



**HISTORIC SITES INVENTORY
HISTORIC SITE FORM**
PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Thomas Cupit House

Address: 553 Park Avenue

Date of Construction: c. 1894

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-79

Current Owner: Brulecreek UT I LLC

Legal Description (include acreage): LOT 14 BLK 5 PARK CITY SURVEY CONT 0.04AC IQC-284 HQC-571 PWD-289 1953-15 803-760 1283-169-182 1790-1769JOHN D PLUNKETT & BARBARA J KUHR TRUSTEES OF THE PLUNKETT-KUHR TRUST1790-1769

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: 1995, 2006 & 2008
- Historic

Research Sources:

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

- Newspapers
- Other:

DESCRIPTION

Architectural Style: Other residential type / Vernacular style

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: The exterior walls are clad in wooden drop/novelty siding

Foundation: The 1949 and 1957 tax records state that there is not foundation. By 1968, tax records note that the foundation is concrete. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified, but a 2007 rehabilitation assumes the foundation was upgraded to concrete

Roof: The gabled and hipped roof is sheathed in standing seam metal roofing materials. The wall chimney visible in the c.1940 tax photos was removed from the side wall prior to 1995. The front porch has a shed roof with a gablet over the entry

Windows/Doors: The windows are one-over-one double-hung sash with simple casing and narrow protruding sills. The entry door is wooden with a single panel and a large light

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.)

553 Park differs from the main types of housing that were built during the historic Park City mining era, but the materials and methods used are the same or similar to those common to that time period. The house was lifted between 2008 and 2013 to make room for a basement garage and lower level. The roof is gabled on one side of the house and hipped on the other, with both sides being truncated, leaving the highest part of the roof flat. The roofing is standing seam metal. The upper level walls are clad with drop novelty wood siding and the lower level with board and batten siding. The windows all appear to be the one-over-one double hung sash type, with a pair being present on the right side of the door, and a single to the left. The door itself is a simple wood frame and panel door with an upper lite. The full width porch is covered by a shed roof that extends from the main roof and is supported by square piers. The piers have decorative brackets placed on them and a simple railing stretches between them. The current railing and supports replaced an ornamental metal version in place in 1978, which replaced the original railing and supports. The porch roof has a small pedimental gable over the entryway. Though the foundation is not visible, it is assumed that a concrete foundation was installed in the 2007 rehabilitation. Stone retaining walls line the driveway. The house maintains its overall historic form and materiality and retains its historic value.

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 between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was owned by Thomas Cupit at that time. Thomas Cupit appears on the 1920 census, living in another house on Park Avenue with his wife Rebecca. He had lived in Park City for many years, and is recorded in the 1880 census as being a justice of the peace, a position which he held for many years. He also worked as a carpenter for a time. They were originally from England, and Thomas immigrated to the U.S. in 1867 and Rebecca in 1872. They sold the house in 1921 to J. Charles Conlon.

The only Charles Conlon that could be found appears on the 1930 census, who as at that time living with his in-laws in a house on Woodside Avenue. He lived there with his wife Lenore, and her parents, who were Richard and Mary Witherow. He worked as a fireman for a mine, but nothing else is known of him. He sold the house in 1929 to Wesley McArthur.

Wesley McArthur lived in this house for both the 1930 and 1940 censuses. He lived here with his wife Viola and their two children. Wesley is recorded as working for a mine as a machinist in 1930 and a bit grinder in 1940. Nothing else is known of him or his family. The property is currently owned by Brulecreek UT I 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.)

553 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1900













553 Park Avenue. Northeast oblique. November 2013.



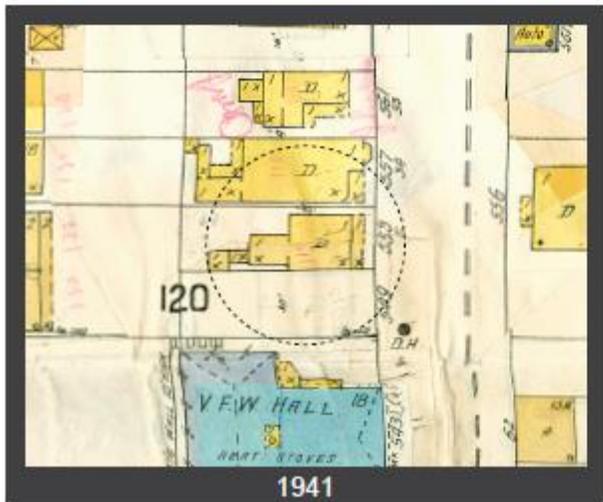
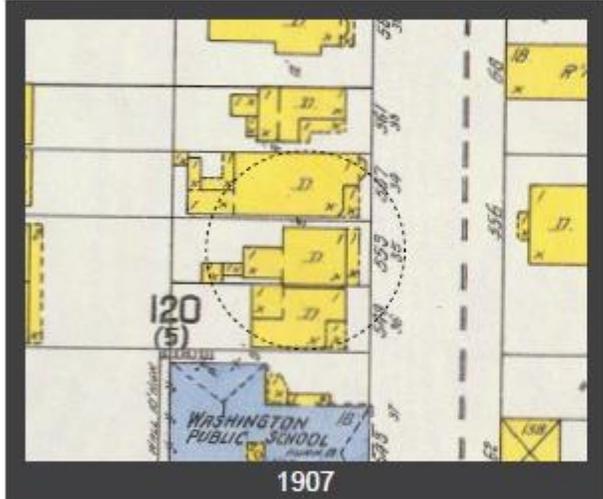
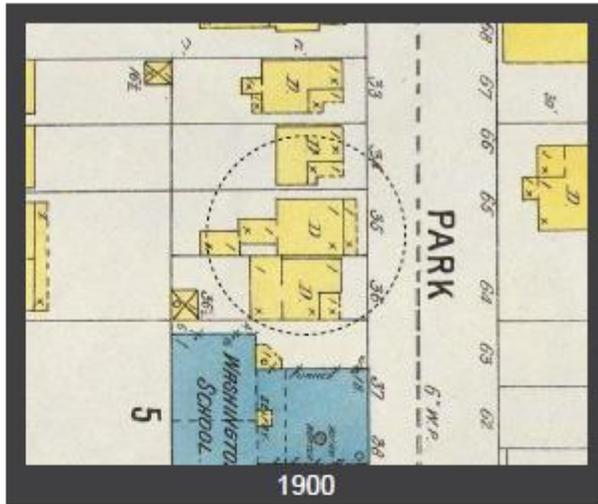
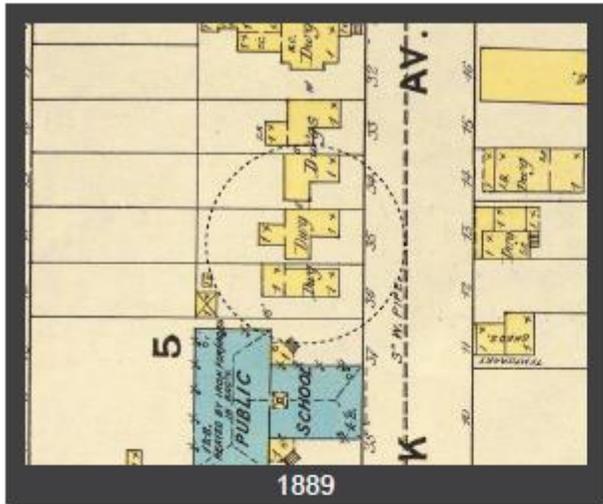
553 Park Avenue. East elevation. November 2013.



