

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1063 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-37

Current Owner Name: BUSH GARY W TRUSTEE

Parent Parcel(s):

Current Owner Address: PO BOX 113, PARK CITY, UT 84060-0113

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 4 BLOCK: 4 LOT: 15 AND:- LOT: 16; 0.07 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 & 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: Hipped roof or "Pyramid" House

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: Dina Blaes/Park City Municipal Corporation

Date: November, 08



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. Camera facing south, 2008.
- Photo No. 2:** East elevation (primary façade). Camera facing west, 2006.
- Photo No. 3:** East elevation (primary façade). Camera facing west, 1995.

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<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
<u>1</u>	<u>x x</u>		<u>597</u>	<u>\$ -</u>	<u>\$ 1274</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

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

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>104</u>
Ext. Walls <u>Bricktex</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>65' @ 1.15</u>	<u>75</u>	
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Laminized - 4 @ 25.00</u>		<u>100</u>

Total Additions and Deductions 320 244  
 Net Additions or Deductions -244 1274

Age 33 Yrs. by { Est. Owner  REPRODUCTION VALUE \$ 1350  
 { Tenant \_\_\_\_\_ Depr. 1-2-3-4-5-6 46/54 % \$  
 { Neighbors \_\_\_\_\_ Reproduction Val. Minus Depr. \$ 729  
 { Records  \_\_\_\_\_ \$

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

Remarks \_\_\_\_\_ Total Building Value \_\_\_\_\_ \$

Appraised 10/1949 By CAD-A-J



Serial No. SA 37

Location Block 4 SA N151st 15-21-16

Kind of Bldg. RES St. No. 1063 Park Ave

Class 3 Type 1 2 3 4. Cost \$ 1303 X - %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		597		\$ 1303
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> — None <u>✓</u>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors — Walls — Cigs. —	
Roof Type <u>416</u> — Mtl. <u>519</u>	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	
Porches—Front <u>65</u> @ <u>1008</u> <u>65</u>	
Rear <u>65</u> @ <u>80</u> <u>52</u>	
Porch — @ <u>60</u>	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @ —	
Planters — @ —	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full — Floor —	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin. —	
Plumbing { Class — Tub — Trays — Basin — Sink <u>4</u> Toilet <u>1</u> Wtr. Sfr. — Shr. St. — O.T. — Dishwasher — Garbage Disp. —	<u>260</u>
Built-in-Appliances —	
Heat—Stove <u>✓</u> H.A. — Steam — Stkr. — Blr. —	
<u>Oil</u> — Gas — Coal <u>✓</u> — Pipeless — Radiant —	
Air Cond. —	
Finish—Fir <u>✓</u> — Hd. Wd. —	
Floor—Fir <u>✓</u> — Hd. Wd. — Other —	
Cabinets — Mantels —	
Tile — Walls — Wainseot — Floors —	
Storm Sash—Wood D. — S. — ; Metal D. — S. —	

Reappraised 11/15/79 2279

Total Additions		377
Year Built	Avg. Age <u>42</u>	Current Value \$ <u>1680</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Commission Adj. <u>Obs</u> <u>10%</u>	<u>168</u>
	Bldg. Value	<u>1512</u>
Remodel Year	Est.-Cost	Depr. Col. <u>1 2 3 4 5 6</u> <u>45%</u>
Current Value Minus Depr.		\$ <u>680</u>
Garage—Class —	Depr. 2% 3%	Carport — Factor —
Cars —	Floor —	Walls — Roof — Doors —
Size—	x <u>Age</u>	Cost — x — %
Other <u>Red (over)</u>		<u>.64</u>
Total Building Value		\$

Appraised 5-5- 1958 By 1202



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

IDENTIFICATION 1

Street Address: 10<sup>63</sup>59 Park Avenue, Park City Plat SA Bl. 4 Lot S14-1

Name of Structure: T. R. S.

Present Owner: Louisa and Brent P. Snow UTM:

Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-36

2

Original Owner: unknown Construction Date: ca. 1904 Demolition Date:

Original Use: residential

Present Use: Occupants:

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                   | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Commercial               |                                       |                                    |

Building Condition:

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated    |                                |

Integrity:

- |   |
|---|
| <input type="checkbox"/> Unaltered                    |
| <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Major Alterations            |

STATUS 3

Preliminary Evaluation:

- |  |
|--|
| <input type="checkbox"/> Significant             |
| <input checked="" type="checkbox"/> Contributory |
| <input type="checkbox"/> Not Contributory        |
| <input type="checkbox"/> Intrusion               |

Final Register Status:

- |  |   |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

4

Photography:

Date of Slides: June 1978

Views: Front  Side  Rear  Other

Date of Photographs:

Views: Front  Side  Rear  Other

DOCUMENTATION 4

Research Sources:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Abstract of Title           | <input type="checkbox"/> City Directories                                 | <input type="checkbox"/> LDS Church Archives       |
| <input checked="" type="checkbox"/> Plat Records     | <input type="checkbox"/> Biographical Encyclopedias                       | <input type="checkbox"/> LDS Genealogical Society  |
| <input checked="" type="checkbox"/> Plat Map         | <input checked="" type="checkbox"/> Obituary Index                        | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories                          | <input type="checkbox"/> BYU Library               |
| <input type="checkbox"/> Building Permit             | <input type="checkbox"/> Personal Interviews                              | <input type="checkbox"/> USU Library               |
| <input type="checkbox"/> Sewer Permit                | <input checked="" type="checkbox"/> Newspapers                            | <input type="checkbox"/> SLC Library               |
| <input checked="" type="checkbox"/> Sanborn Maps     | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> 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, September 24, 1950, p. B-5.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

Description of physical appearance &amp; significant architectural features:

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

One-story frame dwelling, basically square in shape and having a hip roof. A porch is cut into the northeast corner of the building. Front windows are picture windows with transoms.

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 contributory miner's dwelling, in its frame construction with a hip roof, and also in its history of having been constructed in the mid-1910s representing a somewhat later type of building erected in an expanding Park City.

This lot was also a part of the David C. McLaoughlin holdings in 1883; to W. A. McEmery in 1906. In 1916 a Quit Claim to Joseph E. Jenkins on Lots 14-15-16; with William A. Simpson receiving a Q. C. D. in 1916 on Lot N15-16. Simpson mortgaged land in 1917. In 1925 deeded to Williams [sic] (William) Prudence, and to current owners of record.





