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

1 IDENTIFICATION

Name of Property: Charles Heath House

Address: 364 Park Ave

City, County: Park City, Summit County, Utah

Current Owner Name: KEARNS WILLIAM J TRUSTEE

Current Owner Address: 76 S LASENDA #100, LAGUNA BEACH, CA 92651

Legal Description (include acreage)
SUBD: PARK CITY BLOCK 11 BLOCK: 11 LOT: 17 PLAT: 0S 16 T 2S R 4E LOT 17 BLK 11 PARK CITY SURVEY EXCEPTING THEREFROM THE FOLLOWING: COMM AT THE NE'LY COR OF SD LOT 17; TH RUN SW'LY ALONG THE N'LY SIDE OF SD LOT 17, 17 FT; TH SE'LY AT RIGHT ANGLES 25 FT TO THE S'LY LINE OF SD LOT 17; TH ALONG THE S'LY SIDE OF SD LOT 17 IN A NW'LY DIRECTION 17 FT TO THE SE'LY COR OF SD LOT 17; TH NW'LY 25 FT TO PT OF BEG BAL 0.04 Acres

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: 1987</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
<td></td>
</tr>
<tr>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

☐ tax photo:
☐ prints:
☐ historic: c.

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

☐ abstract of title
city/county histories

☐ tax card
do personal interviews

☐ original building permit
Utah Hist. Research Center

☐ sewer permit
USHS Preservation Files

☐ Sanborn Maps
USHS Architects File

Drawings and Plans

☐ measured floor plans
LDS Family History Library

☐ site sketch map
Park City Hist. Soc/Museum

☐ Historic American Bldg. Survey
university library(ies):

☐ original plans:
other:

☐ biographical encyclopedias

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House

No. Stories: 1

Additions: ☐ none ☑ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☑ major (describe below)

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

Walls: Drop siding.

Roof: Truncated hipped roof form sheathed with wooden shingles; dropped hipped porch roof sheathed in corrugated metal.


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 1 1/2 -story frame pyramid house is a complete reconstruction of the pyramid house once located on this site. The original house was demolished in 1986 as a result of the construction of the Main Street Mall. Efforts were made to execute an accurate reconstruction based on photograph of the original house.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The original setting is largely unchanged aside from the large mall building located to the southeast of the house.

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 materials are new, the physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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, because the house was completely reconstructed it is no longer eligible for listing on the National Register of Historic Places.

The house is no longer eligible for listing on the National Register of Historic Places, however, the site is an accurate reconstruction and retains its essential historical form and meets the criteria in Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☐ Not Known  ☐ Known: (source: )  Date of Construction: c. 1902

Builder: ☐ Not Known  ☐ Known: (source: )

---

1 National Register nomination. Reconstruction occurred in 1987.
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: West oblique. Camera facing east, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type 16 8-4 Cost</th>
<th>X</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>x</td>
<td>x</td>
<td>125</td>
<td>-</td>
</tr>
</tbody>
</table>

No. of Rooms: 11
Condition: Boarded up

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
<td>4</td>
<td>93</td>
</tr>
<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulated—Floors Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof—Type Hip Mat.</td>
<td>298</td>
<td></td>
</tr>
<tr>
<td>Dormers—Small Med. Lg.</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Bays—Small Med. Lg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front 12 1/2” @ 110</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Rear 12 1/2” @ 110</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Basement Apts. Rooms Fin.</td>
<td></td>
<td>45</td>
</tr>
<tr>
<td>Attic Rooms Fin Unfin.</td>
<td>385</td>
<td></td>
</tr>
<tr>
<td>Plumbing—Basin Sinks Toilet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat—Stove H. A. Steam S. B.</td>
<td>Gas Coal</td>
<td></td>
</tr>
<tr>
<td>Air Conditioned Incinerators</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radiant—Pipeless</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finish H. Wd. Floors H. Wd.</td>
<td>Fir. Conc.</td>
<td>175</td>
</tr>
<tr>
<td>Cabinets Mantel.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile Walls Wainscot.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting Lamp Drops Fix.</td>
<td>250</td>
<td></td>
</tr>
</tbody>
</table>

Total Additions and Deductions: 247 563 = 3179

Net Additions or Deductions: -563 + 144

REPRODUCTION VALUE: $3365

Age: 45 Yrs. by Owner Tenant Neighbors Records

Remodeled Est. Cost: Reproduction Val. Minus Depr. $1412 Remodeling Inc. $%

Garage—S 8 C Depr. 2% 3% Obolescence $ Cars Walls Out Bldgs. $ Roof Size Age $ Floor Cost Depreciated Value Garage $ Remarks 27th Ave. Sec. 1941

