



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Kidder Cash Grocery Store

Address: 1101 Park Avenue

Date of Construction: c. 1926

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-45

Current Owner: S2 LLC

Legal Description (include acreage): ALL LOT 1 BLK 5 SNYDERS ADDITION TO PARK CITY UWD-532 XWD-100 M30-667 M77-325 M184-802 1273-15 1863-1775-1800 SUSAN K BUTKOVICH UND 1/3 INT 184-802; RONALD STEVEN BUTKOVICH UND 1/3 INT 184-802; GENEVA A BUTKOVICH TRUSTEE OF THE MARITAL TRUST UND 1/3 INT 1863-1800; 0.04 AC

STATUS / USE

Original Use: commercial

Current Use: commercial

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: One-Part Block

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: Brick and shiplap siding

Foundation: Tax cards indicate a concrete foundation; not verified

Roof: Gable with false front

Windows/Doors: Storefront casement windows

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.)

1101 Park is a one-part block commercial building that has undergone several alterations and additions in its lifetime. Originally a grocery store, this building has had a variety of purposes and appears to be vacant in the most recent images. The rear of the building is the result of several additions, and was likely built between 1946 and 1968. The gable roof has a false front and is sheathed with a standing seam metal roof. A corrugated metal roof is seen in earlier photographs, but it is unknown when it was replaced. The roof of the addition has a lower pitch than the original building. The walls are clad with brick, with some drop-novelty wood siding showing on the primary facade and some concrete block showing on the rear of the building. There is a strip of detail woodwork just above the windows, but this is a recent addition. The brick either replaced or covered the original wood siding. The primary façade has two large display windows that flank the recessed entry door. The door is a modern door with a large vertically-oriented rectangular light. The foundation is concrete and can be seen slightly as the road slopes

downwards towards the front of the façade. The changes made to both the materials and form of the building has diminished 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 building was built between 1907 and 1929, judging from the Sanborn Insurance maps, where it appears as 1103 Park Avenue. A newspaper article says that the building was built in 1929 by Fraser Buck. However, there is an image showing the building in the 1940's, with signage showing that it was called the "Kidder Cash Grocery". Melvin Kidder was a previous owner of the property, making it seem that it may have been built before 1929, when Welsh, Driscoll, and Buck, another grocery store, purchased it. It was used as a neighborhood grocery store for most of the historic period. It stayed in the ownership of the Buck family until 1958, and is currently owned by S2 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.)

1101 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







1101 Park Avenue. Northeast oblique. November 2013.



1101 Park Avenue. East elevation. November 2013.



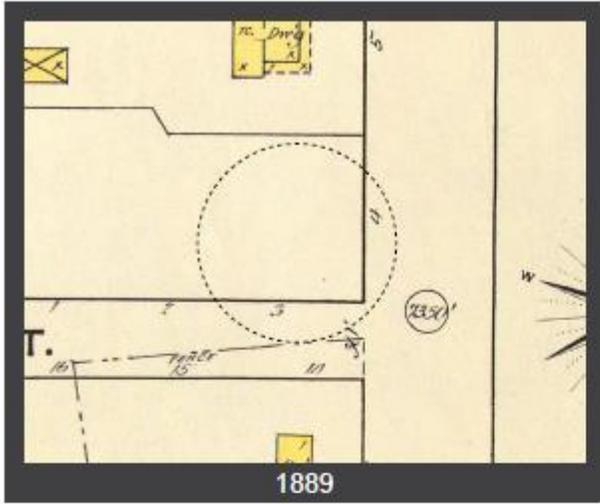
1101 Park Avenue. Southeast oblique. November 2013.



