



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Walter and Ann Wilcocks House

Address: 363 Park Avenue

Date of Construction: c. 1898

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 363-PA-1

Current Owner: Michael S. and Lisa B. Herring (trustees)

Legal Description (include acreage): LOT 1 363 PARK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4,087 SQ FT OR 0.09 AC (NOTE: THE S'LY 1/2 FT OF SD LOT 1 CONFLICTS WITH 1255-480PC-45-A) 1543-224 2049-947 MICHAEL S HERRING & LISA B HERRING TRUSTEES OF THE HERRING FAMILY LIVING TRUST 2049-947

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

07/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints: 2006 (2), 1995, 1983, 1940s  tax Card

Historic

Research Sources:

Sanborn Maps

Census Records

City/ County Histories

Park City Museum

Personal Interviews

Newspapers

Other:

abstract of title

**DESCRIPTION**

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Architectural Style: pyramid house type

No. Stories: 1

Number of Associated Structures:  Accessory building(s). #  Structure(s). #

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: ,original location: )

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Not verified

Roof: Truncated hipped roof sheathed in standing-seam metal

Windows/Doors: Paired double-hung sash type. Frame-and-panel door with transom.

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 363 Park Avenue was described in a National Register nomination form as follows:  
“This house is a one story frame pyramid house with a truncated pyramid roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with a door set slightly off-center between windows, and the hip roof porch. What distinguishes this house from others of the type is the use of decorative features on the facade. Many pyramid houses have simple, unadorned facades, but Victorian moldings around the door and paired windows and a decorative porch distinguish the house at 363 Park. Grooved moldings with decorative corner blocks such as those on this house are typical of the period

of construction. The porch is one of the most ornate of those on Park City's pyramid houses that have survived to the present. It has a shed roof, and is supported on lathe turned porch piers. There is a frieze of jigsaw cut ornament across the facade, and a pediment-shaped projection centered over the entrance bay. Decorative brackets top the porch piers, and there is a band of teardrop-shaped decorative points below the frieze. The original balustrade was replaced by a simple, unadorned bannister of two-by-fours. It is a practical and unobtrusive alteration. There is a rear shed extension and a small side extension attached to the north wall. The Sanborn Insurance Map indicates that both extensions were built before 1900. Matching drop siding was used so that the extensions complement the building, and do not affect its original character. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house is in excellent condition, and maintains its original integrity."

The main part of the house remains unchanged since the writing of this description; however, several additions have been made. To the rear and southeast of the main house additions were built to connect to a garage that has an upper living space. These additions were reviewed by the State Historic Preservation Office as part of a tax credit application and were determined to not adversely affect the historical integrity of the site. The overall form and materiality of the building remains intact and the building retains its historic value.

## SIGNIFICANCE

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Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

"Built c. 1898, the Walter and Ann Wilcocks House at 363 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types. This house was probably built c. 1898 by Walter and Ann Wilcocks to replace their two-story frame house which had apparently been destroyed in the great fire of June 19, 1898. The Wilcocks also owned a rental house at 343 Park, which was also apparently destroyed by the fire and was replaced at about the same time with a new house, similar to this house, but smaller and less elaborate. The Wilcocks

owned this house until Ann's death in 1930, at which time it was deeded to Ann's nephew, William J. Scoble.

Walter and Ann Wilcock~ were born in England, he in 1840 and she in 1845. They immigrated to the U.S. in 1865, one year after their marriage, and came to Park City in 1877 where they remained for the rest of their lives. By at least 1880, Walter was operating a hotel in the town and had purchased the property on which this house stands. He was also involved in real estate investments in the town (see 343 Park), and, like almost everyone else in the town, probably had some mining interests as well. He died of Bright's disease in 1900. The Wilcocks had no children. Ann Wilcocks continued to live in this house after Walter's death, sharing the home for a time with her nephew, William J. Scoble, who, in 1905, purchased her rental house at 343 Park. Ann, listed in the 1900 census records as a 'capitalist', was apparently active in various investments herself.

Other owners of the house include William J. Scoble (1930-32) and Robert Browning Cunningham and family (1932-57)"

Further research has revealed more information regarding these later owners of the property. William Scoble appears on the 1930 census, living alone in this house. He was not working at that time, but in a later article it stated that he purchased a chicken farm.

