

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 557 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-80

Current Owner Name: PLUNKETT JOHN & KUHR BARBARA TRUSTEES Parent Parcel(s):

Current Owner Address: PO BOX 2237, PARK CITY, UT 84060-2237

Legal Description (include acreage): LOT 15 BLK 5 PARK CITY SURVEY; Acres 0.04

## 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.

### 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: Foursquare or pyramid type / Vernacular style

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), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

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.):

Foundation: The foundation, visible in the 2008 photographs, is concrete.

Walls: The exterior walls were clad in Tyvek, awaiting the final siding, as of the 2008 photographs.

Roof: The roof had not received its final materials as of the 2008 photographs.

Windows/Doors: The windows are one-over-one, double-hung sash with simple casing. The entry door had not been installed as of the 2008 photographs.

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): This was initially a simple frame single-story pyramid or foursquare house with an inset corner porch under the main roof line. The c.1940 tax photo showed a three-sided bay window with a hipped roof on the façade but it was removed as of the 1978 site form survey. By the time of the 1995 photograph a fixed pane window was installed in the place of the bay. The bay was restored by the 2006 photograph. In 2008 construction began to lift the house and put a basement garage and window under it in addition to adding two roof dormers; gabled in front and hipped on the side. It is not clear if the siding that will be used is the original siding or new siding milled to match the old or a combination of both.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is located on a lot that slopes upward from the finished road bed. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

**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 Pyramid or foursquare house 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. 1898<sup>1</sup>

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:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 4:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 5:** East elevation (primary façade). Camera facing west, 1995.

**Photo No. 6:** East elevation (primary façade). Camera facing west, tax photo.

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<sup>1</sup> Summit County Recorder.

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

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 4 Type 1-2-34 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>994</u>	\$ -	\$ <u>2669</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>142</u> Conc. <u>142</u> None <input checked="" type="checkbox"/>		<u>142</u>
Ext. Walls <u>Siding Bricks</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>50' @ 1.50</u>	<u>75</u>	
Rear _____ @ _____		
<u>Cellar</u> —Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>conc</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <u>1</u> Fir. <u>1</u> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____		
<u>Lbr. Lined No. Studs - 5 @ 35'</u>	<u>175</u>	

*Vacated*

Total Additions and Deductions 110 442 2669  
 Net Additions or Deductions -110 \$ -332

Age 57 Yrs. by { Est.  REPRODUCTION VALUE \$ 2337  
 { Owner  Depr. 12-3-4-5-6 64/36 % \$  
 { Tenant  Reproduction Val. Minus Depr. \$ 841  
 { Neighbors   
 { Records

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 8% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$

Remarks \_\_\_\_\_ Total Building Value \_\_\_\_\_ \$

Appraised 10/1949 By CAO. A.J.



Serial No. **PC 80**

Location **557 PARK AVE**  
Kind of Bldg. **RES** St. No. \_\_\_\_\_  
Class **4** Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		982		\$ 2206
	x x				
	x x				

Gar.—Carport  x  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <b>Bructex on Siding</b>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <b>gal</b> Mtl. <b>slip</b>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <b>52</b> @ <b>150</b>	<b>78</b>	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
<b>Cellar</b> —Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <b>con</b>	<b>70</b>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	<b>350</b>	
		Class <b>1</b> Tub <b>1</b> Trays _____
		Basin <b>1</b> Sink <b>1</b> Toilet <b>1</b>
		Wtr. Sftr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <b>1</b> Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		

Vacant  
25% OBS

Total Additions **498**

Year Built _____	Avg. Age <b>59</b>	Current Value	\$ <b>2704</b>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <b>-25 %</b>	<b>- 676</b>
		Bldg. Value	<b>2028</b>
Remodel Year _____ Est. Cost _____		Depr. Col. <b>1 2 3 4 5 6 30 %</b>	
		Current Value Minus Depr.	\$ <b>608</b>
Garage—Class _____ Depr. 2% 3% _____		Carport—Factor _____	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size—x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised **11-29** 19 **57** By **1331**



PC 80

X-19

Researcher: Philip F. Notarianni  
Date: August, 1978

Site No. SU-10-142

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

IDENTIFICATION 1

Street Address: 557 Park Ave. Plat<sub>PC</sub> Bl.<sub>5</sub> Lot <sub>15</sub>  
Name of Structure: T. R. S.  
Present Owner: Val and Patty L. Labrum UTM:  
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-80

AGE/CONDITION/USE 2

Original Owner: probably Thos. Cupit Construction Date: @1902 Demolition Date:  
Original Use: residential'  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

STAT 3

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other   
Views: Front  Side  Rear  Other

Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
The Park Record, October 15, 1898.  
Utah Gazetteer, 1892-93.  
Utah Gazetteer and Business Directory, 1903-04.

Architect/Builder: UNKNOWN

Building Materials: wood

Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame home with a hip-style roof. The porch to the south still contains decorative woodwork; however, the front portion of the building has been significantly altered (in about 1968). Windows have been replaced with aluminum frames; and a bay window on the north section has been totally removed, having been replaced with a fireplace.

According to the Sanborn Maps, the structure is shown as completely different in 1900.

From Sanborn Maps:



1907

Structure shown as completely different in 1900.

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 checked="" 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        |   |

A building contributory in style, and in all probability built by Park City notary and mining man, Thomas Cupit.

Cupit was listed as the "property" owner in 1879, and abstracts records show a lien on the property in 1902 that included the "building."

Thomas Cupit in 1892-93 served as a Park City Alderman. In October, 1898, after the fire of June 19, he erected a two story structure on Main Street that seemed as a business establishment and I.O.O.F. Hall. Cupit was listed in the 1903-04 Utah Gazetteer as "notary public and mining."



557

01815







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