

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Ellsworth J. Beggs House**

Address: 703 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: NGS-1

Current Owner Name: HIGH WEST PROPERTIES LLC

Parent Parcel(s): PC-103, PC-104, SA-2-3-A-X

Current Owner Address: PO BOX 1733, PARK CITY, UT 84060-1733

Legal Description (include acreage): SUBD: NATIONAL GARAGE SUBDIVISION LOT: 1; 0.19 AC

## 2 STATUS/USE

### Property Category

- building(s), main  
 building(s), attached  
 building(s), detached  
 building(s), public  
 building(s), accessory  
 structure(s)

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Residential  
Current Use: Residential

- \*National Register of Historic Places:  ineligible  eligible  
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 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.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: House - Pyramid (2-story, foursquare) False front garage No. Stories: 2

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

Number of associated outbuildings and/or structures:  accessory building(s), # \_1\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

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

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

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: Pyramid/hipped roof form sheathed in standing seam metal.

Windows/Doors: Paired and single double-hung sash type.

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): The two-story frame pyramid house has not been significantly altered over time. Prior to a 2008 adaptive reuse plan, the site remained as it had been described in the National Register nomination (see Structure/Site Form, 1983). The proposed adaptive reuse plan was reviewed by the State Historic Preservation Office and the National Park Services for compliance with the Secretary of the Interior's Standards for certification as a Federal Rehabilitation Tax Credit project. The proposed work is significant and includes disassembly and reassembly of the garage structure, but the project received approval. Though the alterations are significant, they are being done in such a way as to not affect the site's original design character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered over time. In 2008, the site was being excavated to accommodate below grade levels for the house and the garage structures. The proposed work received preliminary approval for Federal Rehabilitation Tax Credits.

**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 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.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1907<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> National Register nomination.

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.<sup>2</sup>

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:** Southeast oblique - house. Camera facing northwest, 2008.

**Photo No. 2:** East elevation - house. Camera facing west, 2008.

**Photo No. 3:** Northeast oblique - house. Camera facing southwest, 2008.

**Photo No. 4:** East elevation - garage. Camera facing west, 2008.

**Photo No. 5:** East elevation - house. Camera facing west, 2006.

**Photo No. 6:** East elevation - garage. Camera facing west, 2006.

**Photo No. 7:** Southeast oblique - house. Camera facing northwest, 1995.

**Photo No. 8:** East elevation - garage. Camera facing west, 1995.

**Photo No. 9:** Southeast oblique - house. Camera facing northwest, 1983.

**Photo No. 10:** East elevation - house. Camera facing west, tax photo.

**Photo No. 11:** East elevation - garage. Camera facing west, tax photo.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

PC 102

Location \_\_\_\_\_  
Kind of Bldg. Garage St. No. \_\_\_\_\_  
Class \_\_\_\_\_ Rms. \_\_\_\_\_ Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		2000	75	\$ 1500
	x x				
	x x				

Att. Gar. x Fr. Walls Roof

Description of Building	Additions
Foundation— Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Shooting - Gal. Iron</u>	
Insulation— Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gal.</u> Mtl. <u>Gr 1</u>	
Dormers— Small _____ Med. _____ Large _____	
Bays— Small _____ Med. _____ Large _____	
Porches — Front _____ @ _____	
Rear _____ @ _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class _____ Tub _____ Trays _____
	Basin _____ Sink _____ Toilet _____
	Urns. _____ Ftns. _____ Shr. _____
	Dishwasher _____ Garbage Disp. _____
Heat— Stove _____ H.A. _____ Steam _____ Sskr. _____ Blr. _____	
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish— Fir _____ Hd. Wd. _____	
Floor— Fir _____ Hd. Wd. _____ Other <u>Cone</u>	
Cabinets _____ Mantels _____ Blt. In _____	
Tile— Walls _____ Wainscot _____ Floors _____	
Electrical— Outlets _____ Fixt. _____	
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings _____	

Vacated  
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This gar  
go w/ house

16-22-68  
58 1708  
Per approved 10-15-68  
W. H. H. H.

