**1 IDENTIFICATION**

Name of Property: Key Cynthia

Address: 923 PARK AVE

City, County: Park City, Summit County, Utah

Current Owner Name: Key Cynthia

Current Owner Address: 2485 Silver Cloud, Park City, UT 84060

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 3 BLOCK: 3 LOT: 6; 0.10 AC

**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>
</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>☑ Not Historic</td>
<td></td>
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<tr>
<td>☑ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible ☐ eligible</td>
<td></td>
<td></td>
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</tbody>
</table>

**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
- ☑ city/county histories
- ☑ personal interviews
- ☑ original building permit
- ☑ Utah Hist. Research Center
- ☑ sewer permit
- ☑ USHS Preservation Files
- ☑ USHS Architects File
- ☑ Sanborn Maps
- ☑ obituary index
- ☑ LDS Family History Library
- ☑ city directories/gazetteers
- ☑ Park City Hist. Soc/Museum
- ☑ census records
- ☑ LDS Family History Library
- ☑ biographical encyclopedias
- ☑ university library(ies):
- ☑ 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: Gable front

No. Stories: 1 ½

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08
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: Not visible and therefore its materials cannot be verified

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows/Doors: Upper window is double hung two-over-two with a wood frame. Two lower front elevation windows on porch are three horizontal panes within wood frames (mid-20th century replacements of double hung windows seen in tax photo).

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): Form remains fairly intact throughout all photos provided and building card sketches. Most noticeable changes are in some building materials (roofing) and lower storey window openings which started as double hung windows in the tax photo, and by 1995 photo were mid-20th century picture windows with horizontal muntins dividing window frame into thirds. Window style change is not within context of house type.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain, that slopes slightly upward towards the rear of the property. House is recessed roughly 10 feet from the city roadway. A narrow strip of front yard consists mainly of planted grass, although an abundance of mature trees can be seen in 2006 photo lining the rear of the property. Neighboring properties appear to be of similar scale and housing types concurrent for this era.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 (Gable front), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The window changes do not reflect the workmanship during the mining era, but reflect the progression of change.

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, though the window changes diminish the historic character significantly.

Association (Describe the link between the important historic era or person and the property.): The Gable front house type is not atypical to find among mining housing community of Park City during this era; however, the extent of the alterations to the main building—window openings, window style, porch elements—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: )

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. 3: Southeast oblique. Camera facing northwest, 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**

**Street No.**

**Schedule**

**Class**

**Type**

**1-2-3-4**

**Cost**

**%**

<table>
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<th>Sq. Ft.</th>
<th>Actual Factor</th>
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<th>Condition</th>
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<tbody>
<tr>
<td></td>
<td>Good</td>
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**Description of Building**

- **Add**
  - Foundation—Stone: Conc.
  - Ext. Walls: Sideing.
  - Insulated—Floors: Walls: Cloz.
  - Roof—Type: GAB: Mat.
  - Dormers—Small: Misc.
  - Bays—Small: Misc.
  - Porches—Front: 115 @ 100 115
  - Rear:
  - Cellar—Basements: 1/2 1/2 1/2 1/2 full-floor
  - Basement Apts.—Rooms Find.
  - Attic Rooms: Fin.: Unfin.
  - Plumbing—Class: Tub: 1 Traps
  - Oils—H. A.: Steam
  - Gas: Coal
  - Air Conditioned: Incinerators
  - Radiant: Pipeless
  - Finish—Hd. Wd.: Fix: 23
  - Cabinets: Mantels: 40
  - Tile—Walls: Wainscot
  - Floors:

**Total Additions and Deductions**

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<th>Deduct</th>
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<th>Net Additions or Deductions</th>
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**REPRODUCTION VALUE**

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**Remarks**

**Appraised**

Mel 104 2

By: 60 x 15
### OUT BUILDINGS

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<th>Factor</th>
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</table>
Serial No. SA13

Location: Block 3SA, Pt 185, All 186+27
Kind of Bldg: St. No. 923 Park Ave
Class: Type 1 3 4, Cost $ 1548

<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
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<tr>
<td>Gar. — Carport x</td>
<td>Flr. — Walls Cl.</td>
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</table>

Description of Buildings

Foundation — Stone Conc. None
Est. Walls 20 Shakes on Siding
Insulation — Floors Walls Cigs. 61
Roof Type Grab Pat
Dormers — Small Med. Large
Bays — Small Med. Large
Porches — Front 115 @ 100 115
Rear @
Porch @
Metal Awnings @ Mtl. Rail
Basement Entr. @
Planters @
Cellar-Bsmnt. — 1/4 1/2 3/4 3/5 Full Floor Dist 50
Bsmnt. Apt. @
Rooms Fin. — Unfin.
Attic Rooms Fin. — Unfin. 850

Plumbing

Class Tub Trays
Basin Sink Toilet 350
Wtr. Srtr. Shr. St. O.T.
Dishwasher Garbage Disp.

