

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1059 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-36

Current Owner Name: SNOW BRIAN P TRUSTEE

Parent Parcel(s):

Current Owner Address: 752 S 100 W, HEBER CITY, UT 84032

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 4 BLOCK: 4 LOT: 14 AND:- LOT: 15; 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: 1995 & 2006
- 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: "L" cottage or "T" cottage

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), # \_\_\_\_\_.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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.):

Foundation: Not visible and therefore its material cannot be verified

Walls: Asbestos siding

Roof: Asphalt shingle

Windows: Picture windows with wood frames and upper transoms

Improvements: Tool Shed: 100 SF Fair Quality

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): Structure has maintained its original form, although outer cladding materials have been changed over time. Asbestos siding and the aluminum screen door are not original for a house of this era, but other unchanged features (such as basic form and the original windows, doors, and porch supports on the front elevation) allow for the earliest characteristics of this house type to come through.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. House is recessed roughly 15-20 feet from the city roadway, with a well tended front yard of grass and low planted shrubs along the front gable. Neighboring properties appear to be of a similar scale and complimentary housing types.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1910<sup>1</sup>

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.<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:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.

<sup>1</sup> Summit County Recorder & 1907 Sanborn Insurance Map shows a one-story rectangular house without a front porch constructed 27' north of 1049 Park Avenue. This house likely built after 1907.

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

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		648	\$ -	\$ 1405
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		108
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat <u>Pltly</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60' @ 1.15</u>	69	
Rear @		
Cellar—Basmt' <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>No</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>Trays</u> Basin <u>Sink</u> Toilet <u>✓</u> Urns. Ftns. Shr. Dishwasher. Garbage Disp.	215	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <u>✓</u> Fir. <u>✓</u> Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>Emb. Lined Wall Pkts - 4 @ 25-</u>		100
<b>Total Additions and Deductions</b>	314	248
<b>Net Additions or Deductions</b>	-248	\$ + 66

Av. Age 45 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records

**REPRODUCTION VALUE** \$ 1471  
 Depr. 1-2-3-4-5-6 58/42 %  
 Reproduction Val. Minus Depr. \$ 618

Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_

Remarks (37 yr Av. Used - 1941) **Total Building Value** \$ \_\_\_\_\_

Appraised 10/1949 By CAO A. J.



Serial No. SA 36

Location Block 4 SA - 510' Lot 15 - A11 14  
Kind of Bldg. M.S. St. No. 1059 Park Ave  
Class 31 Type 1 2 3 4 Cost \$ 1417 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		648		\$ 1417
	x x				
	x x				

Gar.—Carport    x    Flr.    Walls    Cl.   

Description of Buildings		Additions
Foundation—Stone <u>  </u> Conc. <u>  </u> None <u>  </u>		
Ext. Walls <u>Siding</u> <u>Asph. Flk.</u>		
Insulation—Floors <u>  </u> Walls <u>  </u> Clgs. <u>  </u>		
Roof Type <u>Gable</u> Mtl. <u>  </u>		
Dormers—Small <u>  </u> Med. <u>  </u> Large <u>  </u>		
Bays—Small <u>  </u> Med. <u>  </u> Large <u>  </u>		
Porches—Front <u>  </u> @ <u>60</u>		60
Rear <u>  </u> @ <u>  </u>		
Porch <u>  </u> @ <u>  </u>		
Metal Awnings <u>  </u> Mtl. Rail <u>  </u>		
Basement Entr. <u>  </u> @ <u>  </u>		
Planters <u>  </u> @ <u>  </u>		
Cellar-Bsmt. <u>  </u> ¼ ⅓ ½ ¾ Full <u>  </u> Floor <u>  </u>		
Bsmt. Apt. <u>  </u> Rooms Fin. <u>  </u> Unfin. <u>  </u>		
Attic Rooms Fin. <u>  </u> Unfin. <u>  </u>		
Plumbing {	Class <u>  </u> Tub <u>  </u> Trays <u>  </u>	350
	Basin <u>  </u> Sink <u>  </u> Toilet <u>  </u>	
	Wtr. Sfr. <u>  </u> Shr. St. <u>  </u> O.T. <u>  </u>	
	Dishwasher <u>  </u> Garbage Disp. <u>  </u>	
Built-in-Appliances <u>  </u>		
Heat—Stove <u>  </u> H.A. <u>  </u> Steam <u>  </u> Stkr. <u>  </u> Blr. <u>  </u>		
Oil <u>  </u> Gas <u>  </u> Coal <u>  </u> Pipeless <u>  </u> Radiant <u>  </u>		
Air Cond. <u>  </u>		
Finish—Fir <u>  </u> Hd. Wd. <u>  </u>		
Floor—Fir <u>  </u> Hd. Wd. <u>  </u> Other <u>  </u>		
Cabinets <u>  </u> Mantels <u>  </u>		
Tile—Walls <u>  </u> Wainseot <u>  </u> Floors <u>  </u>		
Storm Sash—Wood D. <u>  </u> S. <u>  </u> ; Metal D. <u>  </u> S. <u>  </u>		30
Total Additions		440