Robert Browning Cunningham, also known as "Brownie", lived in the house with his wife Josie and their two children during the 1940 census. He was a sheriff in Park City for many years. He retained the property until 1957; it has since been bought and sold many times and is currently owned by Michael and Lisa Herring.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

## PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*363 Park Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



c. 1925



Walter and Ann Wilcocks House

363 Park Avenue / Park City, Summit County, Utah  
View from Northeast Corner / Photo: Roger Roper, October 1983  
Negative Files at Utah State Historical Society

Walter and Ann Wilcocks House  
363 Park  
Park City, Utah

View from Northeast corner

Photo: Roger Roper, October 1983  
Negative filed at Utah State Historical Soc.











*363 Park Avenue. Northeast oblique. November 2013.*



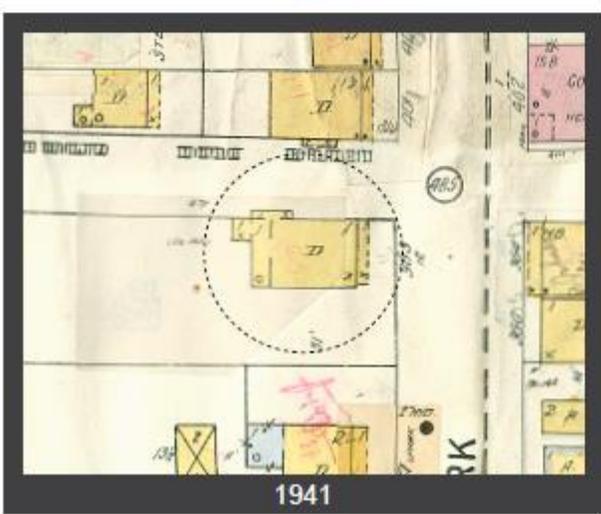
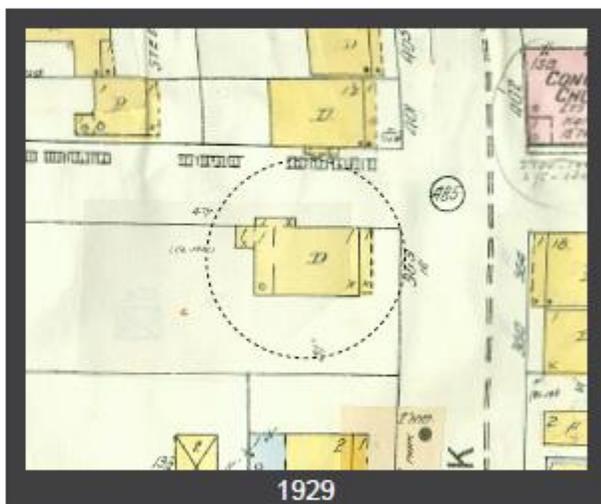
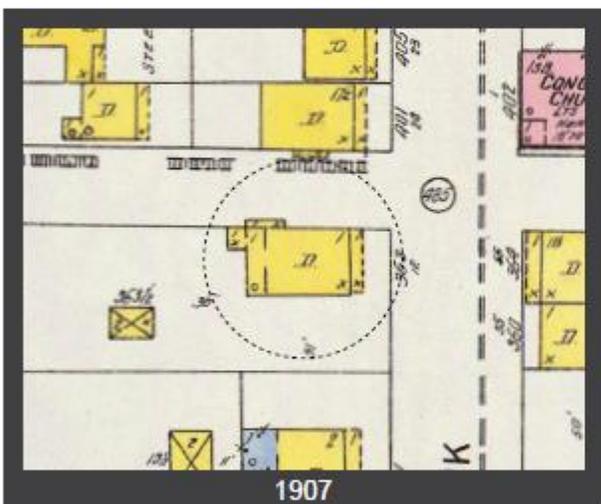
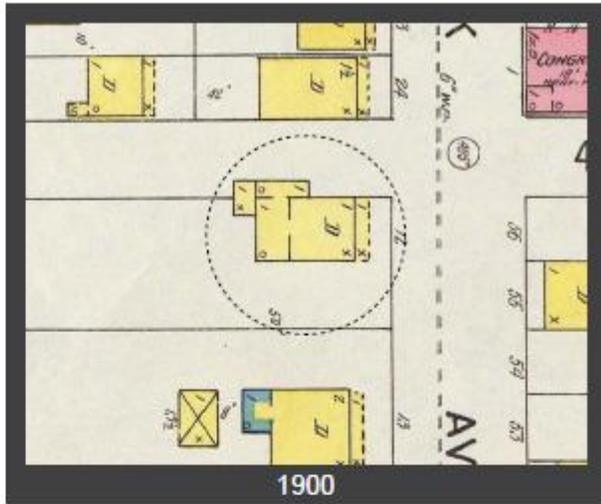
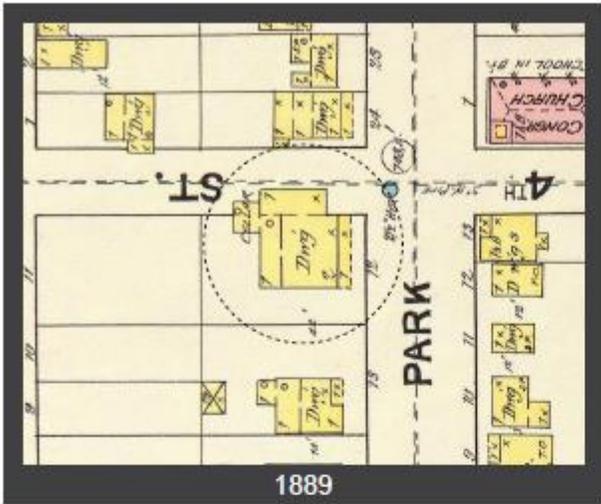
*363 Park Avenue. East elevation. November 2013.*



