

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Heath House**

Address: 364 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-179

Current Owner Name: KEARNS WILLIAM J TRUSTEE

Parent Parcel(s):

Current Owner Address: 76 S LASENDA #100, LAGUNA BEACH, CA 92651

Legal Description (include acreage) SUBD: PARK CITY BLOCK 11 BLOCK: 11 LOT: 17 PLAT: 0S 16 T 2S R 4E LOT 17 BLK 11 PARK CITY SURVEY EXCEPTING THEREFROM THE FOLLOWING: COMM AT THE NE'LY COR OF SD LOT 17; TH RUN SW'LY ALONG THE N'LY SIDE OF SD LOT 17, 17 FT; TH SE'LY AT RIGHT ANGLES 25 FT TO THE S'LY LINE OF SD LOT 17; TH ALONG THE S'LY SIDE OF SD LOT 17 IN A NW'LY DIRECTION 17 FT TO THE SE'LY COR OF SD LOT 17; TH NW'LY 25 FT TO PT OF BEG BAL 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: 1987
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 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 House

No. Stories: 1

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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: Concrete.

Walls: Drop siding.

Roof: Truncated hipped roof form sheathed with wooden shingles; dropped hipped porch roof sheathed in corrugated metal.

Windows/Doors: Paired double-hung sash type and fixed casement in gable dormer.

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 1 1/2 -story frame pyramid house is a complete reconstruction of the pyramid house once located on this site. The original house was demolished in 1986 as a result of the construction of the Main Street Mall. Efforts were made to execute an accurate reconstruction based on photograph of the original house.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The original setting is largely unchanged aside from the large mall building located to the southeast of the house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the materials are new, the physical evidence from the period that defines 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, 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 Pyramid house is one of the three most common house types built in Park City during the mining era; however, because the house was completely reconstructed it is no longer eligible for listing on the National Register of Historic Places.

The house is no longer eligible for listing on the National Register of Historic Places, however, the site is an accurate reconstruction and retains its essential historical form and meets the criteria in Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1902¹

Builder: Not Known Known: (source:)

¹ National Register nomination. Reconstruction occurred in 1987.

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: Northwest elevation. Camera facing southeast, 2006.

Photo No. 2: Northwest elevation. Camera facing southeast, 1995.

Photo No. 3: West oblique. Camera facing east, 1983.

Photo No. 4: West oblique. Camera facing east, tax photo.

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. 364 Park Ave
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
2	x x		725	\$ -	\$ 3179
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4-402 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>1/4</u> Conc. <u>3/4</u> None <u>3/4</u>		93
Ext. Walls—Siding		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg</u>		
Dormers—Small <u>2</u> Med. _____ Lg. _____	100	
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>125'</u> @ <u>1.10</u>	137	
Rear <u>125'</u> @ <u>1.00</u>	125	
Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>No</u>		45
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. <u>2</u> Unfin. _____	385	
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <u>✓</u> Conc. _____ Fir. _____		
Cabinets _____ Mantels _____		175
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. lined - 10 @ 25.00</u>		250
Total Additions and Deductions.	747	563
Net Additions or Deductions	-563	3179

Vacated
Boarded
up

REPRODUCTION VALUE \$ 3363
 Ave Age 45 Yrs. by { Est. ✓ Owner ✓ Tenant ○ Neighbors ✓ Records ✓
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 1412
 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 (37yr Ave Used-1941) Total Building Value \$ _____

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

Serial No. PC 179

Location _____
 Kind of Bldg. Res St. No. 364 Park Ave
 Class 4 Type (2) 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x		<u>725</u>		\$ <u>2917</u>
	x x				
	x x				

Description of Buildings	Additions
Foundation—Stone <u>1/4</u> Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>dup</u> Mtl. <u>sltg</u>	
Dormers—Small <u>2</u> Med. _____ Large _____	<u>60</u>
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>125</u> @ <u>100</u>	<u>125</u>
Rear <u>125</u> @ <u>100</u>	<u>125</u>
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. <u>1</u> Rooms Fin. <u>3</u> Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	<u>433</u>
Plumbing {	Class <u>1</u> Tub <u>2</u> Trays _____
	Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
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. _____	
	<u>1093</u>

Vacant
 Boarded
 50%
 OBS.