Total Additions			
Year Built _____	Avg. Age <u>31</u>	Reproduction Value	\$ 1500
Inf. by {	Owner - Tenant - 2%	Dept. Col. 1 2 3 4 5 6 <u>38</u> %	
	Neighbor - Record - Est.	Repr. Val. Minus Depr.	570
Remodel Year _____	Est. Cost _____	Obsol. or Rem. - <u>50</u> %	285
		Bldg. Value	\$ 285
Garage— Class _____	Depr. 2% 3%		
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____		
Size— x _____	Age _____ Cost _____ x _____ %		
Other _____			
Total Building Value			\$

Appraised Dec 8 19 57 By 1331

PA 103 PC102  
Serial Number

1 OF 1  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. SERV CAR St. No. \_\_\_\_\_

Class. 1 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2000		\$ 4701	\$
	x x				
	x x				

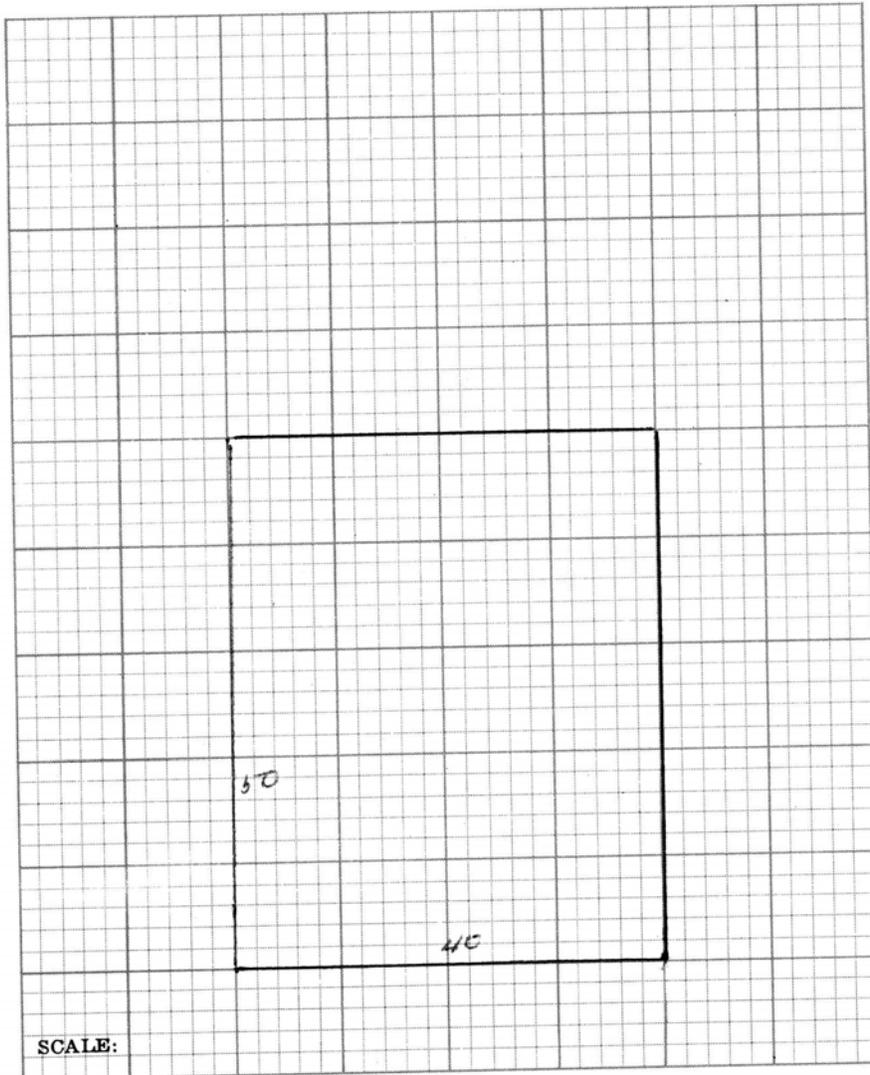
Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>None</u>		
Ext. Walls <u>Sheathing, G.I.</u>		
Roof Type <u>GAB</u> Mtl. <u>G.I.</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class _____ Tub. _____ Trays _____	
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
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 _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Recorp  
 11-20-79  
 H 2252

