HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 1011 EMPIRE AVE

City, County: Park City, Summit County, Utah
Tax Number: SA-293

Current Owner Name: LOVCI DEBRA A
Parent Parcel(s):

Current Owner Address: PO BOX 1628, PARK CITY, UT 84060-1628

Legal Description (include acreage): LOTS 3-4-5-6 BLK 28 SNYDERS ADDITION TOPARK CITY CONT 0.17 ACRES

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td></td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☒ ineligible ☐ eligible

3 DOCUMENTATION

Photos: Dates
☐ tax photo: c. 1940
☐ prints: 1995 & 2006
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)

☐ abstract of title
☐ city/county histories
☐ personal interviews
☐ original building permit
☐ Utah Hist. Research Center
☐ sewer permit
☐ USHS Preservation Files
☐ Sanborn Maps
☐ USHS Architects File
☐ measured floor plans
☐ LDS Family History Library
☐ site sketch map
☐ Park City Hist. Soc/Museum
☐ Historic American Bldg. Survey
☐ university library(ies):
☐ original plans:
☐ obituary index
☐ biographical encyclopedias
☐ other:
☐ census records
☐ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Gable front (variant) / vernacular style
No. Stories: 1 ½

Additions: ☐ none ☑ minor ☐ major (describe below)
Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☑ accessory building(s), # _1_: ☐ structure(s), # _______.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
General Condition of Exterior Materials:

- ☑ Good (Well maintained with no serious problems apparent.)
- ☐ Fair (Some problems are apparent. Describe the problems.):
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stacked rock retaining wall and entry stairs. Wooden picket fence and steps and rails. Frame two-car garage set at the street front.

Foundation: Not visible and therefore its material cannot be verified.

Walls: Possible aluminum siding beneath porch and wooden shingle on upper gable. Unable to determine based on photo alone if siding on original structure is original drop-novelty siding or not.

Roof: Clipped gable form on main house sheathed in metal material. Multiple shed extensions to the south appear to be sheathed in metal material as well.

Windows: Single and paired double-hung units. Basement addition has smaller version of the double-hung units.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Original structure is not much altered from early tax photo, except that gable material has switched from siding to shingle, porch balustrade style has been simplified, roofing material has been switched from shingle to metal roofing, and living space has been added beneath the porch. Significant additions made to side wing of structure, although a separating distinction from original to addition is evident. Two-car garage also a significant addition, but separate from house structure.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot on a gradual slope rising from front to back. Natural grasses and trees embody the landscape, with stacked rock stairway entrance and retaining walls. House is recessed at least 15 feet from city roadway, with the two-car garage separated from structure and adjacent to roadway access.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.):

The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.):

The Gable front house is another common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent of and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE
Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: c. 1900

Builder: ☐ Not Known ☐ Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 4: Southeast oblique. Camera facing northwest, c. 1940 tax photo.

¹1907 Sanborn maps show a square home at 1011 Empire, but the porch is not indicated on the map and the addresses may have been changed over time as no other structures are noted in close proximity to the structure in question; Summit County Recorder indicates construction date of 1937.
²From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.