



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James Kinsey House

Address: 1488 Park Avenue

Date of Construction: c. 1907

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-249

Current Owner: BMW Investments LLC

Legal Description (include acreage): BEG 1553 FT E & 420 FT N OF SW COR SEC 9 T2SR4E SLBM; TH N 60*30' E 69.8 FT; S 27*59'47" E 64.84 FT; TH S 60*38' W 74.86 FT; N 23*30' W 65 FT TO BEG (#1488 PARK AVE) CONT 0.11 AC (REM DESC)M26-286-7-8 QWD268 M142-680 (579-262 RE-RECORDED TO CORRECT THE LEGAL DESC)577-289 625-127 (REF:625-129-134) 692-806-807 (REF:746-760) 1375-386 1397-147 2029-1176 2159-900

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:

Research Sources:

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Hipped Roof or "Pyramid" House

No. Stories: 2

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- unable to determine if materials are original, new, or a mix of both

Foundation: Not visible and therefore its material cannot be verified

Roof: Metal

Windows/Doors: Double-hung 2 over 2 pane windows, (unable to verify materials as original wood or new).

Three six-pane glass window French doors on balcony over garage

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.)

1488 Park is a pyramid type house that has had a massive addition built onto it c. 2006. The pyramid house is one of the main three house types built during the historic Park City mining era. The hipped roof of the original house is sheathed with standing seam metal, which replaced the metal shingles of the 1995 photo, which in turn replaced the patterned shingles of the c. 1940 tax photo. The complex roof of the addition is sheathed in the same manner. The walls are clad with drop-novelty siding, which replaced the board and batten siding shown in the c. 1940 photo. The windows all appear to be two over two double hung windows, with one window on the frontmost part of the house, and another in the porch area left of the door. The main door is obscured by a screen door, and its type is unknown. The porch is inset into the corner of the house, and the roof covering it is supported by square posts,

with a simple railing running between them. It appears that the addition either incorporated or removed the back part of the original house. The addition includes a two car garage and an upper balcony area. Although the form remains legible, the cumulative formal and material changes have 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 house appears on the 1907 Sanborn Insurance map, which was the first of those maps to cover this area. This makes it difficult to determine the exact date of construction, but information from a previous Historic Site Form indicates that it was built in 1907. The title history shows that the house was owned by the Ontario Silver Mining Company until 1936; however, information from the censuses shows that this may not be true. A frequent occurrence in early Park City record keeping was that the house would be bought off the books, and not recorded until many years later. It is likely that this is the case for this house.

The first individual known to have owned the house was James Kinsey, who appears on the 1910 census for this house. He was born in England, and immigrated to the U.S. in 1879. He lived in this house with his wife Margaret and their three sons and worked at a concentrating mill. It is unknown when he sold the house.

The next owner of the house was Roy Workman, who is shown living in this house with his wife Annie and their seven children at the time of the 1930 census. The title history shows that he did not own the house until 1936, but the census data indicates that it was sometime earlier than that. He worked as a blacksmith for a mine at that time. They still owned and lived in this house during the 1940 census, at which time Roy was doing road work for the WPA. Roy owned the house until his death in 1960, at which time the property was inherited by his son LeRoy Workman. It is currently owned by BMW Investments LC.

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.)

