



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Joseph S. Willis House

Address: 1062 Park Avenue

Date of Construction: c. 1922

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-358

Current Owner: 1062 Park Ave LLC

Legal Description (include acreage): LOTS 13 & 14 BLK 55 SNYDERS ADDITION M123-781 330-295 555-150
 830-358 864-314 1323-48 1445-1467 1515-1567 1809-205 1833-427; 0.09 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

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: Drop siding

Foundation: Not verified

Roof: Gable roof form

Windows/Doors: Paired and single double-hung sash 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.)

The house at 1062 Park Avenue was described in a 1984 National Register nomination form as follows:

“This house is a one story frame bungalow with a gable roof. Park City's bungalows, although they vary in form, generally have hip or clipped gable roofs and narrow lap siding. This bungalow, however, stands apart from the extant examples of Park City bungalows. It more closely resembles a type of bungalow that was more common to towns such as Salt Lake and Provo, than the type of bungalows that was built in Park City. The full width front porch under an extension of the low pitch, broad gable roof, the roof overhang with exposed rafters, and the supporting brackets under the roof edge are elements that are typical of the Craftsman bungalow. There are no other Park City bungalows which in any way resemble the Craftsman bungalow. It is also one of only two bungalows included in this nomination which were built of drop siding. Narrow lap siding was the preferred building material during the period in which Park City's bungalows were built. Instead of having a balustrade, the porch area was enclosed by a low wall of drop siding. There is a small shed roof extension attached at right angles at the rear

of the south side of the building. Judging by the type of siding and window, it is a recent addition. Although intrusive it does not change the character of the building. This house is the only extant bungalow in Park City that reflects the Craftsman influence. Although its original integrity has been compromised by the addition, it still maintains its original character.”

No major changes have been made since the time of this description. While the bungalow was not one of the main three house types built during the historic Park City mining era, it was still common during that time period. The house was listed to the National Register as a result of the mentioned nomination form. The overall form and materiality of the building remains intact and the building 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.)

The history of this house was briefly described in the 1984 National register nomination form as follows:

“Built c. 1922, the Joseph S. Willis House at 1062 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and 1929, the end of the mining boom period, and significantly contributes to the character of the residential area.

In 1922, Joseph S. Willis purchased this parcel of land, which had previously been included in a larger parcel, and, as indicated by his mortgage of that same year, probably built this house. Willis, about whom nothing is known, owned this property until 1928, when he sold it to Adolph Newman. The house was purchased by H. Kenneth Gibson in 1931 and has remained in the Gibson family up to the present.”

Further research has uncovered more information regarding the early owners of this house. Joseph Willis (or Willes) married Helen Mar Evans in 1921. He took out a mortgage on the property in 1922, making that the most likely year of construction. A newspaper article seems to indicate that they had moved to Salt Lake City by 1926, and it is unknown if they ever lived in this house. It was sold in 1928 to Adolph Newman.

Adolph Newman appears on the 1930 census, living in this house with his wife Olive, and their four children. He was born in Germany, and immigrated to the United States in 1919. He worked as a laborer for a silver mine. They sold the house in 1931 to H. Kenneth Gibson and moved to Salt Lake.

Henry Kenneth Gibson appears on the 1940 census, living at 1102 Park Avenue with his wife Hannah and their three children. He worked as a utility man for a mining company. It appears that they used this house as an income property, as the house was rented out to Reed Thompson and his family during the 1940 census. Reed worked as a miner.

The house stayed in the Gibson family until it was sold in 1994, and is currently owned by 1062 Park Ave 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

