

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 657 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 657-PA-1

Current Owner Name: EIX LLC

Parent Parcel(s): PC-101

Current Owner Address: PO BOX 682090 PARK CITY, UT 84068-2090

Legal Description (include acreage) LOT 1 657 PARK AVENUE REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT; Acres 0.09

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: Commercial

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Modified "L" cottage or "T" cottage

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), # _____.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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.):

Site: Painted wooden picket fence and poured concrete driveway 2-3 car spaces wide on left side of front elevation.

Foundation: Poured cement foundation (apparent on front elevation only- unable to fully determine other elevations based on photos alone)

Walls: Apparent drop-novelty wood siding and trim.

Roof: Undetermined flat shingle material- possible metal roofing on right side of prominent gable

Windows/Doors: Newer manufactured vinyl picture windows and vinyl sliding window in upper dormer. Two porch doors appear to be wood frame with upper panels of glazing.

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): Structure retains its essential form from earliest tax photo taken up to 2008 photo, with minor material changes made. Bay window and series of two-over-two double hung windows seen on front elevation of the tax photo have been replaced with manufactured picture windows by the 1995 photo. Unusual upper dormer window on the far left of the front elevation is an evident feature even in the tax photo. Apparent settling problems with the porch roof happen between 2006-2008 photos, as is the loss of paint on the porch supports.

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 terrain sloping slightly downward to the right of the property. House is recessed roughly 20-25 feet from the city roadway, with the right portion of the front elevation of yard consisting of planted trees and grass. Yard space on left side of front elevation is evident in 1995 photo, but was apparently cleared to make way for a wider parking area by the 2006 photo. Neighboring properties appear to compliment in scale and relating building types.

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 ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. This house reflects a number of stylistic changes and appears to have been altered at various times in the past.

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. The windows, however, detract from this historic character substantially.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types 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. 1894¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2008.

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

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

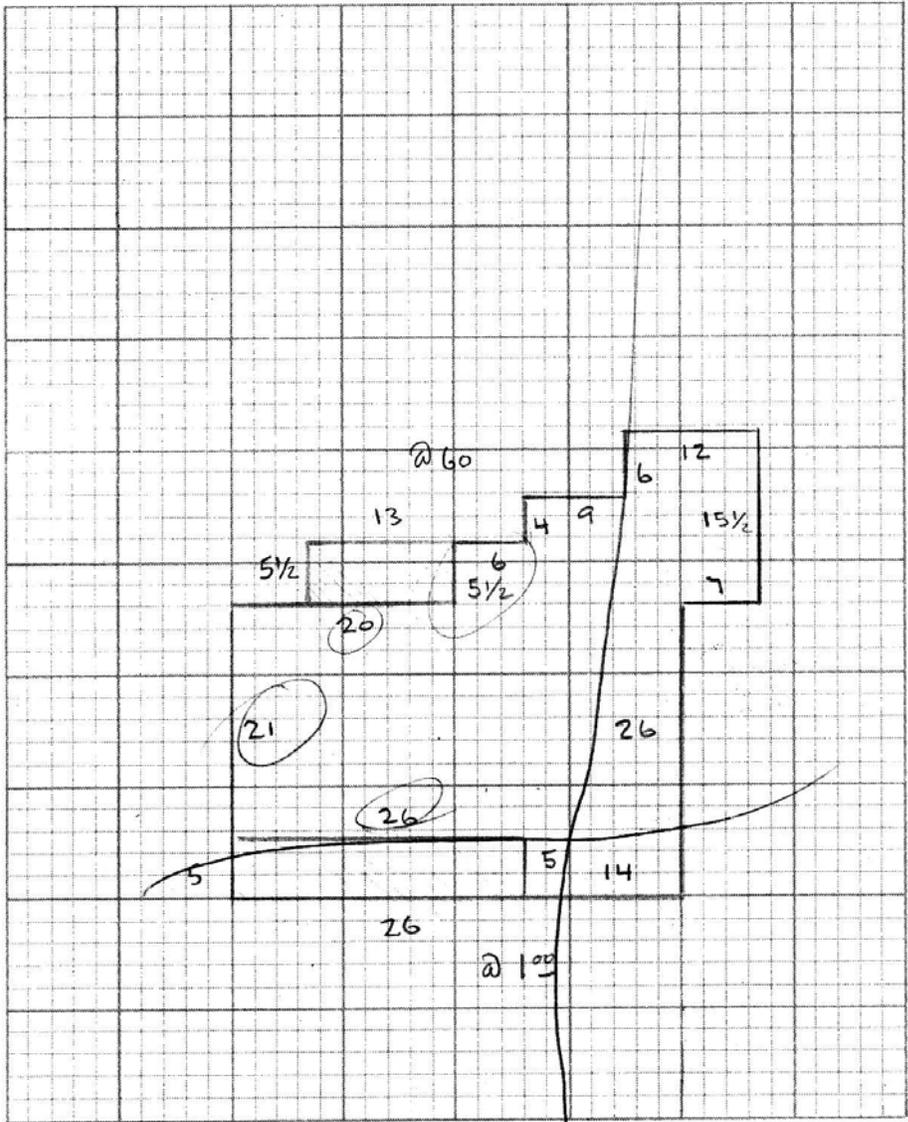
Photo No. 5: East elevation (primary façade). Camera facing west, 1995.

