HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1063 PARK AVE

City, County: Park City, Summit County, Utah

AKA:

Tax Number: SA-37

Parent Parcel(s):

Current Owner Name: BUSH GARY W TRUSTEE

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

Property Category ☑ building(s), main □ building(s), attached □ building(s), detached □ building(s), public □ building(s), accessory □ structure(s)	Evaluation* ☑ Landmark Site □ Significant Site □ Not Historic *National Register of H □ listed (date:)	<u>Reconstruction</u> Date: Permit #: □ Full □ Partial Historic Places: □ ineligible	<u>Use</u> Original Use: Residential Current Use: Residential e
3 DOCUMENTATION			
<u>Photos: Dates</u> □ tax photo: ☑ prints: 1995, 2006 & 2008	<u>Research Sou</u> □ abstract of ☑ tax card	title	onsulted, whether useful or not) ☑ city/county histories □ personal interviews

□ original building permit □ Utah Hist. Research Center □ historic: c. □ sewer permit □ USHS Preservation Files ☑ Sanborn Maps □ USHS Architects File Drawings and Plans measured floor plans □ obituarv index LDS Family History Library \Box site sketch map \Box city directories/gazetteers □ Park City Hist. Soc/Museum □ university library(ies): □ Historic American Bldg. Survey \Box census records □ biographical encyclopedias □ other: \Box original plans: □ other: □ newspapers

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007. Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

Describe the 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: I 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. 1920¹

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.

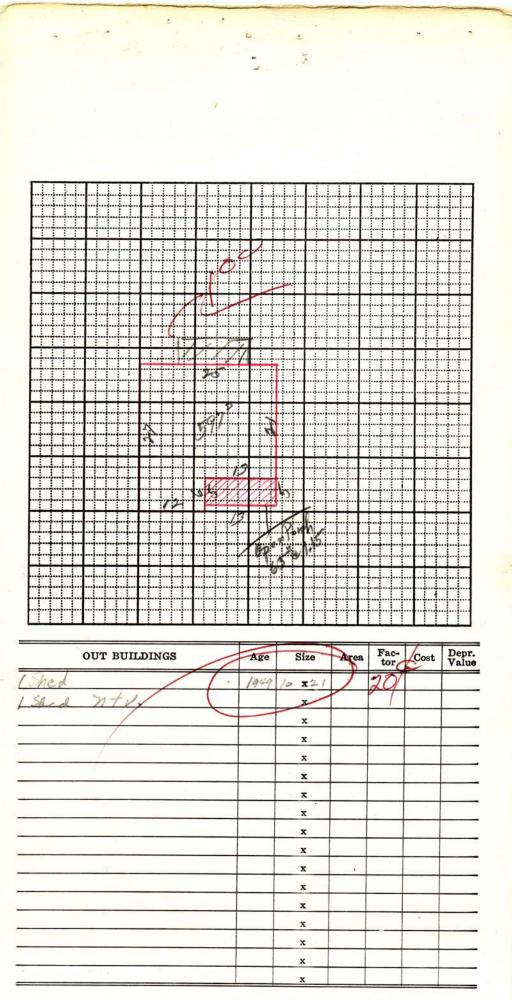
Photo No. 1: North elevation. Camera facing south, 2008.
Photo No. 2: East elevation (primary façade). Camera facing west, 2006.
Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

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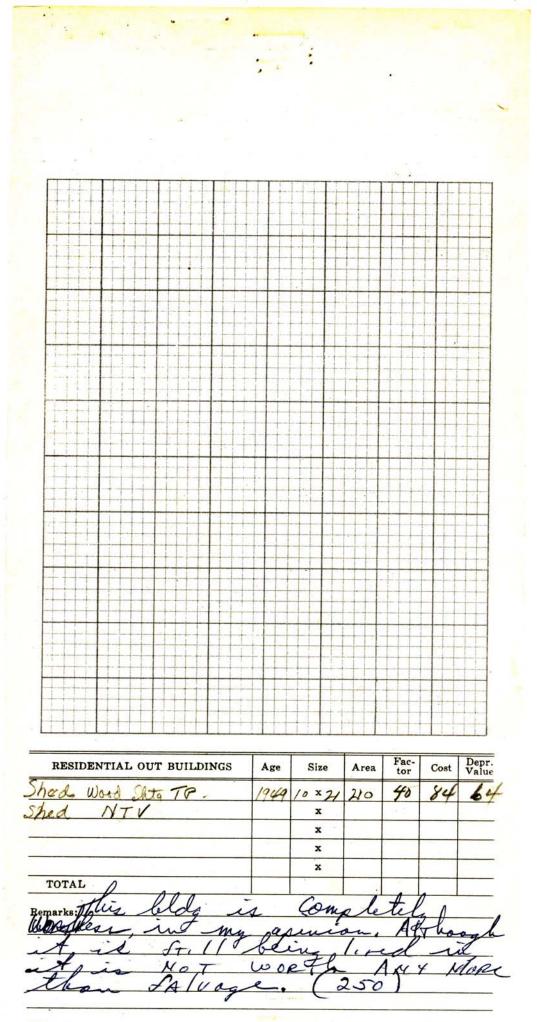
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Form T. C. 74 State of Utah____State Tax Commission



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TC-74 Rev. 57 25M STATE OF UTAH __ STATE TAX COMMISSION Researcher: Philip I Date: Septembe

Philip F. Notarianni September 1978

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

IDENTIFICATION	Street Address: Name of Structure:	1059 Park Avenue, Par	rk City				Lot S14-1
IFIC/	Present Owner:	Louise and Decet D			T. UTN	R.	S.
DENI	Owner Address:	Louisa and Brent P. S					
		P.O. Box, Park City,	and the second	₩7%67%80%8%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%	Contraction of the second s	#: SA-30	AND DESCRIPTION OF THE PARTY OF
2	Original Owner:	unknown	Construction	Date:ca.1904	Demol	ition Da	ate:
5	Original Use:	residential					
AGE/CONDITION/USE	Present Use: Single-Family Multi-Family Public Commercial	 Park Industrial Agricultural 	□ Vacant □ Religious □ Other		Occ	upants:	
	Building Condition: □ Excellent ⊠ Good □ Deteriorated	□ Site □ Ruins	Integrity: Unaltered Minor Alteration: Major Alteration:				
STATUL	Preliminary Evaluati	ion:		inal Register S National Landmark National Register State Register		urce	en vienen of an entropy of a second secon
14	Photography: Date of Slides: June 1 Views: Front & Side D F		Date of Pho Views: From	otographs: nt □ Side □ Rear □	□ Other □	edine inne quinti graduite d'ann	
	Research Sources:					,	
DOCUMENTATION	 Abstract of Title Plat Records Plat Map Tax Card & Photo Building Permit Sewer Permit Sanborn Maps 	 □ City Directories □ Biographical Encyclop ☎ Obituary Index □ County & City Histories □ Personal Interviews ⊠ Newspapers ⊠ Utah State Historical State Sta	S	 LDS Church Arch LDS Genealogica 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. Deseret News, September 24, 1950, p. B-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 pricture windows with transoms.

Statement of Historical Significance:

- Aboriginal Américans
- Agriculture
 Architecture

HISTORY

- The Arts
 Commerce
- Communication
 Conservation
 - Education
 - Exploration/Settlement
 - □ Industry

- □ Military
 ☎ Mining
 □ Minority Groups
 □ Political
 □ Recreation
- Religion
 Science
 Socio-Humanitarian
 Transportation

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. McLaoughlin 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.



