

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1101 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-45

Current Owner Name: BUTKOVICH GENEVA A TRUSTEE

Parent Parcel(s):

Current Owner Address: 3632 E KAIBAB CIR, SALT LAKE CITY, UT 84109

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 5 BLOCK: 5 LOT: 1; 0.04 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: Commercial
- Current Use: Commercial

- \*National Register of Historic Places:  ineligible  eligible
- listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- 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.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-Part Block

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), # \_\_\_\_\_.

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.):

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

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: Tax cards indicate a concrete foundation; not verified.

Walls: Brick and shiplap siding.

Roof: Gable with false front.

Windows/Doors: Storefront casement 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): The one-story frame on-part block has been significantly altered over the years. The structure does not appear on the 1907 Sanborn Insurance map and the 1929 map was not consulted for this report. The tax card suggests the structure was built c. 1929. The tax photo shows a one-story false front commercial block clad in narrow siding (typically used in the 1920s). The building had large storefront display windows that flanked a center recessed entry door. The tax cards indicate the rear of the building was extended 10 feet in 1946. By 1968, according to the tax card, the building nearly doubled in size with a large rear addition. The exterior materials appear to have been altered between 1957 and 1968. The 1957 tax card indicates the original square footage and exterior wall materials are listed as siding. By 1968 when the building was expanded, the exterior materials noted on the tax card are pressed brick and concrete block. The changes were made outside the period of historic significance and diminish the site's original design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have changed significantly from what is seen 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 commercial building 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 one-part block is one of the most common commercial building types in Park City; however, the extent of the alterations to the main building--addition of brick and replacement of period siding--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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1926

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. The commercial buildings contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district .

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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "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 Store Street No. \_\_\_\_\_  
 Schedule 1 Class 3-Value Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>860</u>	<u>\$ -</u>	<u>\$ 1605</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

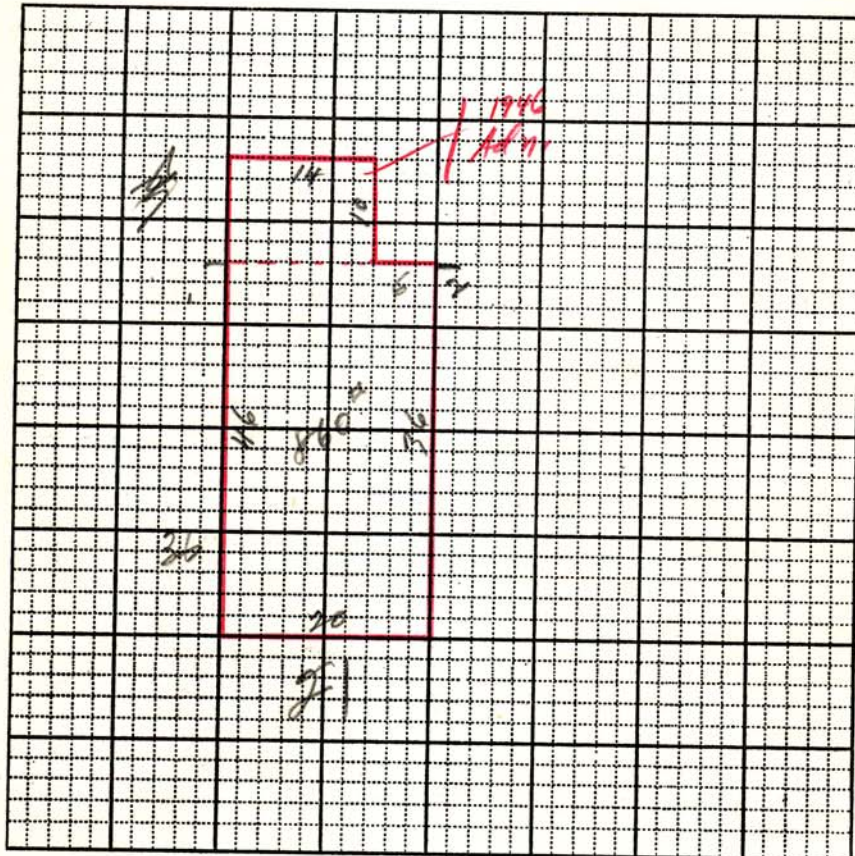
No. of Rooms 3- Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>P.I.</u>	<u>-</u>	<u>-</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>L</u> Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wal/bd. lined - 3 @ 15</u>		<u>45</u>
Total Additions and Deductions	<u>245</u>	<u>85</u>
Net Additions or Deductions	<u>-85</u>	<u>1605</u>

Age 20 Yrs. by  Est. REPRODUCTION VALUE \$ 1765  
 Owner Depr. 1-2-3-4-5-6 33/67 % \$ \_\_\_\_\_  
 Tenant Reproduction Val. Minus Depr. \$ 1183  
 Neighbors  
 Records

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 1 Depr. 2% (3%) Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars 2 Walls Shi. Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof T.P. Size 12x21 Age 28 \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor Pine Cost 229/25 Depreciated Value Garage \$ 57  
 Total Building Value \$ 1240

Remarks \_\_\_\_\_  
 Appraised 10/1949 By Chas. A. J.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

2A 45 25

Location Block 5 SA  
 Kind of Bldg. Store St. No. 1101 Park Ave  
 Class 3 RES Rms. Type 1 2 3 4. Cost \$ 1684 X 100 %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
1	x	x		<u>760</u>		\$ <u>1684</u>
	x	x				
	x	x				

Att. Gar.	Flr.	Walls	Roof
Description of Building			Additions
Foundation—	Stone	Conc. <input checked="" type="checkbox"/>	None
Ext. Walls	<u>Siding in</u>		
Insulation—	Floors	Walls	Clgs. —
Roof Type	<u>Gab</u>	Mtl.	<u>C.I.</u>
Dormers—	Small	Med.	Large
Bays—	Small	Med.	Large
Porches —	Front	<u>HA.</u>	@ —
Rear			@ —
Basement Entr.			@ —
Planters			@ —
Cellar-Bsmt. —	1/4 1/3 1/2 2/3 3/4 Full	Floor	—
Bsmt. Apt.	Rooms	Fin.	Unfin.
Attic Rooms	Fin.	Unfin.	
Plumbing	Class	1	Tub
	Basin		Sink
	Urns.		Ftns.
	Dishwasher		Carbage Disp.
Heat—	Stove <input checked="" type="checkbox"/>	H.A.	Steam
Oil <input checked="" type="checkbox"/>	Gas	Coal	Pipeless
Air Cond.			
Finish—	Fir	Hd. Wd.	
Floor—	Fir	Hd. Wd.	Other
Cabinets		Mantels	Blr. In
Tile—	Walls	Wainscot	Floors
Electrical—	Outlets		Fixt.
Storm Sash—	Wood	Metal	Doors
Metal Awnings			Sash
Total Additions			<u>260</u>

Year Built <u>29</u>	Avg. Age <u>29</u>	Reproduction Value	\$ <u>1944</u>
		Depr. Col. 1 2 3 4 5 6 <u>58</u> %	
Inf. by { Owner - Tenant -		Repr. Val. Minus Depr.	<u>1128</u>
{ Neighbor - Record - Est.		Obsol. or Rem. %	
Remodel Year	Est. Cost	Bldg. Value	\$
Garage—	Class <u>1</u>	Depr. <u>2% 3%</u>	
Cars <u>2</u>	Floor <u>Wood</u>	Walls <u>Shtg</u>	Roof <u>TP</u>
Size— <u>21</u> x <u>17</u>	Age <u>25</u>	Cost <u>227</u>	x <u>30</u> %
Other			<u>68</u>
Total Building Value			\$