Total Additions		<u>1093</u>
Year Built _____	Avg. Age <u>53</u>	Current Value \$ <u>4010</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Commission Adj. <u>-50%</u>	Bldg. Value <u>2005</u>
Remodel Year _____ Est. Cost _____	Depr. Col. <u>(1) 2 3 4 5 6 34</u> %	Current Value Minus Depr. \$ <u>682</u>
Garage—Class _____ Depr. 2% 3% Carport—Factor _____		
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		
Size—x _____ Age _____ Cost _____ x _____ %		
Other _____		
Total Building Value		\$ _____

Appraised 12-12-57 19 _____ By 1331

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 364 PARK AVE

Class 4 Type 1 2 3 4. Cost \$ 4030 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	725		\$ 3796	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. X Sills _____

Ext. Walls Sid (A)

Roof Type Hip Mtl. Pat

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 125 @ 125 156

Rear _____ 115 @ 125 144

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full X Floor cont 729

Bsmt. Gar. _____

Basement-Apt. 1 Rms. 3 Fin. Rms. _____ 1050

Attic Rooms Fin. 1 Unfin. _____

Plumbing { Class 1-2 Tub. 1-1 Trays _____ 550

Basin 1-1 Sink. 1-1 Toilet 1-1 650

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

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 324

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____ 323

Air Cond. — Full _____ Zone _____

Finish—Fir. 1 Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

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

Awnings — Metal _____ Fiberglass _____

Total Additions 3926

Year Built 1904 Avg. 1. Replacement Cost 7722

Age 2. Obsolescence

Inf. by { Owner - Tenant Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor 1.15

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

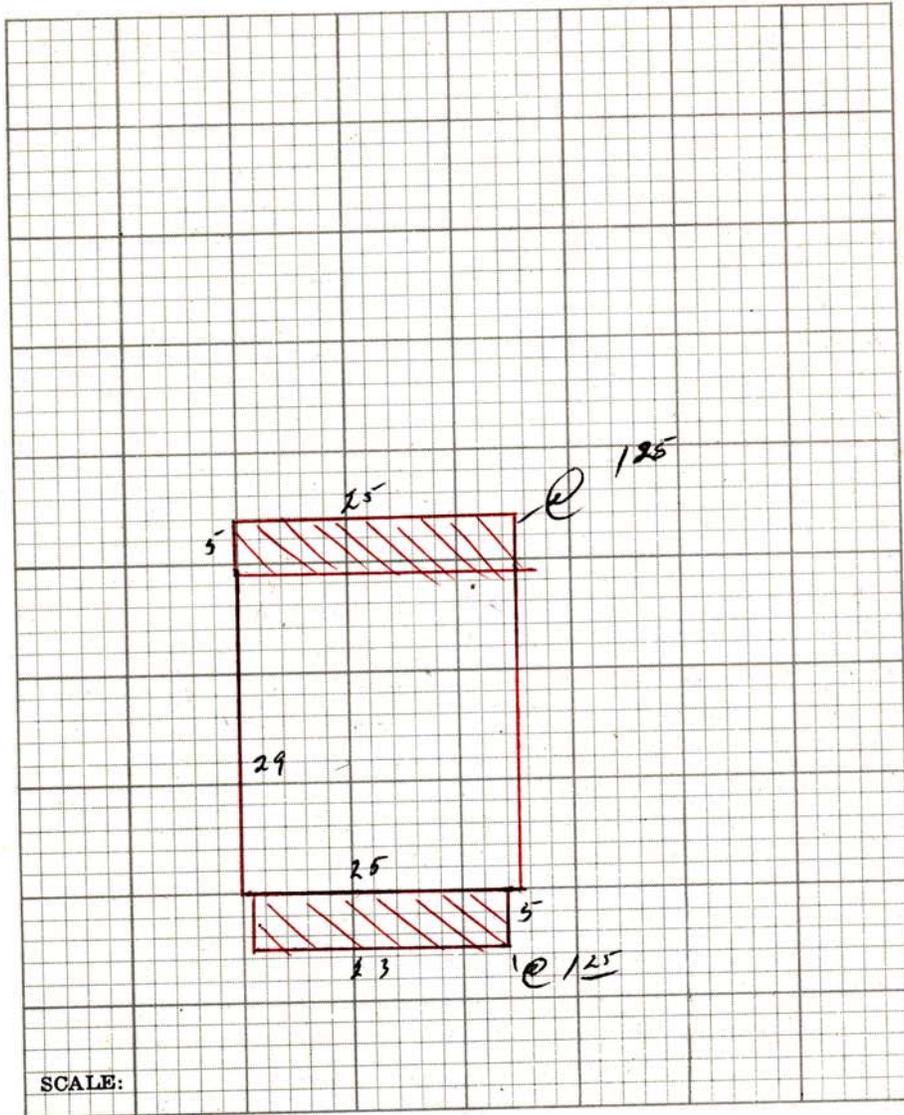
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-24-68 19 By 1702 JAN 15 1969

