



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Jerome Paxton House

Address: 435 Park Avenue

Date of Construction: c. 1915

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: NOLAN-1

Current Owner: Chateau Bow Wow LLC

Legal Description (include acreage): LOT 1 NOLAN REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1836-1457

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints: 2006, 1995, 1940s
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum

- Newspapers
- Other:

DESCRIPTION

Architectural Style: Bungalow 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: Narrow ship-lap or clapboard wood siding; Board & batten siding on addition

Foundation: Concrete

Roof: Hipped roof form on original house and addition sheathed with asphalt shingles

Windows/Doors: Large fixed casement flanked by narrow casement type

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

435 Park is a bungalow type house that has undergone significant modifications. Though the bungalow was not one of the main three house types built during the historic Park City mining era, it was still common and is a good representation of that time period. The main roof is hipped and sheathed with asphalt shingles, as is the large rear addition. The original house is clad with shiplap or clapboard siding, and the addition is clad with board-and-batten siding. The lower level of the original house is clad with a stone veneer. A shed roofed lower level porch and door was added sometime between the c. 1940 tax photo and the 1995 photo, which was then removed by 2006 when the rear addition was built. The side stair leading up to the porch was altered by the 1995 photo and then removed completely by the 2006 photo, leaving it inaccessible from the ground. Windows have been added to the lower portion of the front façade and consist of two pairs of the double hung sash type, arranged symmetrically. The major change to the house is the massive three level addition to the rear. The lower level of the addition is a garage

while the upper two levels are living space. The overall changes to the form and materiality have diminished the historic value of the house.

SIGNIFICANCE

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.)

This house was built sometime between 1907 and 1920, judging from the Sanborn Insurance maps and the 1920 census. The house was owned at that time by Jerome Paxton, who was renting another house on Park Avenue at that time. He worked as a cashier at a bank. Later he started his own insurance agency, and was president of the board of education for the city.

During the 1920 census, this house was rented by Frank Marion Stone and his family, and also Day King and his family. Frank Stone worked as a mechanic in the mines and Day King was a manager for the power company. Nothing else could be found on them.

In 1924 the house was sold to the First National Bank, and then to Heath and Armstrong Co. in 1925. In 1934 it was sold to First Security Trust, and then in 1935 Jerome Paxton again regained ownership of the property. It is unclear exactly what was happening through all of these transactions, but Jerome Paxton was recorded as living at the house through the 1930 census, though it does state that he was renting the house at that time.

By the time of the 1940 census, the house is recorded as being owned by Jerome Paxton, and he and his wife Alice were still living there. The house stayed in his family for many years, but was eventually sold. It is currently owned by Chateau Bow Wow LLC.