Total Additions			
Year Built <u>1926</u>	Avg. 1.	Replacement Cost	<u>4701</u>
	Age 2.	Obsolescence	<u>2351</u>
Inf. by {	Owner - Tenant -	Adj. Bld. Value	<u>2350</u>
	Neighbor <u>Record</u> - Est.	Conv. Factor	<u>xxx</u>
Replacement Cost—1940 Base			
<u>Use 3 1/2 %</u>	Depreciation Column <u>1</u> 2 3 4 5 6		<u>25</u>
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value			<u>\$ 588</u>

Appraised ① 10/22 1968 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
(COPIED FROM CARD BY 1460)



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 \_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_  
 \_\_\_\_\_ Total \_\_\_\_\_

REMARKS *used as 2 car Res. garage & storage.*  
*AGE IN ERROR — WAS OLD LIVERY STABLE*





PC 102

PC 10 ~~3~~ 3  
Serial Number

OF  
Card Number

Owners Name 703 PARK

Location \_\_\_\_\_

Kind of Bldg. Res St. No. \_\_\_\_\_

Class 4 Type 1 2 3 4 4 Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	1042		\$ 9058	\$
	x x				
	x x				

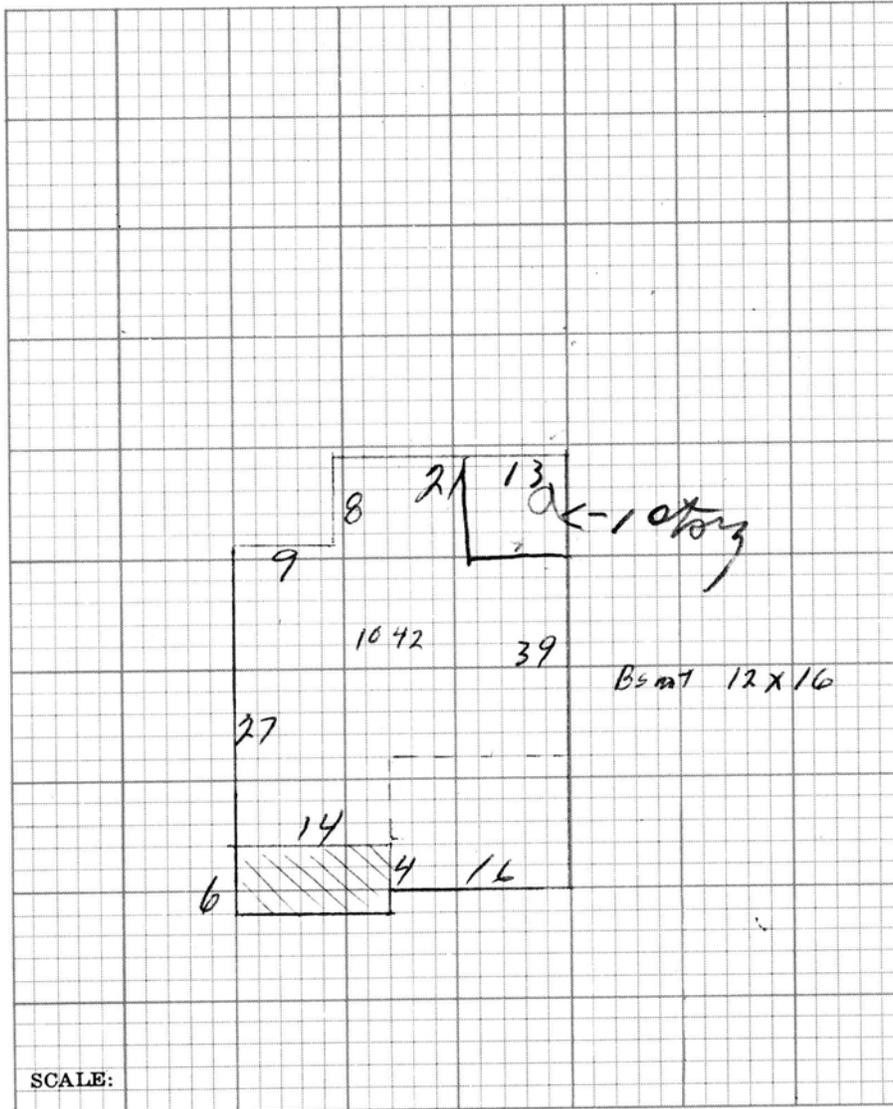
Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gab</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>84"</u> @ <u>150</u>	126	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>12x14</u> Floor <u>140</u>	269	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	340
	Wtr. Sftr. _____ Shr. St. <u>1</u> O.T. _____	100
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	637	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. <u>1</u> S. _____; Metal D. <u>1</u> S. _____	55	
Awnings — Metal _____ Fiberglass _____		

