

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1160 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 1160-PA-1

Current Owner Name: STOKES JOEL TRUSTEE

Parent Parcel(s): SA-366

Current Owner Address: 1199 MACDONALD RANCH DR, HENDERSON, NV 89012

Legal Description (include acreage): SUBD: 1160 PARK AVENUE REPLAT SUBDIVISION LOT: 1; 0.10 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 & 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: Hipped roof or "Pyramid" House

No. Stories: 2

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

Enormous addition made on back of original structure that attempts to match and model existing style, but is historically complimentary to the original framework and appearance.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: Metal rod fencing around property perimeter. Low stone retaining wall along left elevation.

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding and vertical board and batten- unable to verify if materials are original, new, or a mixture of both.

Roof: Patterned asphalt tile with 18" metal edging where roofing meets cornice work.

Windows/Doors: Newer decorative windows, some single hung vinyl windows. Front door is wood with a full glazed upper panel.

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 Pyramid roof style fairly intact from earliest tax photo evidence until 2006 photo with only minor variations in materials and window sizes (a small addition also evident at back right of front elevation in 2006 photo.) But a significant modification to the character of the structure was made between 2006-2008 as a behemoth two-storey addition was added to the rear of the structure, not effecting too drastically the form of the original building, but distracting enough to the full presentation of the property's appearance to significantly effect its overall historic character. Efforts were taken to replace front elevation windows with those more in accordance with those seen in tax photo, and the addition attempts to match with the original in building material, color, trim, style, roof pitch, etc.,. 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. Original structure recessed roughly 10-15 feet from city roadway. Original and addition fill nearly every available inch of property, leaving little room for landscaping, although some genuine minimal efforts are made, and a handful of original mature trees survive along the property's perimeter.

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 (Pyramid roof), 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 Pyramid house is 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 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. 1920

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.¹

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. 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:** Northwest oblique. Camera facing southeast, 2008.
- Photo No. 5:** West elevation (primary façade). Camera facing east, 2006.
- Photo No. 6:** West elevation (primary façade). Camera facing east, 1995.
- Photo No. 7:** Southwest oblique. Camera facing northeast, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



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Summit
Sotheby's
435.645.1884
Lynn Kelley
435.645.8786



NO
PARKING
EXCEPT
FOR DELIVERIES
AND PICKUPS

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Karin Keating
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