1488 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







1488 Park Avenue. Northwest oblique. November 2013.



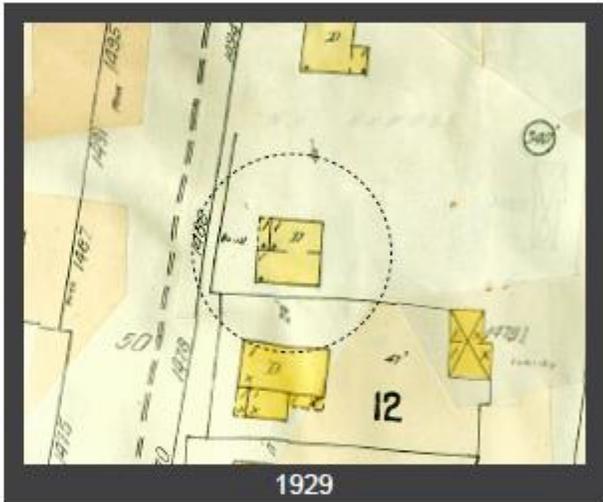
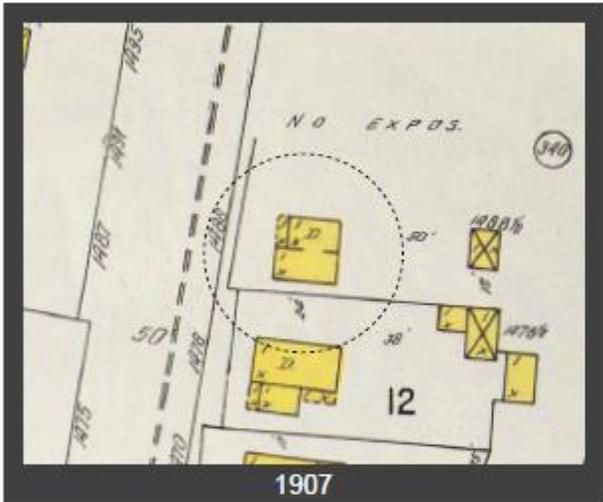
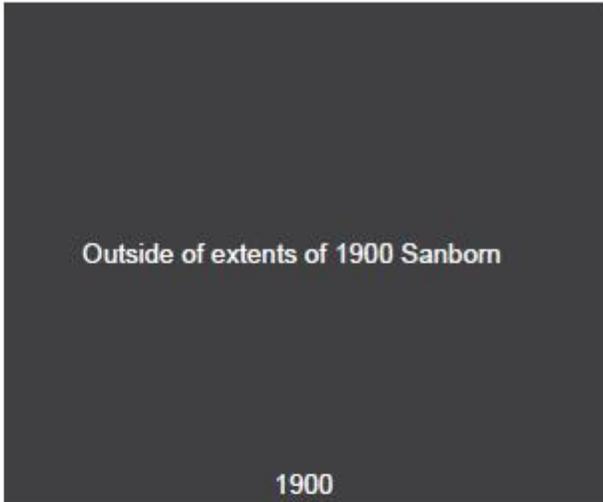
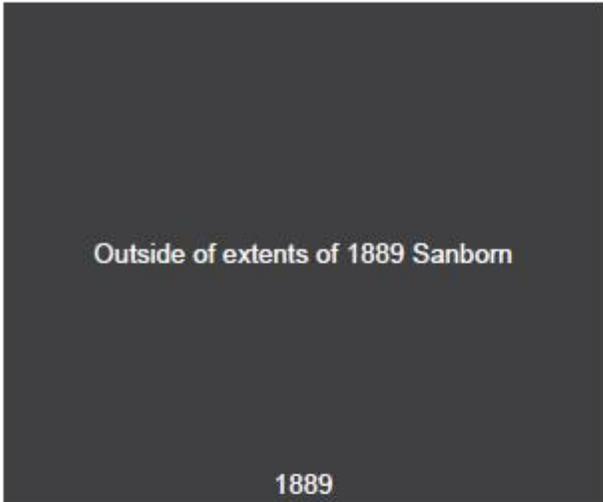
1488 Park Avenue. West elevation. November 2013.