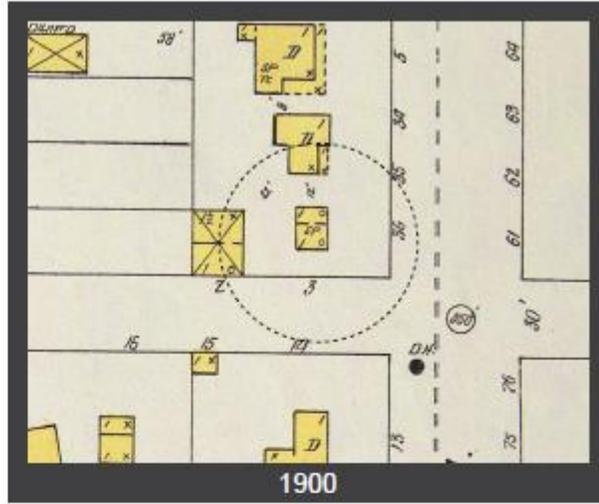
1101 Park Avenue. Southwest oblique. November 2013.

MAPS

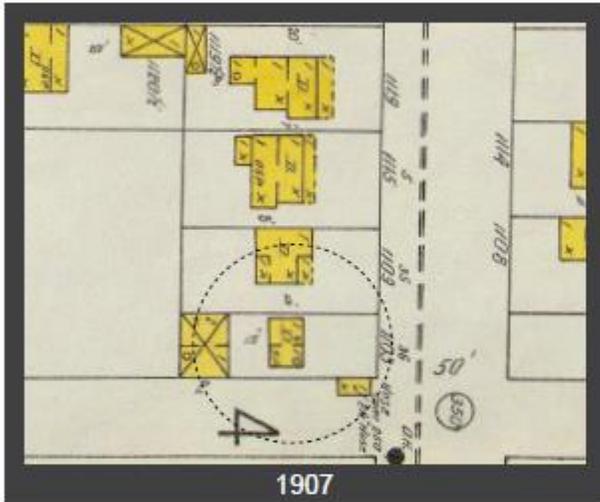
1101 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