Built-in-Appliances —

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 926

Year Built Avg. Age 59
Inf. by Owner Tenant Neighbor Record Est.
Remodel Year Est. Cost

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

Total Building Value

Appraised 5-6-58 By 1302
**Owners Name**: PARK CITY

**Location**: 223 PARK AVE

**Kind of Bldg**: Res  St. No. 923

**Class**: Type 1 2 3 4 5 6 7 8 9 0

<table>
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<th>Stories</th>
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<td>x x</td>
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</table>

**Att. Gar.**: C.F. x Flr. Wals. Cl.

**Description of Buildings**

- **Foundation**: Stone
- **Ext. Walls**: B.B. 
- **Roof Type**: Gable
- **Dormers**: Small, Med., Large
- **Bays**: Small, Med., Large
- **Porches**: Front 11, Rear 2
- **Porch**: O
- **Planters**: O
- **Ext. Base. Entry**: O
- **Cellar-Bsmnt.**: ½, ¾, ½, ¾, ½, Full
- **Basmt. Gar.**: F P
- **Basement-Apt.**: Rms. Fin. Rms.
- **Attic Rooms**: Fin. Unfin.
- **Class**: 1 Tub. 1 Trays
- **Plumbing**: 1 Basin 1 Sink 1 Toilet
- **Dishwasher**: Garbage Disp.
- **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

**Total Additions**: 2339

**Year Built**: 1911

<table>
<thead>
<tr>
<th>Avg. 1.</th>
<th>Replacement Cost</th>
<th>5902</th>
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<tbody>
<tr>
<td>Age 2.</td>
<td>Obsolescence</td>
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</table>

**Inf. by**: Owner Tenant - Neighbor - Record - Est.

|------------------------------------------|-----------------|-------------|----|

**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**: $

**Appraised 1**: 10-15 19 By 1581

**Appraised 2**: 19 2 By

**Now**: 29 266
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
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<th>Age</th>
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<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
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</table>

Garage — Class Depr. 2% 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47%

1949 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>Street Address:</th>
<th>923 Park Ave.</th>
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<tbody>
<tr>
<td>Name of Structure:</td>
<td>Edwin K. Marzec, et.al.</td>
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<tr>
<td>Present Owner:</td>
<td>Edwin K. Marzec, et.al.</td>
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<tr>
<td>Owner Address:</td>
<td>1060 9th St. #4, Santa Monica, CA 90403</td>
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<td>Building Condition:</td>
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<td>Integrity:</td>
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<tbody>
<tr>
<td>Research Sources:</td>
<td>Abstract of Title, Plat Records, Plat Map, Tax Card &amp; Photo, Building Permit, Sewer Permit, Sanborn Maps 1889, 1900, 1907.</td>
</tr>
</tbody>
</table>

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.): 
Summit County Records.
Architect/Builder: 
Building Materials: wood  Building Type/Style: residential

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

One-and-a-half story frame structure with a gable roof. The rectangular-shaped
home has an entry on the last gable end, consisting of a central entrance flanked by two
window openings (now altered), and a porch with ornamental wood supports. The attic window
remains double-hung frame.

Sanborn Maps show only a one-story structure; but the building shown has the
exact same floor plan; thus, considered to be the same dwelling.

Statement of Historical Significance:

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

A mining town dwelling, constructed of wood with a simple gable roof and ornate
porch posts, that adds to the texture of the rest of Park City's residential area.

David C. McLaughlin, entrepreneur, owned this property as part of his large land
holdings in the area in the 1880's. Lot 6 to John H. Rogers 1893, with the name of
Elbridge P. Hatch also associated with the lot. Margarettta V. Rogers decreed the land
in 1897; and G.W. Mortenson, in 1907, (also G.A. Mortensen). Mortensen owned the property
but it was put up for tax sale in 1931. In 1938 a quick claim deed to Edwin C. Mortensen,
and in the same year a Warranty Deed to Jessie M. Reseigh. No other transactions appear,
with present owner listed on the tax card.