dry-stacked retaining wall.

Foundation: Not verified.

Walls: Drop siding.

Roof: Truncated hipped roof sheathed in standing-seam metal.

Windows/Doors: Paired double-hung sash type. Frame-and-panel door with transom.

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 pyramid house remains as was described in the 1983 National Register nomination form (see Structure/Site Form, 1983).

Subsequent alterations are the addition on the rear and southeast façade that extend into a garage with living space above. Information found in the preservation files of the Utah State Historical Society state that the additions were reviewed as part of a tax credit application by the State Historic Preservation Office and were found to be minor and do not affect the integrity of the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed significantly. The additions with garage appears to have been constructed where an 18'x18', two car garage had been located (according to the tax card).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

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

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1898¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: East oblique (addition). Camera facing west, 2006.

Photo No. 3: Northeast elevation. Camera facing southwest, 1995.

Photo No. 4: North oblique. Camera facing south, 1983.

Photo No. 5: East oblique. Camera facing west, tax photo.

¹ National Register nomination; Structure appears on both the 1900 and 1907 Sanborn Insurance maps.

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

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 363 Park Ave
 Class 3 Type 234 Cost \$ _____ X 100 %

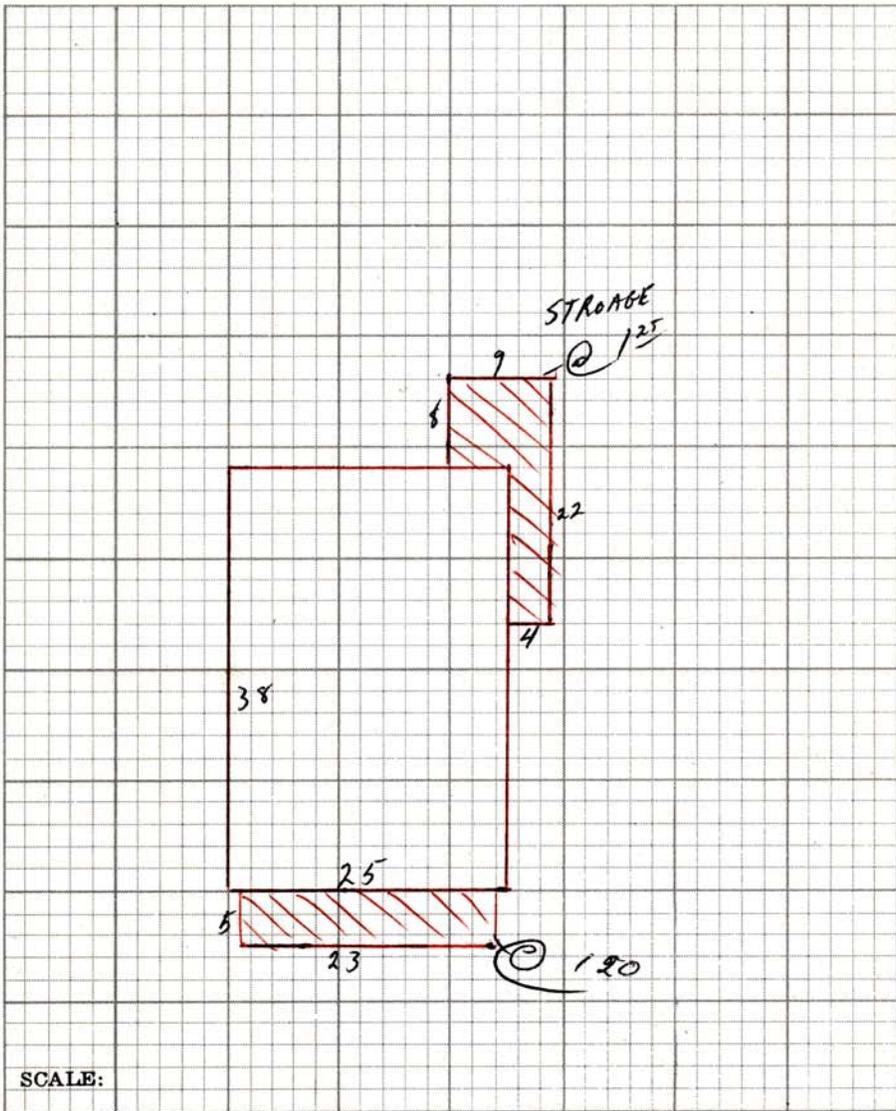
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	950		\$ 3885	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>3, d</u> (A)		
Roof Type <u>HIP</u> Mtl. <u>METAL</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 115 @ 120 138		
Rear _____ 128 @ 125 160		
Porch _____ 1 @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>None</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	373	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. <u>4</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls <u>1</u> Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	1221	

