

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1323 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-265

Current Owner Name: Cecil Bunnell

Parent Parcel(s):

Current Owner Address: 16651 Burke Lane, Huntington Beach, CA, 92647

Legal Description (include acreage): BEG AT A PT N 54 *01' E 350 FT & N 35*59' W 110 FT FROM THE SW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY & SD PT BEING ON THE W'LW R/W LINE OF PARK AVENUE; RUN TH ALONG SD W'LW LINE N 35*59' W 38 FT; TH S 54*01' E 75 FT TO THE PT OF BEG; 0.05 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: c. 1960 & 2006
- historic: c.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- city/county histories
- tax card
- personal interviews
- original building permit
- Utah Hist. Research Center
- sewer permit
- USHS Preservation Files
- Sanborn Maps
- USHS Architects File
- obituary index
- LDS Family History Library
- city directories/gazetteers
- Park City Hist. Soc/Museum
- census records
- university library(ies):
- biographical encyclopedias
- other:
- newspapers

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: Bungalow variation

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: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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: Cement foundation

Walls: Horizontal aluminum siding, with vertical siding under the gabled roof portion.

Roof: Asphalt shingle

Windows/Doors: Double hung windows (unable to verify based on photos alone if materials are new, original, or a mix of both), and a large picture window on right of front elevation.

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 form itself has not been significantly modified, although various details of the structure have been, as well as materials overall. Earliest tax photo shows a singular multi-pane window opening in structure's foundation center, while later photos show two separate sliding window openings. A possibility that basement structure was the original dwelling space until house was added on top a few years later (theory based on height and solidarity of foundation and evidence of early windows beneath.) Front elevation windows have been dramatically altered since tax photo was taken, although a return to the earlier style is evident on left porch portion of front elevation in 2006 photo (two adjacent double hung windows replacing the sliding aluminum window addition in the 1960s photo.) Material and decorative evolution in top peak of front gable, going from a multi-paned window in tax photo, to straight vertical siding in 1960s photo, to a triangular attic vent in 2006 photo. Similar transformation with porch elements as the porch is half enclosed in the tax photo, fully open with a metal support in the 1960s photo, and untreated hewn wood support and railing in the 2006 photo. 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. House is recessed roughly 10 feet from city roadway. Mature trees are evident towards the back of the property, with only simple grasses and little landscaping on the front elevation. (A parked car on front lawn of 2006 photo indicates low maintenance landscaping.)

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 (bungalow variation), 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.): This variation on the typical bungalow, while found in the later portion of the early twentieth century, is still a commonly found house type in mining communities of this 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. 1914¹

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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, c. 1960.

Photo No. 3: East elevation (primary façade). Camera facing west, tax photo.

¹ Summit County Recorder.

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

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