

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 964 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 964-1

Current Owner Name: EMPIRE DEVELOPMENT INC

Parent Parcel(s): SA-160

Current Owner Address: PO BOX 3419; PARK CITY, UT 84060-3419

Legal Description (include acreage): LOT 1, 964 EMPIRE AVENUE REPLAT SUBDIVISION CONT 3750 SQ FT OR 0.09 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: c. 1940
- prints: 2006 & 2008
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: "L" Cottage or "T" Cottage

No. Stories: 1

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

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

Recent addition is more than 100% of the original house scale, including a garage. House also appears to have had it's orientation rotated 180 degrees to better line up with street face. Addition styles match in scale and tone.

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.):
- 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: Cement retaining wall along slope of property adjacent to roadway. Portions of wooden retaining wall towards front elevation of house. Wooden sheds last evident in 2006 photos appear to have been removed. New garage has been constructed south of the main house at the finished road grade of Empire avenue.

Foundation: Concrete and cement block

Walls: Drop-novelty wood siding- cannot determine if materials are original, new imitations, or a mixture of both.

Roof: Most recent 2008 photo indicates application of asphalt shingles

Windows: Single hung- unable to determine if new or original.

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): Side addition to house evident in original tax photo and 1995 photo has been removed by 2006. Design and orientation are rotated 180 degrees on site and lifted several feet to accommodate new basement addition. "L" Cottage style is still primary front elevation focus, but significant additions have been made on rear of house and property, more than doubling the current scale and size. New single car garage compliments style of the original (as does addition), although true historic context of property has been significantly altered. New foundations, roofing, and porch have been added. Unable to determine if siding is new or original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Earliest tax photo up to 2006 photo indicate that front entrance of the house was oriented towards the bottom of property slope. 2008 photo shows that original house has been raised by completely new cement foundations and rotated 180 degrees so that the front elevation faces a level roadway, also allowing a single car garage to now face a leveled street. Remainder of steep building lot has been expanded with new foundations and new addition raises two stories to meet roofline of original structure. Very little in the way of vegetation- entire lot appears to be built out with minimum allowances surrounding property.

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types 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 the alterations render this site ineligible for listing in the National Register.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1890¹

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: Southwest oblique with accessory building. Camera facing northeast, 2008.

Photo No. 2: West elevation (primary façade). Camera facing east, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

Photo No. 4: North elevation. Camera facing south, 2008.

Photo No. 5: House raised during move, 2007.

Photo No. 6: House raised during move, 2007.

Photo No. 7: Southwest oblique. Camera facing northeast, 2006.

Photo No. 8: Northwest oblique (primary façade). Camera facing southeast, 2006.

Photo No. 9: Accessory building (demolished in 2008). Camera facing south, 2006.

Photo No. 10: Southwest oblique. Camera facing northeast, 1995.

Photo No. 11: Northwest oblique (primary façade). Camera facing southeast, 1995.

Photo No. 12: Northwest oblique. Camera facing southeast, c. 1940 tax photo.

¹ Based on house type, materials, etc., although Summit County Recorder indicates a construction date of 1905.

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



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Empire Ave.

10th St.





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