Appraised 5-5-1958 By 1302

SA 45  
Serial Number

OF  
Card Number

Owners Name A.J. Butkovich  
 Location Block 5 SA lot 1  
 Kind of Bldg. store St. No. 1101 Park Ave  
 Class 2 Type 1 2 3 4 Cost \$ 7483 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1620		\$ 7932	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone — Conc.  Sills —

Ext. Walls Brick + concrete Block

Roof Type Gable Mtl. Metal

Dormers—Small — Med. — Large

Bays—Small — Med — Large

Porches—Front — @ —

Rear — @ —

Porch — @ —

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub. — Trays —

Basin 1 Sink — Toilet 1

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. — 393

Heat—Stove — H.A. — FX HW — Stkr — Elec. —

Oil — Gas — Coal — Pipeless — Radiant — 826

Air Cond. — Full — Zone —

Finish—Fir. — Hd. Wd. — Panel —

Floor—Fir. ✓ Hd. Wd. — Other concrete

Cabinets — Mantels. —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. — ; Metal D. — S. —

Awnings — Metal — Fiberglass —

Water Pipe Box 8x14x8 = 576 Sur/7.00 576 NEU

1 door 15" @ 455 - 6 jun 350 = 455

Total Additions 2250

Year Built 1929 Avg. 11950 Replacement Cost 10182

1965 Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

1970 "C" Depreciation Column 1 2 3 4 5 6

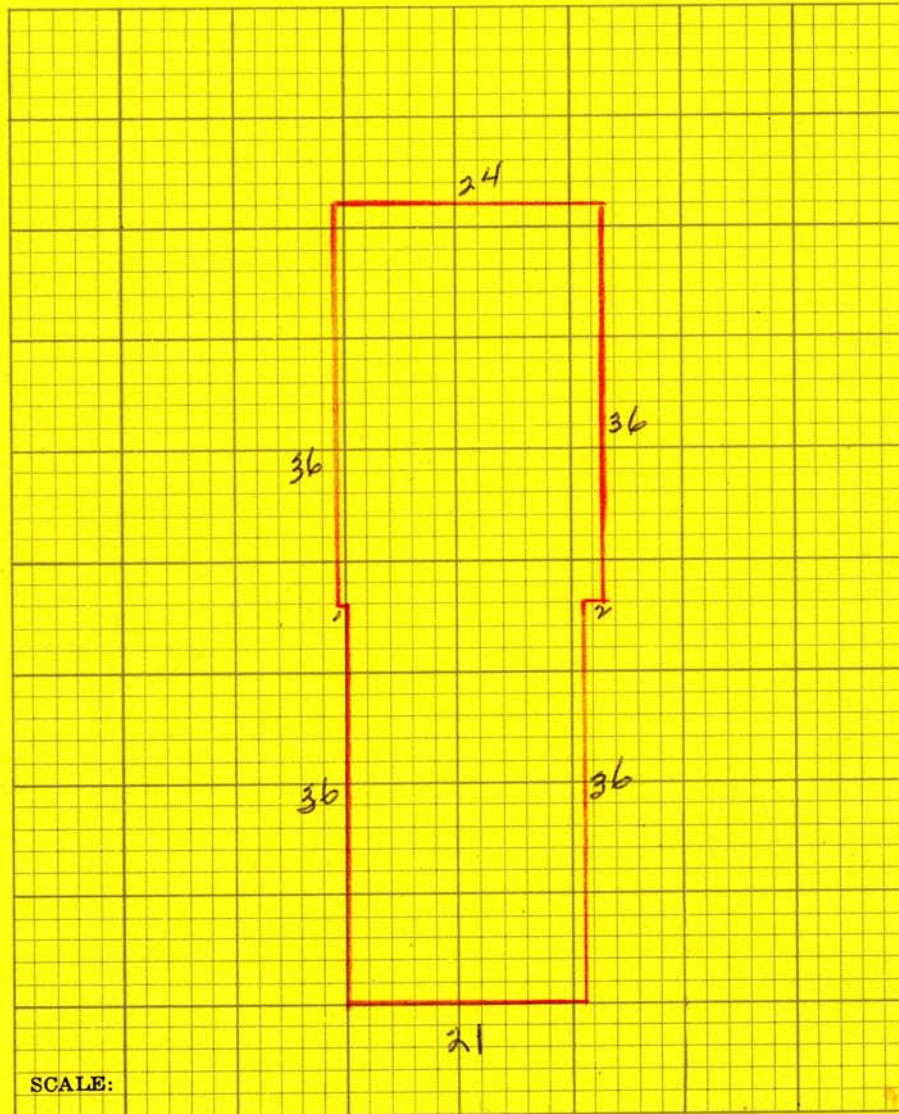
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-31 1968 By 1333 DEC 10 1968

