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

1 IDENTIFICATION

Name of Property:
Address: 527 Park Ave
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-143
Current Owner Name: MELVILLE SANFORD J (JT)
Parent Parcel(s): PC-75 PC-76
Current Owner Address: PO BOX 3568
PARK CITY, UT 84060-3568

Legal Description (include acreage) SUBD: SUBD: QUEEN II REPLAT LOT LINE ADJUSTMENT LOT: 1LOT 1 QUEEN II REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1313-1153-1163 1370-1078-1086 1615-523 1720-1618 1949-749; Acres 0.09

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>
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<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</td>
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<tr>
<td>☐ building(s), public</td>
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<td>☑ Partial</td>
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<tr>
<td>☐ building(s), accessory</td>
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</tr>
<tr>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible</td>
<td>☑ eligible</td>
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<td></td>
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<td>☐ listed (date: )</td>
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</table>

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☐ historic: c.

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 directories/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.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

☐ 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 appears to be concrete in the 2006 photographs.

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

Roof: The roof is sheathed in composition shingles.

Windows/Doors: The façade windows are two-over-two double-hung in vertical openings. The entry door is two-paneled with a large light.

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 frame single-story cross-wing with a shed-roofed porch in its L has been lifted a story, a basement garage set underneath the original house, and a gable-roofed addition set to the rear. The ridgeline of the addition is visible over the roof of the original house. A deck has been constructed to the side, next to the addition. A small shed-roofed bay was added to the side of the house at an unknown date. The garage was most likely done between 1995 and 2006 and the rear addition in 2008.

Setting (The physical environment–natural or manmade–of a historic site. Describe the setting and how it has changed over time.): The house is set on a lot that slopes to the side and upwards to the rear. A concrete retaining wall that runs parallel to the street was being faced by stone in 2008. The lot was a construction site during the 2008 photos so final landscaping cannot be determined. 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 cross-wing was a common house type 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.1900

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. 4: Southeast oblique detail. Camera facing northwest, 2008.
Photo No. 5: East elevation (primary façade). Camera facing west, 2006.

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1 Based on Sanborn Insurance maps, but the Summit County Recorder indicates a construction date of 1934.
<table>
<thead>
<tr>
<th>Location</th>
<th>Kind of Bldg.</th>
<th>St. No.</th>
<th>Class</th>
<th>Type 1 2 4 6</th>
<th>Cost $</th>
<th>Factor</th>
<th>Totals</th>
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</table>

- Gar. — Carport x x Flr. — Walls — Cl. —

**Description of Buildings**

- Foundation — Stone x Conc. — Brk. — None
- Ext. Walls — Siding
- Insulation — Floors — Walls — Cigs.
- Roof Type — gpl — Mtl. — T.P.
- Dormers — Small — Med. — Large
- Bays — Small — Med. — Large
- Porches — Front — 48 @ 19 — 48
- Rear —
- Porch —
- Metal Awnings — Mtl. Rail —
- Basement Entr. —
- Planters —
- Cellar-Basmt. — 1/4 1/4 1/4 3/4 3/4 — Full — Floor —
- Bsmpt. Apt. — Rooms Fin. — Unfin. —
- Attic Rooms Fin. — Unfin. —

**Plumbing**

- Class —
- Tub —
- Trays —
- Basin —
- Sink —
- Toilet —
- Wtr. Stfr. —
- Shr. St. —
- O.T. —
- Dishwasher —
- Garbage Disposal —

**Built-in-Appliances**

- Heat — Stove x H.A. — Steam — Stkr. — Blr. —
- Oil — Gas — Coal — Pipeless — Radiant —
- Air Cond. —
- Finish — Fir — Hd. Wd. —
- Floor — Fir — Hd. Wd. — Other —
- Cabinets — 1 — Mantels —
- Tile — Walls — Wainscot — Floors —
- Storm Sash — Wood D. — S. — Metal D. — S. —

**Total Additions**

- Year Built — Avg. 60
- Current Value $2224
- Commission Adj. %

**Remodel Year**

- Est. Cost
- Current Value Minus Depr. $667
- Total Building Value $
<table>
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<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<td>TOTAL</td>
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Remarks:
### Owners Name

### Location

- Kind of Bldg: 202
- St. No: 527
- Park Ave

### Kind of Bldg

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<th>Class</th>
<th>Type</th>
<th>Cost</th>
<th>%</th>
<th>No.</th>
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</tbody>
</table>

### Description of Buildings

- Foundation—Stone
- Conc.
- Sills
- Ext. Walls
- Roof Type
- Dormers—Small
- Med.
- Large
- Bays—Small
- Med.
- Large
- Porches—Front
- Rear
- Porch
- Planters
- Ext. Base. Entry
- Cellar-Bsmnt.—1/4 1/6 1/8 1/6 1/2 Full
- Bsmt. Gar.
- Basement-Apt.
- Rms.
- Fin. Rms.
- Attic Rooms Fin.
- Unfin.

