



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Jesse Wiseman House

Address: 1063 Park Avenue

Date of Construction: c. 1916

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-37

Current Owner: Gary and Sharon Bush (H/W jt.)

Legal Description (include acreage): N 15 FT LOT 15 ALL LOT 16 BLK 4 SNYDERS ADDITION TO PARK CITY
 M84-328-329 GQC514 NWD343 M21-12 M236-53 826-686 863-446-451 872-625 981-765 1931-1116 1964-
 1117; 0.07 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:

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: Hipped roof or "Pyramid" House

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-novelty wood siding and trim (unable to determine if materials are new, original, or a mix of both)

Foundation: Not visible and therefore its material cannot be verified

Roof: Wood shingle (possibly composite?)

Windows/Doors: Vinyl double hanging windows, some picture windows with clear transoms above.

Wooden doors with large upper glazing panel (North elevation door is newer with oval shaped glazing)

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.)

1063 Park is a pyramid type house. The pyramid house is one of the three main house types built during the historic Park City mining era, and is the most recent of those three, occurring mostly during the end of that time period. The addition was built to the rear of the house, expanding the house along 11th Avenue. A garage or shed shown on the Sanborn maps was demolished as a result of that addition. An addition occurred sometime after the 1949 tax card drawing, and before the 2006 photograph. The roof was originally hipped but, with the addition, is more complex and sheathed with wood shingles. The house is clad with drop-novelty wood siding, but it is unknown if the material is new or original. The primary façade has two picture windows with transoms, one on the frontmost façade and one in the porch area. The side façade has several vinyl double hung windows. The door is a wood frame and panel door with an upper light and transom window. The porch is inset and the roof covering it is

supported by a square post. The addition also has a porch covered by a shed roof. There is a stacked stone retaining wall along the 11th Avenue side of the house and a stone pathway up to the porch. The house was rehabilitated at some point between 1995 and 2006 returning it to a quality condition. Though the addition was made after the historic period, it was done in a way that complements the original house. 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.)

A mortgage was taken out on this property at the end of 1915, making that or 1916 the most likely year of construction. The owner at that time was Jesse Wiseman. Not much information could be found on him, as he appears on no censuses for Park City. A newspaper article mentioned that he managed the Vienna café, which closed in 1915. The property came under the ownership of Joseph Jenkins in 1916.

Joseph Jenkins was the individual from whom the mortgage was originally taken out. The 1920 census lists him as a clerk for the Post Office, and the 1940 census states that he was the proprietor for a lunch room, likely a restaurant of some sort. He owned the property for under a year, and sold it in 1916 to William Simpson.

The house does not appear on the 1920 census, indicating that it was vacant at that time. There is no record of William Simpson living in Park City at this time, and nothing else is known of him. He sold the house in 1925 to William Prudence.

William Prudence appears on the 1930 census, living in this house with his wife Laura and their five children. He worked as a motorman for a silver mine, and also served as a volunteer fireman. His parents were some of the early settlers in Park City. He died in the later part of 1930. His wife retained ownership of the property until 1969. It is currently owned by Gary and Sharon Bush.

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.)

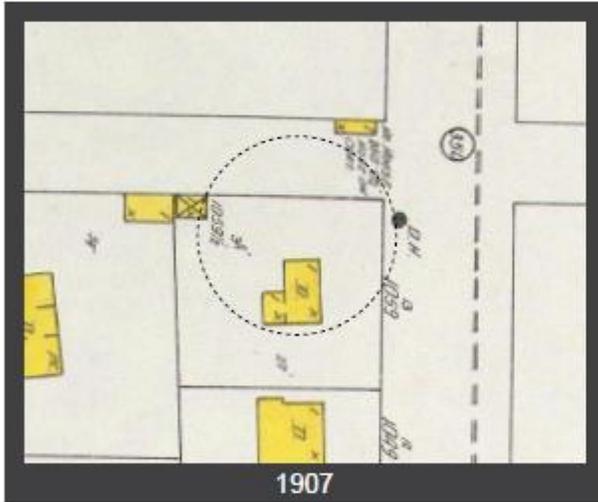
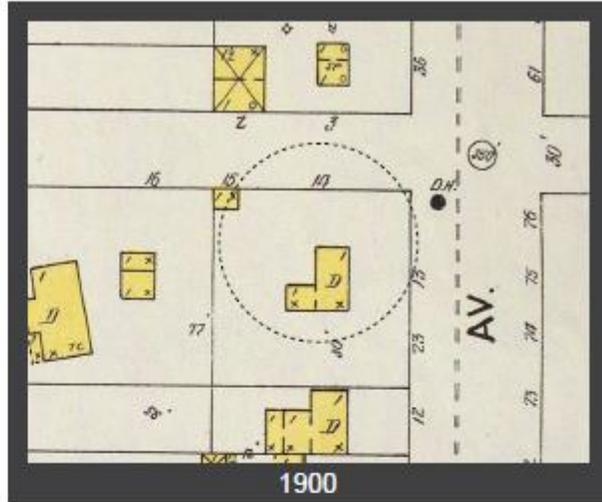
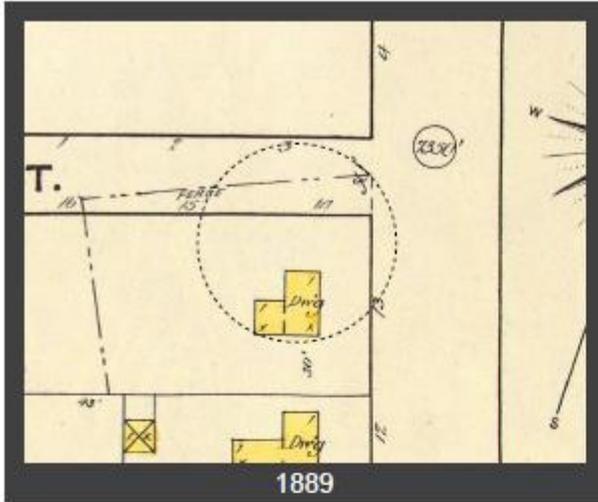