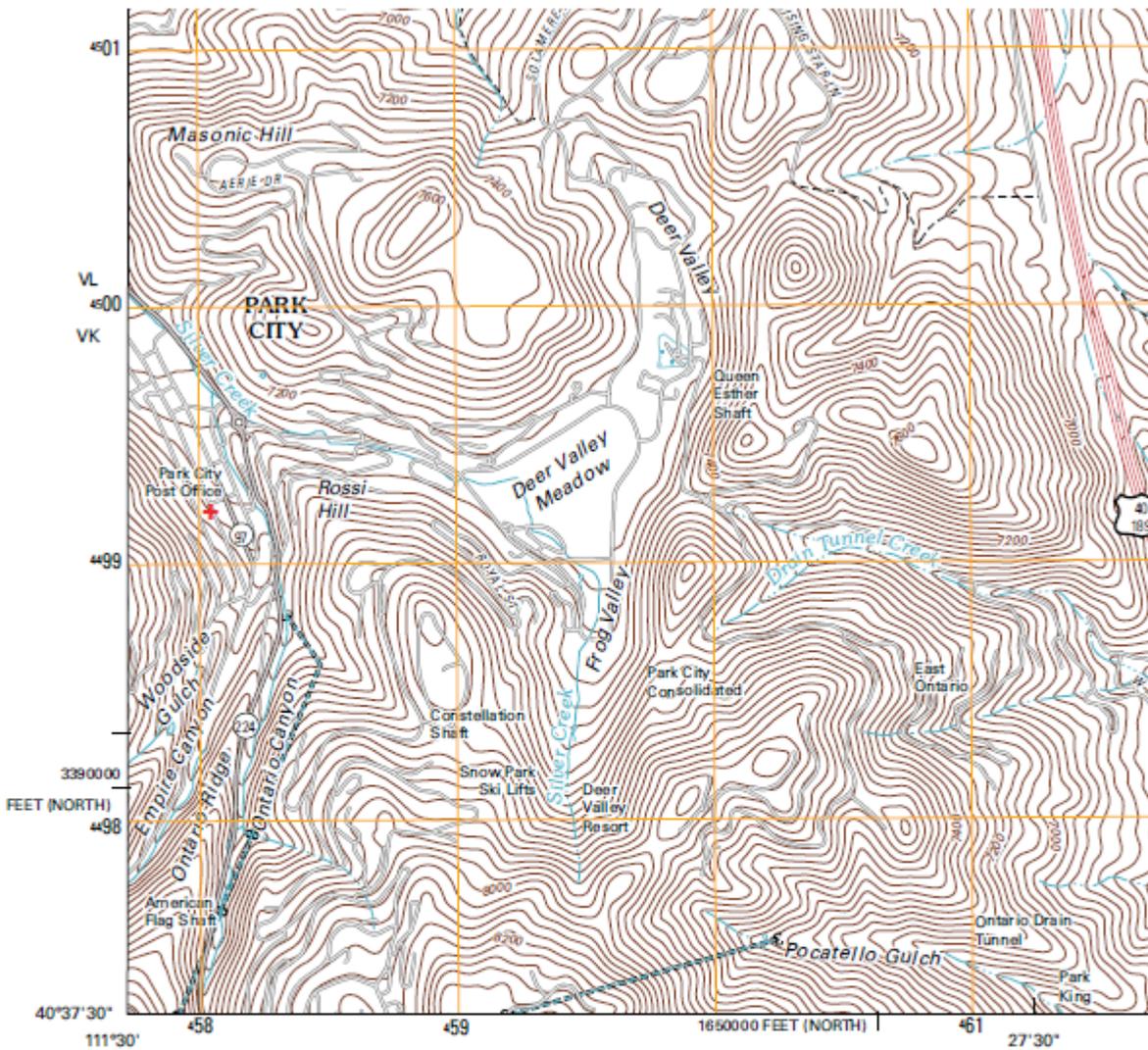
*363 Park Avenue. Southeast oblique. November 2013.*

