

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 526 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-143

Current Owner Name: DEFFEBACH LIMITED PARTNERSHIP Parent Parcel(s): PC-124

Current Owner Address: PO BOX 3067 ,PARK CITY, UT 84060-3067

Legal Description (include acreage) SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 40 AND:- LOT: 41 BUILDING: 0.00 LOT 41 BLK 9 PARK CITY SURVEY EXCEPTING: BEG ON E LINE LOT 40 BLK 9 PARK CITY AT PT 2 FT N'LY FROM SE COR; TH S'LY ALONG E LINE LOTS 40 & 41, 16 FT; TH W'LY AT RIGHT ANGLES TO SD E LINE 6 FT 7 IN; TH N'LY PARALLEL TO E LINE 16 FT; TH E'LY 6 FT 7 IN TO BEG (LESS 28.5 SQ FT M/L 1858-1710 PC-124-C) BAL 0.04 AC IQC-34 JQC-103 M229-838 861-220-221 (1819-1018-1047 & 1857-244-246); Acres 0.04

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: Garage
- 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

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

Building Type and/or Style: Garage 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:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.): Paint is peeling on the façade window casings and window boxes.

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 shingles.

Roof: The materials of the gabled roof are not visible in the 2006 photo. In the 1995 photograph the roof was clad in what appears to be metal roofing.

Windows/Doors: The two symmetrically-faced façade windows are six-over-one double-hung wooden sash. The facade door is clad with the same wooden shingles as the exterior walls.

Improvements: TOOL SHED; 500 SF, Quality- TYPICAL

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 front-facing gable-roofed frame building is described as a garage on the 1957 and 1968 tax cards. The garage was the only building on the parcel. The 1907 Sanborn Insurance map shows a series of structures/additions stretching from the commercial building on Main Street through the block and onto Park Avenue; however, the map does not indicate dimensions and therefore it is unclear as to the date of construction. The earliest available tax card, 1957, indicates the garage was 30+ years old at that point so it may have been constructed in the 1920s. At some time between 1968 and 1995 the garage was adapted for residential use. By 2006 the vertical window openings were cut in the façade.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building is set at street level on a lot that slopes further down behind the building and to the side. 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.): This building shares some of the elements of a typical Park City mining era house; the simple methods of construction, the plain 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.):

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1897¹

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)

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.

¹ Summit County Recorder.

Serial No. PC 143

Location _____

Kind of Bldg. Garage St. No. Park Ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x				\$
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None _____	
Ext. Walls _____	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type _____ Mtl. _____	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ @ _____	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — ¼ ½ ¾ Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class _____ Tub _____ Trays _____
	Basin _____ Sink _____ Toilet _____
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove _____ H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	

Garage Only

Total Additions			
Year Built _____	Avg. Age _____	Current Value	\$ _____
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	% _____
Remodel Year _____ Est. Cost _____		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6	% _____
		Current Value Minus Depr.	\$ _____
Garage—Class <u>2</u>	Depr. 2% 3%	Carport—Factor _____	
Cars <u>2</u>	Floor <u>Plank</u> Walls <u>G.I.</u>	Roof <u>G.I.</u> Doors <u>2</u>	
Size— <u>20</u> x <u>20</u>	Age <u>30</u>	Cost <u>364</u> x <u>30</u> %	<u>109</u>
Other _____			
		Total Building Value	\$ _____

Appraised Nov 27 19 57 By 1331

PC-143
Serial Number

.....OF.....
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. GARAGE St. No. PARK AVE
 Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %

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

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 <u>GARAGE ONLY</u>		
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

Year Built _____	Avg. 1.	Replacement Cost
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side	<u>GARAGE (M.V.)</u>	<u>229</u>
Total Building Value \$		

