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

1 IDENTIFICATION

Name of Property:
Address: 1063 PARK AVE
AKA: 
City, County: Park City, Summit County, Utah
Tax Number: SA-37
Current Owner Name: BUSH GARY W TRUSTEE
Parent Parcel(s): 
Current Owner Address: PO BOX 113, PARK CITY, UT 84060-0113
Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 4 BLOCK: 4 LOT: 15 AND:- LOT: 16; 0.07 AC

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</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐</td>
<td>☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible</td>
<td>☑ eligible</td>
<td></td>
</tr>
<tr>
<td></td>
<td>☑ listed (date: )</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
☑ tax photo: 
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ city/county histories
☐ 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
☐ city directories/gazetteers
☐ Historic American Bldg. Survey
☐ census records
☐ Park City Hist. Soc/Museum
☐ original plans:
☐ biographical encyclopedias
☐ other:
☐ newspapers
☐ other:

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hipped roof or "Pyramid" House
No. Stories: 1
Additions: ☐ none ☐ minor ☑ major (describe below)
Alterations: ☐ none ☐ minor ☑ major (describe below)
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08
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: Low stacked stone retaining wall along North elevation.

Foundation: Not visible and therefore its material cannot be verified

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

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)

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): Structure has retained it’s essential form right up through the 1995 photo timeframe, with little to nothing changed. Building card comment from 1968 indicates that structure is only fit for salvage, but 2006 photo proves a redeeming character to the site as the house has been cleverly restored and expanded upon (as seen in the 2008 North elevation photo). 2006 photo materials cannot be relied upon as original, but have likely been replicated to compliment and reflect the sentiment of the original appearance. Single storey addition made to the rear of the property sets a slight distinction of separation but still compliments the original without going overboard. The changes do not affect the site's original character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): Narrow corner building lot on fairly flat terrain. Adjacent property is similar in scale and complimentary in housing type. Planted grasses, shrubs, and maturing trees cover the landscape.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (Pyramid House), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known: (source: )

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

Date of Construction: c. 1920

1 Summit County Recorder.
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. 1:** North elevation. Camera facing south, 2008.
- **Photo No. 2:** East elevation (primary façade). Camera facing west, 2006.
- **Photo No. 3:** East elevation (primary façade). Camera facing west, 1995.

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\(^2\) From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
# RE-APPRAISAL CARD

**SERIAL NO. 1940 APPR. BASE**

## Owner's Name

## Owner's Address

## Location

## Kind of Building

## Schedule

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Ca. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>597</td>
<td>$</td>
<td>$1,954</td>
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<td>x x</td>
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<td>$</td>
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</tbody>
</table>

## No. of Rooms

## Condition

### Description of Building

- **Foundation:** Stone Conc. None
- **Ext. Walls:** Brightex
- **Insulated Floors:** Walls Class.
- **Roof:** Type Hip Mat.
- **Dormers:** Small Med. Lg.
- **Bays:** Small Med. Lg.
- **Porches:** Front 65@ 115 @
- **Rear:** @
- **Cellar:** Basn't ¼ ½ ¾ ¾ full-floor No
- **Basement Apts.:** Rooms Fin.
- **Attic Rooms:** Fin. Unfin.
- **Plumbing:** Class Tub Trays
- **Heating:** Stove S. A. Steam, S. Blr.
- **Oil:**
- **Gas:**
- **Coal:**
- **Air Conditioned:** Incinerators
- **Radiant:** Pipeless
- **Finish:**
- **Hd. Wd.:** Floors
- **Cabinets:** Mantels
- **Tile:**
- **Walls:** Wainscot.
- **Floors:**
- **Lighting:** Lamp Drops Fix.
- **Comb. Tiled—H @ 65**

### Total Additions and Deductions

<table>
<thead>
<tr>
<th>Add</th>
<th>Deduct</th>
</tr>
</thead>
<tbody>
<tr>
<td>320</td>
<td>244</td>
</tr>
</tbody>
</table>