MAPS

363 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

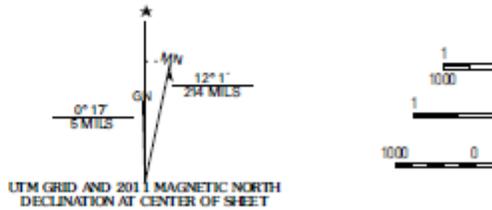


363 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

363 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

# PARK FLOAT

R. H. Rockman, the shoe man of this city, left Wednesday for Germany on a six months L. D. B. mission. His brother, Elias Rockman, will conduct the shoe shop as usual.

Tuesday of this week a handsome baby girl was born to Mr. and Mrs. Don Taylor of this city. It is the first baby after several years of happy married life, and joy is unbounded because of the new arrival.

Members of Woodcraft will hold their club meeting at seven o'clock, p. m., December 23d. After the meeting there will be a card party for members and the public.

John D. Beck, a student at the Westminster college, Salt Lake, returned to the city Sunday evening, after spending the Thanksgiving holidays with his parents, Mr. and Mrs. John W. Beck.

Last Friday, November 25th, the population was increased by two, a baby boy being born to Mr. and Mrs. Austin Daniels and a boy also to Mr. and Mrs. Vera Peterson. All doing nicely.

The following patients were admitted to the Mines Hospital the past week: Alexander Evans, injury; Hendry Laffer and Nettie Swainland, operations; Patrick Coogan and Douglas Borenson, billed operations.

On Friday, December 6th the Park City High School basketball team will play the Kenner "Cathays" champions of Morgan county. A preliminary game will also be played between the modest teams of the physical education class.

Stop, Look, Listen—Another "Wallo-nighs" at the Elks Hall, tomorrow night, December 1st—with Byron Jones and his Harmony Serenaders, furnishing the enchanting, dreamy music. There will be magnificent wireless galore—50c all but 35 cents per couple; extra 50c.

The Utah State Press Association will hold its annual convention at the Meadows Hotel, Salt Lake, next Saturday and Sunday. A banquet will be served Saturday evening at which Governor-elect H. H. Hood, will be the principal speaker.

This week "Broonie" Cunningham purchased the Woodcock's Inn on Park Avenue, from William Scoble and will take up his residence there shortly. Mr. Scoble has purchased a chicken ranch in Salt Lake valley, and intends devoting his

time to chickens in the future. Good luck to you, Bill.

At the Coufobut meeting Sunday at the L. D. B. church, this city, the members of the 14th Ward of Salt Lake, will give the following program: Reading, Miss Mary Schindler; piano solo, Miss Beatrice Dwyer; vocal solo, Miss Charlie Williams; short talks, Miss R. Emery and James A. Gies. Public invited.

Miss Ruth Paulsen, of this city, was awarded the prize offered by the Western Newspaper Union. For her clever verse, "Why You should Use Intermountain Made Goods," published in The Record of last week, and in some thirty other Western newspapers in Idaho, Nevada, Utah and Wyoming.

On Monday, November 26th, to kind of even up matters for the births on November 25th, two baby girls were born, one coming to the home of Mr. and Mrs. P. E. Reynolds and the other to the home of Mr. and Mrs. Patted Gamble. In both these cases it was the second child born to the proud parents, and happiness reigns in both households.

Hendry Laffer, a well known citizen of this community was taken to the Mines Hospital Monday where he underwent an operation for appendicitis. The appendix was found to be ruptured, and for a time his condition was considered quite serious. At this writing, however, the patient is doing splendidly, and he will soon be released from the hospital.