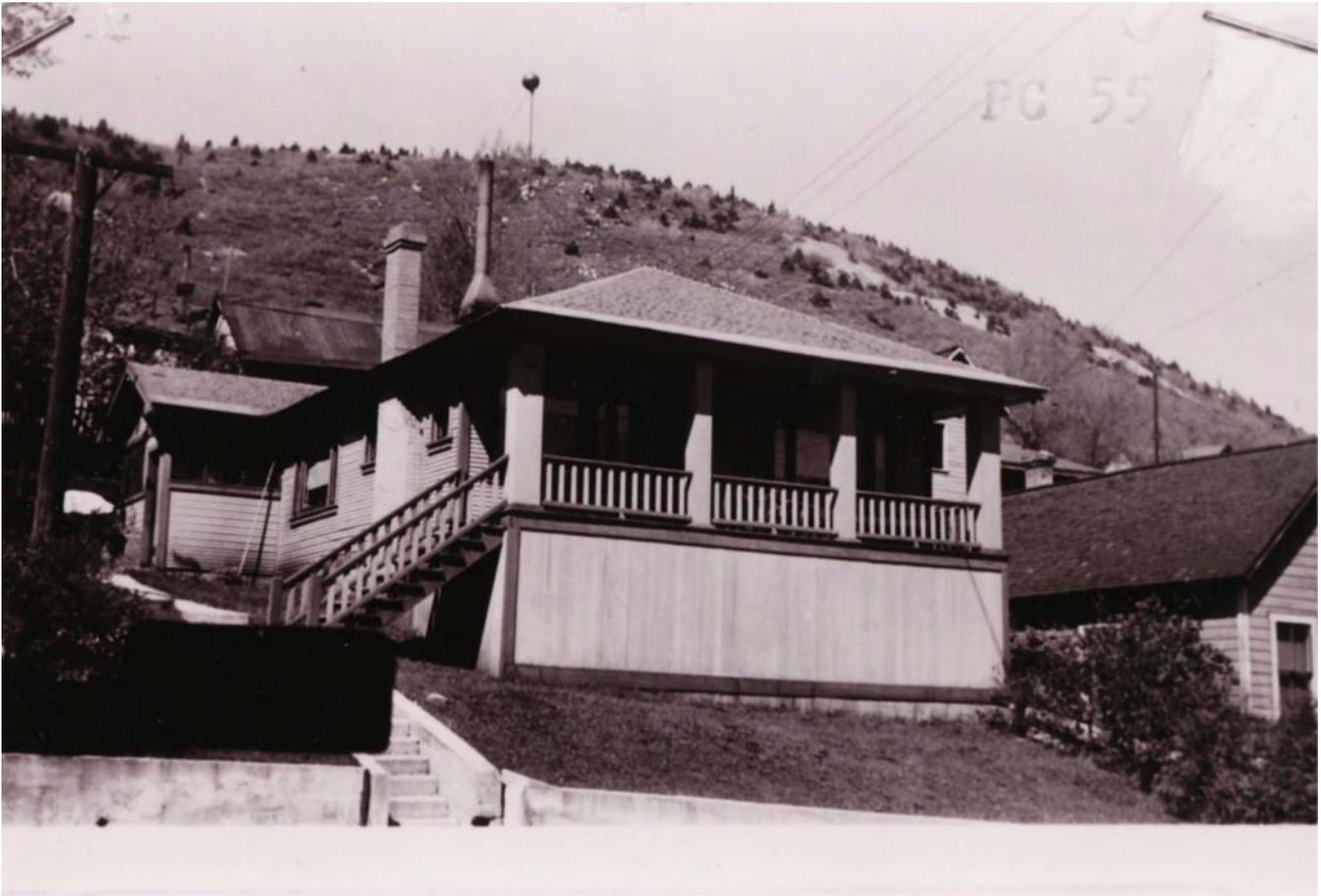
REFERENCES

- 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

(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.)











