

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 569 Park Avenue**

Address: 569 Park Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William A. and Janet Kershaw, et. al.

Parent Parcel(s): N/A

Current Owner Address: 620 Mystic Lane, Sacramento, CA 95864

Legal Description (include acreage): LOTS 17 & 18 BLK 5 PARK CITY SURVEY [...] (see record for complete legal description)

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: single dwelling
- Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1941
- prints: Nov. 2014 (3)
- historic:

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 directory/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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* bungalow type, Victorian Eclectic style*No. Stories:* 1*Additions:* none minor major (describe below) *Alterations:* none minor major (describe below)*Number of associated outbuilding and/or structures:* accessory building(s), # 0; structure(s), # 0.*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:

Foundation: concrete

Walls: clapboard siding

Roof: wood shingles

Windows/Doors: slider windows (typical) and glazed wood front door with wooden trim.

Essential Historical Form: retains does not retain*Location:* original location moved (date: , original location:)

Design: This bungalow is rectangular in plan, with a full width front porch and central entrance. The roof structure has been modified from a hipped type to include a gable on the front (east) elevation, a renovation that occurred after a tax photograph taken in the early 1940s. The front porch is made of wood and contains some Victorian-inspired details. Slider windows have been installed to replace the original windows, which were presumably double-hung type.

Setting: Set in Old Town Park City, one block west of historic Main Street. With narrow lots and streets, the neighborhood is relatively dense for single-family zoning. The house is set on a double-wide lot, which is approximately 50'x75'. Many of the surrounding houses are historic.

Workmanship: Was constructed of less common materials than surrounding Victorian residences, including clapboard siding, wood roof shingles, and slider windows, although these materials were also used to a small degree in Park City. Drop wood siding, asphalt shingles, and double-hung windows were more common. Some of the wood trim accents on the front façade suggest the Victorian style, but these were added after the 1940s tax photo and are not original.

Feeling: Retains historic feel through material usage and details, although the original appearance has been altered somewhat. Bungalows were not as common in Park City as rectangular cabins, T-cabins, and pyramid houses, but that has the feel of a historic sample of that type.

Association: The "Mature Mining Era" in Park City, during which the local mines were still producing a large share of the country's silver supply. A decline in silver prices through the 1920s was caused by increased production amidst decreased demand. This drop in prices caught up to Park City mines in the 1930s, which caused a local decline in the industry and an economic downturn, along with the Great Depression. Samuel B. and Alice

Deighton Dunn purchased the property in 1917, immediately taking out an \$800.00 mortgage, suggesting a possible date of construction.¹

5 SIGNIFICANCE

Architect: not known known: (source:)

Date of Construction: c. 1917

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 and Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: Thomas and Matilda Stringer (purchased 1899) and Samuel B. and Alice Deighton Dunn (purchased 1917)
3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 2: East elevation. Camera facing west. November 2014.

Photo No. 3: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 4: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

¹ From title abstracts in the Summit County Recorder's Office, Coalville, UT.

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Photo No. 3: Southeast oblique. Camera facing northwest. November 2014.

