

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 259 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-23

Current Owner Name: 259 PARK AVENUE LLC

Parent Parcel(s):

Current Owner Address: 2468 LITTLE KATE RD, PARK CITY, UT 84060

Legal Description (include acreage): SUBD: PARK CITY BLOCK 2 BLOCK: 2 LOT: 15 BUILDING: 0.00 LOT 15 BLK 2 PARK CITY SURVEY M25-613 M44-550 561-798-800 677-615 774-238 904-651 1808-1210 1896-1249, 0.04 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: Shotgun type / Vernacular style

No. Stories: 1 ½

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

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

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:** The 1949, 1957 and 1968 tax cards state that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

**Walls:** The exterior walls are clad in wood drop/novelty siding.

**Roof:** The front-gabled roof is not visible in the 2006 photograph but is most likely clad in the same standing seam metal materials as the shed-roofed porch. The brick chimney visible in the c. 1940 and 1995 photographs was removed by the time of the 2006 photograph.

**Windows/Doors:** The windows include double-hung, one-over-one sash set in vertical openings. Several are set in a pair, within the same opening and sharing the simple casing. The entry door is a modern four-paneled wooden door with a four-paned fanlight.

**Improvements:** Tool Shed: 36 SF – Typical Quality & Tool Shed: 48 SF – Typical Quality

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 frame front-gabled house had the partial-width porch added between 1889 and 1900, according to Sanborn Insurance Company maps. Between c.1940 and 1995 the shed-roofed porch was extended down the side of the house, supported by square wooden posts. During that same time period a gablet was added over the entry. The shed-roofed rear section seen in the c.1940 photo appears to have been replaced by a side-gabled addition by 1995. A small flat-roofed addition on the side was most likely added at some point after c.1940.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes slightly up from the finished road bed. Concrete front steps with plank handrails approach the front porch. A low picket fence extends out from the front wall and surrounds the side yard. Like many of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of larger 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 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 shotgun was a house type built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1904<sup>1</sup>

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.<sup>2</sup>

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, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> Summit County Recorder.

<sup>2</sup> 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 Res Street No. \_\_\_\_\_  
 Schedule 1 Class 3 Type Use 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>628</u>	\$ -	\$ <u>1277</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 382-Vp Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>117</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Sheet</u>	-	- <u>181</u>
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>58' @ 1.00</u>	<u>58</u>	
Rear <u>22' @ .50</u>	<u>11</u>	
* <u>Cellar</u> Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. <u>2</u> Unfin. —	<u>267</u>	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels —	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lumber-lined No. Studs—5 @ 35.00</u>		<u>175</u>
Total Additions and Deductions	<u>726</u>	<u>292</u>
Net Additions or Deductions	<u>-292</u>	<u>1277</u>

Net Additions or Deductions -292 \$ +434

Ave Age 45 Yrs. by  Est. Owner  Tenant  Neighbors  Records  
 REPRODUCTION VALUE \$ 1711  
 Depr. 12-3-4-5-6 58/42 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 719

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

Remarks (37) yr Ave Used—(1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By C.A.O. & A.J.



Serial No. PC 23

Location \_\_\_\_\_  
 Kind of Bldg. Rwd St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  
 Stories      Dimensions      Cu. Ft.      Sq. Ft.      Factor      Totals  
 1              x      x                      628                      \$ 1387  
                 x      x  
                 x      x  
 Gar.—Carport \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions		
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>			
Ext. Walls <u>Siding</u>			
Insulation—Floors _____ Walls _____ Clgs. _____			
Roof Type <u>Galt</u> Mtl. <u>Alq</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med. _____ Large _____			
Porches—Front _____ <u>58</u> @ <u>1.00</u>	<u>58</u>		
Rear _____ <u>22</u> @ <u>50</u>	<u>11</u>		
Porch _____ @ _____			
Metal Awnings _____ Mtl. Rail _____			
Basement Entr. _____ @ _____			
Planters _____ @ _____			
Cellar <u>None</u> <u>1/4</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>dirt</u>	<u>30</u> <u>fld</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____			
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>350</u>		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
			Built-in-Appliances _____
			Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ 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 <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____			
Cabinets _____ Mantels _____			
Tile—Walls _____ Wainseot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Total Additions		<u>799</u>	

Year Built <u>1904</u>	Avg. Age <u>53</u>	Current Value	\$ <u>2186</u>
Inf. by <u>Owner</u> Tenant - _____ Neighbor - Record - Est. _____		Commission Adj. _____ %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
		Depr. Col. <u>1 2 3 4 5 6</u> <u>34</u> %	
		Current Value Minus Depr.	\$ <u>743</u>
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— _____ x _____ Age _____ Cost _____ x _____ %			
Other _____			
		Total Building Value	\$ _____

