

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 263 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-24

Current Owner Name: COOL WATER RESORT PROPERTIES-263 LLC Parent Parcel(s):

Current Owner Address: 2525 E CAMELBACK RD STE 136 , PHOENIX, AZ 85016

Legal Description (include acreage): SUBD: PARK CITY BLOCK 2 BLOCK: 2 LOT: 16 PLAT: 0LOT 16 BLK 2  
PARK CITY SURVEY IQC-47 XWD-351 JQC-165 M76-138 M126-130  
M163-283 M169-227 350-730 688-628 (REF:1215-319) 1349-874 1392-689  
1704-891 1800-1342 1807-877 1894-529, 0.04 Acres

## 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: Hall-parlor type / Vernacular style

No. Stories: 2

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:** 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 wooden drop/novelty siding.

**Roof:** The side-gabled roof is sheathed in composition shingles.

**Windows/Doors:** The façade windows are two-over-two double-hung set symmetrically flanking the entry door. The door is four-panel wooden with a transom light overhead.

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 two-story frame hall-parlor type house had a catslide rear addition visible in the c.1940 tax photo. A second floor was added at some time between 1959 and 1973. It is not visible in the 2006 photograph.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes up steeply from the finished road bed and city stairs flank the lot. A uncut stone retaining wall with irregular courses parallels the street and is bisected by the front stairs. 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.): Much of the physical evidence from the period that defines the typical Park City mining era home has 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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1883<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:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 1995.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1973.

**Photo No. 4:** North elevation. Camera facing south, 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. Park Ave  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>672</u>	\$ -	\$ <u>1438</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 401-40 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>118</u>
Ext. Walls <u>Bricktex</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>50' @ 1"</u>	<u>50</u>	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dir. Value</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. <u>1</u> Unfin. _____	<u>163</u>	
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil <input checked="" type="checkbox"/> Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. <u>100</u>		<u>20</u>
Cabinets _____ Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lumberized No. Steds - 5 @ 35"</u>		<u>175</u>
<b>Total Additions and Deductions</b>	<u>603</u>	<u>313</u>
<b>Net Additions or Deductions</b>	<u>-313</u>	<u>1438</u>

Ave Age 58 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records

REPRODUCTION VALUE \$ 1728  
 Depr. 20/30 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 518

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 (50 yr Ave Used - 1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By CAO & A.J.



Serial No. PC 24

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 263 Park Ave  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals

1	x x		672		\$ 1452
	x x				
	x x				

Gar.—Carpport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>Shingle</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>50</u> @ <u>100</u>	<u>50</u>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar/Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dirt</u>	<u>50</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>1</u> Unfin. _____	<u>217</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. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas _____ 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. _____	
	<u>667</u>

No one  
 Living in  
 this house  
 at this time  
 and is in  
 bad need of  
 repairs from  
 the outside  
 Salvage  
 \$15000  
 10-15-68  
 1708

Total Additions		<u>667</u>
Year Built _____	Avg. Age <u>66</u>	Current Value \$ <u>2119</u>
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.	Bldg. Value	Commission Adj. _____ %
Remodel Year _____ Est. Cost _____	Depr. Col. 1 2 3 4 5 6 <u>30</u> %	Current Value Minus Depr. \$ <u>636</u>
Garage—Class _____ Depr. 2% 3% _____	Carpport—Factor _____	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		
Size—x _____ Age _____ Cost _____ x _____ %		
Other _____		
Total Building Value		\$ _____

Appraised 11-28 19 59 By 1331

PC 24  
Serial Number

OF  
Card Number

Owners Name Helen M. PLUMMER  
 Location Park City  
 Kind of Bldg. Res St. No. 263 PARK  
 Class III Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