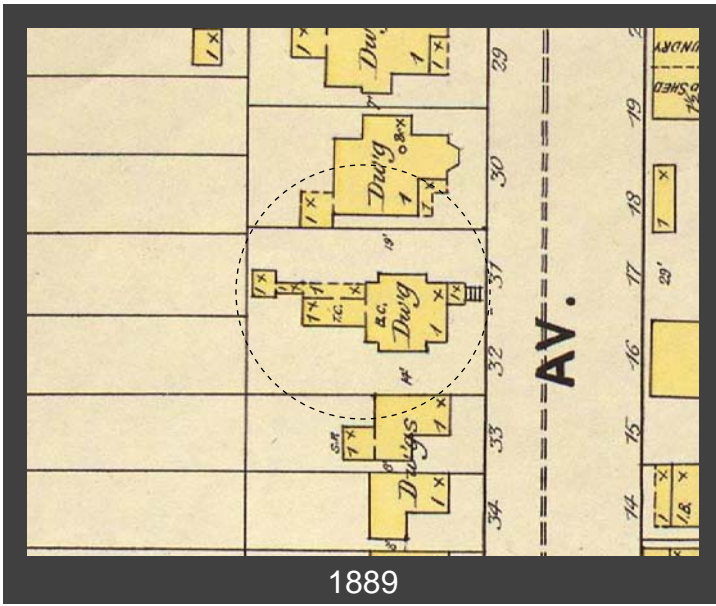


Photo No. 4: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

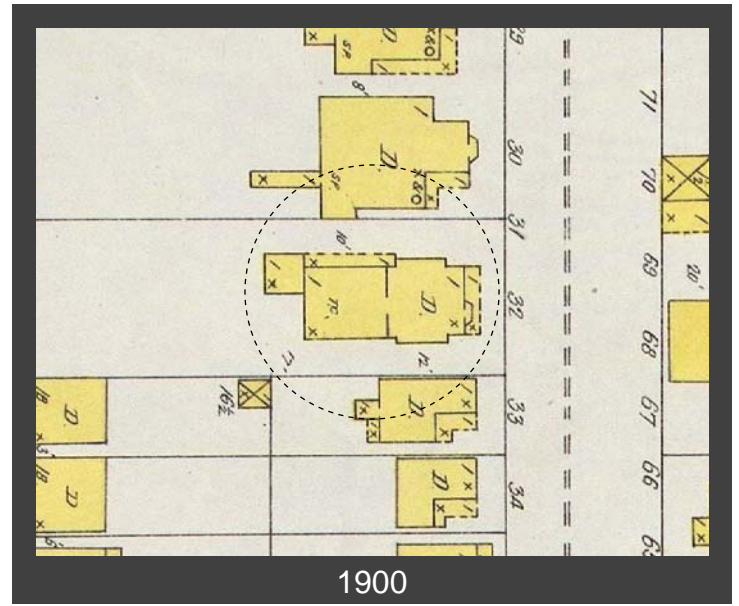


569 Park Avenue

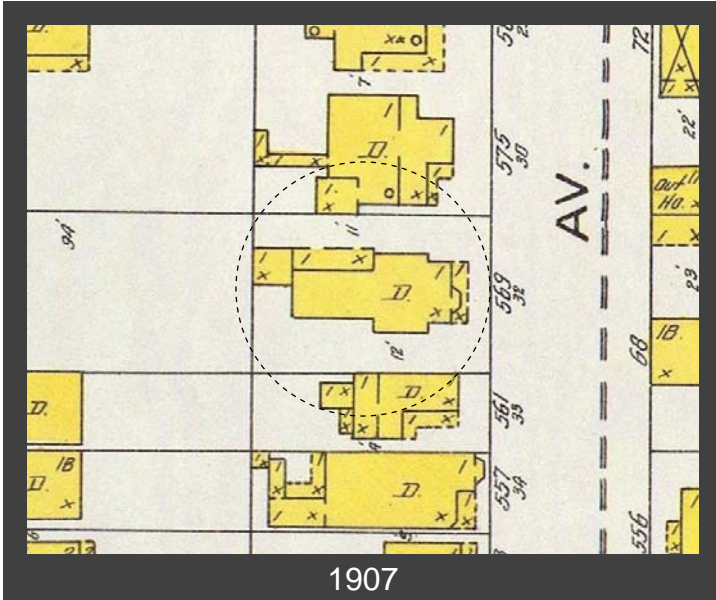
Sanborn Map History



1889



1900



1907



1929



1941

EVALUATION FOR HISTORIC POTENTIAL FILES

(enter date in blanks)

_____ Preliminary evaluation made

_____ Encoded

2/27/86

_____ Added to county list

_____ Added to yearly record

SIGNIFICANCE TYPE:

- Associated Historic Person
- Associated Historic Event
- Associated Historic Theme
- Sig. Builder/Architect
- Other Reason for Significance

- Significant Style
- Significant Plan/Type
- Significant Construction Type
- Significant Material Type
- Archeology

ALTERED:

- None
- Minor

- Major
- Demolished

- Reconstructed
- Excavated

Unknown

CONDITION:

- Excellent
- Good

- Fair
- Demolished

- Deteriorated
- Ruins

Site
 Unknown

EVALUATION:

- (A) - Significant
- (B) - Contributory

- Out of Period
- Non-contributory

No Evaluation

COMMENTS

(include any relevant information to explain evaluation)

Evaluator: _____

Date: _____

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-144

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

1
IDENTIFICATION

Street Address: 569 Park Ave. Plat PC Bl. 5 Lot 17-18
Name of Structure: T. R. S.
Present Owner: Donald R. Neil et. al. UTM:
Owner Address: P.O. Box Park City Utah 84060 Tax #: PC-82

2
AGE/CONDITION/USE

Original Owner: Construction Date: @1923 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3
STATUS

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

4
DOCUMENTATION

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 Map, Park City, Utah, 1907.

Architect/Builder: unknown originally a residential
 Building Materials: wood Building Type/Style: bungalow.

Description of physical appearance & significant architectural features:
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

Presently, a one-story frame with a gable roof, and aluminum siding. Tax photos indicate a "major" alteration, since the structure originally appeared as a frame bungalow with hip roof.

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 | |

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919- mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.

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