Appraised ② _____ 19 By _____



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 _____



PC 179

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 364 Park
Park City, Summit County, Utah

UTM: 12 458150 4499020

Name of Structure: Charles Heath House

T. R. S.

Present Owner: Silver Mill of Park City
PO BOX 1980

Owner Address: 2217 Kings Court, Park City, UT 84060

Tax #: PC 179

Year Built (Tax Record): _____ Effective Age: _____
Legal Description Kind of Building:

All of Lot 17 except Northeasterly 17 feet or commencing Northwesterly corner Lot 17
Northeasterly 58 feet, Southeasterly 25 feet, Southwesterly 58 feet, Northwesterly
25 feet to beginning. *PCS Block 11*
Less than one acre.

Original Owner: probably Charles Heath

Construction Date: c. 1902

Demolition Date: _____

Original Use: Residence

Present Use: _____

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

Photography:

Date of Slides: 1983

Slide No.: _____

Date of Photographs: 1983

Photo No.: _____

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 168-A.
Park Record. August 25, 1902, p. 3.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

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

This house is a two story frame pyramid house with a truncated hip roof. From the road it resembles the typical one story pyramid house, but the steep downward slope of the property toward the rear allowed for the construction of an almost fully exposed "basement" level below the grade of the road in front of the house. A one story porch spans the width of the rear of the house. It retains the lathe-turned porch piers and some of the decorative brackets that top the piers. Typical of the pyramid house is the four room plan, the truncated hip roof, and the porch spanning the facade. The true pyramid house has a square plan. This house varies slightly from the square plan in that it was extended to a 25 x 31 foot rectangular form. Most pyramid houses typically have a symmetrical or nearly symmetrical facade with a door between two windows. This house varies from the common type in that the door is to one side with a pair of windows flanking it. The windows are the one over one double hung sash type. Dormers were occasionally used to create additional space in a pyramid house. There are dormers on the east and west sides of this house. The front porch was deteriorating, and was partially removed, but there are plans to restore the house to its original condition, and the porch will be replaced at that time. It was composed of lathe turned piers, decorative brackets and a spindle band. The windows and doors at present are
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1902

Built c.1902, the Charles Heath House at 364 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

William H. Bennett, whose house had apparently been destroyed in the 1898 fire, sold this property to Charles Heath in 1902. Heath probably had this house built that same year. He and his wife, Amelia, had been living in the Newell house on Park Avenue (probably 445 Park) since 1900,¹ prior to having this house built. Before that, they rented a house on Norfolk Avenue.² Charles Heath was born in Wisconsin in 1863 and came to Park City at an unknown date, where he worked as a bank clerk. His wife, Amelia, whom he married c. 1895, was a native of Iowa (b.1874). In 1910, the Heaths sold this house to R.E. and Lulu J. Wright, who owned it until about 1946.