Recap 11-20-74  
#2272

Total Additions		2072
Year Built <u>1911</u>	Avg. <u>1914</u>	Replacement Cost <u>11,135</u>
<u>Heat 1955</u>	Age <u>2.</u>	Obsolescence
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Adj. Bld. Value
		Conv. Factor <u>1.010</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 10-22 1968 By 1708  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS 2 Average Year of Construction Computation:

Year 1911 \$ 6000 = \_\_\_\_\_ % X 45 Year = 41.4

Year 1956 \$ \_\_\_\_\_ = \_\_\_\_\_ % X 1 Year = 8

Average Year of Construction 1914 = 42

TC-541 (M-20) (URBAN LAND CARD)

Burnis & Betty Watts PC-103  
 Park City, Utah pt18B6PC  
 84060 pt1SA  
 M54-283 QWD87 M25-486

(Serial No.-Owner-Add.-Desc. of Property)

Beg. on W line Park Ave. at N'most  
 corner Lot 1, Block 1, Snyders  
 Addition W to Park City, run th S. 28°  
 50' E. alg. sd W line 113.60 ft to SE  
 cor. Lot 16, Block 6, Park City;

th S. 66°54' W. alg. S. line sd lot  
 6, 75.0 ft; th N. 28°50' W. 105.32  
 ft to NW'ly line Lot 1, Block 1,  
 Snyders Addition; th N. 60°30' E.  
 74.67 ft to beg. being part of Lot 1

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	75	1.000	65 F			4791
	7.7 A x 75					5005
TOTAL						1000
ASSESSED VALUE						460



X-9

PC 103

# Utah State Historical Society

Property Type: \_\_\_\_\_

## Historic Preservation Research Office

Site No. \_\_\_\_\_

### Structure/Site Information Form

IDENTIFICATION 1

Street Address: 703 Park  
Park City, Summit County, Utah UTM: 12 457910 4499430

Name of Structure: Ellsworth J. Beggs House T. R. S.

Present Owner: Burnis Watts

Owner Address: P.O. Box 705, Park City, Utah 84060

Year Built (Tax Record): \_\_\_\_\_ Effective Age: \_\_\_\_\_ Tax #: PC 103

Legal Description: \_\_\_\_\_ Kind of Building: \_\_\_\_\_

Beginning on West line Park Avenue at Northernmost corner Lot 1 Block 1 Snyder's Addition West to Park City, run thence South 28 degrees 50 minutes East along said West line 113.60 feet to Southeast corner Lot 16, Block 6, Park City, thence South 66 degrees 54 minutes West along South line said Lot 6, 75.0 feet; thence North 28 degrees 50 minutes West 105.32 feet to Northwesternly line Lot 1, Block 18, Snyder's Addition; thence North (See continuation sheet)

STATUS/USE 2

Original Owner: Ellsworth J. Beggs Construction Date: c. 1907 Demolition Date: \_\_\_\_\_

Original Use: Residence Present Use: \_\_\_\_\_

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Not of the	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	Historic Period	<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Deteriorated		<input type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory		<input type="checkbox"/> State Register	<input type="checkbox"/> Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: \_\_\_\_\_ Date of Photographs: 1983 Photo No.: \_\_\_\_\_

Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other

Research Sources:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> Other Census Records

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

1900 Census Records. Summit County, Park City Precinct, p. 164-B.  
 1910 Census Records. Summit County, Park City Precinct, p. 12-B.  
 Park Record. November 3, 1933, p. 1. Eva Jane Beggs obituary.  
 Salt Lake Tribune. November 4, 1933, p. 28. Eva Jane Beggs obituary.