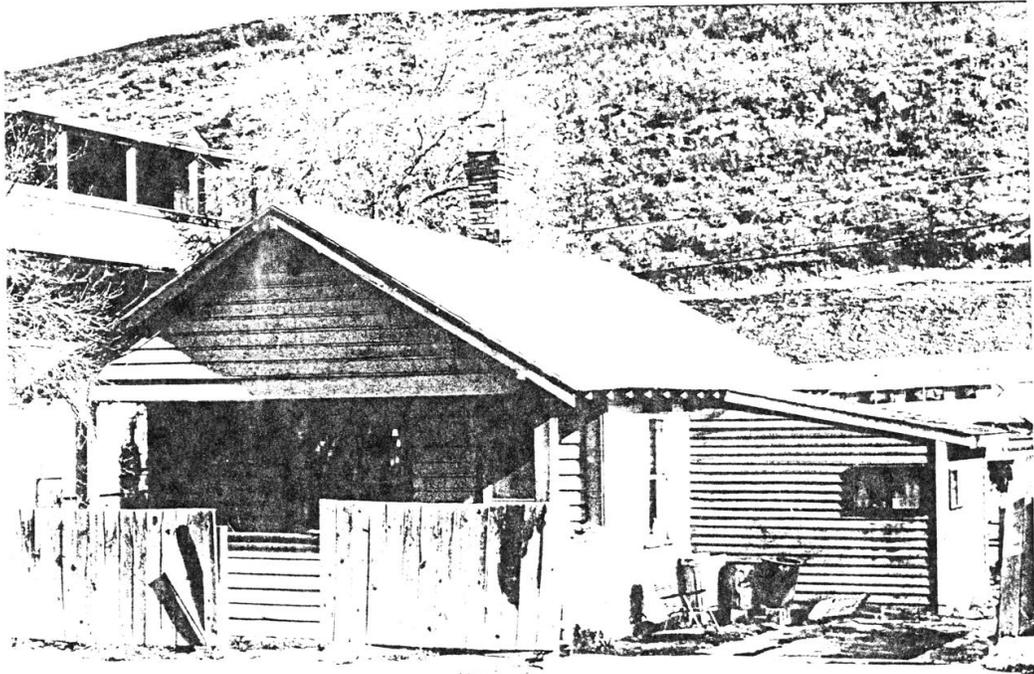
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1062 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940









