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

1 IDENTIFICATION

Name of Property:  
Address: 263 Park Ave  
City, County: Park City, Summit County, Utah  
Current Owner Name: COOL WATER RESORT PROPERTIES-263 LLC  
Current Owner Address: 2525 E CAMELBACK RD STE 136, PHOENIX, AZ 85016

Legal Description (include acreage):  
SUBD: PARK CITY BLOCK 2  
LOT: 16  
BLK 2  

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

3 DOCUMENTATION

Photos: Dates  
☑ tax photo:  
☑ prints: 1995 & 2006  
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)  
☐ abstract of title  
☑ city/county histories  
☐ 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.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type / Vernacular style  
No. Stories: 2

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  
Date: Dec. 2008
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.):
☐ 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 is not visible in the available photographs and therefore its material or existence cannot be verified.

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

Roof: The side-gabled roof is sheathed in composition shingles.

Windows/Doors: The façade windows are two-over-two double-hung set symmetrically flanking the entry door. The door is four-panel wooden with a transom light overhead.

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 two-story frame hall-parlor type house had a catslide rear addition visible in the c.1940 tax photo. A second floor was added at some time between 1959 and 1973. It is not visible in the 2006 photograph.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes up steeply from the finished road bed and city stairs flank the lot. A uncut stone retaining wall with irregular courses parallels the street and is bisected by the front stairs. 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 Hall-Parlor house form is the earliest type to be built in Park City and 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
Architect: ☐ Not Known  ☐ Known:  (source: )  Date of Construction: c. 1883

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. 4: North elevation. Camera facing south, tax photo.

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¹ Summit County Recorder.
² 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. Bank A
Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %
<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>672</td>
<td>$</td>
<td>$1438</td>
</tr>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

No. of Rooms 4 1/2 Condition

Description of Building Add Deduct
Foundation Stone Conc. None 16
Ext. Walls Brick
Insulated Floors Walls Clgs.
Roof Type Gab. Mat. 50
Dormers Small Med. Large
Bays Small Med. Large
Porches Front 50" @ 1/4 50
Rear
Ceilings Basmt 1/4 1/2 3/4 5/4 full-floor
Basement Apts Rooms Fin.
Attic Rooms Fin Unfin. 163
Plumbing Class Tub Trays 1 350
Basin Sink Toilet
Urn Fns. Shr.
Dishwasher Garbage Disposal
Heat Stove H. A. Steam S. Blr.
Oil Gas Coal
Air Conditioned Incinerators
Radiant Pipeless
Finish Hd. Wd. Fin. Floors Hd. Wd. Fin. 20
Cabinets Mantels 40
Tile Walls Wainscot
Floors
Lighting Lamp Drop Fix. 125

Total Additions and Deductions 603 313 1438
Net Additions or Deductions $ + 290

REPRODUCTION VALUE $ 1228

Age Yrs. by Owner Tenant Depr. 1-2-3-4-5-6 1930 % $ 518
Remodeled Est. Cost Remodeling Inc. % $ 1000
Garage S C Depr. 2% 3% Obsolescence $ 100
Cars Walls Out Bldgs. $ 100
Roof Size Age
Floor Cost Depreciated Value Garage

Remarks (Buy涂写1941) Total Building Value $ 100

Appraised 10/1941 by C.A. F.
Serial No. PC 24

Location

Kind of Bldg. Res. St. No. 263 Park Ave

Class 3 Type 1 2 3 4 Cost $ x %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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</thead>
<tbody>
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<td>x</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Gar. — Carport</td>
<td>x</td>
<td>Flr.</td>
<td>Walls</td>
<td>Cl.</td>
<td></td>
</tr>
</tbody>
</table>