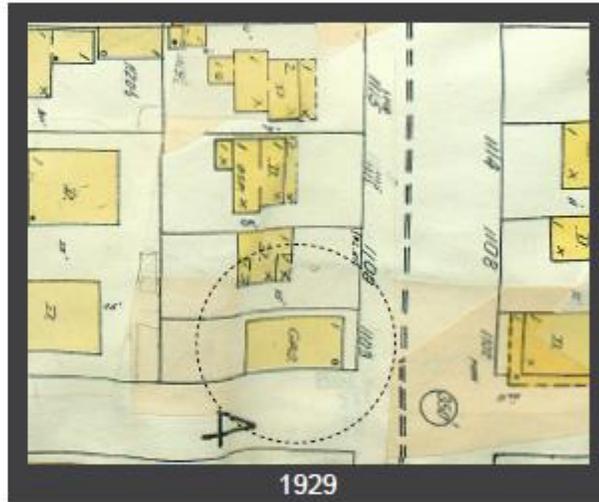
1889



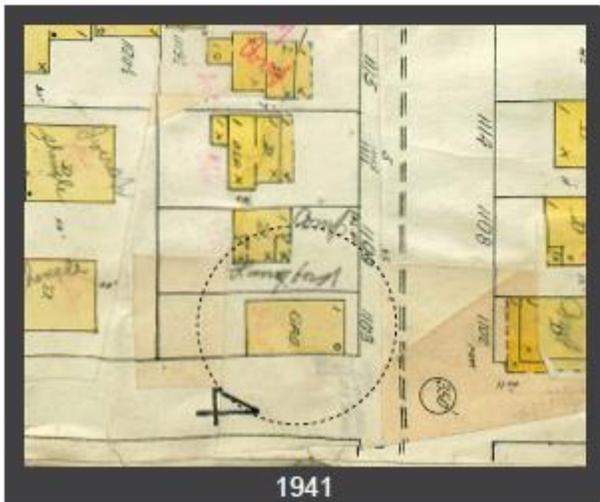
1900



1907

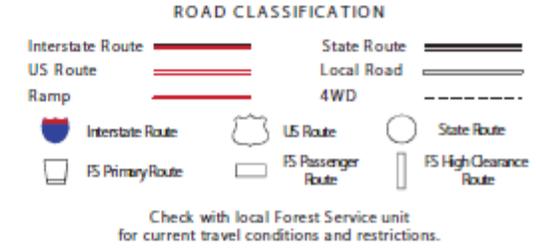
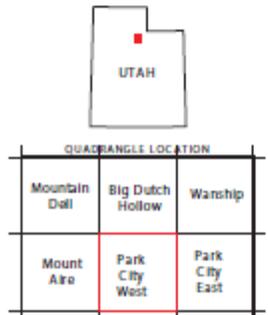
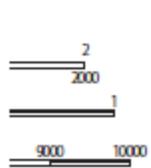
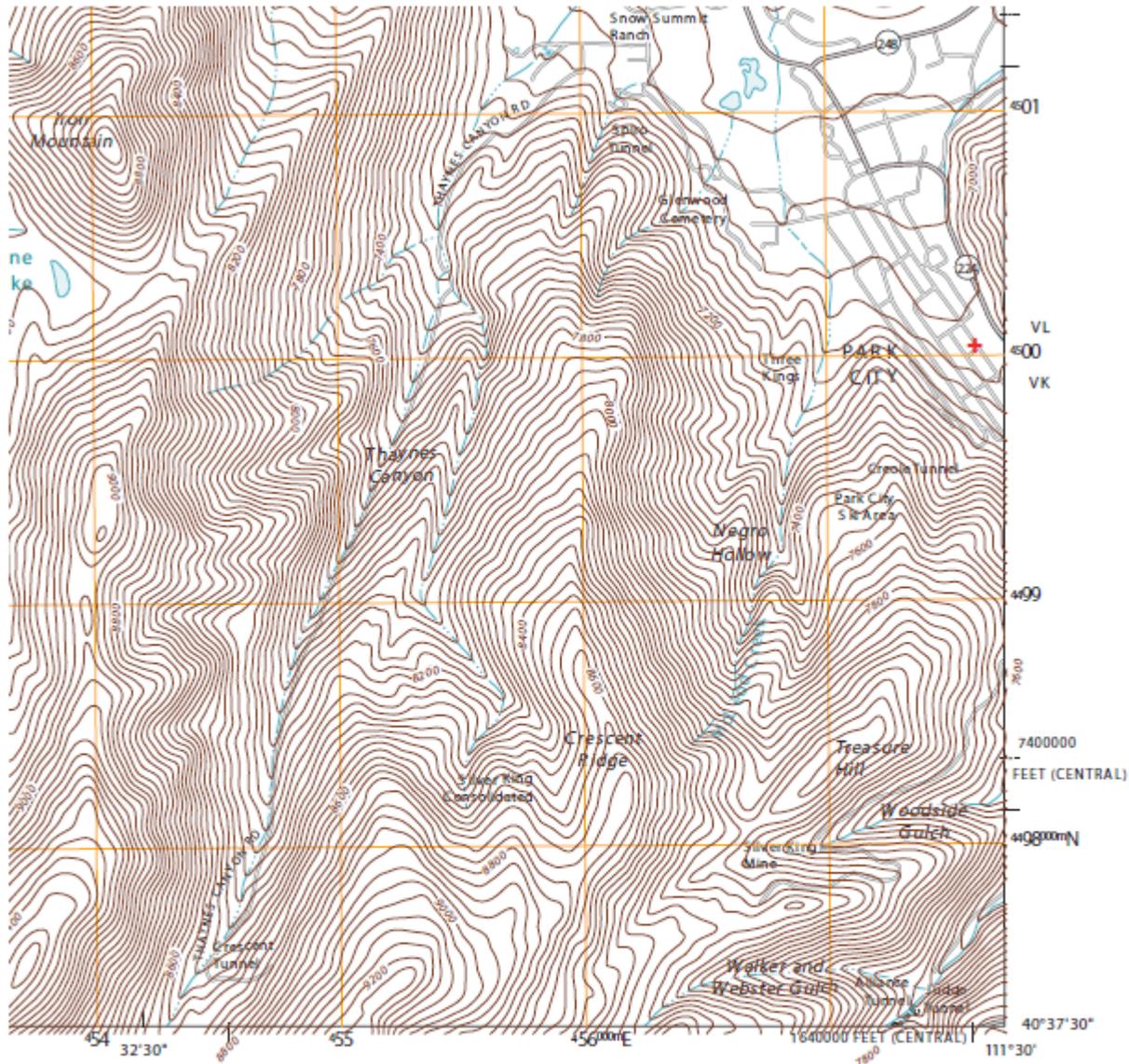


