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

1 IDENTIFICATION

Name of Property:
Address: 1101 PARK AVE
City, County: Park City, Summit County, Utah
Tax Number: SA-45
Current Owner Name: BUTKOVICH GENEVA A TRUSTEE
Current Owner Address: 3632 E KAIBAB CIR, SALT LAKE CITY, UT 84109
Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 5 BLOCK: 5 LOT: 1; 0.04 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>☑ Permit #:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Significant Site</td>
<td></td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑ structure(s)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible
listed (date: )

3 DOCUMENTATION

Photos: Dates
☑ tax photo: ☑ abstract of title ☑ city/county histories
☑ prints: ☑ tax card ☑ personal interviews
☐ historic: ☑ original building permit ☑ Utah Hist. Research Center
| ☑ sewer permit | ☑ USHS Preservation Files |
| ☑ Sanborn Maps | ☑ USHS Architects File |
| ☑ measured floor plans | ☑ city directories/gazetteers |
| ☑ site sketch map | ☑ LDS Family History Library |
| ☑ Historic American Bldg. Survey | ☑ census records |
| ☑ original plans: | ☑ Park City Hist. Soc/Museum |
| ☑ other: | ☑ university library(ies): |
| ☑ 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: One-Part Block 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:
☑ 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.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials):

Foundation: Tax cards indicate a concrete foundation; not verified.

Walls: Brick and shiplap siding.

Roof: Gable with false front.

Windows/Doors: Storefront casement windows.

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): The one-story frame on-part block has been significantly altered over the years. The structure does not appear on the 1907 Sanborn Insurance map and the 1929 map was not consulted for this report. The tax card suggests the structure was built c. 1929. The tax photo shows a one-story false front commercial block clad in narrow siding (typically used in the 1920s). The building had large storefront display windows that flanked a center recessed entry door. The tax cards indicate the rear of the building was extended 10 feet in 1946. By 1968, according to the tax card, the building nearly doubled in size with a large rear addition. The exterior materials appear to have been altered between 1957 and 1968. The 1957 tax card indicates the original square footage and exterior wall materials are listed as siding. By 1968 when the building was expanded, the exterior materials noted on the tax card are pressed brick and concrete block. The changes were made outside the period of historic significance and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have changed significantly from what is seen in the tax photo.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has 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 one-part block is one of the most common commercial building types in Park City; however, the extent of the alterations to the main building--addition of brick and replacement of period siding--diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☐ Not Known  ☒ Known:  (source: )  Date of Construction: c. 1926

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. The commercial buildings contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district.

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. 3: Southeast oblique. Camera facing northwest, tax photo.

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1 From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.
Owner’s Name
Owner’s Address
Location

Kind of Building
Class
Type
1-2-3-4
Cost
$ 160

Schedule
Stories
Dimensions
Cu. Ft.
Sq. Ft.
Actual Factor
Totals
1
x
860

No. of Rooms
3
Condition
Description of Building
Add
Deduct
Foundation—Stone
Conc.  
None
Ext. Walls
Siding
Insulated—Floors
Walls
Cls.
Roof—Type
Oak
Mat.
O.I.
Dormers—Small
Med.
Lg.
Bayes—Small
Med.
Lg.
Porch—Front

Rear

Cellar—Basmt.—¼ ⅛ ⅛ ¼ full-floor
No
Basement Apts.—Rooms Fin.
Attic Rooms
Fin.
Unfin.
Plumbing—Class
Tub
Trays
Basin
Sink
Toilet

Urns
Flts.
Shr.
Dishwasher
Garbage Disposal

Heat—Store
Steam
S.
Blr.
Oil
Gas
Coal
Air Conditioned
Incinerators
Radiant—Pipeless
Finish—Hd. Wd.

Hd. Wd.

Fin.

Conc.
Cabinets
Mantels
Tile—
Wainscot.

Floors
Lighting—
Lamp

Drops

Fix.

Wd.

Dry.