Description of Buildings

- Foundation — Stone
- Conc. None
- Ext. Walls — Brick
- Insulation — Floors— Walls
- Cigs. Gable
- Roof Type — Mtl. D. H. Mingle
- Dormers — Small Med. Large
- Bays — Small Med. Large
- Porches — Front 50 @ 100 50
- Rear @
- Porch @
- Metal Awnings — Mtl. Rail
- Basement Entr. @
- Planters @
- Collar Bmt. — ¾ ¼ ½ ¾ ¾ Full Floor
- Duct 50
- Bmt. Apt. — Rooms Fin. — Unfin. 217
- Attic Rooms Fin. — Unfin. 217
- Plumbing
  - Class 1 Tub
  - Basin 1 Sink
  - Wtr. Sfr. 1 Shr. St.
  - O.T. 1 Dishwasher
  - Garbage Disp. 350
- Built-in-Appliances
  - Oil — Gas — Coal — Pipeless — Radiant
- Air Cond. 66
- Finish — Fir ✓ Hd. Wd. ✓ Other
- Floor — Fir ✓ Hd. Wd. ✓ Other
- Cabinets — Mantels
- Tile — Walls — Wainscot — Floors
- Storm Sash — Wood D. — S. — Metal D. — S.

Total Additions

| Year Built | Avg. Age | Current Value | $ 2119
|------------|----------|---------------|--------|
| Inf. by | Owner — Tenant — Neighbor — Record — Est. | Depreciation Cost
| Remodel Year | Est. Cost | Current Value Minus Depr. | $ 636
| Garage — Class | Depr. 2% 3% | Carport — Factor |
| Cars | Floor | Walls | Roof | Doors |
| Size | x | Age | Cost | x | % |
| Other |

Total Building Value

Appraised 11-28-39 By 1331
### Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone</td>
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<td>Conc.</td>
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<td>Sills</td>
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<td>Ext. Walls</td>
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<td>Roof Type</td>
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<tr>
<td>Mtl.</td>
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<tr>
<td>Dormers—Small</td>
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<tr>
<td>Med.</td>
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<tr>
<td>Large</td>
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<tr>
<td>Bays—Small</td>
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</tr>
<tr>
<td>Med</td>
<td></td>
<td></td>
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<tr>
<td>Large</td>
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<tr>
<td>Porches—Front</td>
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<tr>
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<tr>
<td>Rear</td>
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<tr>
<td>Porch</td>
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<td>Planters</td>
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<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Bsmt.</td>
<td>¾ ¾ ¾ ¾ ¾ ¾ ¾ ¾ Full Floor</td>
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<tr>
<td>Bsmt. Gar.</td>
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<td>Basement-Apt.</td>
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<td>Rms.</td>
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<td>Fin. Rms.</td>
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<td>Attic Rooms Fin.</td>
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<td>Unfin.</td>
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<td>Plumbing</td>
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<tr>
<td>Class</td>
<td>Tub</td>
<td>Trays</td>
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<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<tr>
<td>Wtr. Stftr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
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<tr>
<td>Air Cond.</td>
<td>Full</td>
<td>Zone</td>
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<tr>
<td>Finish—Fir.</td>
<td>Hd. Wd.</td>
<td>Panel</td>
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<tr>
<td>Floor—Fir.</td>
<td>Hd. Wd.</td>
<td>Other</td>
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<tr>
<td>Cabinets</td>
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<td>Mantels.</td>
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<tr>
<td>Tile—Walls</td>
<td>Wainscot</td>
<td>Floors</td>
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<td>Storm Sash—Wood D.</td>
<td>S.</td>
<td>Metal D.</td>
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<tr>
<td>Awnings—Metal</td>
<td></td>
<td>Fiberglass</td>
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### Total Additions

| Total Additions | 4,570 |

### Year Built

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg. 1</th>
<th>Replacement Cost</th>
<th>16,598</th>
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<tr>
<td>Age 2</td>
<td>Obsolescence</td>
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### Inf. by

| Neighbor - Record - Est. | | | |

### Replacement Cost

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<th>Base</th>
<th>1 2 3 4 5 6</th>
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<tbody>
<tr>
<td>1940 Base Cost, Less Depreciation</td>
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</tr>
<tr>
<td>Total Value from reverse side</td>
<td></td>
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### Total Building Value

| Total Building Value | 15,768 |

### Appraised

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<tr>
<th>10-24</th>
<th>1973</th>
<th>By</th>
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<td>19</td>
<td>7</td>
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### Residential Out Buildings