1062 Park Avenue. Northwest oblique. November 2013.



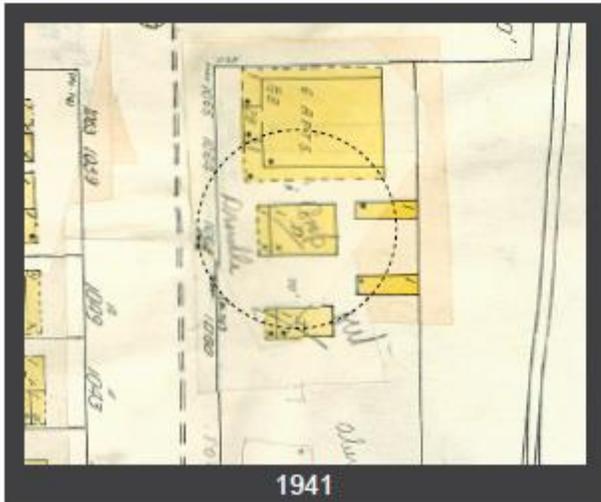
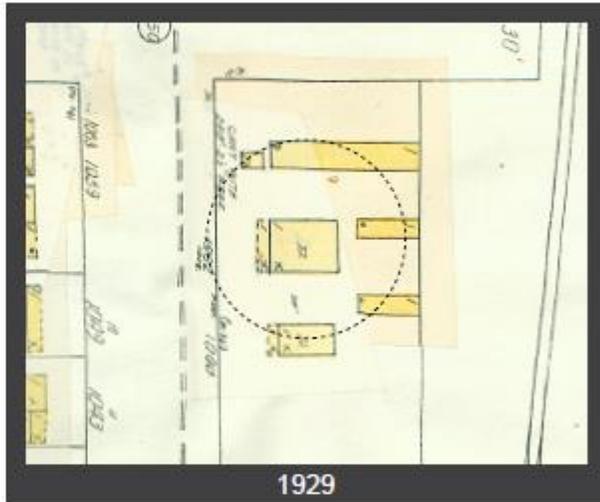
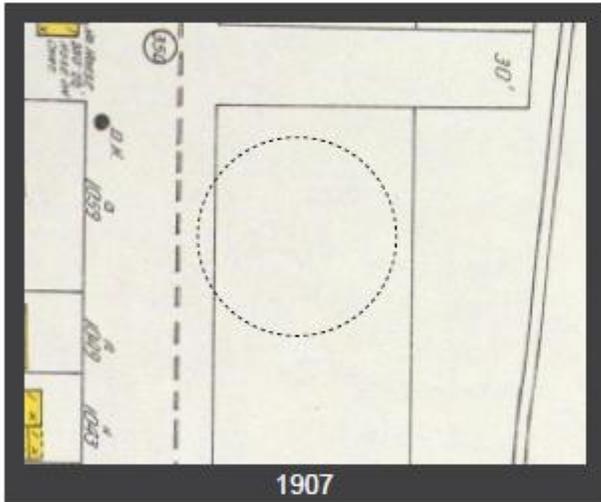
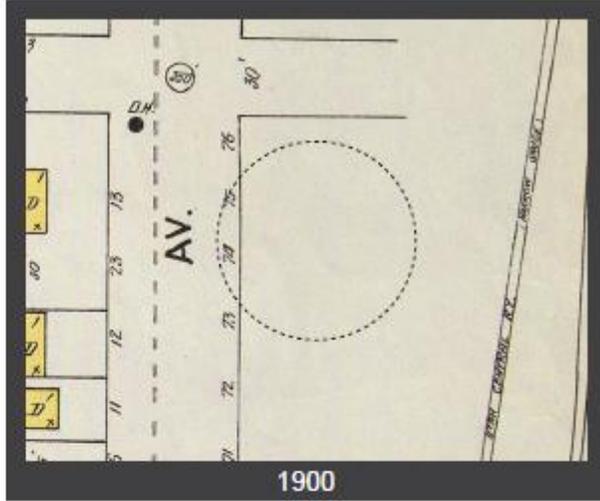
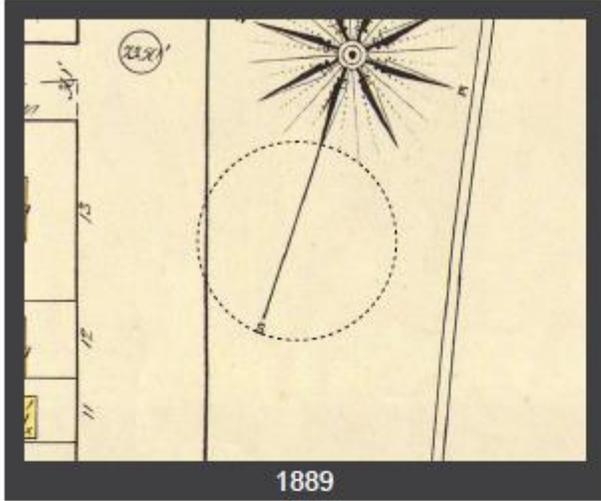
1062 Park Avenue. West elevation. November 2013.