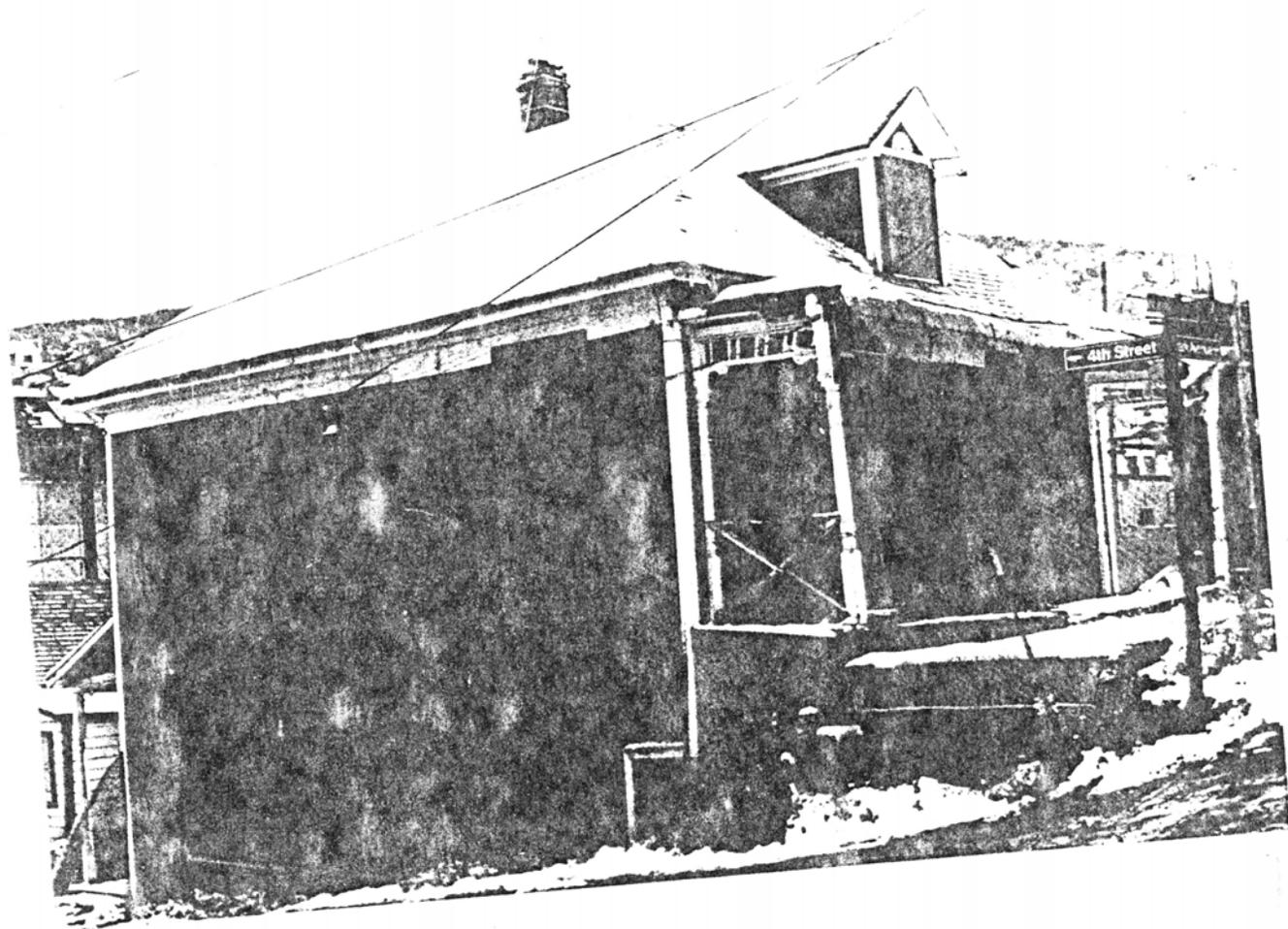
¹Park Record, August 25, 1902, p. 3.²1900 Summit County Census Records, Park City Precinct, p. 168-A

364 Park

Description continued:

covered with boards, but the boards will be removed when the plans for restoration are implemented. The house maintains its original form and openings, and therefore retains its original character as a pyramid house.