Year Built <u>1944</u>	Avg. Age <u>54</u>	Current Value	\$ 1911
Inf. by { Owner	Tenant -	Commission Adj.	%
Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>  </u>	Est. Cost <u>  </u>	Depr. Col. 1 2 3 4 5 6 <u>33</u> %	
Garage—Class <u>  </u>	Depr. 2% 3%	Current Value Minus Depr.	\$ 631
Cars <u>  </u>	Floor <u>  </u> Walls <u>  </u> Roof <u>  </u> Doors <u>  </u>		
Size— <u>  </u> x <u>  </u>	Age <u>  </u> Cost <u>  </u> x <u>  </u> %		
Other <u>  </u>			
Total Building Value			\$

Appraised 5-7- 1958 By 1302

Owners Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1059 Park Ave  
 Class. 3 Type 1 2/3 4. Cost \$ 3098 X 109 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	672		\$ 3377	\$
	x x				
	x x				

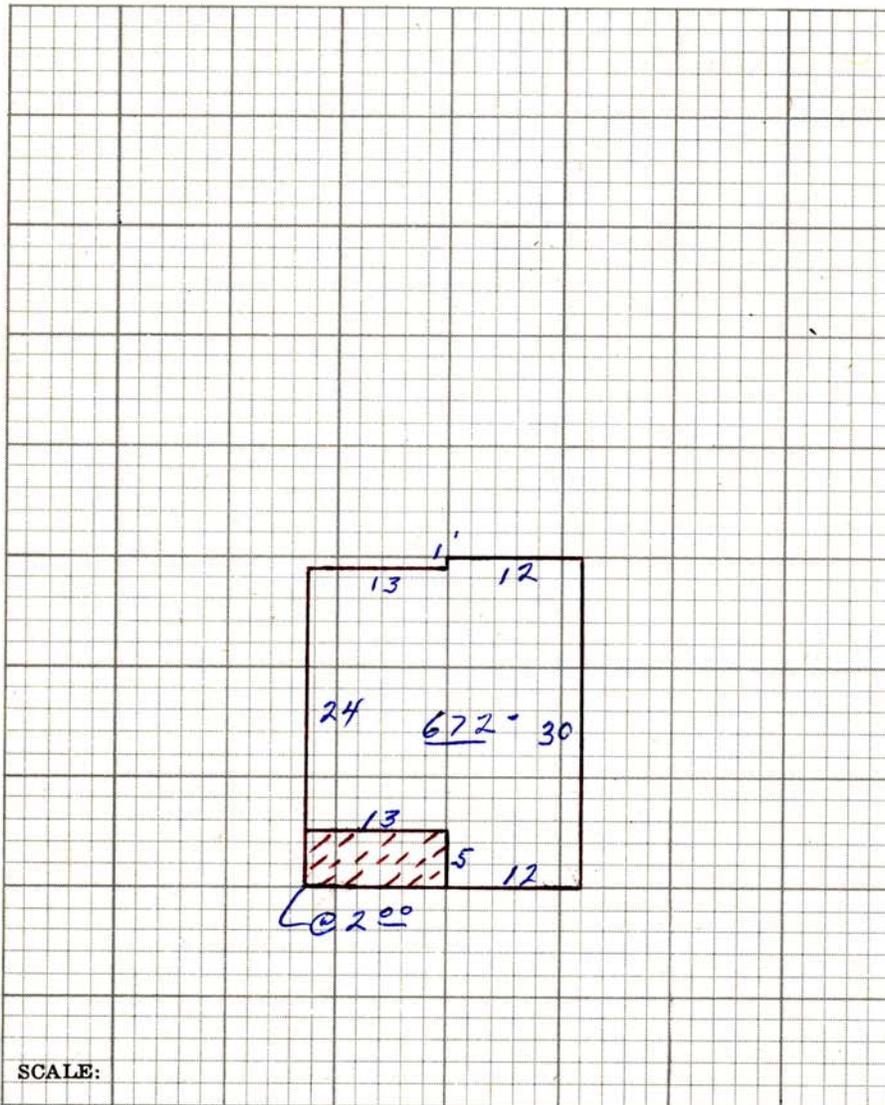
Att. Gar.—C.P. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>(0)</u> <u>Asp Shakes</u>		
Roof Type <u>gable</u> Mtl. <u>Part</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>65' @ 2<sup>nd</sup></u>	130	2279
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____	312	
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. <u>5</u>	185	
Awnings — Metal _____ Fiberglass _____		

