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

1 IDENTIFICATION

Name of Property:
Address: 526 Park Ave
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-143
Current Owner Name: DEFFEBACH LIMITED PARTNERSHIP Parent Parcel(s): PC-124
Current Owner Address: PO BOX 3067, PARK CITY, UT 84060-3067
Legal Description (include acreage)
SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 40 AND:- LOT: 41 BUILDING: 0.00 LOT 41 BLK 9 PARK CITY SURVEY EXCEPTING: BEG ON E LINE LOT 40 BLK 9 PARK CITY AT PT 2 FT N'LY FROM SE COR; TH S'LY ALONG E LINE LOTS 40 & 41, 16 FT; TH W'LY AT RIGHT ANGLES TO SD E LINE 6 FT 7 IN; TH N'LY PARALLEL TO E LINE 16 FT; TH E'LY 6 FT 7 IN TO BEG (LESS 28.5 SQ FT M/L 1858-1710 PC-124-C) BAL 0.04 AC IQC-34 JQC-103 M229-838 861-220-221 (1819-1018-1047 & 1857-244-246); Acres 0.04

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: Garage</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<td>building(s), public</td>
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<tr>
<td>building(s), accessory</td>
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<tr>
<td>structure(s)</td>
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<td>*National Register of Historic Places: ☑ ineligible ☐ eligible</td>
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<td></td>
<td></td>
<td>listed (date: )</td>
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</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
- ☑ tax photo:
- ☑ historic: c.

Drawings and Plans
- ☑ Sanborn Maps
- ☑ 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
- ☑ city/county histories
- ☑ personal interviews
- ☑ Sanborn Maps
- ☑ city directories/gazetteers
- ☑ censuses records
- ☑ LDS Family History Library
- ☑ biographical encyclopedias
- ☑ university library(ies):
- ☑ obituary index
- ☑ USHS Architects File
- ☑ USHS Preservation Files
- ☑ other:
- ☑ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008
Building Type and/or Style: Garage 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:

☑ Good (Well maintained with no serious problems apparent.)

☑ Fair (Some problems are apparent. Describe the problems.): Paint is peeling on the façade window casings and window boxes.

□ 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 shingles.

Roof: The materials of the gabled roof are not visible in the 2006 photo. In the 1995 photograph the roof was clad in what appears to be metal roofing.

Windows/Doors: The two symmetrically-faced façade windows are six-over-one double-hung wooden sash. The facade door is clad with the same wooden shingles as the exterior walls.

Improvements: TOOL SHED; 500 SF, Quality- TYPICAL

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 front-facing gable-roofed frame building is described as a garage on the 1957 and 1968 tax cards. The garage was the only building on the parcel. The 1907 Sanborn Insurance map shows a series of structures/additions stretching from the commercial building on Main Street through the block and onto Park Avenue; however, the map does not indicate dimensions and therefore it is unclear as to the date of construction. The earliest available tax card, 1957, indicates the garage was 30+ years old at that point so it may have been constructed in the 1920s. At some time between 1968 and 1995 the garage was adapted for residential use. By 2006 the vertical window openings were cut in the façade.

Setting (The physical environment–natural or manmade–of a historic site. Describe the setting and how it has changed over time.): The building is set at street level on a lot that slopes further down behind the building and to the side. 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.): This building shares some of the elements of a typical Park City mining era house; the simple methods of construction, the plain 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.):
5 SIGNIFICANCE

Architect: ☐ Not Known  ☐ Known:  (source: )  Date of Construction: c. 1897

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)

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:** West elevation (primary façade).  Camera facing east, 2006.

