

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 528 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-142

Current Owner Name: BIG FISH PROPERTIES LLC

Parent Parcel(s):

Current Owner Address: PO BOX 3325 ,PARK CITY, UT 84060-3325

Legal Description (include acreage): SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 40 PLAT: 0S 16 T 2S R 4E LOT 40 BLK 9 PARK CITY SURVEY CONT 0.04AC; (EXCEPTING THEREFROM: BEG ON THE E LINE OF SD LOT 40 AT A PT 2 FT N'LY FROM THE SE COR THEREOF & RUN TH S'LY ALONG THE E LINE OF LOTS 40 & 41, 16 FT; TH W'LY AT RIGHT ANGLES TO E LINE 6 FT 7 INCHES; TH N'LY PARALLEL TO SD E LINE 16 FT; TH E'LY 6 FT 7 INCHES TO BEG) BAL Acres 0.04

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: Commercial
Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 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: Other residential type / Vernacular style

No. Stories: 1

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

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: Tax cards in 1957 and 1968 note that the foundation is stone. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are unpainted common brick.

Roof: The roof is flat and its cladding cannot be seen in the available photographs. A wall chimney seen in the c.1940 tax photograph was removed by the 1995 photograph.

Windows/Doors: The façade window is a one-over-one double-hung sash with what appear to be faux muntins, giving the appearance of an eight-over-one sash. Aluminum exterior storm windows obscure the view of the window. The door is wooden three-paneled with a single large light and decorative wood detailing.

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 brick structure is unusual for its brick cladding as well as for its rectangular form and flat roof, a form seldom seen in historic Park City residential structures. The façade window opening has been modified several times: the vertical window opening seen in the c.1940 tax photo was filled in by the time of the 1978 site form survey. By 1995 the current modern window was installed, widening the initial opening. Early photos show sandstone sills, lintels and a corbelled cornice. The cornice is still visible in the 2006 photos although the lintels and sills cannot be seen clearly.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The c.1940 tax photos do not show the deciduous trees visible in the 2006 photos. The building lots drops away from the finished road bed steeply to the rear. The entry door is at grade level and a small brick paved area serves as a patio. 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.): Some of the distinctive elements that define a typical Park City mining era commercial building such as the simple methods of construction, the use of brick, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes are found in this example.

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.): This one-part block commercial building is typical of the small-scale commercial buildings constructed in Park City during the mining era. Though its location, within a residential area, is unique.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c.1923¹

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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.

Photo No. 3: Northwest oblique. Camera facing southeast, tax photo.

¹ Summit County Recorder. Does not appear on the 1907 Sanborn Insurance map.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

PC 142

Location _____
Kind of Bldg. ~~RES~~ RES St. No. 528 Park Ave
Class 1 Rms. 4 Type 1 2 3 4 Cost \$ 2585 X 103%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
2	x x		553		\$ 2663
	x x				
	x x				