### Plumbing

<table>
<thead>
<tr>
<th>Class</th>
<th>Tub.</th>
<th>Trays</th>
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</table>
- Basin | Sink | Toilet |

### Heat—Stove

- H.A.
- FA
- HW
- Stkr.
- Elec.

### Oil

- Gas
- Coal
- Pipeless
- Radiant

### Air Cond.

- Full
- Zone

### Finish—Fir.

- Hd. Wd.
- Panel

### Floor—Fir.

- Hd. Wd.
- Other

### Cabinets

- Mantels
- Wainscot
- Floors

### Storm Sash—Wood

- D.
- S.
- Metal
- D.
- S.

### Awnings

- Metal
- Fiberglass

---

### Total Additions

- 952

### Year Built

- 1897
- Avg. 1.67
- Replacement Cost

### Age

- 2.
- Obsolescence

### Inf. by

<table>
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<tr>
<th>Owner</th>
<th>Tenant</th>
<th>Adj. Bid. Value</th>
<th>Conv. Factor</th>
<th>x.47</th>
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</thead>
</table>

### Replacement Cost—1940 Base

### Depreciation Column

1 2 3 4 5 6

### 1940 Base Cost, Less Depreciation

### Total Value from reverse side

### Total Building Value

$1706

---

### Appraised

- Oct. 17 66
- 19
- By

### Appraised

- Oct. 17 66
- 19
- By
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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</table>

Garage — Class __________ Depr. 2% 3%
Cars __________ Floor __________ Walls __________ Roof __________ Doors __________
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**

<table>
<thead>
<tr>
<th><strong>Street Address:</strong></th>
<th>527 Park Ave.</th>
<th><strong>Plat PC Bl:</strong></th>
<th>Lot 7-8</th>
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<tr>
<td><strong>Name of Structure:</strong></td>
<td></td>
<td><strong>T.</strong></td>
<td><strong>R.</strong></td>
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<tr>
<td><strong>Present Owner:</strong></td>
<td>Fred W. Gillett</td>
<td><strong>UTM:</strong></td>
<td></td>
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<tr>
<td><strong>Owner Address:</strong></td>
<td>Park City, Utah 84060</td>
<td><strong>Tax #:</strong></td>
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<th><strong>Original Owner:</strong></th>
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<td><strong>Original Use:</strong></td>
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<td><strong>Present Use:</strong></td>
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<td>☑ Single-Family</td>
<td>☐ Park</td>
<td>☐ Vacant</td>
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<td>☐ Multi-Family</td>
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<td>☐ Religious</td>
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<td><strong>Building Condition:</strong></td>
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<td>☑ Excellent</td>
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<tr>
<td>☑ Good</td>
<td>☐ Ruins</td>
<td>☐ Minor Alterations</td>
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<tr>
<td>☐ Deteriorated</td>
<td></td>
<td>☐ Major Alterations</td>
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</table>

| **Preliminary Evaluation:** | | | | |
| ☑ Significant | ☐ National Landmark | | |
| ☑ Contributory | ☐ National Register | | |
| ☐ Not Contributory | ☐ Multi-Resource | | |
| ☐ Intrusion | ☐ State Register | | |
| ☐ Thematic | | | | |

| **Final Register Status:** | | | | |
| ☐ National Landmark | ☐ Distinct | | |
| ☐ National Register | ☐ Multi-Resource | | |
| ☐ State Register | ☐ Thematic | | |
| ☐ Thematic | | | | |

| **Photography:** | 11/77 | | | |
| **Date of Guides:** | | | | |
| Views: Front ☑ Side ☐ Rear ☐ Other ☐ | | | | |
| **Date of Photographs:** | | | | |
| Views: Front ☐ Side ☑ Rear ☐ Other ☐ | | | | |

| **Research Sources:** | | | | |
| ☑ Abstract of Title | ☐ LDS Church Archives | | |
| ☑ Plat Records | ☐ U of U Library | | |
| ☑ Plat Map | ☐ BYU Library | | |
| ☑ Tax Card & Photo | ☐ USU Library | | |
| ☚ Building Permit | ☐ SLC Library | | |
| ☚ Sewer Permit | ☐ Other | | |
| ☚ Sanborn Maps | ☚ Utah State Historical Society Library | | |
| ☚ City Directories | ☚ DS Genealogical Society | | |
| ☚ Biographical Encyclopedias | ☚ | | |
| ☚ Obituary Index | ☚ | | |
| ☚ County & City Histories | ☚ | | |
| ☚ Personal Interviews | ☚ | | |
| ☚ Newspapers | ☚ | | |
| ☚ | ☚ | | |

**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.
One-story frame dwelling with a gable roof. Basically a "T" shaped building, it has a porch to the south; and fine wood frame two-over-two windows on the gable end of the north section. The porch has wood posts, and the home has white siding (wood) with red-painted trim.

Sketches from Sanborn Maps:

Statement of Historical Significance:

Contributory in style and age to the residential district of Park City. This dwelling represents one of the typical designs of an early miners' cottage. Property ownership in 1891 went from Eliza Moffat to Mary F. Hoyt. It was probably Mary Hoyt who had the structure built.

No available information on Mary F. Hoyt.