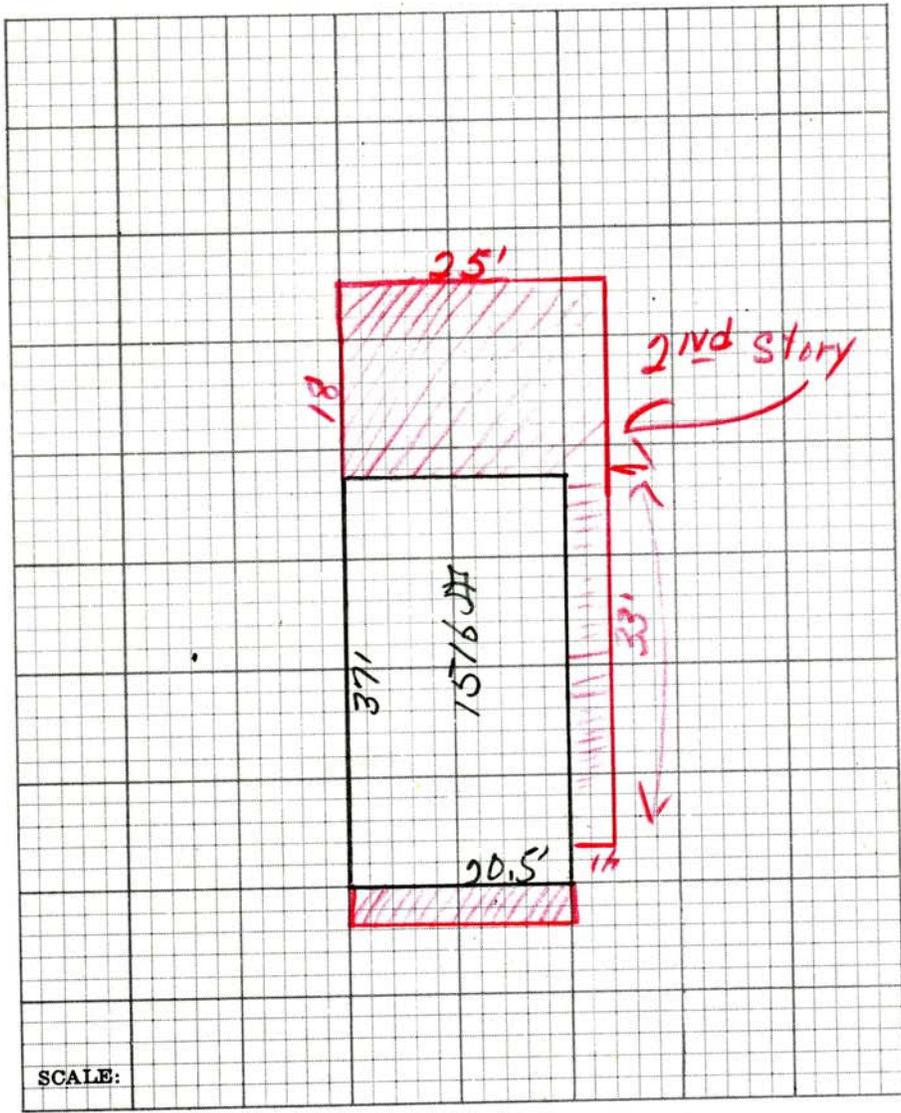
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 20.5' x 37	758		\$	\$
2	x 20.5' x 37	758			
	x x	1516	7.93	12,022	

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls _____		
Roof Type _____ Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class _____ Tub _____ Trays _____	
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
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. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		4,576

Year Built _____	Avg. 1.	Replacement Cost	16,598
	Age 2.	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47 95
Replacement Cost—1940 Base			
Depreciation Column 1 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	15,768

Appraised ① 10-24 1973 By S. F.  
 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 \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

1 IDENTIFICATION

Street Address: 263 Park Ave. Plat PC Bl. 2 Lot 16  
Name of Structure: T. R. S.  
Present Owner: Frederick T. Duncan UTM:  
Owner Address: 17901 N.W. 85th Ave., Miami, Florida 33015 Tax #: PC-24

2 AGE/CONDITION/USE

Original Owner: Construction Date: @1891 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

3 STA

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

4 DOCUMENTATION

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.

Architect/Builder: unknown

Building Materials: wood

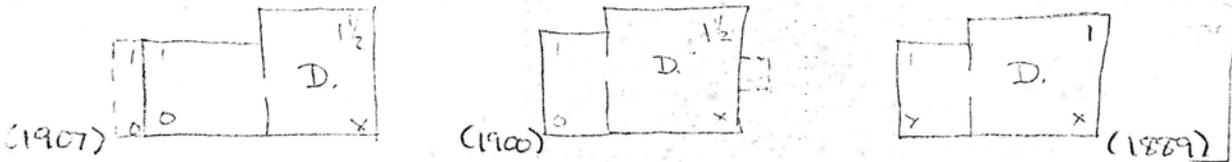
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

Two-story (one-and-a-half) frame structure with a gable roof, and an extension beyond the gable to form a salt-box type treatment. New window openings have been added to the attic level on the gable end, as well as a balcony addition which extends along the north side. The door and windows on the facade have also been replaced with aluminum.

Plan sketches from Sanborn Maps:



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        |   |

An early dwelling which, although altered, represents the salt-box adaptation to a mining camp, a typical type in mining towns.

The original property owner was Edward P. Ferry, large Park City landowner. In 1881 it went from Ferry to Michael H. Hennessey, and in 1882 to Ida A. James (and mortgaged back to Hennessey that same year). In 1885 deeded to Frank E. James from Ida A. James, and in 1888 back to Ida James. Ida Warnock (James) sold the property to Evidred Viko in 1896, and to George E. Barton in 1902, and Emily Maud Barton; and in 1915 sold to Summit at a tax sale.

No available information on either Ida James or Ida Warnock.







263



RESIDENT  
PARKING  
ONLY  
263  
PARK AVE.