

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1503 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-243

Current Owner Name: Paul, Terri & Dennis Hulbert

Parent Parcel(s):

Current Owner Address: 1563 Tollgate Road, Park City, UT 84098

Legal Description (include acreage): 0.33 acres; PARCEL 1: BEG AT A PT 598 N & 1388 FT EOF THE SW COR OF SEC 9, T2SR4E, SLBM, & RUN TH N 25*24'W 52 FT; TH S 69*30'W 160 FT; TH S 28*43'E 59.5 FT; TH N 62*0'E 156 FT TO THE PLACE OF BEG. EXCEPTING THEREFROM THE FOLLOWING: BEG AT A PT THAT IS N 578.88 FT & E 1224.58 FT FR THE SW COR OF SEC 9, T2SR4E SLBM (BASIS OF BEARING BEING S 89*36'30" E FR SD SW COR OF SEC 9 TO THE SE COR OF THE SE 1/4 OF THE SW 1/4 OF SD SEC 9); SD PT ALSO BEING THE SW COR OF SILVER TOWN CONDOMINIUMS AS RECORDED 07-19-76 AS ENTRY NO 132627 IN OFFICE OF SUMMIT COUNTY RECORDER; TH N 34*35'00"W 12.87 FT; TH N 69*30'00" E 158.46 FT; TH S 25*24'00" E 14.30 FT TO A PT ON THE S'LY PROPERTY LINE OF SD SILVER TOWN CONDO; TH ALG SD S'LY PROPERTY LINE S 70*08'43" W 156.56 FT TO THE PT OF BEG.

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.

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.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Period 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), # 1; 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: Drop-novelty wood siding on accessory garage structure with tar paper roofing in some disrepair

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding

Roof: Asphalt shingle

Windows/Doors: Wooden single hung windows, and wooden door with upper panels of glazing

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): Very little change between photographs provided between 1995-2006, other than exterior trim colors. Structure retains credible features for its period cottage type.

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 sits on lot at least 15-20 feet recessed from city roadway. Landscape is covered in mature trees and shrubs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 cottage is another common house type found in Park City during the mining era, albeit, more commonly found in the early twentieth century.

5 SIGNIFICANCEArchitect: Not Known Known: (source:)Date of Construction: c. 1900¹Builder: Not Known Known: (source:)¹ Summit County Tax Assessor.

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

Photo No. 2: Accessory building. Camera facing northeast, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

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





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