MAPS

1063 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history





SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that this plat, together with the data thereon, is a true and correct copy of the original filed with me and that the foregoing described property was determined under my direction.

Martin A. Morrison
Martin A. Morrison
6-30-11
Date

LEGAL DESCRIPTION

The North 15 feet of Lot 15 and all of Lot 16, Block A, Tract 4, Addition to Park City, according to the official plat thereof on the said of record in the Summit County Recorder's Office.

NOTES

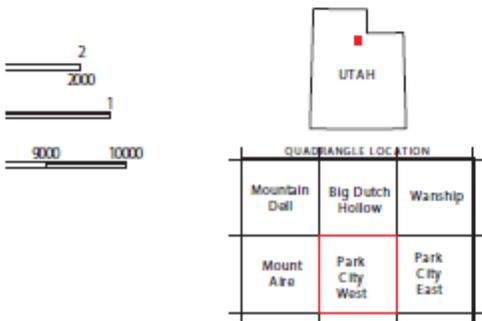
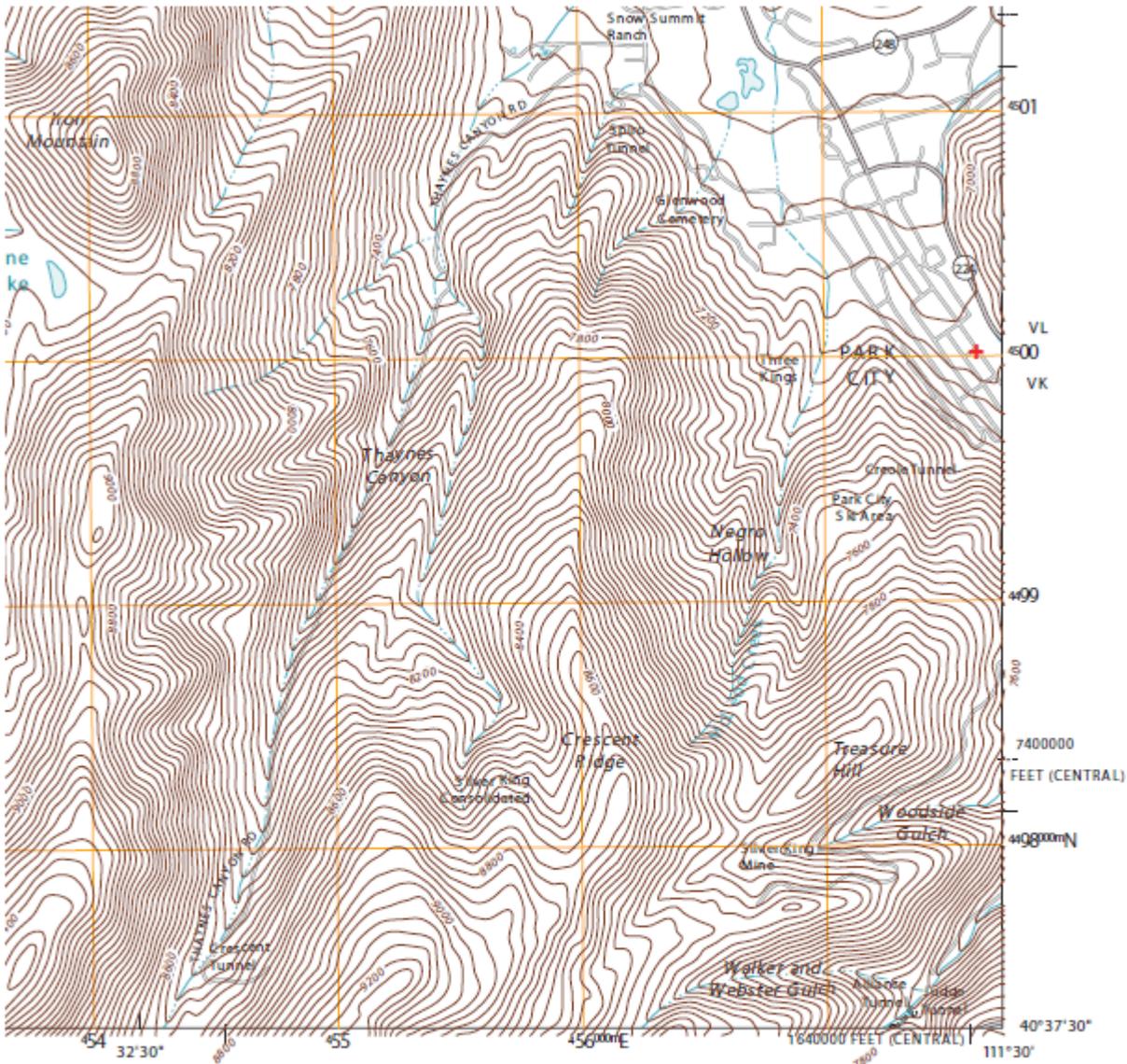
1. Name of lot(s): Block A, Tract 4, Addition to Park City, according to the official plat thereof on the said of record in the Summit County Recorder's Office.
2. Date of survey: June 17, 2011
3. Property location: The north half of Section 16, T2N, R10E, S2000
4. Purpose of survey: Establish the true corners as required by the deed.
5. Instruments on the property were not within the scope of this survey.



