

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 305 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-37

Current Owner Name: MARTZ KENNETH J & BARBARA A (JT) Parent Parcel(s):

Current Owner Address: PO BOX 1963 PARK CITY, UT 84060-1963

Legal Description (include acreage): LOTS 1 & 2 BLK 3 PARK CITY SURVEY; 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: unknown
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:
- 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: Central-block-with-projecting-bay type /Victorian eclectic style No. Stories: 2 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), # ____.

General Condition of Exterior Materials:

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

- 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. Tax records note that it was stone in 1949 and 1957.

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

Roof: The hipped roof is sheathed in composition shingles. A siding-clad chimney shaft is visible on the façade.

Windows/Doors: Windows include one-over-one double-hung sash in simple casing with slightly projecting sills. The second floor façade windows are placed in pairs in horizontal openings. The front-facing gable end has a round window in the attic level.

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): The original house appears on Sanborn insurance company maps in 1907 and tax records in both 1949 and 1957 as a two story house with a rectangular footprint, narrow end to the street. Both tax records noted that the house was vacant at the time of inspection. The tax record for 1968, the 1978 site form, and an undated slide in the file show a single-story frame house. Perhaps there was a fire in the 1957-1968 period. The house was capped with a full second floor and attic between 1978 and 1995, creating a Central-block-with-projecting-bay type house. No photographs are available of the original two-story house. The accuracy of the reconstruction is not evident.

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 narrow side yards and other homes 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 original frame house was a house type 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. 1895¹

¹ Summit County Recorder.

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: East elevation (primary façade). Camera facing west, 2006.

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

Photo No. 3: Photo of c. 1970 slide showing a one story frame house.

² 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. 305 Park Ave

Schedule 1 Class 5 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>1083</u>	\$ -	\$ <u>5337</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 1/2 Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. <u>-</u> Lg. _____		
Bays—Small _____ Med. <u>-</u> Lg. _____		
Porches—Front <u>86" @ 1.25</u> <u>150</u>		
Rear <u>Enclosed - 60" @ 1.80</u> <u>108</u>		
Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>-</u> Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>160</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— { Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> { Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels <u>1</u>		
Tile— { Walls _____ Wainscot. _____ { Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
Total Additions and Deductions	<u>418</u>	<u>5337</u>

*Vacated
but in
Reasonably
Good
Condition*

Net Additions or Deductions \$ + 418

Age 54 Yrs. by { Est. Owner Tenant Neighbors Records } REPRODUCTION VALUE \$ 5755
 Depr. 1-2-3-4-5-6 67/33 % \$ _____
 Reproduction Val. Minus Depr. \$ 1898

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 _____ Total Building Value \$ _____

Appraised 10/1949 By CAO & A.J.

Serial No. PC 37

Location _____
 Kind of Bldg. RES St. No. 305 Park Ave
 Class 5 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x		<u>1083</u>		\$ <u>4778</u>
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>Shg</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>86</u> @ <u>175</u>	<u>150</u>
Rear <u>60</u> @ <u>180</u>	<u>108</u>
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>dent</u>	<u>90</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>560</u>
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 <u>1</u> Mantels <u>1</u>	<u>140</u>
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>L</u> S. _____	

Vacated
 Reasonably
 good
 condition
 100% obs

Total Additions		<u>1048</u>
Year Built _____	Avg. Age <u>62</u>	Current Value \$ <u>5826</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. - 10% <u>-582</u>
Remodel Year _____	Est.-Cost _____	Bldg. Value <u>5244</u>
Garage—Class _____	Depr. 2% 3% _____	Depr. Col. (1) 2 3 4 5 6 <u>30</u> %
Cars _____	Floor _____ Walls _____	Current Value Minus Depr. \$ <u>1573</u>
Size— _____ x _____	Age _____ Cost _____ x _____ %	
Other _____		
Total Building Value		\$ _____

Appraised Nov 29 19 57 By 1331

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 305 PARK AVE

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1080		\$ 4495	\$
	x x				
	x x				