1929



1941

1101 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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

DOCUMENTS

Researcher: Philip F. Notarianni
 Date: September 1978

Site No. SU-10-570

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

IDENTIFICATION

Street Address: 1101 Park Avenue, Park City Plat SA Bl. 5 Lot 1
 Name of Structure: _____ T. R. S.
 Present Owner: Anthony J. and Geneva A. Buthwrich UTM: _____
 Owner Address: 3632 East 3225 South, Salt Lake City, UT Tax #: SA-45

AGE/CONDITION/USE

Original Owner: _____ Construction Date: 1929 Demolition Date: _____
 Original Use: commercial
 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

DOCUMENTATION

4 Photography: _____
 Date of Slides: June 1978 Date of Photographs: _____
 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 records.

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)

The original double-hung windows have been altered, with aluminum siding added in ca. 1963.

HISTORY 6

Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

This land part of the David C. McLaughlin holdings in 1883. Lot 2 owned by W. A. McEmery in 1906--to Mrs. David Laird in 1918 from Summit County and in 1924 Lot 2-S3 to Augustus Curtius; to Richard Brierly (1925); Delmas E. Brierley (1926); to Mrs. Jossie Brierly, 1926. Redeemed by Jossie Brierly in 1937; to Frederick R. Langford in 1947.

TITLE SEARCH FORM

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

Tax Number: SA-45

Legal Description (include acreage): SA BK5 L1 (see historic site form for complete legal description)

Address: 1101 Park Avenue

City: Park City, UT

Current Owner: S2 LLC

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-10, 12-32]
10/17/1891	David C. & Henrietta McLaughlin	Lewis W. Smith, Jr.	W		"1" [rest of form]
7/1/1910	3rd J.D. Court	Louis W. Smith, Jr., et al	Decree		
11/25/1912	Louis W. Smith & wife	R.W. Barnes	W.D.		
12/28/1912	R.W. Barnes	J.H. McCormick	W.D.		
10/18/1921	J.H. McCormick, et ux	Parley Thusson	W.D.		
4/21/1924	Parley Thusson	B.E. Hartwell	W.D.		
2/23/1929	B.E. Hartwell	Melvin Kidder	W.D.		
5/15/1929	Melvin Kidder	Welsh, Driscoll & Buck	W.D.		
10/7/1952	Welsh, Driscoll & Buck	Robert G. Buck	W.D.		
1/12/1955	Robert G. & Theima J. Buck	Myrtle & Fraser Buck	W.D.		
10/18/1958	Myrtle & Fraser Buck	Anthony J. & Geneva A. Butkovich	W.D.		
7/12/1999	Geneva A. Butkovich	Geneva A. & Anthony J. Butkovich, et al	W.D.		
4/25/2013	Ronald & Geneva Butkovich, et al	S2 LLC	W.D.		