Reappr'd 11/15/79

Total Additions	1177
Year Built <u>1904</u>	
Avg. 1.	Replacement Cost <u>4554</u>
Age 2.	Obsolescence
Inf. by <u>Owner</u> Tenant -	Adj. Bld. Value
Neighbor - Record - Est.	Conv. Factor x.47
Replacement Cost—1940 Base	
Depreciation Column <u>1</u> 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side	
Total Building Value \$	

Appraised ① 10-21 19 68 By 1581 JAN 30 1989  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



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

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Researcher: Philip F. Notarianni  
Date: September 1978

Site No. SU-10-573

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 1049<sup>59</sup> Park Avenue, Park City Plat SA Bl. 4 Lot 12-13  
Name of Structure: T. R. S.  
Present Owner: Josie Brierley, et.al. UTM:  
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-35

AGE/CONDITION/USE 2

Original Owner: unkonwn Construction Date: ca.1904 Demolition Date:  
Original Use: possibly Multi-family

Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: June 1978 Date of Photographs:  
Views: Front  Side  Rear  Other   
Views: Front  Side  Rear  Other

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

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

Summit County records.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
Deseret News, March 24, 1919, P. 2.

Architect/Builder: Unknown

Building Materials: Wood Building Type/Style: Residential

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

One-story frame home, L-plan. The facade (front facade) has a gable end to the north and porch area to the south. Front windows a rectangular picture windows with transoms. Wood siding has been added.

## Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military          | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups   | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political         | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation        |   |

A Park City mining town dwelling, built of wood with a gable roof and simple floor plan, which is compatible with other dwellings of the district.

Initially under ownership of David C. McLaughlin in 1883, from George G. Snyder. Sold to W. A. McEmery in 1906. During late 1910s the following were involved in various transactions: Thomas L. Walde, Jesse Wiseman, Joseph E. Jenkins, and George Stonebreaker, who was mortgaged Lot 14-S15 in 1916. Jenkins again mortgaged (to Alfred Roach) in 1920; with Minnie K. Bennie as apparent owner in 1931, who redeemed the property from tax sale in 1938 (Quit Claim from Jenkins to Bennie transacted in 1924 and filed in 1943); eventually to Louisa and Brent P. Snow.

Minnie Kirby Bennie acquired ownership in the 1920s. She was born in 1876 in Wellsburg, Utah, and arrived in Park City in 1895, where she married James Bennie. Minnie lived in Park City until 1942. She died in 1950.





1059