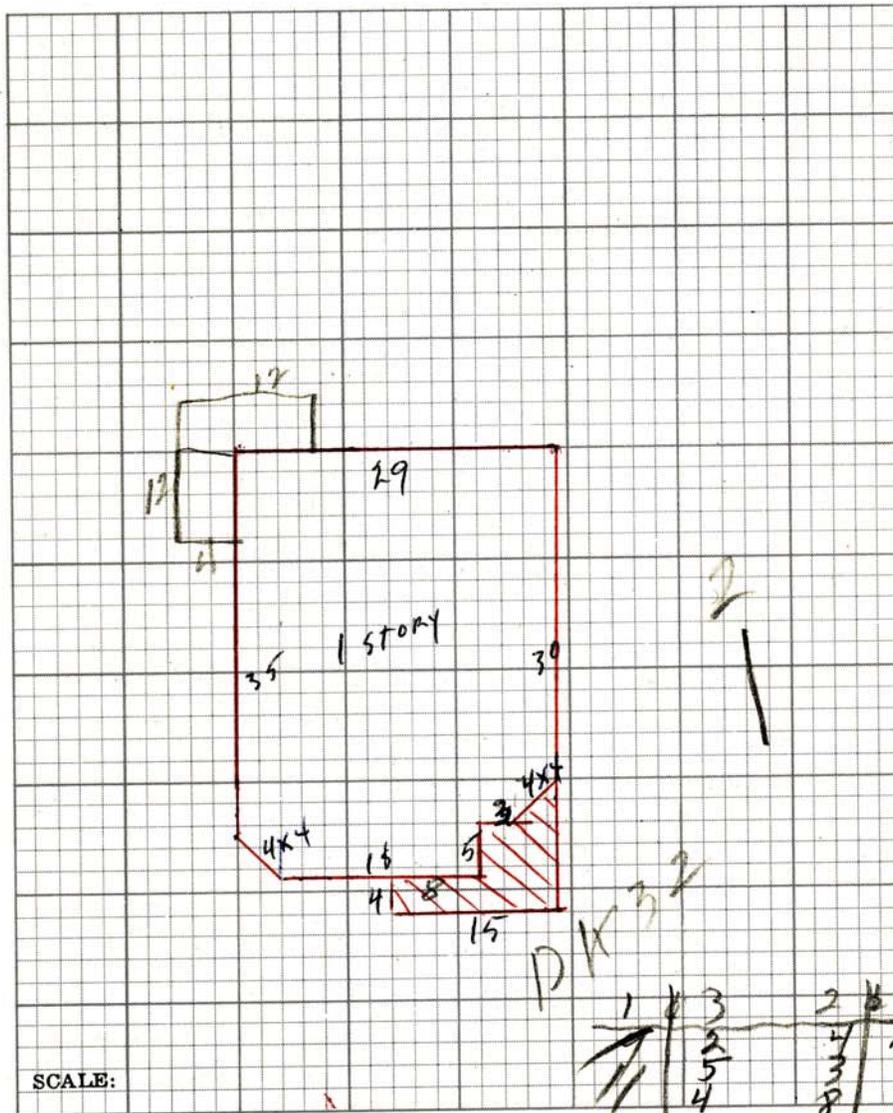
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>ALUM C-A</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>103 @ 150</u>	<u>155</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor	<u>80</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
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>550</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>815</u>
Year Built <u>1895</u>	Avg. <u>1895</u>	Replacement Cost <u>5310</u>
	Age <u>2</u>	Obsolescence
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>115%</u>
Replacement Cost—1940 Base		
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- 19 68 By 1708
 Appraised ② _____ 19 _____ By _____

SEP 18 1969



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 _____

Park City



SE Corner

AUG 8 1986

9

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

IDENTIFICATION

Street Address: 305 Park Ave. Plat_{PC} Bl.3 Lot 1-2
Name of Structure: T. R. S.
Present Owner: Kenneth J. and Barbara A. Martz UTM:
Owner Address: P.O. Box 437, Park City, Utah, 84060 Tax #: PC-37

2

AGE/CONDITION/USE

Original Owner: Construction Date: @1895 Demolition Date:

Original Use: residential

Present Use:

Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations |

STATI

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

4

DOCUMENTATION

Photography:

Date of Slides: 11/77

Date of Photographs:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> 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

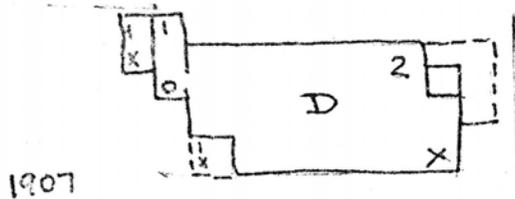
Building Materials: wood

Building Type/Style: residential

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

One-story frame dwelling with gable roof, having an aluminum covering. A front porch, with gable roof, exists on the northeast section. Ornate woodwork remains on the porch. In addition, decorative woodwork remains around a corner window in the southeast corner. Wood framing around the windows appears to have remained the same as in a 1940's tax photo.

From Sanborn Maps:



Not on 1889 Maps:
 Appears the same in 1900.



Map shows structure a two story.

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 an early mining town cottage, contributory to the Park City residential district.
 In 1883 the property, including a house and stable, was deeded to Alex M. Smith by J.M. Frøiseth, and in 1885 to Phoebe Smith. By 1896 the property belonged to Gilbert D. Gregor.





The house is a two-story structure with blue horizontal siding and white trim. It features a prominent front porch with white columns and a decorative railing. The porch has a small gabled roof and a wooden door. To the right of the main porch, there is a smaller entrance with a wooden door. The house has a gabled roof with a dormer window and a chimney. The surrounding area is lush with green trees and a clear blue sky.

A red car is parked on the street in front of the house. The car has a black roof rack on top. The license plate is visible and reads "79309".

A set of concrete steps leads up to the front porch of the house. The steps are bordered by a stone wall on the left side.

A black trash can is located on the sidewalk to the right of the car.