Appraised ① 10-23 1968 By 1708
 Appraised ② _____ 19 _____ By _____

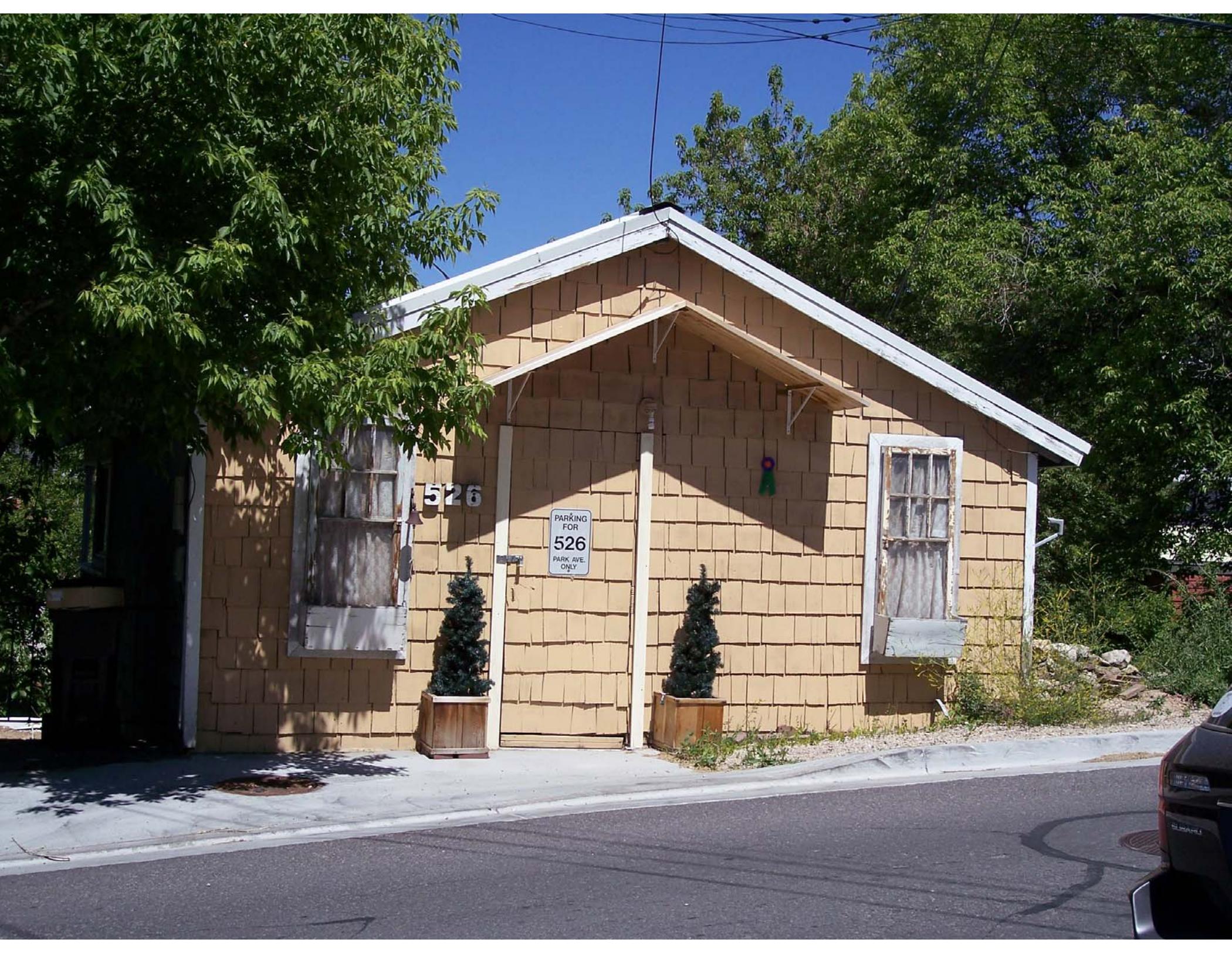
KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	19 58	19 59	19 60	19 61	19 62	19	19	19	19	19	19	19
GARAGE	109	109	109	109	109							
RESIDENCE												
TOTAL												
ASSESSED VALUE	45	45	45	45	45							



526

SPEED
LIMIT
20



526

PARKING
FOR
526
PARK AVE.
ONLY