553 Park Avenue. Southeast oblique. November 2013.

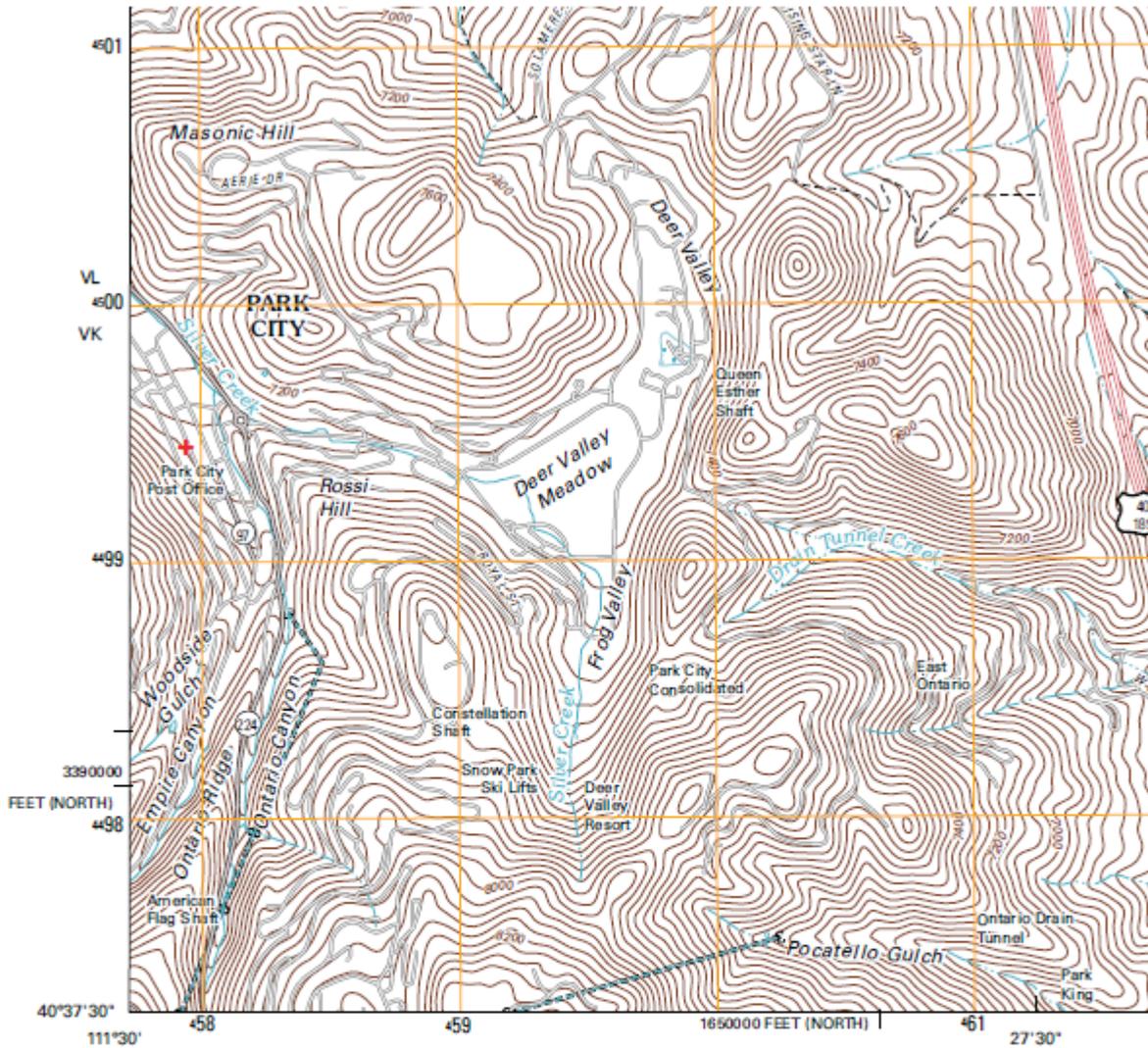
MAPS

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



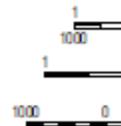
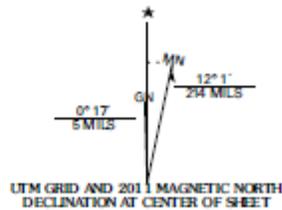
553 Park Avenue, Park City, Summit County, Utah

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, 2006



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)

553 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Thomas Cupit Dies At Santa Barbara

Wednesday morning telegraphic messages were received by friends from Mrs. Ed. Hurlbut announcing the passing on of her father, Thomas Cupit, he dying at her home at 9:30 Tuesday night.

In the passing of Mr. Cupit Park City loses one of its pioneers and a former citizen of our community known practically by everybody and highly respected by all who knew him.

Deceased was a native of England, and we think was in his eighty-sixth year. He came to the United States when a young man and for some time located in New York City, following his trade as carpenter. He, with Jack Pape, a former well known Parkite, came to Utah in the early '70's, and for a year or two engaged in business in Salt Lake City. It was around 1875 when he and Mr. Pape came to Park City, and were among the first to do carpenter work at the Ontario, the first mine of this famous district. Later the two "pals" engaged in business in this city, and for many years were prominent in business and fraternal affairs of the community, Mr. Cupit continuing so until about three years ago when he disposed of his Park City holdings, and, with Mrs. Cupit, moved to Southern California to make his home.

