

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1060 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-357

Current Owner Name: GASPARAC GEORGE & MARY

Parent Parcel(s):

Current Owner Address: PO BOX 829, PARK CITY, UT 84060-0829

Legal Description (include acreage): SUBD: SA BLOCK: 56 PLAT: 0S 16 T 2S R 4E LOTS 9-10-11& 12 BLK 55 SNYDERS ADDITIONALSO THAT PART OF TH E 1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS9-10-11-12 SUBJECT TO EASEMENT; 0.32 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: WW-II Era 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), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

- 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: Two accessory structures.

Foundation: Concrete.

Walls: Board & batten siding, stone veneer, aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows: Casement.

Improvements: Garage-Frame: 625 SF Typical Quality; Tool Shed: 160 SF Typical 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): The one-story frame WW II-era cottage appears to have been altered with the application of stone veneer, board & batten siding and aluminum siding. It is not clear how much, if any, of the original materials are extant. Additional research should be conducted to determine complete information about the design history of the site. Without additional information, it is not possible to substantiate eligibility for National Register listing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is atypical for most Park City mining ear homes in Old Town; the site has large side and rear yards.

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 post-mining era house are the simple methods of construction, 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 mid-twentieth century.

Association (Describe the link between the important historic era or person and the property.): the WW II-era cottage is a common house type constructed in Utah during the mid-20th century, but it appears that modifications were made to the house that diminish the site's association with the past.

The lack of information on the site render it ineligible for listing in the National Register of Historic Places. If additional information is reviewed, the site should be re-evaluated for a confirmation of the current other designation. The site retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1946<sup>1</sup>

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

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. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community.

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 (primary façade). Camera facing east, 2006.

**Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.



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