The regular weekly meeting of the Red Cross Unit will be held tonight, Friday, in the City Hall at 8 o'clock. At this meeting a consignment of cotton goods will be allotted to the different parts of the county, and arrangements made to send to the needy of Park City their share. All officers and members are requested to be present.

Tonight, December 2nd, at the Park City High gym an old-fashioned hard-time costume ball will be given by the Freshman-Sophomore classes. This will be the dancing event of the year. Prizes will be awarded for best original costumes—program, refreshments and fun. Harmony Serenaders will furnish the music. Popular prices, girls 25 cents; ladies 10c.

The Park City High school will present its annual high school play at the High School Auditorium, on Wednesday, December 11th. Admission only 50 cents. The

play will be "Daddy Long Legs," a story of Jean Inghart. Remember the date, and give the high school players a crowded house. It will be an entertainment of merit.

Mr. M. F. Shannon, connected with the Silver King Coalition for several years, and well known in this city, died at a Salt Lake hospital last Friday morning, after a week's illness with influenza and complications arising therefrom, for the past few years Mr. Shannon had been employed by the Salt Lake Tribune-Telegraph. He is survived by his widow and one brother, both of Pennsylvania.

David Burns, a former Park City lad, now a student of the Westminster College, Salt Lake in company with Leland Fritson, a student of the same institution, were Thanksgiving visitors in Park City, the former spending the holidays with his father, head blacksmith at the Silver King Coalition, and the latter with his parents, Mr. and Mrs. Jerome Partee. Both are making rapid progress in their school work and are young men to be proud of.

Next Sunday is Ella Memorial day, and will be duly observed by the local Elks in their lodge room, commencing at 8 o'clock Sunday night. The public is cordially invited to these exercises. The following program will be given: Opening exercises, by officers; vocal solo, Jack Crocker; calling the roll; violin solo, Carl Stephens; memorial exercises, officers; memorial address, R. C. McDonough; vocal solo, Mrs. J. Sullivan; Julia Lang Brice, residence; benediction, chaplain.

Mr. and Mrs. Charles Graham of this city, received the sad news yesterday from their son, Frank, that their daughter, Mrs. Oscar Beckman, had died from heart trouble, following a short illness, at her home in Victor, Colorado. Mrs. Beckman visited in this city with her parents for a month or so, last summer, and made many friends, who will be grieved to hear of her passing. Deceased was 38 years old. Besides her parents, she is survived by her husband, one brother, whose home is in Victor, and one sister, living in Salt Lake. Mrs. Graham left last night for the stricken home.

At his home in Facetito, Idaho, last Friday, Lyndon Fargo, holder of our former railroad and business man, Sherman Fargo, died suddenly from a stomach hemorrhage. Deceased was prominent in business, fraternal and social affairs for many years, and his death is keenly felt and mourned. Mr. Fargo was born in Bethany, New York, on October 4, 1860. He commenced his 33 years business activity in Krasnoto, Wyoming, when he came west in 1880, entering the employ of a mercantile company, which was reorganized ten years later as the Krasnoto-Fargo company. Later the company purchased the M. R. Aschheim Mercantile company of Park City, which was successfully conducted under the capable management of Sherman Fargo, until the big store was destroyed by fire a few years ago. Deceased was a prominent Mason; a charter member of the Facetito Lodge of Elks; president of the County Club of this city, and charter member of the Rotary Club. He is survived by his widow and two daughters, one brother, and two sisters.

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]

Address: 363 Park Avenue

City: Park City, UT

Current Owner: Michael S. & Lisa B. Herring (trustees)

Address: (see historic site form for address)