Total Building Value $ Apraised 10/1/42 By: C.M. A.T.
<table>
<thead>
<tr>
<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Form T. C. 74
State of Utah—State Tax Commission
# Building Description

**Location:**
- Kind of Bldg: Res
- St. No: 364 Park Ave
- Class: 4
- Type: 1 1/2
- Cost: $2917
- Factor: X
- Total: $2917

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>725</td>
<td></td>
<td></td>
<td>$2917</td>
</tr>
</tbody>
</table>

- Gar: Carport, x, Flr: Walls, Cl:

**Description of Buildings**

- Foundation: Stone, 1/4, Conc: None, Various Additions
- Ext. Walls: Siding
- Insulation: Floors, Walls, Clgs.
- Roof Type: Lvp, Mtl. 30Lq
- Dormers: Small, Med, Large, 60
- Bays: Small, Med, Large
- Porches: Front, Rear, Porch
- Metal Awnings: Mtl. Rail
- Basement Entr: 
- Planters:
- Cellar-Bmt: 1/4, 1/2, 1/2, 1/2 Full, Floor
- Bmt. Apt: 1, Rooms Fin: 3, Unfin: 433
- Attic Rooms Fin: Unfin:
- Plumbing: 3, Tub, Basin, Sink, Tray, Toilet, Wtr. Sfr. 3, Shr. St. 4, O.T. 5, Dishwasher 6, Garbage Disp. 7, Total: 350
- Built-in Appliances: 
- Heat: Stone, H.A., Steam, Stkr, Blr, Oil, Gas, Coal, Pipeless, Radiant
- Air Cond: 
- Finish: Fir, Hd. Wd, Other
- Floor: Fir, Hd. Wd, Other
- Cabinets: Mantels
- Tile: Walls, Wainseot, Floors
- Storm Sash: Wood D, S, Metal D, S

**Total Additions**: 1093

**Year Built**: 1953
- Avg. Age: 53
- Current Value: $4,010
- Commission Adj: -50%
- Bldg. Value: $2,005
- Depr. Col: 1 3 4 5 6 34%
- Current Value Minus Depr: $682

- Garage: Class, Depr. 2% 3%
- Carport: Factor
- Cars: Floor, Walls, Roof, Doors
- Size: x, Age, Cost, x

**Total Building Value**: $
Owners Name
Location
Kind of Bldg. Res
St. No. 364 Park Ave
Class 4
Type 1034
Cost $4036
Stories
Dimensions
Sq. Ft.
Factor Totals
1
x x
725
$3796
Att. Gar. — C.P. x
Flr.
Walls
2 Cl.

Description of Buildings
Additions
Additions
Foundation — Stone Conc. A Sills
Ext. Walls Sid. (A)
Roof Type Hip Mtl.
Dormers — Small Med. Large
Bays — Small Med Large
Porch — Rear 115 @ 1 1/2 144
Porch
Planters
Ext. Base. Entry
Cellar-Bsmnt. — 3/4 1/2 1/2 3/4 Full X Floor Area 727
Bsmnt. Gar.
Basement-Apt. 1 Rms. 3 Fin. Rms.
Attic Rooms Fin. 1 Unfin.
Plumbing

<table>
<thead>
<tr>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Basin</th>
<th>Sink</th>
<th>Toilet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wtr. Str.</th>
<th>Shr. St.</th>
<th>O.T.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Heat —Story</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
<td>Pipeless</td>
<td>Radiant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Air Cond.</th>
<th>Full</th>
<th>Zone</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Finish — Fir.</th>
<th>Hd. Wd.</th>
<th>Panel</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Floor — Fir.</th>
<th>Hd. Wd.</th>
<th>Other</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Cabinets</th>
<th>1 Mantels</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Tile — Walls</th>
<th>Wainscot</th>
<th>Floors</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Storm Sash — Wood D.</th>
<th>S.</th>
<th>Metal D.</th>
<th>S.</th>
</tr>
</thead>
</table>

Awnings — Metal Fiberglass

Total Additions
Year Built 1904
Avg. 1 Replacement Cost 7712
Age 2 Obsolescence

Inf. by

<table>
<thead>
<tr>
<th>Owner</th>
<th>Tenant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adj. Bld. Value</td>
<td></td>
</tr>
<tr>
<td>Conv. Factor</td>
<td></td>
</tr>
</tbody>
</table>