45

Total Additions and Deductions
245

85

1605

Net Additions or Deductions
160

REPRODUCTION VALUE
$ 1760

Age
20 Yrs. by Tenant
Depr. 3-8-4-5-6
336%

Remodeled
Est.
Cost.

Remodeling Inc.

% $ 118

Garage—S 8
Depr. 2% 30%

Obsolescence

% $ 57

Care

Walls

Out Bldgs.

Roof

T.F.

Size

Age

Floor

Pine

Cost

Depreciated Value Garage

$ 1240

Remarks

Total Building Value

By

10/194
Owners Name: J. But Kevich
Location: K5 S5 HA
Class: 1
Type: 2 3 4
Cost: $7483

Stories
1
2
3

Att. Gar.: C.P.
Flr.
Walls
Cl.

Description of Buildings
Attic Rooms Fin.
Attic Rooms Unfin.

Plumbing
Class
Tub
Trays
Basin
Sink
Toilet
Wtr. Sfr.
Shr. St.
O.T.
Dishwasher
Garbage Disp.

Heat
Stove
H.A.
F.
HW
Stkr.
Elec.

Oil
Coal
Pipeless
Radiant

Air Cond.
Full
Zone

Finish
Fir.
Hd. Wd.
Panel

Floor
Fir.
Hd. Wd.
Other

Cabinets
Mantels

Tile
Walls
Wainscot
Floors

Storm Sash
Wood D.
S.
Metal D.
S.

Awnings
Metal
Fiberglass

Total Additions

Year Built: 1929
Agr. 1950
Replacement Cost: $10182

Age: 2
Obsolescence

Inf. by
Owner
Tenant
Neighbor
Record
Est.
Adj. Bid. Value
Conv. Factor
x.47

Replacement Cost—1940 Base

1970
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value

Appraised
10-31-68
By
1333
Dec. 10, 1968

Appraised
19
By
1328
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td>x</td>
<td></td>
<td></td>
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<td>.47</td>
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<tr>
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</table>

Garage — Class __________  Depr. 2% 3%

Cars __________  Floor __________  Walls __________  Roof __________  Doors __________

Size __________  Age __________  Cost __________  x 47% __________

1940 Base Cost __________  x __________  % Depr. __________

### REMARKS

**Average Year of Construction Computation:**

\[
\text{Year 1929 \& 4138} = 41.6 \times 37 = 1517 \\
\text{Year 1959 \& 3351} = 59.7 \times 37 = 37 \\
\text{Average Year of Construction 1950} = 1576
\]

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
<table>
<thead>
<tr>
<th>Street Address:</th>
<th>1101 Park Avenue, Park City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Structure:</td>
<td></td>
</tr>
<tr>
<td>Present Owner:</td>
<td>Anthony J. and Geneva A. Buthwick</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>3632 East 3225 South, Salt Lake City, UT</td>
</tr>
<tr>
<td>Plat:</td>
<td>SABL 5</td>
</tr>
<tr>
<td>Lot:</td>
<td>1</td>
</tr>
<tr>
<td>UTM:</td>
<td></td>
</tr>
<tr>
<td>Tax #:</td>
<td>SA-45</td>
</tr>
<tr>
<td>Original Owner:</td>
<td></td>
</tr>
<tr>
<td>Original Use:</td>
<td>Commercial</td>
</tr>
<tr>
<td>Present Use:</td>
<td></td>
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<tr>
<td>Building Condition:</td>
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<td>Integrity:</td>
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<td>Preliminary Evaluation:</td>
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<tr>
<td>Final Register Status:</td>
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<td>Photography:</td>
<td></td>
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<tr>
<td>Research Sources:</td>
<td></td>
</tr>
<tr>
<td>Bibliographical References:</td>
<td>(books, articles, records, interviews, old photographs and maps, etc.): Summit County records.</td>
</tr>
</tbody>
</table>
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.

Statement of Historical Significance:

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

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 Angustus 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.