Photo No. 6: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder.

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

Location _____
 Kind of Bldg. RES St. No. 657 Park Ave
 Class 43 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories \ Dimensions Cu. Ft. Sq. Ft. Factor Totals
 1 x x 1214 \$ 2650
 x x
 x x
 Gar.—Carport x — Flr. — Walls — Cl. —
 Description of Buildings Additions
 Foundation—Stone Conc. _____ None _____
 Ext. Walls Siding
 Insulation—Floors _____ Walls _____ Clgs. _____
 Roof Type Gab Mtl. Asph
 Dormers—Small _____ Med. 1 Large _____ 120
 Bays—Small _____ Med. _____ Large _____
 Porches—Front 130 @ 100 130
 Rear 71 @ 60 43
 Porch _____ @ _____
 Metal Awnings _____ Mtl. Rail _____
 Basement Entr. _____ @ _____
 Planters _____ @ _____
 Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____
 Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____
 Attic Rooms Fin. 1 Unfin. _____ 347
 Plumbing { Class _____ Tub _____ Trays _____
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ C.T. _____
 Dishwasher _____ Garbage Disp. _____ 440
 Built-in-Appliances _____
 Heat—Stove 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 _____ Wainseot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____
 Total Additions 1080
 Year Built _____ Avg. Age 63 Current Value \$ 3730
 Inf. by { Owner - Tenant - Commission Adj. _____ %
 Neighbor - Record - Est. Bidg. Value _____
 Remodel Year _____ Est. Cost _____ Depr. Col. 1 2 3 4 5 6 30 %
 Current Value Minus Depr. \$ 1119
 Garage—Class 1 Dep. 2% 3% Carport—Factor _____
 Cars 2 Floor plank Walls plank Roof G.I. Doors _____
 Size 20 x 40 Age 30 Cost 416 x 30 % 125
 Other _____
 Total Building Value \$ _____
 Appraised 12-3 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

20101
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 657 Park

Class. 3 Type 1 2 3 4 Cost \$ 4831 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<u>1215</u>		\$ <u>4831</u>	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone X Conc. _____ Sills _____

Ext. Walls Sid

Roof Type Gab Mtl. Shy

Dormers—Small _____ Med. 2 Large 240

Bays—Small _____ Med _____ Large _____

Porches—Front 130 @ 1.75 228

Rear 72 @ .30 22

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____

Bsmt. Gar. _____

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

Attic Rooms Fin. 1 Unfin. 225

Plumbing { Class 2 Tub 1 Trays _____

Basin 1 Sink 1 Toilet 1 650

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. 431

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. 30

Awnings — Metal _____ Fiberglass _____

Total Additions 1826

Year Built 1397 Avg. 1. Replacement Cost 6657

Age 2. Obsolescence

Inf. by (Owner - Tenant - Neighbor - Record - Est.) Adj. Bld. Value

Conv. Factor 1.3

Replacement Cost—1940 Base

Depreciation Column 2 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side GARAGE 198

