

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 901 Empire Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-303

Current Owner Name: Mary Lou Toly Trustee

Parent Parcel(s):

Current Owner Address: PO BOX 489, Park City, Utah 84060

Legal Description (include acreage): THAT PORTION OF LOTS 1 & 2, BLK 29, SNYDERS ADDITION TO PARK CITY LYING S'LY OF THE N'LY LINE OF THE CRESCENT TRAMWAY; 0.08 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 & 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: Other residential style - combination of several types No. Stories: 2

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:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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.):

Foundation: Concrete or concrete block

Walls: Aluminum siding.

Roof: Hipped roof sheathed in asphalt shingles.

Windows/Doors: Aluminum frame casement and aluminum side slider type.

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 2-story concrete and frame house has been significantly altered over time. The 1907 Sanborn Insurance map indicates a one-story frame structure set back off the roadway (Empire Avenue) with a narrow side porch on the south side of the house and a small and shallow porch on the northeast corner. The basic footprint appears to be the same as is seen in the Sanborn map. In addition, the tax photo shows a ½ basement level that appears to have been expanded by lifting the house between c. 1935 (tax photo) and 1995, in part, it seems to accommodate a basement garage. The side porches remain and are now supported by open metalwork supports and handrails. The small porch on the northeast corner has been expanded and includes an exterior stair that runs diagonally across the primary façade. The windows on the primary façade (based on the tax photo) were originally single and paired double-hung sash type windows that have been replaced by one large aluminum frame fixed casement window and small aluminum frame side slider types. 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.): The setting has been altered by the introduction of the driveway to basement garage, but the overall grade of the site appears to remain as it was 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 home 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 large rectangular hipped roof house (which may have originally been built as a modified pyramid house) was not an uncommon house type in Park City during the mining era; however the extent of the changes to the main building diminish 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> Structure appears on the 1907 Sanborn Insurance map; the Summit County Recorder indicates 1910 as the date of construction.

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:** Northeast elevation (primary façade). Camera facing southwest, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

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

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