1062 Park Avenue. Southwest oblique. November 2013.

MAPS

1062 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

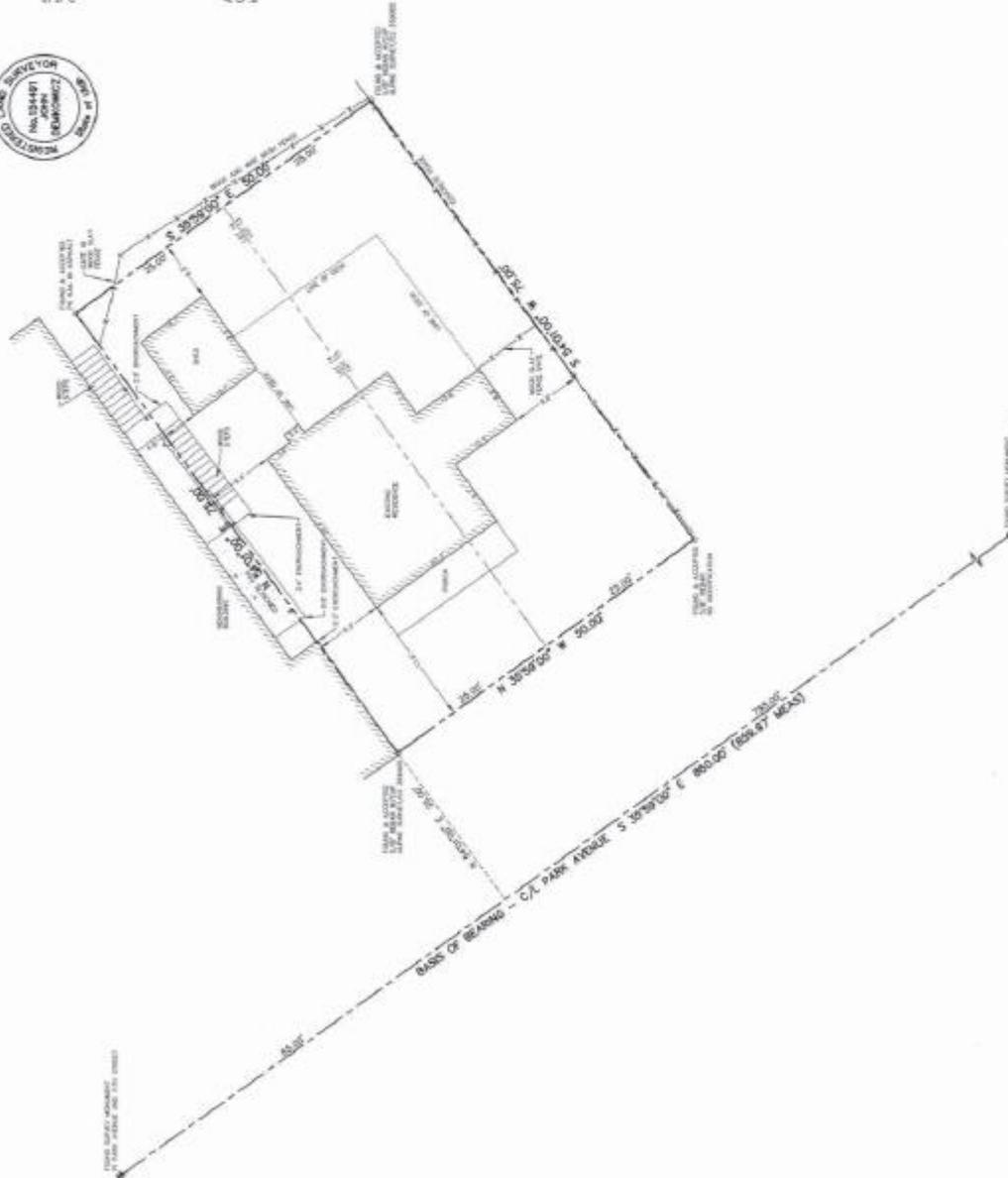
John Demkowicz
John Demkowicz
Date

LEGAL DESCRIPTION

ALL OF LOT 13 AND 14, BLOCK 55, SNYDERS ADDITION TO PARK CITY, according to the office and files of said office and of record in the office of the Summit County Recorder's Office.