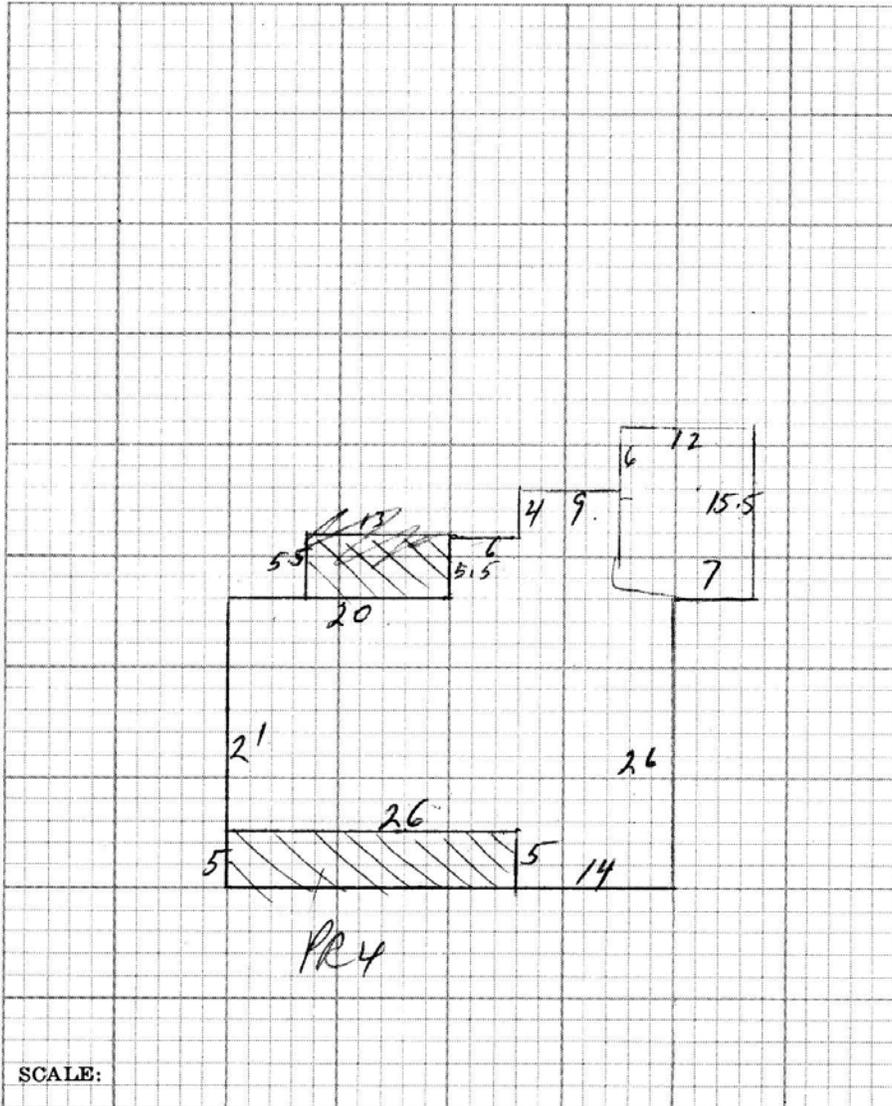
Total Building Value \$

Appraised ① 10-22-68 19 By 1703

Appraised ② _____ 19 By _____

REAPP 11-20-79

1328



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 1 Depr. 2% (3%)
 Cars 2 Floor wood Walls sid Roof metal Doors _____
 Size 20 x 40 Age 30+ Cost 752 x 47%
 _____ 1940 Base Cost _____ x 30 % Depr. 226 188
 _____ .75 _____ Total _____ 226
188

REMARKS _____



PC 101



The Prudential
Real Estate Group
649-7771

437



Park City TOURIST CENTER

DISCOUNT TICKETS & ACTIVITIES INFORMATION

657

Park City
Tourist Center
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MURANO

