HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 338 MARSAC AVE       AKA: 328 Marsac Ave

City, County: Park City, Summit County, Utah       Tax Number: PC-443

Current Owner Name: STEIN KIM PARAMORE       Parent Parcel(s):

Current Owner Address: PO BOX 3043, PARK CITY, UT 84060-3043

Legal Description (include acreage): ALL LOT 10 & N1/2 LOT 9 BLK 54 PARK CITY SURVEY; 0.06 AC

2 STATUS/USE

Property Category     Evaluation*     Reconstruction     Use
☒ building(s), main     ☑ Landmark Site     Date:     Original Use: Residential
☐ building(s), attached     ☑ Significant Site     Permit #:     Current Use: Residential
☐ building(s), detached     ☐ Not Historic     ☐ Full     ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)  *National Register of Historic Places: ☑ ineligible     ☐ eligible

3 DOCUMENTATION

Photos: Dates     Research Sources (check all sources consulted, whether useful or not)
☒ tax photo:     ☐ abstract of title     ☑ city/county histories
☒ prints: 1995 & 2006     ☐ tax card     ☐ personal interviews
☐ historic: c.     ☐ original building permit     ☐ Utah Hist. Research Center
☐ measured floor plans     ☐ sewer permit     ☐ USHS Preservation Files
☐ site sketch map     ☐ Sanborn Maps     ☐ USHS Architects File
☐ Historic American Bldg. Survey     ☐ city directories/gazetteers     ☐ LDS Family History Library
☐ original plans:     ☐ census records     ☐ Park City Hist. Soc/Museum
☐ other:     ☐ biographical encyclopedias     ☐ university library(ies):
☐ other:

Bibliographical References (books, articles, interviews, etc.)  Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid / Foursquare 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), # ______.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation       Date: November, 08
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 1968 tax card states that the foundation is concrete. The foundation is not visible in the photographs and therefore its material cannot be verified.

Walls: The walls are clad in wooden drop or novelty siding.

Roof: In the available 2006 photograph the hipped roof and gabled dormer are obscured by vegetation and the roofing materials cannot be determined.

Windows/Doors: The entry door is scarcely visible in photographs but it appears to be wooden with a single large light. The modern casement window of the roof dormer on the principal elevation replaces a one-over-one double-hung wooden window with simple casing seen in the c. 1940 tax photo. The first floor façade windows appear to be tall narrow casements in vertical openings.

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 single-story frame Pyramid (or foursquare) type house has a hipped roof and a full-width front porch sheltered under the main roof line. A gabled roof dormer is prominent on the façade. It has a walk-out basement in front. An entrance door to the basement was added by 1995. The side porch was built between c. 1940 and 1995. During that same time period the wooden entrance staircase was moved from in front of the entrance door to the side of the house. Square wooden porch supports replaced the earlier turned slender porch columns.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with 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.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have 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 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
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 architected):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 4: West elevation (primary façade). Camera facing east, tax photo.

1 Summit County Recorder
2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
328 Mason Ave.
Well Cured for
Class 4
1966 Sales Price $5,500

Depth of lot @ rear of house
Very shallow.
Good street.
West view overlooking Meadst.
Can't believe that there
Are 3 rms. in attic.
<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Att. Gar. — C.P.</td>
<td>x</td>
<td>Flr. — Walls</td>
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<tr>
<td>Description of Buildings</td>
<td>Additions</td>
<td>Additions</td>
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<tr>
<td>Foundation — Stone</td>
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<td>Conc. — Sills</td>
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<tr>
<td>Ext. Walls</td>
<td>5' x 10'</td>
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<tr>
<td>Roof Type</td>
<td>2x6</td>
<td>Mtl.</td>
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<tr>
<td>Dormers — Small</td>
<td>1</td>
<td>Med.</td>
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<tr>
<td>Bays — Small</td>
<td>1</td>
<td>Med.</td>
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<tr>
<td>Porches — Front</td>
<td>8'</td>
<td>@</td>
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<tr>
<td>Rear</td>
<td>24'</td>
<td>@</td>
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<tr>
<td>Planters</td>
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<tr>
<td>Ext. Base Entry</td>
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<td>Bsmt. Gar.</td>
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<td>Basement Apt.</td>
<td>3</td>
<td>Rms.</td>
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<tr>
<td>Attic Rooms Fin.</td>
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<td>Unfin.</td>
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<tr>
<td>Plumbing</td>
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<tr>
<td>Class</td>
<td>2</td>
<td>Tub.</td>
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<tr>
<td>Basin</td>
<td>1</td>
<td>Sink.</td>
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<td>Wtr. Strf.</td>
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<td>Shr. St.</td>
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<td>Dishwasher</td>
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<td>Heat — Stove</td>
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<td>Oil</td>
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<td>Gas</td>
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<td>Coal</td>
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<td>Radiant</td>
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<td>Air Cond. — Full</td>
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<td>Zone</td>
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<td>Finish — Flr.</td>
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<td>Hd. Wd.</td>
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<td>Floor — Flr.</td>
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<td>Cabinets</td>
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<td>Tile — Walls</td>
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<td>Wainscot</td>
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<td>Storm Sash — Wood D.</td>
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<td>Awnings — Metal</td>
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**Total Additions**

- Year Built: 1904
- Avg. Replacement Cost: $4,990
- Age: 2
- Obsolence

Inf. by:
- Owner
- Tenant
- Adj. Bld. Value
- Conv. Factor
- Replacement Cost — 1940 Base
- Depression Column
- 1949 Base Cost, Less Depression

Total Value from reverse side

**Total Building Value**

Appraised: 10-30-68
By: 706

Appraised: 3-19-68
By: 706
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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Garage — Class _______ Depr. 2% 3%

Cars _______ Floor _______ Walls _______ Roof _______ Doora

Size _______ x _______ Age _______ Cost _______ x 47%

1940 Base Cost _______ x _______ % Depr.

Total

Average Year of Construction Computation:

- 1904 $4101 = 88% x 61 Year = 5002
- 1914 $889 = 18% x _______ Year = _______

Average Year of Construction 1915

5220

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION