

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 338 MARSAC AVE

AKA: 328 Marsac Ave

City, County: Park City, Summit County, Utah

Tax Number: PC-443

Current Owner Name: STEIN KIM PARAMORE

Parent Parcel(s):

Current Owner Address: PO BOX 3043, PARK CITY, UT 84060-3043

Legal Description (include acreage): ALL LOT 10 & N1/2 LOT 9 BLK 54 PARK CITY SURVEY; 0.06 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: 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: 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 1968 tax card states that the foundation is concrete. The foundation is not visible in the photographs and therefore its material cannot be verified.

Walls: The walls are clad in wooden drop or novelty siding.

Roof: In the available 2006 photograph the hipped roof and gabled dormer are obscured by vegetation and the roofing materials cannot be determined.

Windows/Doors: The entry door is scarcely visible in photographs but it appears to be wooden with a single large light. The modern casement window of the roof dormer on the principal elevation replaces a one-over-one double-hung wooden window with simple casing seen in the c. 1940 tax photo. The first floor façade windows appear to be tall narrow casements in vertical openings

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 Pyramid (or foursquare) type house has a hipped roof and a full-width front porch sheltered under the main roof line. A gabled roof dormer is prominent on the façade. It has a walk-out basement in front. An entrance door to the basement was added by 1995. The side porch was built between c. 1940 and 1995. During that same time period the wooden entrance staircase was moved from in front of the entrance door to the side of the house. Square wooden porch supports replaced the earlier turned slender porch columns.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with 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 physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character The physical elements of the site, in combination, do not effectively 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; 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. 1904¹

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:** West elevation (primary façade). Camera facing east, 2006.
- Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.
- Photo No. 3:** West elevation (primary façade). Camera facing east, c. 1970.
- Photo No. 4:** West elevation (primary façade). Camera facing east, tax photo.

¹ Summit County Recorder

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

PC-443 (3)

328 Massac Ave.

Well Caud for

Class 4

1966 Sales Price \$5,500

Depth of lot @ rear of hse
Very shallow.

Good street - Good

West view overlooking Main St.

Can't believe that there

are 3 rms. in attic. (3) (?)

PC 443
Serial Number

OF
Card Number

Owners Name 1111
 Location Blk 54 PC Lot 10 Pt Lot 9
 Kind of Bldg. Res St. No. 328 Matsac Ave
 Type 3 Type 1 0 3 4. Cost \$ X 100 %