435 Park Avenue. Northeast oblique. November 2013.



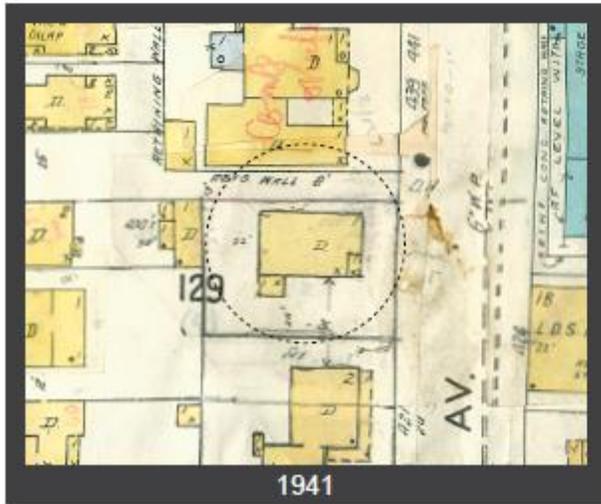
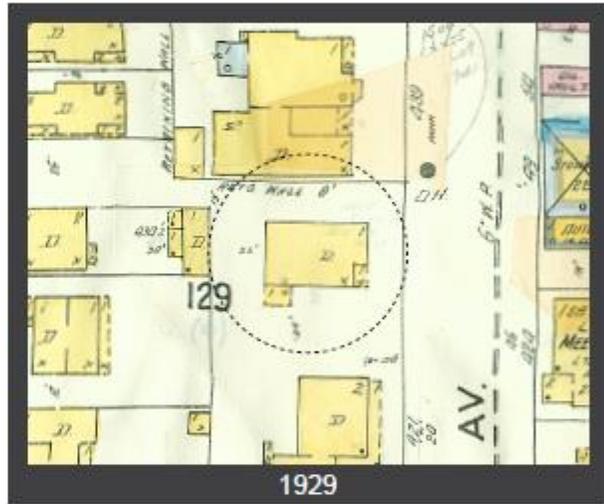
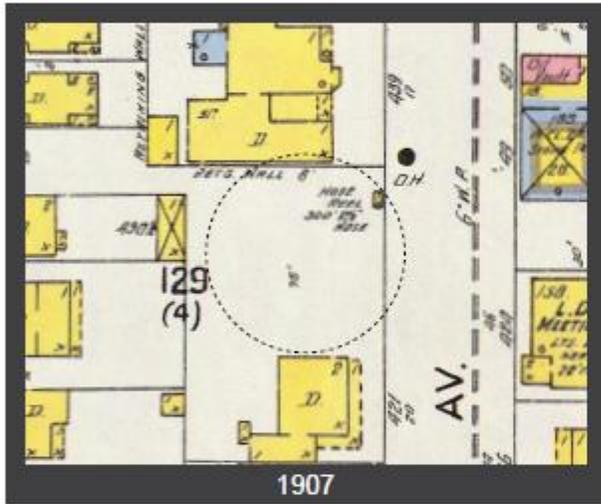
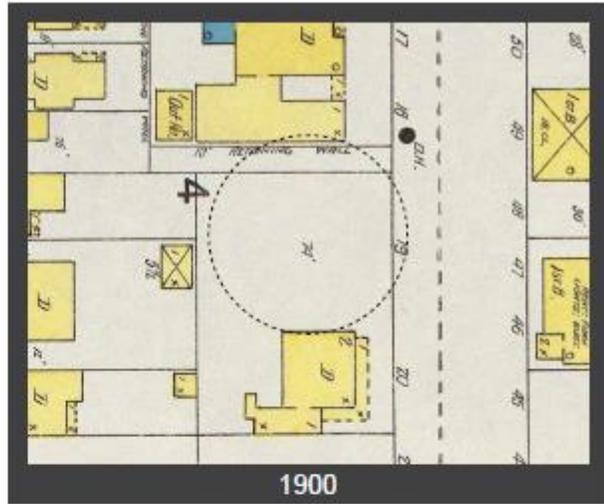
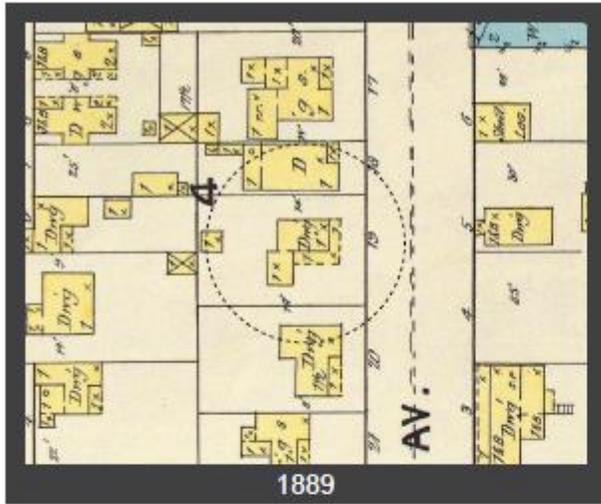
435 Park Avenue. East elevation. November 2013.



