

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1114 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-362

Current Owner Name: ROUSE A GENE & MORNA B

Parent Parcel(s):

Current Owner Address: PO BOX 506, PARK CITY, UT 84060-0506

Legal Description (include acreage): S 16 T 2S R 4E TH N'LY 1/2 OF LOT 3 & ALL OF LOT 4 BLK56 SNYDERS ADDITION TO PARK CITY ALSO TRACT BEG N'RN MOST COR LOT 4 BLK 56SNYDERS ADD TO PARK CITY TH N 54*01' E20 FT TO PT ON W'LY LN UNIMPROVED RD; TH S 35*59' E 39.5 FT; S 54*01' W 20 FT TO PT ON E'LY BLK SD PT BEING S 35*59' E14.5 FT FR E MOST COR LOT 4 TH N 35*59' W ALG E'LY LN BLK 39.5 FT TO BEG ALSOBEG AT PT ON E'LY LN BLK 56 SNYDERS ADDITION TO PARK CITY, SD PT BEING S 35* 59' E 15.3 FT FR N'MOST COR SD LOT RUN TH N 54*01' E 15.83 FT N 24*05'41" W0.82 FT, S 54*01' W 16 FT, S 35*59' E 0.8 FT TO BEG CONT 12.7709; 0.08 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

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:
- 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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Central 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), # __1__ ; 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.):

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: Concrete block and siding clad detached garage is located southeast of the house.

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

Walls: Aluminum or vinyl siding

Roof: Metal

Windows/Doors: Undetermined aluminum/vinyl sliding and casement windows (unable to verify based on photos alone). Door is standard 6 panel wood with a wood-frame screen door.

Improvements: Garage-Masonry: 312 SF Typical Quality

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): Historic preservation form from 1978 states that a tax photo was available at that time for comparison remarks, although the tax photo was not located/available for this survey. Preservation form states that tax photo indicated an ornate front porch which had later been removed (or possibly built in as internal space?) and that an addition had been built to the North with a sun deck (unable to comment on based on photos provided.) Little has been altered to the exterior of the structure between 1995-2006, and although the front porch area has been built in, the overall form of the structure indicates the character of a gable front house. The original siding materials has either been replaced or covered by the current materials. The changes are significant and diminish the site's historic character.

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 fairly flat terrain. Lot appears to sink down from city roadway slightly and is recessed from the street by roughly 10-15 feet. Property is backed by a collection of mature trees with shrubs and grasses along the left edge of the front elevation, and a minimal grass lawn separating the city dedication from the structure's front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (gable front), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

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 central block is a common house type built within this era; however, the extent of the alterations to the main building 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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

¹ One-story dwelling appears on the 1907 Sanborn Insurance Map, but does not reflect the porch noted in the 1978 USHS Structure/Site Form; Summit County Recorder indicates a construction date of 1925.

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

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

IDENTIFICATION

Street Address: 1114 Park Avenue, Park City Plat SA Bl. 5 Lot 3-4

Name of Structure: T. R. S.

Present Owner: Reed and Kate E. Wooton, c/o Keith H. Rockwood UTM:

Owner Address: 4158 South 620 East, Salt Lake City, UT 84107 Tax #: SA-47

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Original Owner: Construction Date: ca. 1901 Demolition Date:

AGE/CONDITION/USE

Original Use: residential

Present Use: Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

- | | |
|--|---|
| Building Condition: | Integrity: |
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Major Alterations |
| <input type="checkbox"/> Site | |
| <input type="checkbox"/> Ruins | |

STATUS

- | | |
|--|--|
| Preliminary Evaluation: | Final Register Status: |
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> District |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> National Register |
| <input type="checkbox"/> Intrusion | <input type="checkbox"/> Multi-Resource |
| | <input type="checkbox"/> State Register |
| | <input type="checkbox"/> Thematic |

4

DOCUMENTATION

Photography:

Date of Slides: June 1978 Date of Photographs:

Views: Front Side Rear Other Views: Front Side Rear Other

- Research Sources:**
- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> 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, July 28, 1951, p. B-4.

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The facade has been altered--ornate porch removed; shutters added, and an addition (one-story) to the north with a sun deck (1960). It bears little resemblance to 1940s tax photo--not contributory.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

1906--Mary J. Mc Falls; and same year to Samuel D. Walker, Robert R. Fletcher; and in 1909 to William S. MacFarlane. 1919--William E. Scales, staying in Scales' family throughout 1940s, until 1946 to Fletcher A. Lafton, then to Delmar E. Poormon (1946).





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