Architect/Builder: Ellsworth Beggs

Building Materials: Wood

Building Type/Style: Two Story Box (variant of Pyramid House)

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two story frame box with a projecting cross-wing on the facade. It is a variant of the pyramid house. It has a pyramid roof over the box section, and a gable roof over the cross-wing. A small porch fills the space beside the crosswing. The porch piers are lathe turned, and a decorative pediment projects from the porch roof over the entrance area. The diamond cut shingles of the porch pediment match those of the cross-wing gable. Both first floor windows on the facade are broad single pane and transom windows. The transom windows are filled with leaded glass. One window flanks the door, and the other is set into the gable end. Most of the windows on the rest of the house are the one over one double hung sash type. There is a one story rear extension which is probably original. A small frame shed was built between this house and the garage to the north. It touches the house, but does not penetrate the wall. The shed therefore does not affect the original character of the house. This building is in excellent condition, and is essentially unaltered on the exterior. It maintains its original integrity.

A one story frame garage adjacent to 703 Park is included as an outbuilding in the nomination of 703 Park. It has a gable roof and a false front. The  
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1907

Built c. 1907, the Ellsworth J. Beggs House at 703 Park is architecturally significant as one of about four extant two story box houses in Park City, three of which are well preserved and included in this nomination. The two story box is closely tied with the pyramid house, one of three major house types in Park City. Like the pyramid house, it has a square or nearly square form, a pyramid or truncated hip roof, and a porch spanning the facade. It varies in size from the pyramid house, being a full two stories, as compared with the one or one and one half stories of the pyramid house. The two story box was not common in Park city, but judging from the range of extant buildings in Park City, it seems to have been the preferred design choice for a sizeable Park City house. All of the extant examples of this house are located on prominent sites along Park Avenue, the most prestigious street in Park City, further documenting the significance of this house type as one chosen by those who were seeking more than a utilitarian dwelling.

Ellsworth J. Beggs bought this property in 1904, but, according to the Sanborn Insurance Maps, he did not build this house until after 1907. Located on the property at the time of Begg's purchase were a livery stable, a small one-story house on the rear of the lot, and a one-story house of similar configuration as the current two-story house located there. The livery stable was either greatly expanded or replaced c. 1906 by the larger livery stable/garage that is currently on the property. A \$500 mortgage that year by Beggs indicates that the construction of that building took place that year. The new livery stable, which, at the time of its construction, shared its south wall with the north wall of the one story house, later served as an automobile garage.

The existing two-story house was either built or moved onto the site after 1907, replacing the one story house, but located several feet south of where  
(See continuation sheet)

703 Park  
Description continued:

painting on the false front reflects some of its many uses. It originally was a livery stable, but was later converted into a garage. It is no longer used for commercial purposes. A pair of garage doors is centered on the facade. There is a large almost square window on the south side, and a narrow rectangular window on the north side of the garage doors. There are three small square windows on the north wall which look original, as well as a large rectangular window which may be an addition. Several of the openings in the south wall have been boarded over, and a window was added. The building is connected to the house at 703 Park by a small addition. The changes made to the exterior, however, are minor, and the building retains its original character.

History continued:

it had stood. Speculation that this house was moved here at a later date from another location is based on the fact that the Victorian inspired styling of this house was usually not used on buildings as late as 1907 and was usually not contemporary with the use of concrete foundations, such as the one upon which this house sits. Evidence to support the assumption that this house was built on the site is that Beggs was a local carpenter who was known to have built at least one other house in town of similar scale and styling, 421 Park. The relatively late construction date, c. 1907, can be attributed only to Begg's preference for that house type. The concrete foundation, though probably not part of the original construction of the house, was possibly constructed a number of years after the house was built. The process, which was not uncommon in Park City, involved raising up the house, pouring a concrete foundation underneath it, then lowering the house back down on the new foundation.

Ellsworth J. Beggs was born in Pennsylvania in 1861, and came to Park City by at least 1889, the year that he married Eva Jane Lockhart. She was the daughter of one of Park City's well-known and long-time citizens, Oliver Lockhart. Prior to moving into this house, Ellsworth and Eva Jane lived with her brother, Scott Lockhart, an attorney, in his house on Park Avenue. In addition to working as a carpenter, Ellsworth also served as a city councilman in Park City. The Beggs owned this house until 1946, when it was sold to Byron F. Wilde, a banker. The current owners, Burnis and Betty Watts, bought the house in 1974.

Legal Description continued:

60 degrees 30 minutes East 74.67 feet to beginning. Being part of Lot 1 Block 1, Park City Survey, and Lots 16, 17, 18, Block 6, Park City.

.18 acre.



Ellsworth Beggs House

703 Park

Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



Ellsworth Beggs House

703 Park

Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society









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