Appraised 11-28 19 57 By 1331

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 259 Park Ave

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

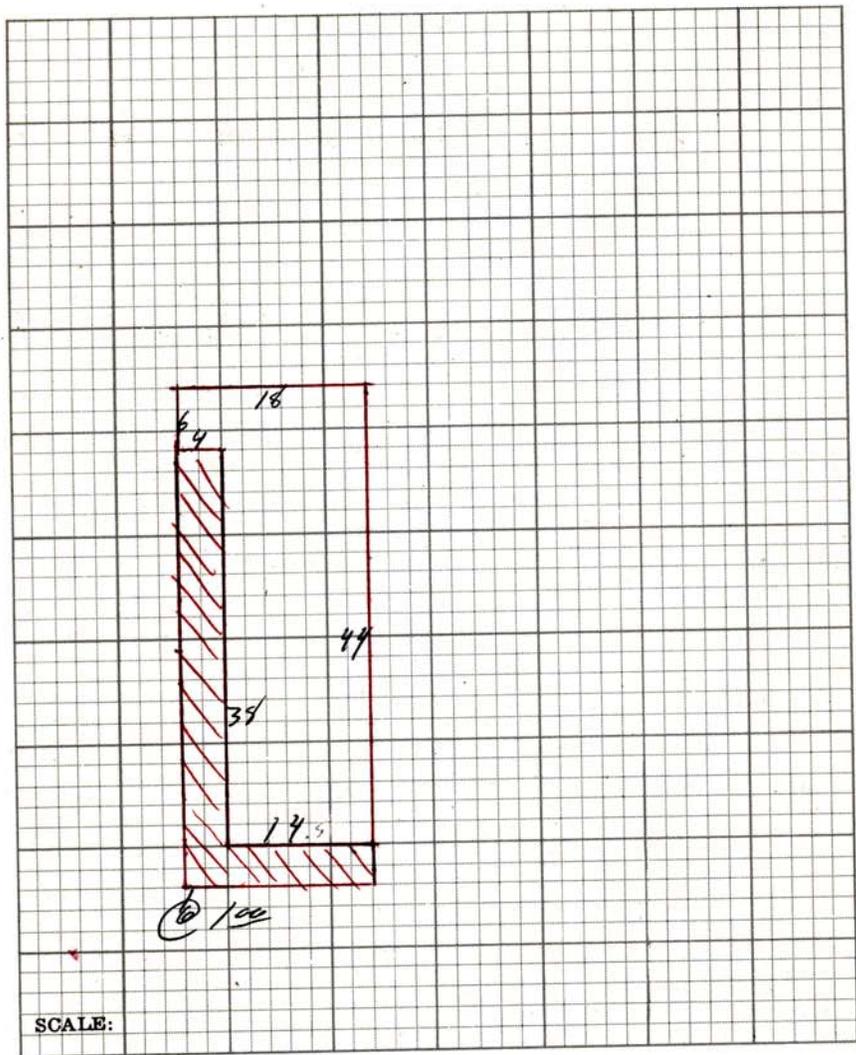
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	640		\$ 2992	\$
	x x				
	x x				

Att. Gar.—C.P. \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills. <input checked="" type="checkbox"/>		
Ext. Walls <u>Sid (A)</u>		
Roof Type <u>Gal</u> Mtl. <u>Shg + Metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>218 @ 100</u>	<u>218</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Ceiling—Bsmt <u>None</u> 1/4 1/8 1/2 3/8 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>375</u>	
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>310</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<u>1453</u>	

Year Built <u>1904</u>	Avg. <u>1914</u>	Replacement Cost <u>4445</u>
	Age <u>2.</u>	Obsolescence _____
Inf. by <u>Owner</u> - Tenant -		Adj. Bld. Value _____
<u>Neighbor - Record</u> > Est.		Conv. Factor <u>112%</u>
Replacement Cost—1940 Base		<u>5245</u>
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$ _____

Appraised ① 10-15- 1965 By 1708 **DEC 13 1968**  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

IDENTIFICATION 1

Street Address: 259 Park Avenue Plat pc Bl.2 Lot 15  
Name of Structure: T. R. S.  
Present Owner: Nina Louise and David H. Sundquist UTM:  
Owner Address: P.O. Box 483, Park City, Utah, 84060 Tax #: PC-23

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1900 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

STATUS 3

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

DOCUMENTATION 4

Photography: 11/77  
Date of Slides: 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  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
The Deseret News, November 19, 1938, p.13.

Architect/Builder: unknown

Building Materials: wood

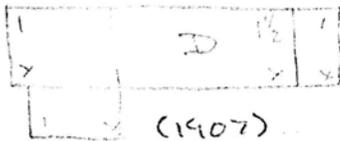
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof, and aluminum siding. The wood window frames have been replaced by aluminum and the double-hung window in the gable end has been removed and replaced with a horizontal opening. The hip-roof shaped front porch has been changed; and the porch now extends around to the south portion of the dwelling.

From Sanborn Maps.



(1907)



(1889 - smaller)

Same in 1900  
as in 1907.

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        |   |

Significant as a structure built in about 1900 and as a contributory building of to Park City's early residential area.

Ownership, either through deed, or mortgage, was as follows: George Balderston to F. Joseph Franklin (1902), Franklin to W.W. Armstrong (1902), Franklin to Hellen Franklin (1903), Hellen Franklin to W.W. Armstrong (1903), Franklin to James T. Kescel (mortgage, 1904), and an apparrent clearage of mortgage in 1916 (cleared by Hellen Franklin).

F. Joseph Franklin, according to an obituary notice, had served as a W.P.A. timekeeper until his death in November, 1938.



**COLDWELL BANKER**  
PREMIER REALTY  
649-4400  
MARK BELLENBACH 649-5282  
649-4296 ID # 555 1

TRAF 018

