

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 342 MARSAC AVE

AKA: 318 Marsac Ave

City, County: Park City, Summit County, Utah

Tax Number: PC-444

Current Owner Name: BRIM GARY C

Parent Parcel(s):

Current Owner Address: 731 E 4070 S, SALT LAKE CITY, UT 84107-2109

Legal Description (include acreage): LOT 11 & 12 BLK 54 PC SURVEY; 0.07 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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2006
- 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: Pyramid (foursquare) 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:

Researcher/Organization: Preservation Solutions/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: The 1958 tax card noted that the house did not have a foundation. The foundation is not visible in the photographs and therefore its material (or existence) cannot be verified.

Walls: The exterior walls are sheathed in a drop-novelty wooden siding. The gable-end of the entrance porch roof is clad in patterned wooden shingles that are both octagonal and a varied design.

Roof: The roof is flat-topped and hipped, a "deck" roof form, clad in asphalt shingles. The two brick chimneys appear to have lost their corbelled tops but remain on the roof, topped with metal shafts.

Windows/Doors: The early windows on the facade had leaded glass transoms and a large single pane below in vertical openings visible in the c. 1940 tax photo. The current facade window has a transom-sized section in clear glass on the bottom with the larger single pane above. Simple wooden casings remain as window surrounds. The front entry door has a large single light with patterned, colored leaded glass. It appears to be of the original period.

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 single-story frame foursquare or Pyramid cottage is clad in wooden drop siding and has an unusual roof form, the deck roof. A gabled entrance porch has turned support columns, a pent roof, and an unusual square single pane window set on the diagonal. An additional entrance door has been added to the facade with its own gable-roofed portico.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is slightly raised above the road grade with two stone retaining walls; the upper one of irregular courses of rough-cut stone and the lower, square-cut ashlar in regular courses. The yard has strips of lawn, flowers and small deciduous trees. A 12' x 16' frame garage is noted on the 1958 tax card and existed through at least 1962 although it was not visible in the 2006 photograph. 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.): 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 (Pyramid or foursquare), 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 (foursquare) house is one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

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. 1: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, tax photo.

¹ Summit County Recorder

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

PC 454

Location Block 54 PC Lots 11+12 (Rossie Hill)

Kind of Bldg. RES St. No. 318 Marsac Ave

Class 3 Type 1 2 3 4. Cost \$ 1811 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		956		\$ 1811
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone	Conc. <u>None</u>	
Ext. Walls	<u>Brick on Siding</u>	
Insulation—Floors	Walls <u></u> Clgs. <u></u>	
Roof Type	<u>Hyp</u> Mtl. <u>Pat</u>	
Dormers—Small	Med. <u></u> Large <u></u>	
Bays—Small	Med. <u></u> Large <u></u>	
Porches—Front	<u>5x10</u> <u>50'</u> @ <u>100</u>	<u>50</u>
Rear	<u>4x12</u> <u>48</u> @ <u>80</u>	<u>38</u>
Porch	<u></u> @ <u></u>	
Metal Awnings	<u></u> Mtl. Rail <u></u>	
Basement Entr.	<u></u> @ <u></u>	
Planters	<u></u> @ <u></u>	
Cellar-Bsmt.	<u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full <u></u> Floor <u></u>	
Bsmt. Apt.	Rooms Fin. <u></u> Unfin. <u></u>	
Attic Rooms	Fin. <u></u> Unfin. <u></u>	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u></u>	<u>350</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u>	
	Dishwasher <u></u> Garbage Disp. <u></u>	
Built-in-Appliances		
Heat—Stove	<u>H.A.</u> <u>Steam</u> <u>Stkr.</u> <u>Blr.</u>	
	Oil <u></u> Gas <u></u> Coal <u></u> Pipeless <u></u> Radiant <u></u>	
Air Cond.	<u></u>	
Finish—Fir	<u></u> Hd. Wd. <u></u>	
Floor—Fir	<u></u> Hd. Wd. <u></u> Other <u></u>	
Cabinets	<u></u> Mantels <u></u>	
Tile—Walls	<u></u> Wainscot <u></u> Floors <u></u>	
Storm Sash—Wood D.	<u></u> S. <u></u> ; Metal D. <u></u> S. <u></u>	
Total Additions		<u>438</u> <u>438</u>

Salvage
\$ 250
Use as
STORAGE
10-30-68
~~1970~~
Neighbor
SAID THAT
WORK WAS
BEING DONE
ON HOME.
CHECK FOR
1970

Year Built	Avg. Age	Reproduction Value	\$ 2249
	<u>49</u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. (1) 2 3 4 5 6	<u>38</u> %
Remodel Year	Est. Cost	Repr. Val. Minus Depr.	\$ 855
Garage—Class <u>1</u>	Depr. 2% <u>3%</u>	Carport—Factor	
Cars <u>1</u>	Floor <u>1</u> Walls <u>21</u>	Roof <u>05</u> Doors <u>1</u>	
Size— <u>12x16</u>	Age <u>47</u>	Cost <u>112</u> x <u>30</u> %	<u>34</u>
Other			
Total Building Value			\$

Appraised 5-13-58 By 1302



PG-44



NO
PARKING