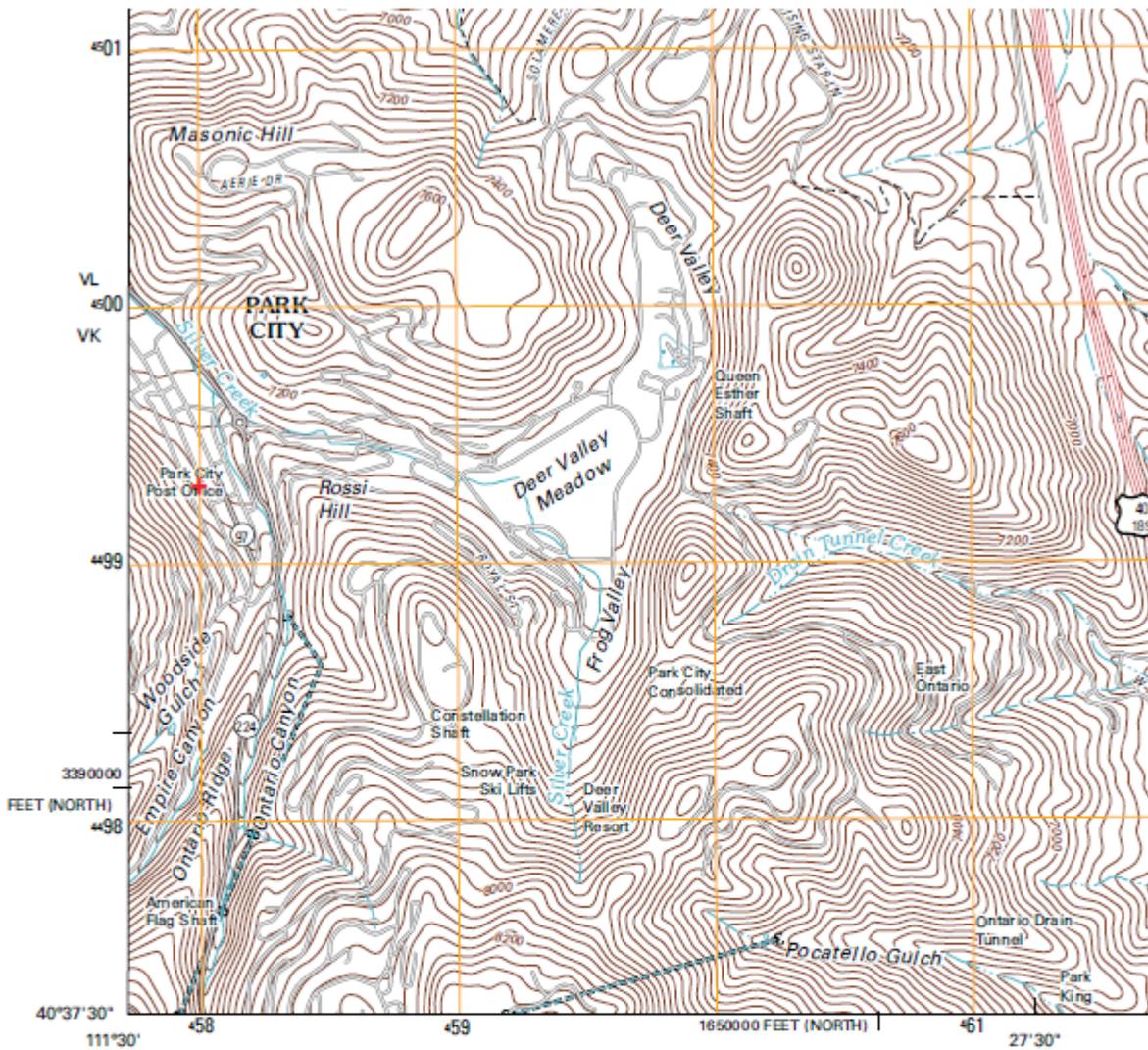
435 Park Avenue. Southeast oblique. November 2013.

MAPS

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

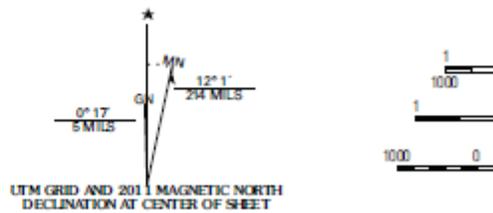


435 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 VK
Grid Zone Designation
12T

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

TITLE SEARCH FORM

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

Address: 435 Park Avenue

City: Park City, UT

Current Owner: Chateau Bow Wow LLC

Address: (see historic site form for address)

