

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Joseph S. Willis House**

Address: 1062 PARK AVE LLC

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-358

Current Owner Name: 1062 PARK AVE LLC

Parent Parcel(s):

Current Owner Address: 445 E NORTH WATER ST #2305, CHICAGO, IL 60611

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 55 BLOCK: 55 LOT: 13 AND:- LOT: 14; 0.09 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: 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: Bungalow 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:

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

- 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 verified.

Walls: Drop siding.

Roof: Gable roof form.

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 bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). The site retains is original design integrity.

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 from what is seen in early photographs and is described in the National Register nomination.

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 bungalow was a common house type built in Utah during the early twentieth century.

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. 1922¹

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: Southwest oblique. Camera facing northeast, 1983.

Photo No. 4: Southwest oblique. Camera facing northeast, tax photo.

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



1062 - Park
SA - P.C.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1062 Park UTM: 12 457720 4499820
 Park City, Summit County, Utah
 Name of Structure: Joseph S. Willis House T. R. S.
 Present Owner: William and Hanna Gibson
 Owner Address: 3200 Kenton Drive, Salt Lake City, Utah 84115
 Year Built (Tax Record): Effective Age: Tax #: SA 358
 Legal Description Kind of Building:

Lots 13 and 14 Block 55, Snyder's Addition to Park City Survey.
Less than one acre.

STATUS/USE 2

Original Owner: probably Joseph S. Willis Construction Date: c.1922 Demolition Date:

Original Use: Residence Present Use:

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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 1062 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a gable roof. Park City's bungalows, although they vary in form, generally have hip or clipped gable roofs and narrow lap siding. This bungalow, however, stands apart from the extant examples of Park City bungalows. It more closely resembles a type of bungalow that was more common to towns such as Salt Lake and Provo, than the type of bungalows that was built in Park City. The full width front porch under an extension of the low pitch, broad gable roof, the roof overhang with exposed rafters, and the supporting brackets under the roof edge are elements that are typical of the Craftsman bungalow. There are no other Park City bungalows which in any way resemble the Craftsman bungalow. It is also one of only two bungalows included in this nomination which were built of drop siding. Narrow lap siding was the preferred building material during the period in which Park City's bungalows were built. Instead of having a balustrade, the porch area was enclosed by a low wall of drop siding. There is a small shed roof extension attached at right angles at the rear of the south side of the building. Judging by the type of siding and window, it is a recent addition. Although intrusive it does not change the character of the building. This house is the only extant bungalow in Park City that reflects the Craftsman influence. Although its original integrity has been compromised by the addition, it still maintains its original character.

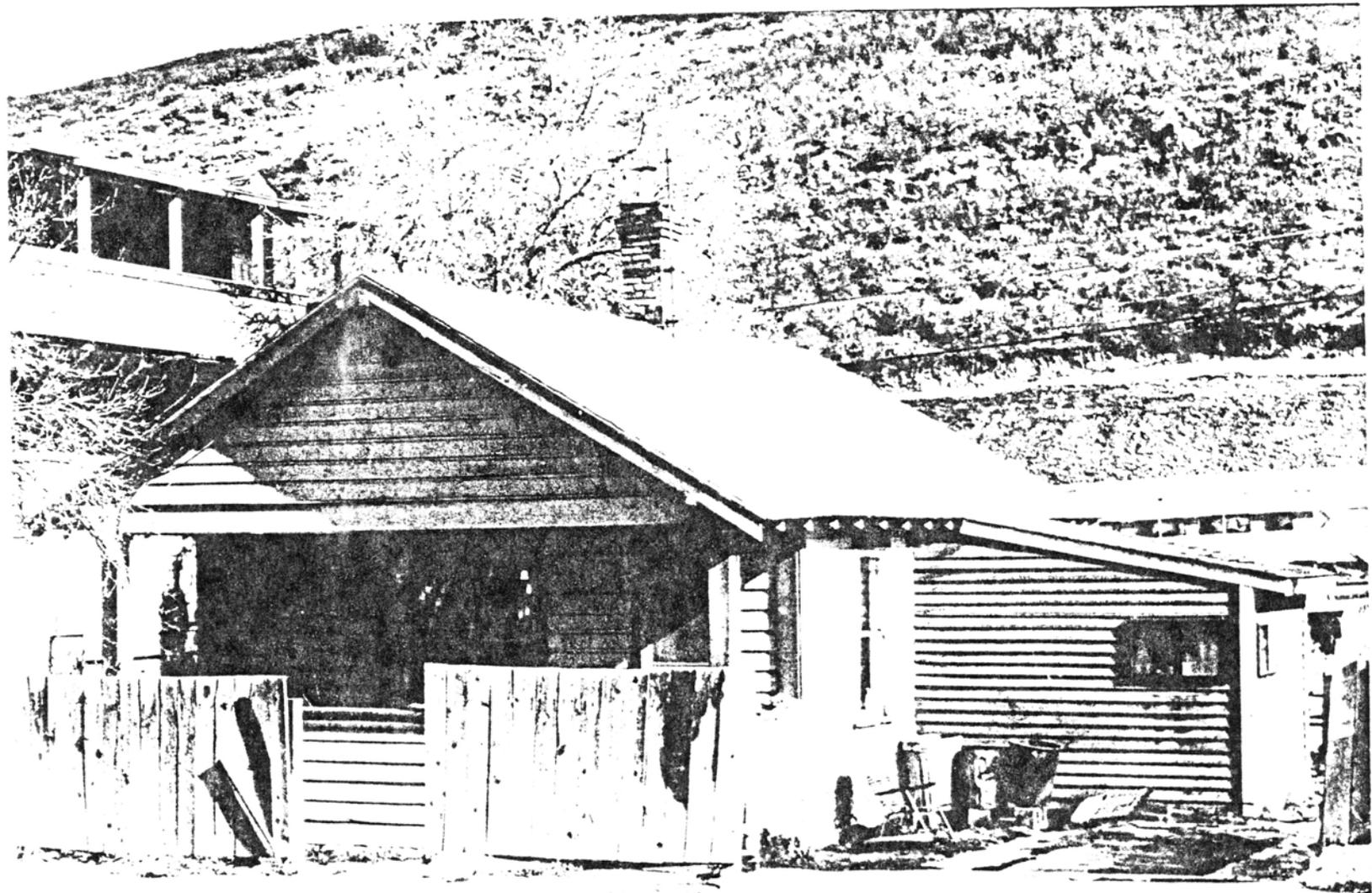
5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1922

Built c. 1922, the Joseph S. Willis House at 1062 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and 1929, the end of the mining boom period, and significantly contributes to the character of the residential area.

In 1922, Joseph S. Willis purchased this parcel of land, which had previously been included in a larger parcel, and, as indicated by his mortgage of that same year, probably built this house. Willis, about whom nothing is known, owned this property until 1928, when he sold it to Adolph Newman. The house was purchased by H. Kenneth Gibson in 1931 and has remained in the Gibson family up to the present.







Park City
Sharelle Roseman
435.640.3285
www.sharelle.com

968 LWJ