He is survived by his widow and two children, Thomas Cupit, Jr., and Mrs. Annie Hurlbut, both of Santa Barbara. No details has been received but likely will be for our next issue.

He was an Odd Fellow of more than fifty years standing, and a member of Park City Lodge No. 7, of this city, at the time of his death. He was also a member of the local lodge of Elks.

Park Record 11/20/1925

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 553 Park Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	\$ -	\$ 1470
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		120
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs.		
Roof—Type <u>Gab</u> Mat. <u>Pot. Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>88" @ 1.10</u>	97	
Rear <u>84" @ 1.00</u>	84	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>1</u> Floors— Fir. <u>1</u> <u>1</u> Hd. Wd. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____		
<u>Lbr. Lined No. Studs—11 @ 35"</u>		140
Total Additions and Deductions	571	260
Net Additions or Deductions	-260	
		1470

REPRODUCTION VALUE \$ 1781

Depr. 2-3-4-5-6 58/42 % \$

Reproduction Val. Minus Depr. \$ 748

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 (37yr Ave Used—1941) Total Building Value \$

Appraised 10/1949 By CAO-AJ

Serial No. PC 79

Location _____
 Kind of Bldg. RES St. No. 553 Park Ave
 Class 3 Type 1 (3) Cost \$ _____ X _____ %
 Stories _____ Dimensions _____ Cu. Ft. _____ Sq. Ft. _____ Factor _____ Totals _____
 1 x x _____ 752 _____ \$ 1527
 x x _____
 x x _____
 Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>SIDING</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>gabl</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ @ <u>100</u> <u>88</u>		
Rear _____ @ <u>100</u> <u>84</u>		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dust</u> <u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	350	
		Class <u>1</u> Tub <u>1</u> Trays _____
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	<u>572</u>	

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2099</u>
Inf. by <u>Owner</u> - Tenant -	Neighbor - Record - Est.	Bldg. Value	
Remodel Year _____	Est. Cost _____	Depr. Co. <u>1</u> 2 3 4 5 6 <u>34</u> %	
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— <u>x</u>	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 11-29 19 57 By 1331

PC 79
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 653 Park
Class 3 Type 1 2 3 4. Cost \$ _____ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		\$ 3,363	\$
	x x				
	x x				

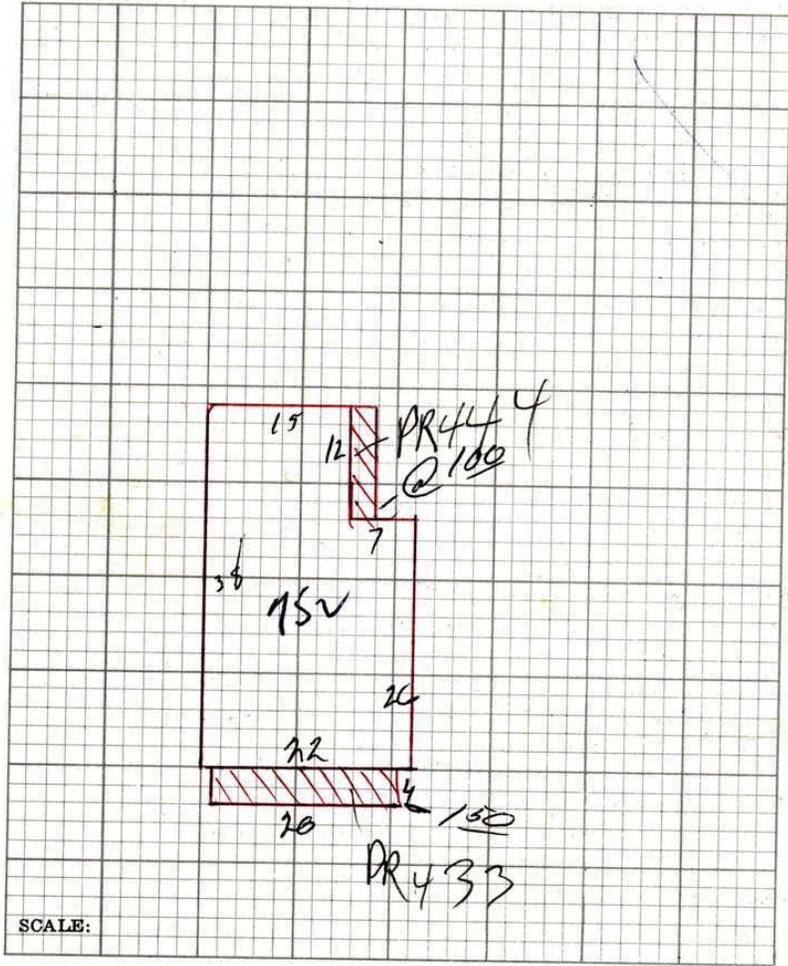
Att. Gar. — C.P. — x — Fr. — Walls — Cl. —