Date: 4/22/2014

Researcher: John Ewanowski, CRSA Architecture

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Store Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>860</u>	<u>\$ -</u>	<u>\$ 1605</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 3 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>P.I.</u>	<u>-</u>	<u>-</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>7</u> Trays _____ Basin _____ Sink <u>7</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Walbd. lined - 3 @ 15</u>		<u>45</u>

Total Additions and Deductions 245 85 1605
 Net Additions or Deductions -85 +160

Age <u>20</u> Yrs. by <input checked="" type="checkbox"/> Est. Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records	REPRODUCTION VALUE	\$ <u>1765</u>
Depreciation <u>2-3-4-5-6</u> <u>33/67</u> %		\$ _____
Reproduction Val. Minus Depr.		\$ <u>1183</u>
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S <u>8</u> C <u>1</u> Depr. <u>2%</u> (<u>3%</u>)	Obsolescence _____	\$ _____
Cars <u>2</u> Walls <u>Shk.</u>	Out Bldgs. _____	\$ _____
Roof <u>T.P.</u> Size <u>12x21</u> Age <u>28</u>		\$ _____
Floor <u>Pine</u> Cost <u>229/25</u>	Depreciated Value Garage	\$ <u>57</u>
Remarks _____	Total Building Value	\$ <u>1240</u>

Appraised 10/1949 By CAL & A.J.

SA 45

Location Block 5 SA
 Kind of Bldg. Store St. No. 1101 Park Ave
 Class RES Rms. Type 1 2 3 4 Cost \$ 1684 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		760		\$ 1684
	x x				
	x x				

Att. Gar.	Flr.	Walls	Roof
Description of Building			
Foundation— Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input type="checkbox"/>			
Ext. Walls <u>Siding</u>			
Insulation— Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clas. <input type="checkbox"/>			
Roof Type <u>G.A.P.</u> Mtd. <u>C.T.</u>			
Dormers— Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>			
Bays— Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>			
Porches — Front <u>HA.</u> @ <input type="checkbox"/>			
Rear @ <input type="checkbox"/>			
Basement Entr. @ <input type="checkbox"/>			
Planters @ <input type="checkbox"/>			
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>			
Bsmt. Apt. Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>			
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>			
Plumbing { Class <u>1</u> Tub <input type="checkbox"/> Trays <input type="checkbox"/>			
Basin <input type="checkbox"/> Sink <input type="checkbox"/> Toiler <input type="checkbox"/> <u>260</u>			
Urns <input type="checkbox"/> Fns. <input type="checkbox"/> Shr. <input type="checkbox"/>			
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>			
Heat— Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/>			
Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>			
Air Cond. <input type="checkbox"/>			
Finish— Fir <input type="checkbox"/> Hd. Wd. <input type="checkbox"/>			
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>			
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/> Blr. In <input type="checkbox"/>			
Tile— Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>			
Electrical— Outlets <input checked="" type="checkbox"/> Fixt. <input checked="" type="checkbox"/>			
Storm Sash— Wood <input type="checkbox"/> Metal <input type="checkbox"/> Doors <input type="checkbox"/> Sash <input type="checkbox"/>			
Metal Awnings <input type="checkbox"/>			
Total Additions <u>260</u>			

Year Built <u>29</u>	Avg. Age <u>29</u>	Reproduction Value	\$ <u>1944</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Depr. Col. <u>1 2 3 4 5 6 58</u> %	
Remodel Year		Repr. Val. Minus Depr.	<u>1128</u>
Est. Cost		Obsol. or Rem. %	
Garage— Class <u>1</u> Depr. <u>2% 3%</u>		Bldg. Value	\$
Cars <u>2</u>	Floor <u>Wood</u> Walls <u>Shtg</u> Roof <u>TP</u> Doors <u>2</u>		
Size— <u>21</u> x <u>17</u>	Age <u>25</u> Cost <u>227</u> x <u>30</u> %		<u>68</u>
Other		Total Building Value	\$