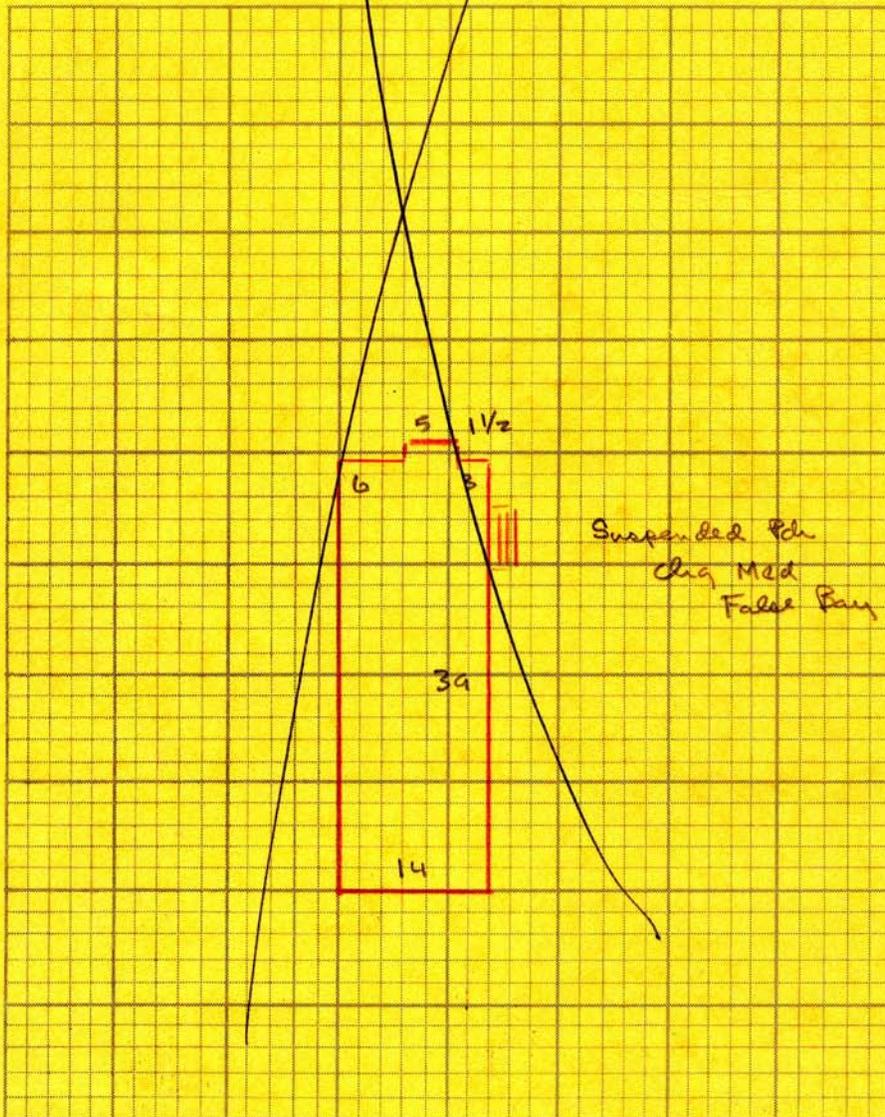
Att. Gar. x Flr. Walls Roof

Description of Building	Additions
Foundation— Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>	
Ext. Walls COMMON BRICK	
Insulation— Floors _____ Walls _____ Clgs. _____	
Roof Type flat Mtl. BU	
Dormers— Small _____ Med. _____ Large _____	
Bays— Small _____ Med. 1 Large _____	35
Porches — Front _____ @ _____	
Rear _____ @ _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor Conc	70
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays _____ Basin _____ Sink 2 Toilet 2 Urns _____ Frns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	530
Heat— Stove <input checked="" type="checkbox"/> H.A. _____ Steam <input checked="" type="checkbox"/> Sskr. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor— Fir _____ Hd. Wd. <input checked="" type="checkbox"/> Other _____	60
Cabinets _____ Mantels _____ Blt. In _____	
Tile— Walls _____ Wainscot _____ Floors _____	
Electrical— Outlets _____ Fixt. _____	
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings _____	
ADD 25% OBSOLESCENCE Vacated	- 838
	- 143

Re - Appraised Nov 3 - 1958 By State

Total Additions			
Year Built _____	Avg. Age 32	Reproduction Value	\$ 2520
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 60 %	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	1512
Garage— Class _____	Depr. 2% 3%	Obsol. or Rem.	%
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____	Bldg. Value	\$
Size— _____ x _____	Age _____ Cost _____ x _____ %		
Other _____			
Total Building Value			\$

Appraised Nov 27 1957 By 1331



Remarks: _____

PC 142
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 528 Park Ave

Class 3 Type 1 2 3 4. Cost \$ 2849 X 102.3%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	556		\$ 2915	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone Conc. _____ Sills _____

Ext. Walls Com Brk (B)

Roof Type Flat Mtl. RK

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 70' @ 30 21 187

Rear 10' @ 100 10

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full Floor Conc 735

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays 1 550
Basin 1 Sink 2 Toilet 2 290

Wtr. Sftr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA _____ HW Stkr _____ Elec. 429