Tax Number: 363-PA-1

Legal Description (include acreage): 363 Park Avenue Sub., platted 9/20/1999 (PC BK3 N4ft. L14, L15, L16) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/23/1880	Frederick A. Nims	Walter Wilcocks	W		"15, 16, By Atty in fact."
10/16/1893	Walter Wilcocks	Ann Wilcocks	W.D.		"14, 15, 16, 17, 18"
9/6/1930	Joseph T. Kesoei, et ux	William J. Scoble	Q.C.D.		"15, 16, 17, 18"
9/16/1930	3rd Jud. Dis Court	William J. Scoble	Decree		"15, 16, 17, 18"
12/1/1932	William J. Scoble	Robert Browning Cunningham	Q.C.D.		"15, 16"
10/10/1957	Robert Browning Cunningham	Frank & Myrtle Chilton	W.D.		"15, 16"
1/20/1968	Frank Chilton [widower]	John A. & Jessie H. McAlevy	W.D.		"15, 16"
11/1/1977	Jessie H. McAlevy [widow]	Michele L. Low, a woman	W.D.		"15, 16"
11/1/1977	Jessie H. McAlevy	Michele L. Low	W.D.		"Nly 4 ft. Lot 14"
8/24/1982	Michele L. Low	Francis M. & Donna K. Wright	W.D.		"Nery4ft. 14, all 15, all 16" [rest of form]
10/2/1998	Francis M. Wright, P.R.	Francis M. Wright	P.R. Deed		[estate of Donna Kay Wright]
6/17/2003	Francis M. Wright	Michael S. & Lisa B. Herring	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

PC 46  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 363 Park Ave

Class 3 Type 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

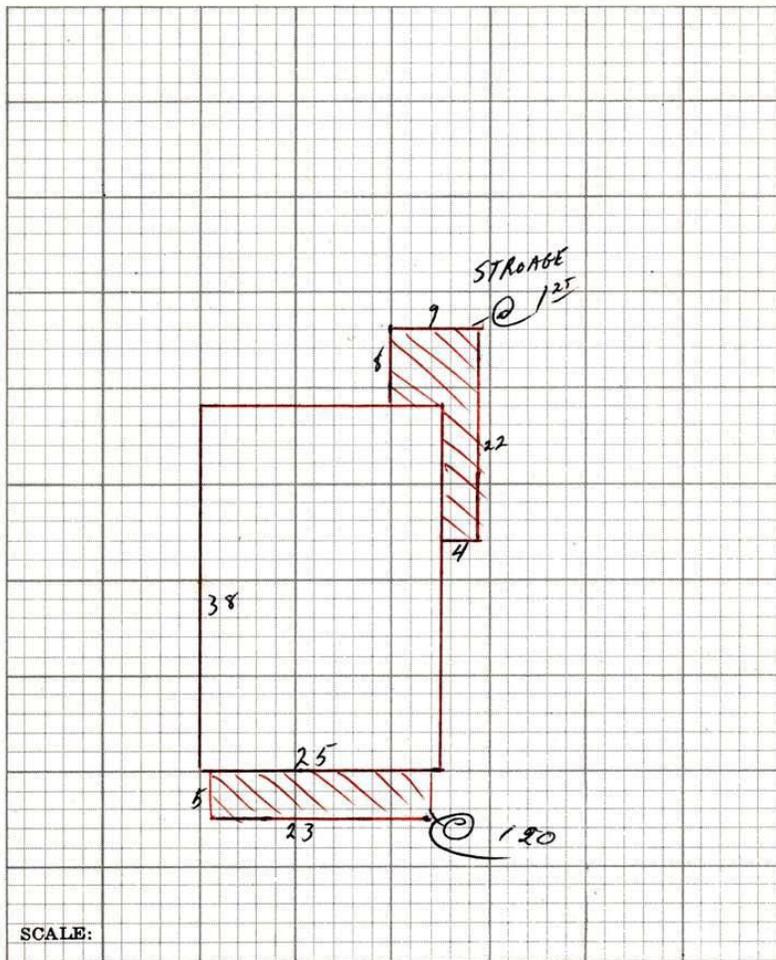
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	950		\$ 3885	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>5, d</u> (A)		
Roof Type <u>HIP</u> Mtl. <u>METAL</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____	<u>115 @ 120</u>	<u>138</u>
Rear _____	<u>128 @ 125</u>	<u>160</u>
Porch _____	<u>1 @</u>	
Planters _____	<u>@</u>	
Ext. Base. Entry _____	<u>@</u>	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____	<u>None</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>373</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls <u>1</u> Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<u>1221</u>	

Year Built <u>1898</u>	Avg. <u>1898</u>	Replacement Cost	<u>5106</u>
	Age <u>2</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor <u>Record - Est.</u>	Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			<u>76</u>
Total Building Value		\$	

Appraised ① 10-16 19 68 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



SCALE:

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 1 Depr. 2% 3%

Cars 2 Floor Pier Walls C7 Roof C5 Doors

Size 18 x 18 Age 304 Cost 303 x 47%

1940 Base Cost \_\_\_\_\_ x 25% Depr. 10996 **76**

Total

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	50	50	50	50	50					
RESIDENCE	817	817	817	817	817					
TOTAL	867	867	867	867	867					
ASSESSED VALUE	345	345	345	345	345					

Utah State Historical Society  
Historic Preservation Research Office

Property Type: \_\_\_\_\_

Site No. \_\_\_\_\_

**Structure/Site Information Form**

1 IDENTIFICATION

Street Address: 363 Park UTM: 12 458100 4499020  
 Park City, Summit County, Utah  
 Name of Structure: Walter and Ann Wilcocks House T. R. S.  
 Present Owner: Francis M. Jr. and Donna K. Wright  
 Owner Address: 7421 Venice Street, Falls Church, VI 22043  
 Year Built (Tax Record): \_\_\_\_\_ Effective Age: \_\_\_\_\_ Tax #: PC 46  
 Legal Description: \_\_\_\_\_ Kind of Building: \_\_\_\_\_  
 Lots 15 and 16 Block 3, Park City Survey, and Northerly 4 feet Lot 14 Block 3,  
 Park City Survey  
 Less than one acre.

2 STATUS/USE

Original Owner: probably Walter & Ann Wilcocks Construction Date: c. 1898 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

3 DOCUMENTATION

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.):

1880 Census Records. Summit County, Park City Precinct, p. 2.  
 1900 Census Records. Summit County, Park City Precinct, p. 156-A.  
 Park Record. June 2, 1900, p. 3. Walter Wilcocks obituary.  
 Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 363 Park

Site No:

4  
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

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

This house is a one story frame pyramid house with a truncated pyramid roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with a door set slightly off-center between windows, and the hip roof porch. What distinguishes this house from others of the type is the use of decorative features on the facade. Many pyramid houses have simple, unadorned facades, but Victorian moldings around the door and paired windows and a decorative porch distinguish the house at 363 Park. Grooved moldings with decorative corner blocks such as those on this house are typical of the period of construction. The porch is one of the most ornate of those on Park City's pyramid houses that have survived to the present. It has a shed roof, and is supported on lathe turned porch piers. There is a frieze of jigsaw cut ornament across the facade, and a pediment-shaped projection centered over the entrance bay. Decorative brackets top the porch piers, and there is a band of teardrop-shaped decorative points below the frieze. The original balustrade was replaced by a simple, unadorned bannister of two-by-fours. It is a practical and unobtrusive alteration. There is a rear shed extension and a small side extension attached to the north wall. The Sanborn Insurance Map indicates that both extensions were built before 1900. Matching drop siding was used so that the extensions complement the building, and do not affect its

(See continuation sheet)

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HISTORY

Statement of Historical Significance:

Construction Date: c. 1898

Built c. 1898, the Walter and Ann Wilcocks House at 363 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

This house was probably built c. 1898 by Walter and Ann Wilcocks to replace their two-story frame house<sup>1</sup> which had apparently been destroyed in the great fire of June 19, 1898. The Wilcocks also owned a rental house at 343 Park, which was also apparently destroyed by the fire and was replaced at about the same time with a new house, similar to this house, but smaller and less elaborate. The Wilcocks owned this house until Ann's death in 1930, at which time it was deeded to Ann's nephew, William J. Scoble.

Walter and Ann Wilcocks were born in England, he in 1840 and she in 1845. They immigrated to the U.S. in 1865, one year after their marriage, and came to Park City in 1877 where they remained for the rest of their lives. By at least 1880, Walter was operating a hotel in the town<sup>2</sup> and had purchased the property on which this house stands. He was also involved in real estate investments in the town (see 343 Park), and, like almost everyone else in the town, probably had some mining interests as well. He died of Bright's disease in 1900. The Wilcocks had no children. Ann Wilcocks continued to live in this house after Walter's death, sharing the home for a time with her nephew, William J. Scoble, who, in 1905, purchased her rental house at 343 Park. Ann,

(See continuation sheet)

363 Park

Description continued:

original character. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house is in excellent condition, and maintains its original integrity.

History continued:

listed in the 1900 census records as a "capitalist," was apparently active in various investments herself.

Other owners of the house include William J. Scoble (1930-32) and Robert Browning Cunningham and family (1932-57).

<sup>1</sup>1889 Sanborn Insurance Map of Park City.

<sup>2</sup>1880 Summit County Census Records, Park City Precinct, p. 2.