**Photo No. 2:** West elevation (primary façade).  Camera facing east, 1995.

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1 Summit County Recorder.
### Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
<th>Basin</th>
<th>Sink</th>
<th>Toilet</th>
<th>Wtr. Sftr.</th>
<th>Shr. St.</th>
<th>O.T.</th>
<th>Dishwasher</th>
<th>Garbage Disp.</th>
</tr>
</thead>
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</tbody>
</table>

### Additional Features

- **Foundation:** Stone, Conc., None
- **Ext. Walls:**
- **Insulation:** Floors, Walls, Cigs.
- **Roof Type:** Mtl.
- **Dormers:** Small, Med., Large
- **Bays:** Small, Med., Large
- **Porches:** Front, Rear, Porch
- **Metal Awnings:** Mtl. Rail
- **Basement Entr.:**
- **Planters:**
- **Ceil-Bsmnt.:** ¼, ½, ¾, Full, Floor
- **Bsmnt. Apt.:** Rooms Fin., Unfin.
- **Attic Rooms Fin.:** Unfin.
- **Air Cond.:**
- **Finish:** Fir, Hd. Wd.
- **Floor:** Fir, Hd. Wd., Other
- **Cabinets:** Mantels
- **Tile - Walls:** Wainscot, Floors
- **Storm Sash:** Wood D., S.; Metal D., S.

### Total Additions

- **Year Built:**
- **Age:**
- **Current Value:**
- **Commission Adj.:** %
- **Owner - Tenant:**
- **Neighbor - Record - Est.:**
- **Bldg. Value:**
- **Depr. Col.:** 1 2 3 4 5 6 %
- **Remodel Year:**
- **Est. Cost:**
- **Garage - Class:**
- **Carport - Factor:**
- **Cars:**
- **Floor:**
- **Plank:**
- **Size:** 20 x 20, Age, Cost
- **Other:**

### Total Building Value

**Nov. 27, 1957** by 133

**$109**
Owners Name
Location
Kind of Bldg. GARAGE St. No. PARK AVE
Class. Type 1 2 3 4. Cost $ X %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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Att. Gar. C.P. x Flr. Walls Cl.

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<tr>
<th>Description</th>
<th>Additions</th>
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<tr>
<td>Foundation — Stone</td>
<td>Conc.</td>
<td>Sills</td>
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<td>Ext. Walls</td>
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<td>Roof Type</td>
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<td>Dormers — Small</td>
<td>Med.</td>
<td>Large</td>
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<td>Bays — Small</td>
<td>Med</td>
<td>Large</td>
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<td>Porches — Front</td>
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<tr>
<td>Rear</td>
<td>GARAGE ONLY</td>
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<tr>
<td>Porch</td>
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<tr>
<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Bsmt. — ¼ ½ ¾ ¾ ¾ Full</td>
<td>Floor</td>
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<tr>
<td>Bsmnt. Gar.</td>
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<tr>
<td>Attic Rooms Fin.</td>
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<td>Attic Rooms Unfin.</td>
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<td>Air Cond. — Full</td>
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<td>Finish — Fir.</td>
<td>Hd. Wd.</td>
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<td>Floor — Fir.</td>
<td>Hd. Wd</td>
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<td>Cabinets</td>
<td>Mantela</td>
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<td>Tile — Walls</td>
<td>Wainscot</td>
<td>Floors</td>
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<tr>
<td>Storm Sash — Wood</td>
<td>D. S.</td>
<td>Metal</td>
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<tr>
<td>Awnings</td>
<td>Metal</td>
<td>Fiberglass</td>
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Total Additions

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

| Owner - Tenant - | Adj. Bld. Value |
| Neighbor - Record - Est. | Conv. Factor | x.47 |

Replacement Cost — 1940 Base

| Depreciation Column 1 | 2 | 3 | 4 | 5 | 6 |

1940 Base Cost, Less Depreciation

Total Value from reverse side

| GARAGE | 229 |

Total Building Value

| $ |

Appraised ② 10-23 1967 | By | 1208 |

Appraised ①
## Residential Out Buildings

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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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</table>

**Garage** — Class 2

- **Depr. 2%**

**Cars**

- 2
- Floor: Wood
- Walls: 6
- Roof: 67
- Doors

**Size**: 20 x 20

- Age: 30
- Cost: 914
- x 47%

- 1940 Base Cost: x 25% Depr.

**Total**: 229

## Remarks

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**TC-74 REV. 61**

**STATE OF UTAH — STATE TAX COMMISSION**