Year Built <u>1898</u>	Avg. <u>11891</u>	Replacement Cost <u>5106</u>
Age <u>2.</u>		Obsolescence
Inf. by { Owner - Tenant - Neighbor <u>Record - Est.</u>		Adj. Bld. Value
		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		<u>76</u>
Total Building Value \$		

Appraised ① 10-16 1968 By 1708
 Appraised ② _____ 19 _____ By _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%
 Cars 2 Floor PART Walls C7 Roof C5 Doors
 Size 18 x 18 Age 30+ Cost 305 x 47%
 1940 Base Cost x 25% Depr. 10996 **76**
 Total

REMARKS _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	50	50	50	50	50					
RESIDENCE	817	817	817	817	817					
TOTAL	867	867	867	867	867					
ASSESSED VALUE	345	345	345	345	345					

PC 46



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 363 Park UTM: 12 458100 4499020
 Park City, Summit County, Utah
 Name of Structure: Walter and Ann Wilcocks House T. R. S.
 Present Owner: Francis M. Jr. and Donna K. Wright
 Owner Address: 7421 Venice Street, Falls Church, VI 22043
 Year Built (Tax Record): Effective Age: Tax #: PC 46
 Legal Description: Kind of Building:
 Lots 15 and 16 Block 3, Park City Survey, and Northerly 4 feet Lot 14 Block 3,
 Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably Walter & Ann Wilcocks Construction Date: c. 1898 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

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

1880 Census Records. Summit County, Park City Precinct, p. 2.
 1900 Census Records. Summit County, Park City Precinct, p. 156-A.
 Park Record. June 2, 1900, p. 3. Walter Wilcocks obituary.
Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

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

This house is a one story frame pyramid house with a truncated pyramid roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with a door set slightly off-center between windows, and the hip roof porch. What distinguishes this house from others of the type is the use of decorative features on the facade. Many pyramid houses have simple, unadorned facades, but Victorian moldings around the door and paired windows and a decorative porch distinguish the house at 363 Park. Grooved moldings with decorative corner blocks such as those on this house are typical of the period of construction. The porch is one of the most ornate of those on Park City's pyramid houses that have survived to the present. It has a shed roof, and is supported on lathe turned porch piers. There is a frieze of jigsaw cut ornament across the facade, and a pediment-shaped projection centered over the entrance bay. Decorative brackets top the porch piers, and there is a band of teardrop-shaped decorative points below the frieze. The original balustrade was replaced by a simple, unadorned bannister of two-by-fours. It is a practical and unobtrusive alteration. There is a rear shed extension and a small side extension attached to the north wall. The Sanborn Insurance Map indicates that both extensions were built before 1900. Matching drop siding was used so that the extensions complement the building, and do not affect its

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1898

Built c. 1898, the Walter and Ann Wilcocks House at 363 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

This house was probably built c.1898 by Walter and Ann Wilcocks to replace their two-story frame house¹ which had apparently been destroyed in the great fire of June 19, 1898. The Wilcocks also owned a rental house at 343 Park, which was also apparently destroyed by the fire and was replaced at about the same time with a new house, similar to this house, but smaller and less elaborate. The Wilcocks owned this house until Ann's death in 1930, at which time it was deeded to Ann's nephew, William J. Scoble.

Walter and Ann Wilcocks were born in England, he in 1840 and she in 1845. They immigrated to the U.S. in 1865, one year after their marriage, and came to Park City in 1877 where they remained for the rest of their lives. By at least 1880, Walter was operating a hotel in the town² and had purchased the property on which this house stands. He was also involved in real estate investments in the town (see 343 Park), and, like almost everyone else in the town, probably had some mining interests as well. He died of Bright's disease in 1900. The Wilcocks had no children. Ann Wilcocks continued to live in this house after Walter's death, sharing the home for a time with her nephew, William J. Scoble, who, in 1905, purchased her rental house at 343 Park. Ann,

(See continuation sheet)

363 Park

Description continued:

original character. 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. This house is in excellent condition, and maintains its original integrity.

History continued:

listed in the 1900 census records as a "capitalist," was apparently active in various investments herself.

Other owners of the house include William J. Scoble (1930-32) and Robert Browning Cunningham and family (1932-57).

¹1889 Sanborn Insurance Map of Park City.

²1880 Summit County Census Records, Park City Precinct, p. 2.



Walter and Ann Wilcocks House
363 Park
Park City, Utah

View from Northeast corner

Photo: Roger Roper, October 1983
Negative filed at Utah State Historical Soc.