Replacement Cost — 1940 Base
Depreciation Column 0 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side
Total Building Value $3926

Appraised 10-24-65 19 By 1204
Appraised 19 By
### RESIDENTIAL OUT BUILDINGS

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

**Garage — Class**: Depr. 2% 3%

**Cars**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Size**: x 

**Age**: 

**Cost**: x 47%

1940 Base Cost: x % Depr.

**Total**

### REMARKS

---

**TC-74 REV. 61**

**STATE OF UTAH — STATE TAX COMMISSION**
Utah State Historical Society
Historic Preservation Research Office

Structure/Site Information Form

Street Address: 364 Park
               Park City, Summit County, Utah

Name of Structure: Charles Heath House

Present Owner: Silver Hill of Park City
               PO BOX 1980

Owner Address: 2217 Kings Court, Park City, UT 84060

Year Built: 1902

Effective Age:

Legal Description: All of Lot 17 except Northeasterly 17 feet or commencing Northwesterly corner Lot 17
Northeasterly 68 feet, Southeasterly 25 feet, Southwesterly 58 feet, Northwesterly 25 feet to beginning.

Tax#: PC 179

Original Owner: probably Charles Heath

Original Use: Residence

Building Condition: Excellent

Integrity: Unaltered

Preliminary Evaluation: Significant

Final Register Status: National Landmark

Construction Date: c. 1902

Demolition Date:

Present Use:

Final Register Status:

National Landmark
District
National Register
Multi-Resource
State Register
Thematic

Photography:

Date of Slides: 1983

Views: Front, Side

Slide No.

Date of Photographs: 1983

Photo No.: 1

Views: Front, Side

Research Sources:

- Abstract Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories
- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

Research Sources:

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

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

1900 Census Records, Summit County, Park City Precinct, p. 168-A.
Park Record, August 25, 1902, p. 3.

Researcher: Roger Roper

Date: 4/84
This house is a two story frame pyramid house with a truncated hip roof. From the road it resembles the typical one story pyramid house, but the steep downward slope of the property toward the rear allowed for the construction of an almost fully exposed "basement" level below the grade of the road in front of the house. A one story porch spans the width of the rear of the house. It retains the lathe-turned porch piers and some of the decorative brackets that top the piers. Typical of the pyramid house is the four room plan, the truncated hip roof, and the porch spanning the facade. The true pyramid house has a square plan. This house varies slightly from the square plan in that it was extended to a 25 x 31 foot rectangular form. Most pyramid houses typically have a symmetrical or nearly symmetrical facade with a door between two windows. This house varies from the common type in that the door is to one side with a pair of windows flanking it. The windows are the one over one double hung sash type. Dormers were occasionally used to create additional space in a pyramid house. There are dormers on the east and west sides of this house. The front porch was deteriorating, and was partially removed, but there are plans to restore the house to its original condition, and the porch will be replaced at that time. It was composed of lathe turned piers, decorative brackets and a spindle band. The windows and doors at present are (See continuation sheet)

Statement of Historical Significance:

Built c. 1902, the Charles Heath House at 364 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

William H. Bennett, whose house had apparently been destroyed in the 1898 fire, sold this property to Charles Heath in 1902. Heath probably had this house built that same year. He and his wife, Amelia, had been living in the Newell house on Park Avenue (probably 445 Park) since 1900, before having this house built. Before that, they rented a house on Norfolk Avenue. Charles Heath was born in Wisconsin in 1863 and came to Park City at an unknown date, where he worked as a bank clerk. His wife, Amelia, whom he married c. 1895, was a native of Iowa (b. 1874). In 1910, the Heath's sold this house to R.E. and Lulu J. Wright, who owned it until about 1946.

1Park Record, August 25, 1902, p. 3.
21900 Summit County Census Records, Park City Precinct, p. 168-A
364 Park
Description continued:

covered with boards, but the boards will be removed when the plans for restoration are implemented. The house maintains its original form and openings, and therefore retains its original character as a pyramid house.
The Little Red House is history. The small, two-story wooden structure at 361 Park Ave. was demolished last week, ending a four-year debate involving the developers of the Main Street Mall, the city and local preservation advocates. Owner Randy Fields asked the city council for permission to replace the house with a replica. The council agreed after asking Fields to save as much of the original siding as possible. The contractors plan to begin work on the replica immediately.
Historic house razed

Park City's historic 'little red house' at Park Avenue and Fourth Street comes crashing down to make way for the planned Main Stree Marketplace mall. The demolition took place this week after the City Council gave the go-ahead.