

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1108 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-361

Current Owner Name: Claudia Myres

Parent Parcel(s):

Current Owner Address: 31276 West Nine Drive, Laguna Niguel, CA 92677

Legal Description (include acreage): All LOT 2 & S1/2 LOT 3 BLK 56 SNYDERS ADDITION. ALSO BEG AT PT ON E'LY LN BLK 56 SNYDERS ADDITION TO PARK CITY, SD PT BEING S 35\*59' E 15.30 FT FR N MOST COR LOT 3 SD BLK TH N 54\*01' E 36 FT TO PT ON W'LY LN UNIMPROVED RD, TH S 22\*04'37" E ALG SD W'LY LN 37.45 FT; TH S 54\*01' W 27 FT TO PT ON E'LY LN BLK 56; TH N 35\*59' W 36.35 FT TO BEG; 0.09 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:
- 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. "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: Central block type

No. Stories: 1

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: 290 sq foot frame garage located at the southeast corner of the lot.

Foundation: Cement

Walls: Aluminum siding

Roof: Unable to determine based on photos provided- likely asphalt shingle.

Windows: Casement and sliding aluminum 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): Form of structure has remained fairly intact, although material replacements of aluminum siding and windows have created a distraction from the unity of its original character. The changes are significant and diminish 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 building lot on fairly flat terrain, with a minor downward slope towards the left of the property. The house is recessed roughly 15 feet from the city roadway, with a minimal front yard consisting of grass and some planted vegetation. A narrow one-car width driveway is seen on the right of the front elevation leading to a garage in the back of the property.

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 (modified bungalow), 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 was a 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 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. 1905<sup>1</sup>

<sup>1</sup> A rectangular, one-story dwelling appears at this location on the 1907 Sanborn Insurance Map, though the recessed porch is not indicated on the map; Summit County Recorder indicates date of construction as 1911.

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.<sup>2</sup>

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:** Southwest oblique. Camera facing northeast, 1995.

**Photo No. 3:** West elevation (primary façade). Camera facing east, tax photo.

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



SA 361

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2 THE PARKING  
6 AM  
TO 6 PM

BUS  
STOP

1108



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