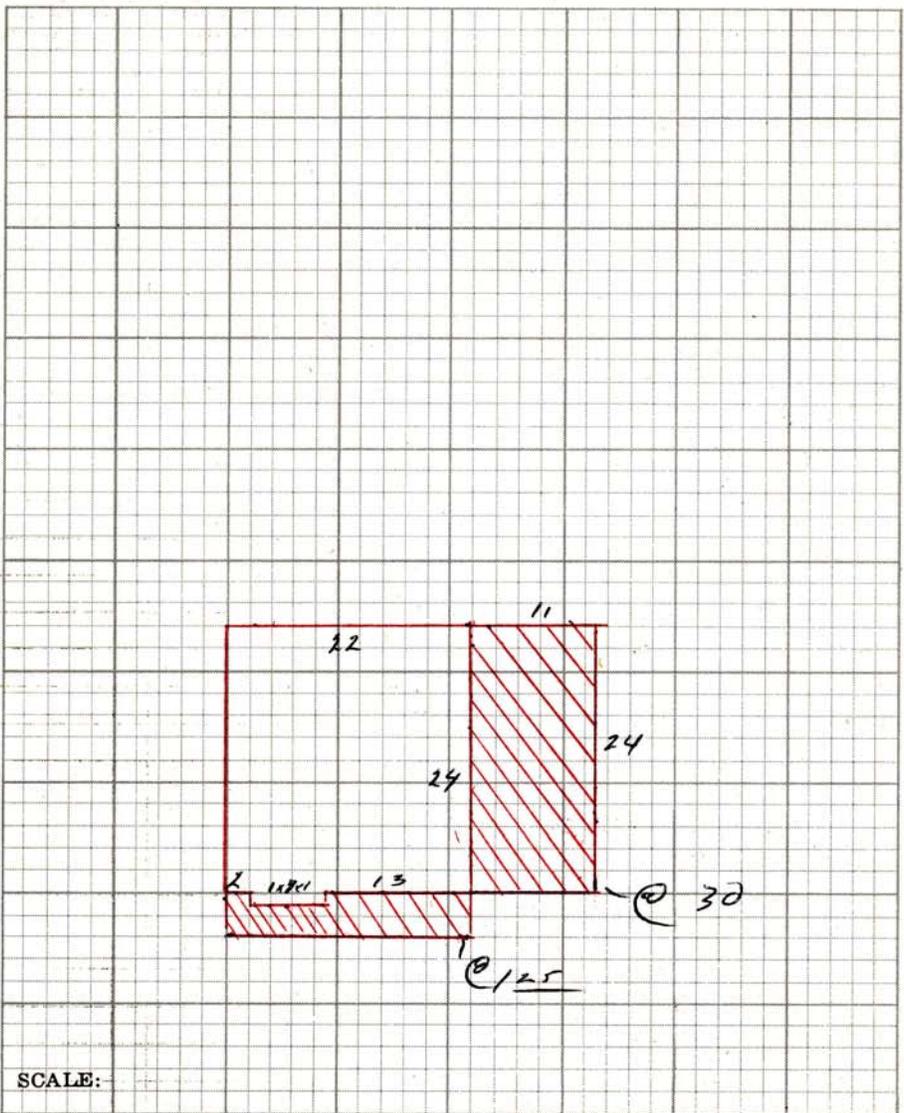
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	535		\$ 2586	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u> </u> Conc. <u>X</u> Sills <u> </u>		
Ext. Walls <u>sid</u>	<u>a</u>	
Roof Type <u>gab</u> Mtl. <u>slg</u>		
Dormers—Small <u>1</u> Med. <u> </u> Large <u> </u>		<u>80</u>
Bays—Small <u> </u> Med <u> </u> Large <u> </u>		
Porches—Front <u>81 @ 1.25</u>	<u>101</u>	
Rear <u>264 @ .30</u>	<u>79</u>	
Porch <u> </u>	<u>@</u>	
Planters <u> </u>	<u>@</u>	
Ext. Base. Entry <u> </u>	<u>@</u>	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u> </u> Floor <u>Conc</u>	<u>372</u>	
Bsmt. Gar. <u> </u>		
Basement-Apt. <u> </u> Rms. <u> </u> Fin. Rms. <u>1</u>	<u>315</u>	
Attic Rooms Fin. <u>3</u> Unfin. <u> </u>	<u>525</u>	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays <u> </u>	<u>650</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>	
Heat—Stove <u> </u> H.A. <u> </u> FA <u>X</u> HW <u> </u> Stkr <u> </u> Elec. <u> </u>		
Oil <u> </u> Gas <u>X</u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>	<u>382</u>	
Air Cond. — Full <u> </u> Zone <u> </u>		
Finish—Fir. <u> </u> Hd. Wd. <u> </u> Panel <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>		
Awnings — Metal <u> </u> Fiberglass <u> </u>		

Total Additions		<u>2404</u>
Year Built <u>1904</u>	Avg. <u>1915</u>	Replacement Cost <u>4990</u>
<u>1964 fur</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor <u>Record - Est.</u>	Conv. Factor <u>x.47</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 10-30- 1968 By 1708 JUL 1 1968 1333
 Appraised ② _____ 19____ By _____



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

Average Year of Construction Computation:

Year 1904 \$ 4101 = 82% X .61 Year = 5002
 Year 1944 \$ 889 = 18% X .1 Year = 18
Average Year of Construction 1915 5020
53



204
318 1/2





328

Lewis Walcott
& Dombush
AMH REALTOR
649-1884/649-4520



328