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<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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<tbody>
<tr>
<td>x</td>
<td>.47</td>
<td></td>
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<td>x</td>
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<td>x</td>
<td>.47</td>
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<td>x</td>
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</tr>
</tbody>
</table>

**Garage — Class**

Depr. 2% 3%

<table>
<thead>
<tr>
<th>Cars</th>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
</table>

Size $\times$ Age $\times$ Cost $\times$ 47%  
1940 Base Cost $\times$ % Depr.  
Total

**Remarks**

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**TC-74 REV. 81**

**State of Utah — State Tax Commission**
# Structure/Site Information Form

**Street Address:** 263 Park Ave.  
**Plat No. Bl. 2 Lot 16**

**Name of Structure:**  
**Present Owner:** Frederick T. Duncan  
**UTM:**

**Owner Address:** 17901 N.W. 85th Ave., Miami, Florida 33015  
**Tax #: PC-24**

**Original Owner:**  
**Construction Date:** 1891  
**Demolition Date:**

**Original Use:** residential  
**Occupants:**

- Single-Family  
- Multi-Family  
- Public  
- Commercial  
- Park  
- Industrial  
- Agricultural  
- Vacant  
- Religious  
- Other  

**Building Condition:**  
- Excellent  
- Good  
- Poor  
- Site  
- Ruins  

**Integrity:**  
- Unaltered  
- Minor Alterations  
- Major Alterations  

**Preliminary Evaluation:**  
- Significant  
- Contributory  
- Not Contributory  
- Intrusion  

**Final Register Status:**  
- National Landmark  
- District  
- National Register  
- Multi-Resource  
- State Register  
- Thematic  

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

**Research Sources:**  
- Abstract of Title  
- Plat Records  
- Plat Maps  
- Tax Card & Photo  
- Building Permit  
- Sewer Permit  
- Sanborn Maps  
- City Directories  
- Biographical Encyclopedias  
- Obituary Index  
- County & City Histories  
- Personal Interviews  
- Newspapers  
- LDS Church Archives  
- LDS Genealogical Society  
- U of L Library  
- BYU Library  
- USU Library  
- SLC 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.
Two-story (one-and-a-half) frame structure with a gable roof, and an extension beyond the gable to form a salt-box type treatment. New window openings have been added to the attic level on the gable end, as well as a balcony addition which extends along the north side. The door and windows on the facade have also been replaced with aluminum.

Plan sketches from Sanborn Maps:

![Plan sketches from Sanborn Maps](image)

Statement of Historical Significance:

☐ Aboriginal Americans  ☐ Communication  ☐ Military  ☐ Religion
☐ Agriculture  ☐ Conservation  ☐ Mining  ☐ Science
☐ Architecture  ☐ Education  ☐ Minority Groups  ☐ Socio-Humanitarian
☐ The Arts  ☐ Exploration/Settlement  ☐ Political  ☐ Transportation
☐ Commerce  ☐ Industry  ☐ Recreation

An early dwelling which, although altered, represents the salt-box adaptation to a mining camp, a typical type in mining towns.

The original property owner was Edward P. Ferry, large Park City landowner. In 1881 it went from Ferry to Michael H. Hennessy, and in 1882 to Ida A. James (and mortgaged back to Hennessy that same year). In 1885 deeded to Frank E. James from Ida A. James, and in 1888 back to Ida James. Ida Warnock (James) sold the property to Evidred Viko in 1896, and to George E. Barton in 1902, and Emily Maud Barton; and in 1915 sold to Summit at a tax sale.

No available information on either Ida James or Ida Warnock.