Appraised ② \_\_\_\_\_ 19\_\_\_\_ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS **Average Year of Construction Computation:**

Year 1929 \$ 4138 = 41 % X 37 Year = 1517

Year 1965 \$ 6244 = 59 % X 1 Year = 59

**Average Year of Construction 1950** 1576



SA 45



Researcher: Philip F. Notarianni  
Date: September 1978

Site No. SU-10-570

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

IDENTIFICATION 1

Street Address: 1101 Park Avenue, Park City Plat SA Bl. 5 Lot 1  
Name of Structure: T. R. S.  
Present Owner: Anthony J. and Geneva A. Buthwrich UTM:  
Owner Address: 3632 East 3225 South, Salt Lake City, UT Tax #: SA-45

AGE/CONDITION/USE 2

Original Owner: Construction Date: 1929 Demolition Date:

Original Use: commercial

Present Use: Occupants:

- |  |                                       |                                    |
|--|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Single-Family         | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family          | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Commercial |                                       |                                    |

Building Condition:

- Excellent  
 Good  
 Deteriorated

- Site  
 Ruins

Integrity:

- Unaltered  
 Minor Alterations  
 Major Alterations

STATUS ?

Preliminary Evaluation:

- Significant  
 Contributory  
 Not Contributory  
 Intrusion

Final Register Status:

- National Landmark  
 National Register  
 State Register  
 District  
 Multi-Resource  
 Thematic

4

DOCUMENTATION

Photography:

Date of Slides: June 1978

Views: Front  Side  Rear  Other

Date of Photographs:

Views: Front  Side  Rear  Other

Research Sources:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Abstract of Title           | <input type="checkbox"/> City Directories                      | <input type="checkbox"/> LDS Church Archives      |
| <input checked="" type="checkbox"/> Plat Records     | <input type="checkbox"/> Biographical Encyclopedias            | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map         | <input type="checkbox"/> Obituary Index                        | <input type="checkbox"/> U of U Library           |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories               | <input type="checkbox"/> BYU Library              |
| <input type="checkbox"/> Building Permit             | <input type="checkbox"/> Personal Interviews                   | <input type="checkbox"/> USU Library              |
| <input type="checkbox"/> Sewer Permit                | <input type="checkbox"/> Newspapers                            | <input type="checkbox"/> SLC Library              |
| <input type="checkbox"/> Sanborn Maps                | <input type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other                    |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County records.

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)

The original double-hung windows have been altered, with aluminum siding added in ca. 1963.

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 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      |   |

This land part of the David C. McLaughlin holdings in 1883. Lot 2 owned by W. A. McEmery in 1906--to Mrs. David Laird in 1918 from Summit County and in 1924 Lot 2-S3 to Augustus Curtius; to Richard Brierly (1925); Delmas E. Brierley (1926); to Mrs. Jossie Brierly, 1926. Redeemed by Jossie Brierly in 1937; to Frederick R. Langford in 1947.



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GALLERY  
FRAMING

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GALLERY  
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