

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1011 EMPIRE AVE

AKA:

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

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

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

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

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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: 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-ung 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. 1900¹

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. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

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.



SA 293

X-400





RESIDENTIAL
ZONING
NO PARKING
WITHOUT
PERMIT

NO ALCOHOL OR DRUGS
ON PREMISES
NO LOUDEST MUSIC
ALLOWED AT ANY
TIME
NO OBSCENE
SIGNAGE
NO EXCESSIVE
NOISE
NO EXCESSIVE
SMOKE
NO EXCESSIVE
SMELL
NO EXCESSIVE
TRASH
NO EXCESSIVE
WATER
NO EXCESSIVE
WASTE
NO EXCESSIVE
DISPOSABLES
NO EXCESSIVE
PAPER
NO EXCESSIVE
GLASS
NO EXCESSIVE
METALS
NO EXCESSIVE
OIL
NO EXCESSIVE
PAINT
NO EXCESSIVE
SOLVENTS
NO EXCESSIVE
TOBACCO
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NO PARKING
IN FRONT OF
THIS GARAGE
OR ON THE
COURT YARD
OR DRIVEWAY
OR ON THE
STREET
OR ON THE
SIDEWALK
OR ON THE
GRASS
OR ON THE
DRAINAGE
DITCH
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