FILE NO. S0007406
 BOUNDARY SURVEY
 1063 PARK AVENUE

	STAFF: NATIONAL AND MULTI-JURISDICTION	FOR: AARON BOHRMAN JOB NO.: 1-8-11 FILED IN: Summit County, Utah, on 06/17/11, 10:00 AM - 10:00 AM, see file	SHEET 1 OF 1
	DATE: 6/17/11	5-7406	

1063 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



ROAD CLASSIFICATION

Interstate Route		State Route	
US Route		Local Road	
Ramp		4WD	
	Interstate Route		US Route
	IS Primary Route		IS Passenger Route
			State Route
			IS High Clearance Route

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

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

DOCUMENTS

Researcher: Philip F. Notarianni
 Date: September 1978

Site No. SU-10-572

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

IDENTIFICATION

Street Address: 1059⁶³ Park Avenue, Park City Plat SA Bl. 4 Lot S14-1
 Name of Structure: _____ T. R. S. _____
 Present Owner: Louisa and Brent P. Snow UTM: _____
 Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-36

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1904 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

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

4 DOCUMENTATION

Photography: _____
 Date of Slides: June 1978 Date of Photographs: _____
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

<input type="checkbox"/> Abstract of Title	<input type="checkbox"/> City Directories	<input type="checkbox"/> LDS Church Archives
<input checked="" type="checkbox"/> Plat Records	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> LDS Genealogical Society
<input checked="" type="checkbox"/> Plat Map	<input checked="" type="checkbox"/> Obituary Index	<input checked="" type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> County & City Histories	<input type="checkbox"/> BYU Library
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> SLC Library
<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> Other

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

Summit County records.
 Sanborn maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, September 24, 1950, p. B-5.

ARCHITECTURE 5

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 dwelling, basically square in shape and having a hip roof. A porch is cut into the northeast corner of the building. Front windows are picture windows with transoms.

HISTORY 6

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 | |

A contributory miner's dwelling, in its frame construction with a hip roof, and also in its history of having been constructed in the mid-1910s representing a somewhat later type of building erected in an expanding Park City.

This lot was also a part of the David C. McLaughlin holdings in 1883; to W. A. McEmery in 1906. In 1916 a Quit Claim to Joseph E. Jenkins on Lots 14-15-16; with William A. Simpson receiving a Q. C. D. in 1916 on Lot N15-16. Simpson mortgaged land in 1917. In 1925 deeded to Williams [sic] (William) Prudence, and to current owners of record.