NOTES

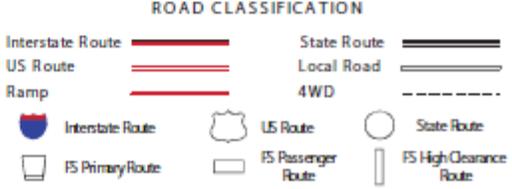
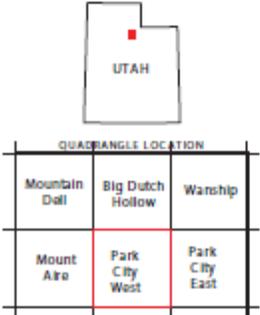
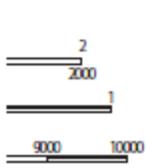
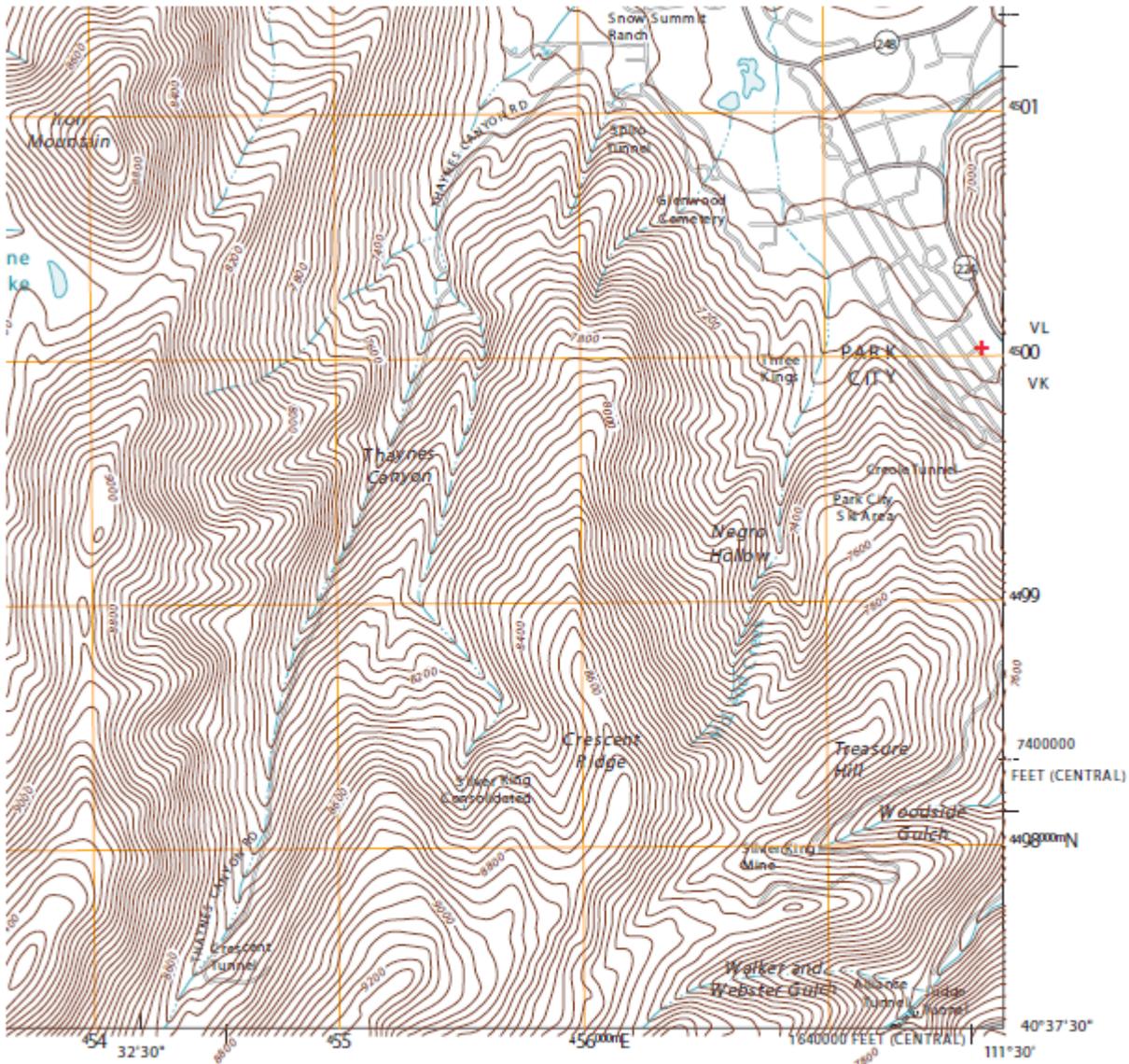
1. Date of Survey: Found survey monuments as shown.
2. Property corners were found as shown.
3. Date of Survey: May 20, 2006
4. Property Location: Section 15, T2S, R4E, S30M
5. Purpose of Survey: Real estate transaction.