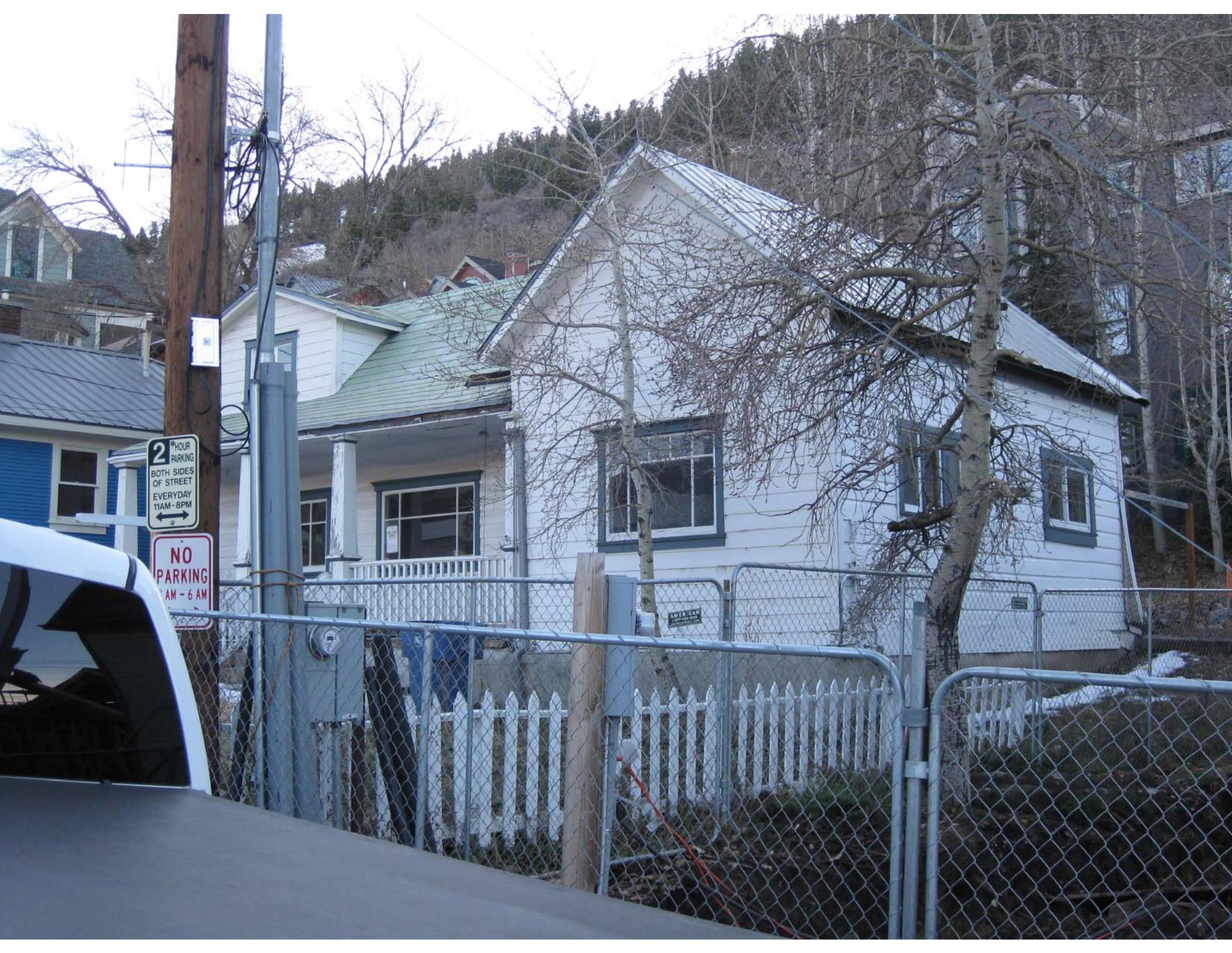
526 NV2
THE GREAT NISSAN

SL



P

627



2 HOUR
PARKING
BOTH SIDES
OF STREET
EVERYDAY
11AM - 8PM
← →

NO
PARKING
7 AM - 6 AM

AMERICAN
ELECTRIC