TITLE SEARCH FORM

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

Address: 1063 Park Avenue

City: Park City, UT

Current Owner: Gary & Sharon Bush

Address: (see historic site form for address)

Tax Number: SA-37

Legal Description (include acreage): SA BK4 N15ft. L15, L.16) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-11, 14-32]
3/18/1915	3rd J.D. Court	Thomas L. Walden	Decree		"14, 15, 16"
10/8/1915	Thomas L. Walden	Jesse Wiseman	Q.C.D.		"14, 15, 16"
10/22/1915	Jesse Wiseman & wife	Joseph E. Jenkins	Mtg.	\$125.00	"14, 15, 16"
3/31/1916	Jesse Wiseman	Joseph E. Jenkins	Q.C.D.		"14, 15, 16"
11/26/1916	Joseph E. Jenkins	William A. Simpson	Q.C.D.		"N15ft. 15, 16"
5/9/1925	William A. Simpson	William Prudence	W.D.		
4/24/1969	Laura Prudence	Alice Brennan, et al	Q.C.D.		[six person ownership group]
3/15/1995	Ella Sorensen, et al	Arthur H., Margaret M. & Gary W. Bush	W.D.		[remaining members of six person ownership group]
7/31/1996	Arthur H. & Margaret M. Bush	Gary W. Bush	W.D.		
5/23/2008	Gary W. Bush	Gary W. & Sharon P. Bush (tr.)	W.D.		
1/26/2009	Gary W. & Sharon P. Bush (tr.)	Park Avenue Property Holdings LLC	W.D.		
1/6/2014	Park Avenue Property Holdings LLC	Gary & Sharon Bush	W.D.		

Date: 4/22/2014

Researcher: John Ewanowski, CRSA Architecture

1063 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

William Prudence Passes To Final Rest

Another sad death occurred early yesterday morning, when William David Prudence, a life long resident of this city, answered the summons.

Mr. Prudence had been ailing for a week past with an attack of pneumonia, but seemed to be on the improve until yesterday morning, when he woke up his wife telling her he had a severe pain in the chest. She immediately summoned a physician, and as soon as possible, the sufferer was taken to the Miners Hospital, where everything possible was done to save his life, but to no avail.

Deceased was born in Park City on March 29, 1895, the son of Mr. and Mrs. Edward Prudence, who were among the early pioneers of this city. He followed mining the greater part of his life. He always made Park City his home. He was an industrious, steady man, and his sudden demise comes as a crushing blow to his wife and family. For many years past he was an active, dependable member of the Park City Volunteer Fire Department, and was highly esteemed by members of that organization.

Surviving him are his widow and six children, one brother, George Prudence, of this city, and one sister, Mrs. Ida McLaughlin, of Salt Lake City. To these sorrowing ones sympathy is extended in their bereavement.

Funeral services will be held at the chapel of the George M. Archer Mortuary, next Sunday afternoon, at 2 o'clock.

Park Record 9/12/1930

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		597	\$ -	\$ 1274
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		104
Ext. Walls <u>Bricktex</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Shg</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>65' @ 1.15</u>	75	
Rear — @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. — Unfin.		
Plumbing— Class <u>1</u> Tub — Trays Basin — Sink / Toilet Urns — Ftns. Shr. Dishwasher — Garbage Disp.	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Lamb Lined - 4 @ 25.00</u>		100

Total Additions and Deductions 320 244 1274

Net Additions or Deductions -244 + 76

Age 33 Yrs. by Est. Owner Tenant Neighbors Records REPRODUCTION VALUE \$ 1350

Depr. 2-3-4-5-6 46/54 % \$ 729

Reproduction Val. Minus Depr. \$ 729

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 _____ Total Building Value \$ _____

Appraised 10/1949 By CAD. A. J.

Serial No. SA 37

Location Block 4 SA N15' Lot 15-21-16
 Kind of Bldg. RES St. No. 1063 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ 1303 X - %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		597		\$ 1303
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Asph</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>65</u> @ <u>1008</u> <u>65</u>	
Rear <u>65</u> @ <u>80</u> <u>52</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. <u>—</u> ¼ ½ ¾ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class Tub <u>—</u> Trays <u>—</u>
	Basin <u>—</u> Sink <u>—</u> Toilet <u>1</u> <u>260</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Appraised 11/15/79 2279

Demolition

Total Additions		377
Year Built <u>—</u>	Avg. <u>42</u>	Current Value \$ <u>1680</u>
Inf. by <u>Owner - Tenant -</u>	Age <u>—</u>	Commission Adj. <u>0%</u> <u>10%</u>
<u>Neighbor - Record - Est.</u>		Bldg. Value <u>1512</u>
Remodel Year <u>—</u> Est. Cost <u>—</u>		Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>45%</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>		Current Value Minus Depr. \$ <u>680</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size—x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>Red (new)</u>		<u>.64</u>
Total Building Value		\$ <u>—</u>

Appraised 5-5- 1958 By 1802