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. 1 S. 30

Awnings — Metal _____ Fiberglass _____

cellar 80

Total Additions 2145

Year Built 1923 Avg. 1.1923 Replacement Cost 5060

Age 2. Obsolescence _____

Inf. by Owner Tenant - _____ Adj. Bld. Value _____

Neighbor - Record - Est. _____ Conv. Factor 118%

Replacement Cost—1940 Base 5970

Depreciation Column 1 2 3 4 5 6 53%

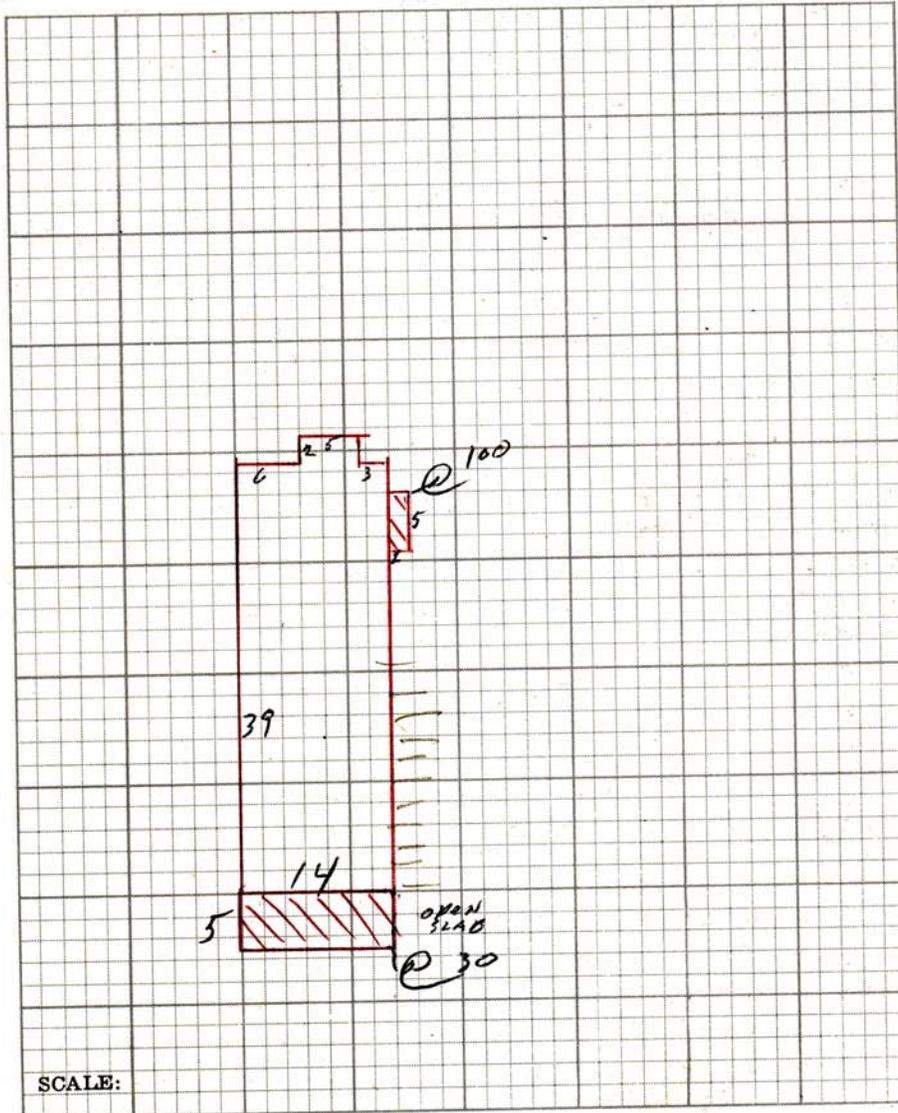
1940 Base Cost, Less Depreciation 3164

Total Value from reverse side

Total Building Value \$ 3164

Appraised ① 10-23-68 19 _____ By 1708 JAN 15 1969

Appraised ② _____ 19 _____ By _____ 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	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 _____



PC 142

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 528 Park Avenue Plat PC Bl. 9 Lot 40
Name of Structure: T. R. S.
Present Owner: Bonnie K. Deffebach c/o H.W. Deffebach UTM:
Owner Address: 1534 N Beverly Dr., Beverly Hills, CA 90210 Tax #: PC-142

AGE/CONDITION/USE

Original Owner: Construction Date: @1923 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STAT

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah
The Deseret News, July 6, 1953, p.B-8.
The Salt Lake Tribune, May 11, 1970, p.28.

Architect/Builder: unknown

Building Materials: common brick Building Type/Style: residential

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

One-story rectangular structure constructed of common brick with a flat roof, the foundation is stone. The facade now has only an entry with a stone lintel; however, a 1940 tax photo shows the existence at that time of six-over-six double hung frame window, with stone lintel, just north of the entry. The opening has since been filled-in.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

The 1920's structure is constructed of brick, which was a unique building material in the Park City residential district.

In 1889 the property of Hance O. Young, and in 1892 to Charles A. Tewksbury. Freda De Huff appears as owner in 1896 of lots 40-41. In 1916 it appeared on tax sale rolls, to Summit County. Tax Sale, 1921. During 1930's name of James Byrne and Ben Beveridge, were associated with parts of lots 40 and 41 respectively. In 1947 from Carl Taylor to Golden Taylor.

A brief obituary of James Byrne mentioned his residency in Park City, and at death his age at seventy-three, (July, 1953). Ben H. Beveridge, Sr. was born in 1888. He graduated from the University of Utah as a civil engineer. Beveridge was active in the Park City Masonic and Elks Lodges; and eventually moved to California. He died in 1970.





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