### Net Additions or Deductions

| $1274 |

### REPRODUCTION VALUE

- **Age Yrs. by Tenant:**
- **Depr. Neighbors Records:**
- **Remodeled Est. Cost:**
- **Garage—S. C. Depr. 2% 5%:**
- **Care Walls:**
- **Roof Size x Age:**
- **Floor Cost:**
- **Depreciated Value Garage:**

### Total Building Value

| $1350 |

## Remarks

- **Total Building Value**

### Appraised

10/1949

By C.A.L. A.T.
<table>
<thead>
<tr>
<th>Kind of Bldg.</th>
<th>St. No.</th>
</tr>
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<tbody>
<tr>
<td>Class 3</td>
<td>1063 Park Ave</td>
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<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Pt.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>597</td>
<td>$1303</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gar. — Carport x Flr. — Walls — Cl. —

**Description of Buildings**

- **Foundation**: Stone, Conc., None
- **Exterior Walls**: Brick, Siding
- **Insulation**: Floors, Walls, Cigs.
- **Roof Type**: Mid.
- **Dormers**: Small, Med., Large
- **Bays**: Small, Med., Large
- **Porches**: Front, Rear

**Additions**

- **Basement Entr.**: @
- **Planters**: @
- **Cellar-Basmt.**: 1/4, 1/4, 1/4, 1/4, Full
- **Attic Rooms Fln.**: Unfin.
- **Class**: Tub, Trays
- **Basin**: Sink
- **Plumbing**: Wtr. Strp., Shr. St., O.T.
- **Dishwasher**: Garbage Disp.
- **Built-in Appliances**: Gas, Coal, Pipeless, Radiant
- **Air Cond.**: @
- **Finish**: Fir, Hd., Wd.
- **Floor**: Fir, Hd., Wd.
- **Other**: @

**Storm Sash**: Wood D., S.; Metal D., S.

**Total Additions**: 377

**Total Building Value**: $1580

**Appraised**: 5-5-74
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed, Work Shop, TP.</td>
<td>1949</td>
<td>10 x 21</td>
<td>210</td>
<td>40</td>
<td>84</td>
<td>64</td>
</tr>
<tr>
<td>Shed, NTV</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL**

**Remarks:**
This bldg. is completely worthless, in my opinion. Although it is still being lived in, it is not worth any more than salvage. (250)
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 1059 Park Avenue, Park City
Name of Structure: 
Present Owner: Louisa and Brent P. Snow
Owner Address: P.O. Box, Park City, Utah 84060
Original Owner: unknown
Original Use: residential
Present Use: ☑ Single-Family
☑ Park
☑ Vacant
☑ Multi-Family
☑ Industrial
☑ Religious
☑ Public
☑ Agricultural
☑ Other
☑ Commercial
Building Condition: ☑ Excellent
☑ Site
☑ Unaltered
☑ Good
☑ Ruins
☑ Minor Alterations
☑ Deteriorated
☑ Major Alterations
Integrity:

Preliminary Evaluation:
☑ Significant
☑ Contributory
☑ Not Contributory
☑ Intrusion

Final Register Status:
☑ National Landmark
☑ National Register
☐ District
☐ Multi-Resource
☐ State Register
☐ Thematic

Photography:
Date of Slides: June 1978
Date of Photographs:
View: Front ☑ Side ☑ Rear ☐ Other ☐

Research Sources:
☐ Abstract of Title
☐ Plat Records
☐ Plat Map
☐ Tax Card & Photo
☑ Building Permit
☑ Sewer Permit
☑ Sanborn Maps
☐ City Directories
☐ Biographical Encyclopedias
☑ Obituary Index
☐ County & City Histories
☐ Personal Interviews
☑ Newspapers
☑ Utah State Historical Society Library
☐ LDS Church Archives
☐ LDS Genealogical Society
☑ U of U Library
☐ BYU Library
☑ USU Library
☑ SLC Library
☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County records.
Sanborn maps, Park City, Utah, 1889, 1900, 1907.
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.

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.