Tax Number: NOLAN-1

Legal Description (include acreage): L1 Nolan Replat Sub., platted 6/13/2005 (PC BK4 L7 & L8) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L1-2, 5-8, 20-23, 28-32]
10/22/1888	Probate Court	Ada Keys, John & Frederick Hoyt	Decree		"1/3 int. each" [matter of Flora A. Hoyt]
4/7/1924	Summit County	Jerome Paxton	Q.C.D.		"7,8" [result of 12/21/20 tax sale]
11/8/1924	Jerome Paxton	1st Nat'l Bank	Q.C.D.		"7,8" [rest of form]
10/15/1925	1st Nat'l Bank	Heath & Armstrong Co.	W.D.		
12/26/1934	Heath & Armstrong Co.	First Security Trust Co.	Q.C.D.		
3/1/1935	First Security Trust Co.	Jerome Paxton, et ux	Q.C.D.		
7/19/1954	Third Jud. Dist. Court	Jerome Paxton Estate	Decree		
4/22/1975	Leland J. & Clarence F. Paxton (P.R)	Leland J. & Clarence F. Paxton	Exec. Deed		[estate of Alice R. Paxton]
11/23/1976	Leland J. & Clarence F. Paxton	Roy W. Reynolds, a single man	W.D.		
3/31/1983	Roy W. Reynolds	Robert J. Lewis	W.D.		
1/8/1993	Robert J. Lewis	Gregg N. Orrell	W.D.		
4/21/1993	Gregg N. Orrell	Christie Bambery	W.D.		
4/16/2004	Christie Bambery (trustee)	William P. Nolan	W.D.		
8/23/2004	William P. Nolan	William P. & Elaine L. Nolan (tr.)	W.D.		
12/20/2006	William P. & Elaine L. Nolan (tr.)	Chateau Bow Wow LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

435 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Honored Citizen Laid To Rest

Funeral services for Jerome Francis (Rome) Paxton, were conducted Monday last in St. Mary's Catholic Church, by Rev. Patrick Cullen.

Mr. Paxton died Thursday last at 2 a.m., in a Salt Lake hospital following a short illness.

"Rome," as he was familiarly called by his host of friends, has not been in good health for two years past, but he always spoke a cheerful "hello" to all who met him on his way to from his office.

Mr. Paxton was born April 19, 1882, in Stockton, Tooele County, a son of Jerome B. and Mary E. Connor Paxton. He came to Park City in 1888.

On Nov. 18, 1907, he married Alice Turner in this city. He was a member of St. Mary's Catholic Church.

Mr. Paxton was cashier of First National Bank here for 35 years. He later established the Jerome Paxton Insurance Agency.

He was elected mayor in 1920, and also had served as treasurer and city councilman. He was a member of Park City Volunteer Fire Department for 35 years. At one time, he served as president of Park City Board of Education, and was its treasurer at the time of his death.

Active in civic organizations, Mr. Paxton was a charter member of the Park City Kiwanis Club and a member of the B. P. O. Elks No. 734, since 1903. He had been treasurer of the latter organization for 40 years.

Survivors are his widow and two sons, Clarence F. and Leland J. Paxton, Salt Lake City, and five grandchildren.

Holy Rosary was recited Sunday at 8 p.m. in Salt Lake City.

Burial was in Wasatch Lawn Memorial Park.

Park Record 1/21/1954

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential/bungalow

Description of physical appearance & significant architectural features:

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

A one-story frame bungalow with hip. The green painted structure has a frame front porch.

6
HISTORY

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 | |

This bungalow-style residence represents a dwelling built in the 1920's, one which illustrates later building in the mining town of Park City.

Sanborn Maps showed a dwelling on the property in 1889, but only an empty lot in 1900 and 1907. The property from the 1880's had been in litigation and in the possession of the City and County. In May, 1924, the land was deeded to Jerome Paxton, the probable builder, by Summit County. In November, 1924 the deed was transferred to the First National Bank of Park City, then to the Heath and Armstrong Co. (Oct.1925),, who promptly acquired a mortgage loan from the bank. The mortgage was released in November, 1926, and required mortgaged. In 1944 lot 7 went to Mary Giacom, the Giacom, owned Main Street property. Jerom,s son, John Edward, served as Park City Treasurer for four years.