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>A</u> Sills _____			
Ext. Walls <u>Sid</u> (A)			
Roof Type <u>Gab</u> Mtl. <u>RR</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ 80# @ 150	120		
Rear _____ 36# @ 100	36		
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar/Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____	80		
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>1</u> Unfin. _____	225		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550	
	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 <u>X</u> HW _____ Stkr _____ Elec. _____	329		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____			
Floor—Fir. <u>1</u> Hd. Wd _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30		
Awnings — Metal _____ Fiberglass _____			

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#2272

Total Additions		1320	
Year Built <u>1904</u>	Avg. <u>1/904</u>	Replacement Cost	4733
	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record</u> Est.		Adj. Bld. Value	
		Conv. Factor	<u>1.15</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			
Total Building Value		\$	

Appraised ① 10-17-68 19 _____ By 1208 DEC 13 1968
Appraised ② _____ 19 _____ By 1328



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 _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-40?/41

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

IDENTIFICATION 1

Street Address: 553 Park Ave. Plat/PC Bl.5 Lot 13-14
 Name of Structure: _____ T. R. S.
 Present Owner: Ray or Thelma Burgner UTM: _____
 Owner Address: P.O. Box, Park City, Utah, 84060 Tax #: PC-79

AGE/CONDITION/USE 2

Original Owner: _____ Construction Date: @1899 Demolition Date: _____
 Original Use: residential
 Present Use: _____ Occupants: _____
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
 Building Condition: _____ Integrity: _____
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS 3

Preliminary Evaluation: _____ Final Register Status: _____
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: _____ Date of Photographs: _____
 Date of Slides: 11/77
 Views: Front Side Rear Other
 Views: Front Side Rear Other
 Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
 Sanborn Maps, Park City, Utah, 1899, 1900, 1907.
Deseret News, December 8, 1922, p.7. (2nd Section); August 6, 1930, p.8 (2nd section).
Salt Lake Mining Review, June, 15, 1909, p.32.

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

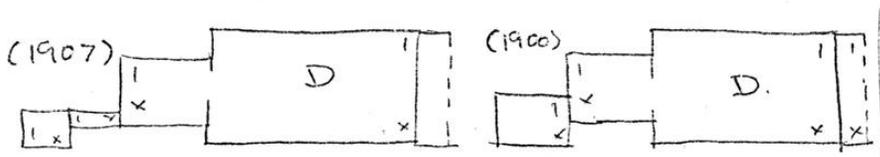
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame with a gable roof, and porch topped with a pediment. The once wooden porch, with ornate detailing, has been altered and re-done with ornamental iron, and also includes a concrete foundation. The south front window remains a double-hung frame, while the window to the north was replaced with an aluminum frame.

According to the Sanborn Maps, the structure is shown completely different in 1889.



Structure shown as completely different in 1889.

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 | |

Contributory in style and age to the Park City residential district.

Property owned in 1894 by Mary Kilkenny, it had been acquired at a tax sale in 1893. In 1925 J. Charles Conlon acquired lots 13 (Kilkenny), and 1921, lot 14, mortgaging to Blyth-Fargo Co. in 1925. Probable builders were Hugh and Mary Kilkenny.

Hugh Kilkenny was a pioneer prospector, arriving in Park City in 1879, where he prospected for the Ontario Mining Co. He was locator of the Little Bell claims, and manager of the Golden Head Mining Co. He died August 5, 1930. Maria O'Donnell Kilkenny came to Utah in 1883; she died Dec. 7, 1922.