19



1911-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

NOV 6 1986
Park City
UTAH
PRESS ASSOCIATION
CLIPPING SERVICE

Phone 328-8678
Salt Lake City, Utah 84111

Summit
PARK
RECORD
Park City, Utah



David Hampshire

Red House is demolished

The Little Red House is history. The small, two-story wooden structure at 36 Park Ave. was demolished last week, ending a four-year debate involving the developers of the Main Street Mall, the city and local preservation advocates. Owner Randy Fields asked the city council for permission to replace the house with a replica. The council agreed after asking Fields to save as much of the original siding as possible. The contractors plan to begin work on the replica immediately.

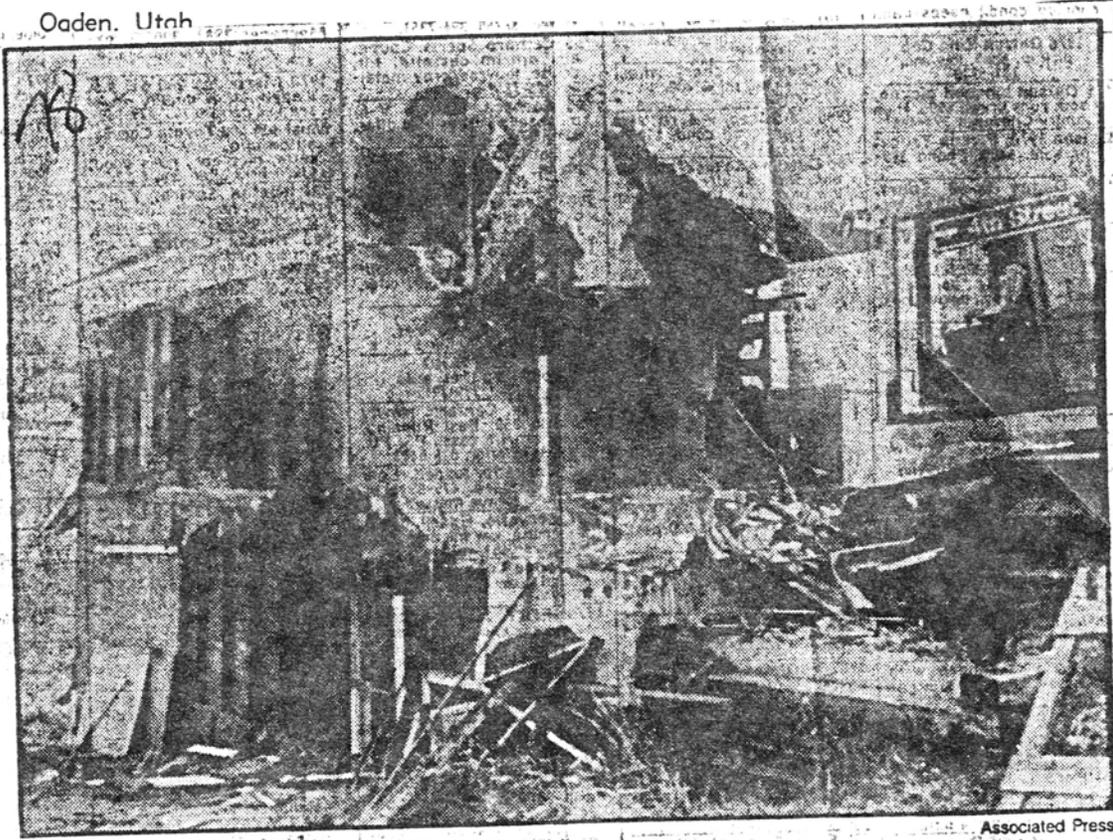
107 22
364 Park
Charles Heath
UTAH 1752

PRESS ASSOCIATION
CLIPPING SERVICE

Phone 328-8678
Salt Lake City, Utah 84111

OGDEN STANDARD-
EXAMINER

Ogden, Utah



Associated Press

Historic house razed

Park City's historic 'little red house' at Park Avenue and Fourth Street comes crashing down to make way for the

planned Main Street Marketplace mall. The demolition took place this week after the City Council gave the go-ahead.





364