BOUNDARY SURVEY 1062 PARK AVENUE LOTS 13 & 14, SNYDERS ADDITION FOR: LARRY ROSE JOB NO.: 7-7-06 FILE: K:\SnyderAddition\enr\enr\enr06\070706.dwg	
STAFF: JOHN DEMKOWICZ MARSHALL KING BLAKE WILES	SHEET 1 OF 1
(405) 448-4447 SURVEYING SERVICES, INC. 221 West Street, 2nd Floor, Park City, Utah 84060-2001 (800) 424-2779 IN UTAH (800) 424-2779 2007 UTAH LICENSE NO. 154491 JOHN DEMKOWICZ SURVEY MAPPING ENGINEERING INC.	DATE: 07/24/06

S-6279

1062 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

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

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1062 Park UTM: 12 457720 4499820
 Park City, Summit County, Utah
 Name of Structure: Joseph S. Willis House T. R. S.
 Present Owner: William and Hanna Gibson
 Owner Address: 3200 Kenton Drive, Salt Lake City, Utah 84115
 Year Built (Tax Record): Effective Age: Tax #: SA 358
 Legal Description: Kind of Building:
 Lots 13 and 14 Block 55, Snyder's Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: probably Joseph S. Willis Construction Date: c.1922 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

DOCUMENTATION 3

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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 1062 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

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

This house is a one story frame bungalow with a gable roof. Park City's bungalows, although they vary in form, generally have hip or clipped gable roofs and narrow lap siding. This bungalow, however, stands apart from the extant examples of Park City bungalows. It more closely resembles a type of bungalow that was more common to towns such as Salt Lake and Provo, than the type of bungalows that was built in Park City. The full width front porch under an extension of the low pitch, broad gable roof, the roof overhang with exposed rafters, and the supporting brackets under the roof edge are elements that are typical of the Craftsman bungalow. There are no other Park City bungalows which in any way resemble the Craftsman bungalow. It is also one of only two bungalows included in this nomination which were built of drop siding. Narrow lap siding was the preferred building material during the period in which Park City's bungalows were built. Instead of having a balustrade, the porch area was enclosed by a low wall of drop siding. There is a small shed roof extension attached at right angles at the rear of the south side of the building. Judging by the type of siding and window, it is a recent addition. Although intrusive it does not change the character of the building. This house is the only extant bungalow in Park City that reflects the Craftsman influence. Although its original integrity has been compromised by the addition, it still maintains its original character.

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HISTORY

Statement of Historical Significance:

Construction Date: c. 1922

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In 1922, Joseph S. Willis purchased this parcel of land, which had previously been included in a larger parcel, and, as indicated by his mortgage of that same year, probably built this house. Willis, about whom nothing is known, owned this property until 1928, when he sold it to Adolph Newman. The house was purchased by H. Kenneth Gibson in 1931 and has remained in the Gibson family up to the present.

TITLE SEARCH FORM

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

Address: 1062 Park Avenue

City: Park City, UT

Current Owner: 1062 Park Ave LLC

Address: (see historic site form for address)

Tax Number: SA-358

Legal Description (include acreage): SA BK55 L13&14 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-16]
6/12/1905	3rd District Court	W. McEmery	Decree		[L9-16]
2/5/1917	Summit County	T.L. Covey	Q.C.D.		[L9-14]
7/5/1922	T.L. Covey, et ux	Joseph S. Willis, et al	W.D.		"13, 14" [rest of form]
7/6/1922	Joseph S. Willis, et ux	State Bank of Park City	Mtg.		[rel. 4/1/1924]
7/3/1924	Joseph S. Willis, et ux	State Bank of Park City	Mtg.		[rel. 5/6/1927]
12/18/1928	Joseph S. Willis, et ux	Adolph Newman, et ux	W.D.		
4/6/1931	Adolph Newman, et ux	H. Kenneth Gibson	W.D.		
12/16/1939	H. Kenneth Gibson	Hanna Gibson	W.D.		
2/22/1990	Wallace L. Gibson	Wallace L. Gibson, trustee, et al	Q.C.D.		[estate of Hanna Gibson]
8/17/1994	Wallace L. Gibson, trustee, et al	Michael G. Le Clerc	W.D.		
1/26/1995	Michael G. Le Clerc	Lisa J. Eagar	W.D.		
6/20/2000	Lisa J. Eagar	Timothy Chesley	W.D.		
4/22/2002	Timothy Chesley	John Root	W.D.		
8/9/2006	John Root	SR Real Estate LLC	W.D.		
12/01/2006	SR Real Estate LLC	1062 Park Ave LLC	W.D.		

Date: 4/29/2014

Researcher: John Ewanowski, CRSA Architecture