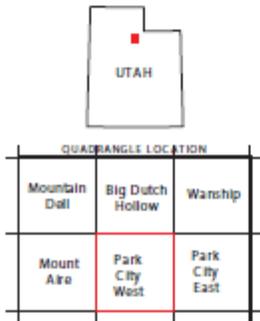
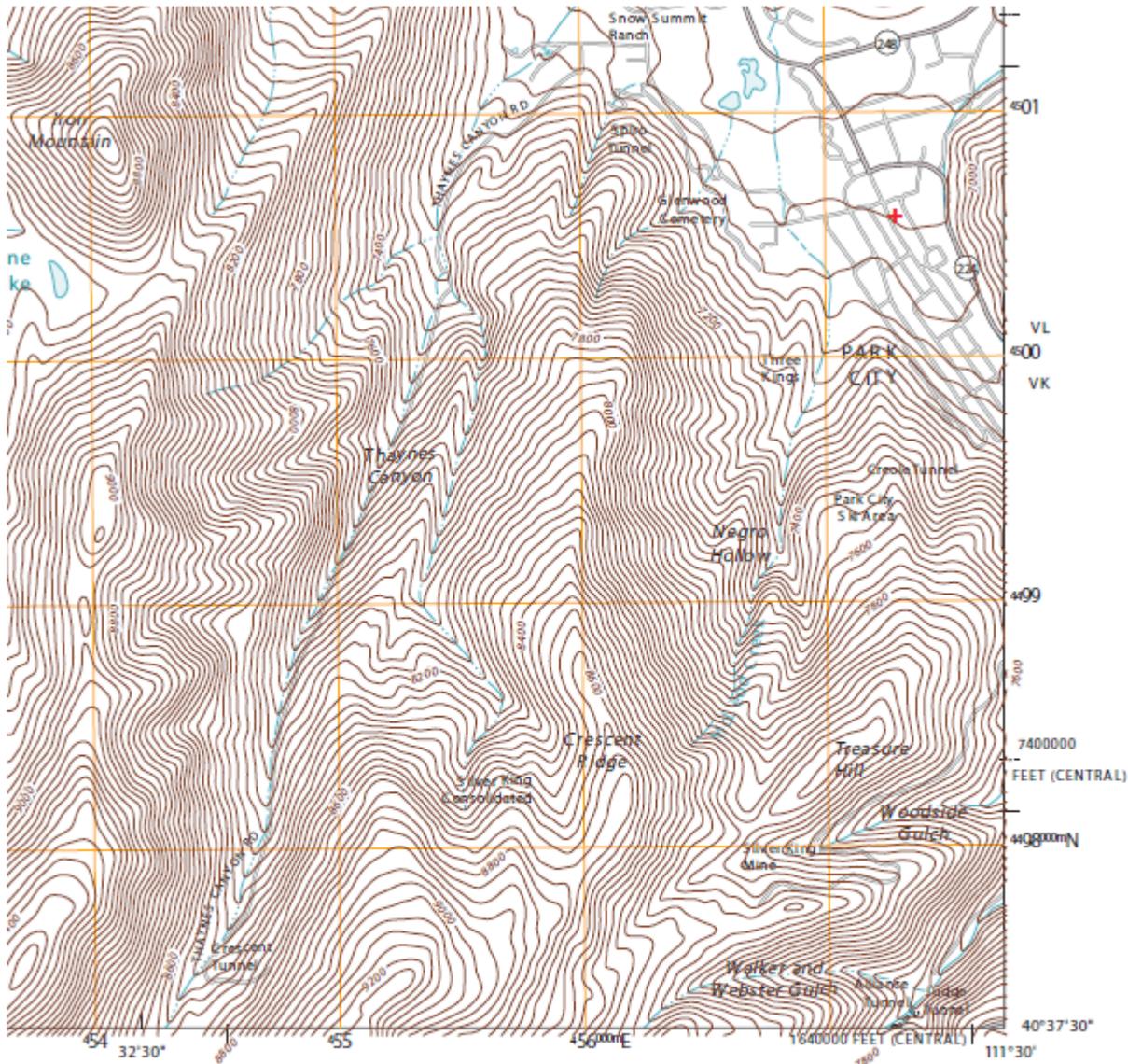
1488 Park Avenue. Southwest oblique. November 2013.

MAPS

1488 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1488 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
	FS Primary Route		FS Passenger Route
			State Route
			FS 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)

TITLE SEARCH FORM

Address: 1488 Park Avenue [Obtain information from title abstract books at County Recorder's Office]
 City: Park City, UT Tax Number: SA-249
 Current Owner: BMW Investments LC Legal Description (include acreage): see historic site form for complete legal description
 Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/4/1878	Jacob Arthur	Robert C. Chambers	W		[SW quarter S9]
5/20/1882	R. C. Chambers	Ontario Silver Mining Company	Q		[see record for legal description]
3/12/1924	Ontario Silver Mg. Co.	Ontario Silver Mg. Co.	Deed		"SW 1/4 [S9], excepting"
2/14/1936	Ontario Silver Mn'g Co.	Roy Workman	Q.C.D.		"known as 1488 Park Ave"
8/31/1990	Leroy B. & Fawn T. Workman	Shamrock Associates	W.D.		[LeRoy (son) inherited upon Roy's 1980 death]
9/18/1991	Shamrock Associates	Spartling Investment Corp.	W.D.		
11/6/1992	Spartling Investment Corp.	Mark Leroy Freeman	W.D.		
1/18/2001	Scott Lundberg, trustee	Mark Leroy Freeman	Notice of Default		
6/5/2001	Scott Lundberg, trustee	State Street Bank & Trust Co, trustee	Assign. of T.D.		
9/24/2001	State Street Bank & Trust Co, trustee	Steven G. Webber	W.D.		
4/27/2010	Steven G. Webber	Brian M. Webber, trustee	W.D.		
12/5/2012	Brian M. Webber, trustee	BMW Investments LC	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 9/24/2014