Appraised 5-5- 1958 By 1302

SA 45
Serial Number

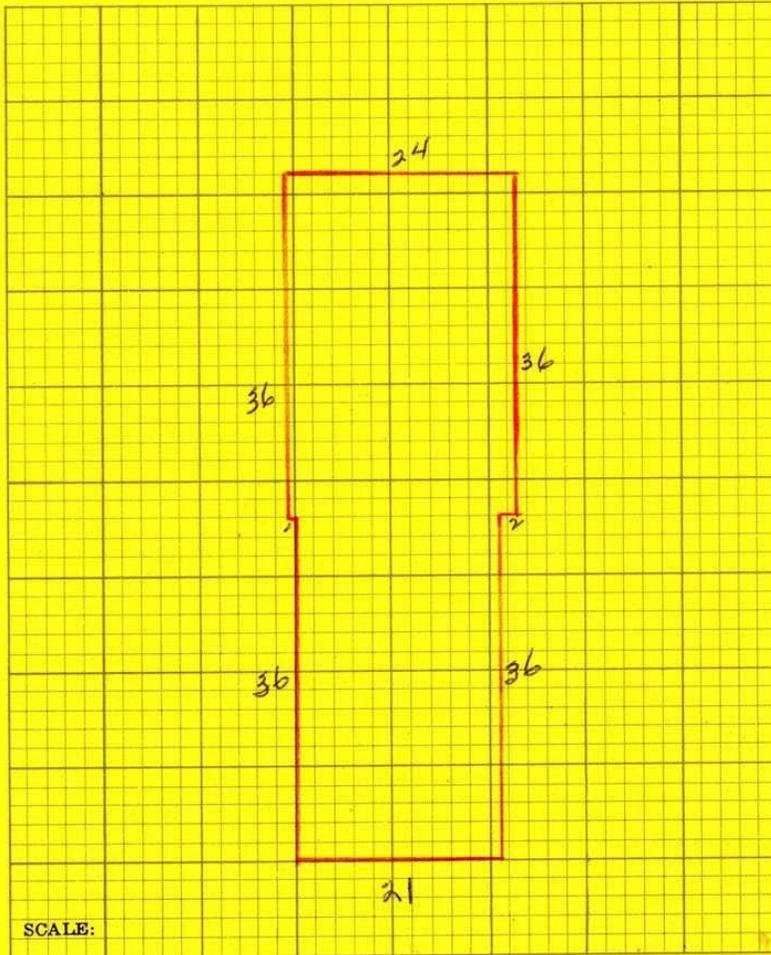
OF
Card Number

Owners Name 2.J. Butkovich
 Location Block 5 SA lot 1
 Kind of Bldg. Store St. No. 1101 Park Ave
 Class 2 Type 1 2 3 4 Cost \$ 7483 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1620		\$ 7932	\$
	x x				
	x x				

Att. Gar.—C.P.—x— Fr.— Walls— Cl.—

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Brick + Conc Block</u>		
Roof Type <u>Gable</u> Mtl. <u>Metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. _____ Trays _____	
	Basin <u>1</u> Sink _____ Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	393
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	826	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other <u>Conc</u>		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<u>Walpin Box 8x14x8 = 576 Surf @ 1.00</u>	576	NEU
<u>1 door 15' @ 4.50 = 67.50</u>	455	
Total Additions	2250	
Year Built <u>1929</u> Avg. <u>1950</u> Replacement Cost <u>10182</u>		
<u>1965</u> Age <u>2</u> Obsolescence _____		
Inf. by <u>Owner - Tenant -</u> Adj. Bld. Value _____		
<u>Neighbor - Record - Est.</u> Conv. Factor <u>x.47</u>		
Replacement Cost—1940 Base _____		
<u>1970 "C"</u> Depreciation Column 1 2 3 4 5 6 _____		
1940 Base Cost, Less Depreciation _____		
Total Value from reverse side _____		
Total Building Value \$ _____		
Appraised ① <u>10-31</u> 19 <u>68</u> By <u>1333 DEC 10 1968</u>		
Appraised ② _____ 19 _____ By <u>1328</u>		



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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 **Average Year of Construction Computation:**

Year 1929 \$ 4138 = 41 % X 37 Year = 1517

Year 1965 \$ 6244 = 59 % X 1 Year = 59

Average Year of Construction 1950 1576

78