

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 811 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-06

Current Owner Name: World Class Properties, LLC

Parent Parcel(s):

Current Owner Address: 1364 Chesterton Way, Walnut Creek, CA 94596

Legal Description (include acreage): UNIT 811 PARKWOOD PLACE CONDOS.

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:
- 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 type

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.)

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

Fair (Some problems are apparent. Describe the problems.): Boarded - being rehabilitated as part of a larger development.

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 pyramid roof form sheathed in asphalt shingle.

Windows/Doors: Large horizontally oriented window openings flanking a center door.

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 one-story frame pyramid house has been significantly altered. In 2006-08, the house was moved from its original site to accommodate excavation and when returned to near its original location, set atop a substantial foundation and underground parking area. The block between Park Avenue, Woodside Avenue 8th street and 819 Park Avenue is part of a comprehensive development that reuses three historic structures. The changes, however, are significant and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been completely altered. The site, along with adjacent lots, have been excavated to accommodate a large below grade parking area with this and adjacent houses perched on concrete foundations.

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 Pyramid house is 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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

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 Structure appears on 1900, but not 1889 Sanborn Insurance maps.

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: Northeast oblique. Camera facing southwest, 2007.

Photo No. 2: Northeast oblique w/817 Park Avenue. Camera facing southwest, 2007.

Photo No. 3: In transit primary facade- across street from current location. Camera facing south, 2006.

Photo No. 4: Southeast oblique. Camera facing northwest, 1995.

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. _____
 Schedule 1 Class 4 Type 123-4 Cost \$ 2377 X 106 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>912</u>	\$ -	\$ <u>2570</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation— ^{114' @ 15"} Stone Conc. None ✓		<u>143</u>
Ext. Walls <u>Asbestos She.</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Deck Hip</u> Mat. <u>Pot. She.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>90' @ 1.50</u>	<u>135</u>	
Rear @		
<u>Cellar</u> —Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Conc.</u>	<u>35</u>	
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> 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— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wood lined - 5 @ 25"</u>		<u>125</u>
Total Additions and Deductions	<u>170</u>	<u>393</u>
Net Additions or Deductions	<u>-170</u>	<u>2570</u> <u>-223</u>

Ave. Age 35 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2297
 Depr. 2-3-4-5-6 48/52 % \$ _____
 Reproduction Val. Minus Depr. \$ 1194

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (3%) _____ Obsolescence _____ \$ _____
 Cars 2 Walls Shit _____ Out Bldgs. _____ \$ _____
 Roof T.P. Size 18x18 Age 25 _____ \$ _____
 Floor Dirt Cost 180/25 Depreciated Value Garage \$ 45

Remarks (274 Ave Used - 1941) **Total Building Value** \$ 1239

Appraised 10/1949 By Chas. A. J.

Serial No. SA 6

Location Block 2, SA - Plots 1+2
 Kind of Bldg. RES St. No. 671 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ 1722 X — %

Stories	Dimensions	Gr. Ft.	Sq. Ft.	Factor	Totals
1	x x		912		\$ 1722
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>—</u>	
Ext. Walls <u>Auto Shakes on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Stum</u>	<u>Pax</u>
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>10 @ 125</u>	<u>113</u>
Rear <u>—</u>	<u>@</u>
Porch <u>—</u>	<u>@</u>
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u>	<u>@</u>
Planters <u>—</u>	<u>@</u>
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>one</u>	<u>50</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>12</u> Tub <u>1</u> Trays <u>—</u>	<u>410</u>
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.P. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>✓</u> Blr. <u>✓</u>	<u>235</u>
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	<u>152</u>
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>1</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u>	<u>25</u>
	<u>990</u>

Total Additions			<u>990</u>
Year Built <u>—</u>	Avg. <u>44</u>	Current Value	\$ <u>2707</u>
<u>Age</u> <u>1942-30</u>	Age <u>44</u>	Commission Adj.	% <u>—</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Bldg. Value	
		Depr. Col. (1 2 3 4 5 6)	<u>43</u> %
Remodel Year <u>—</u> Est. Cost <u>—</u>		Current Value Minus Depr.	\$ <u>2224</u>
Garage—Class <u>2</u> Depr. 2% 3% Carport <u>—</u> Factor <u>—</u>			
Cars <u>2</u> Floor <u>one</u> Walls <u>CI</u> Roof <u>CI</u> Doors <u>2</u>			<u>35</u>
Size <u>22</u> x <u>24</u> Age <u>1942</u> Cost <u>445</u> x <u>70</u> %			<u>314</u>
Other <u>Furnace Room (over)</u>			
Total Building Value			\$ <u>3444</u>

Appraised 5-6- 19 58 By 1302

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 811 PARK AVE
 Class 3 Type 2 3 4. Cost \$ 3797 X 104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	912		\$ 3968	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone ___ Conc. Sills ___
 Ext. Walls 1 ASB Shake
 Roof Type kip Mtl. pat
 Dormers—Small ___ Med. ___ Large ___
 Bays—Small ___ Med ___ Large ___
 Porches—Front 90 @ 2nd 180
 Rear ___ @ ___
 Porch ___ @ ___
 Planters ___ @ ___
 Ext. Base. Entry ___ @ ___
 Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full ___ Floor ___ 60
 Bsmt. Gar. ___
 Basement-Apt. ___ Rms. ___ Fin. Rms. ___
 Attic Rooms Fin. ___ Unfin. ___
 Plumbing { Class 1 Tub. 1 Trays ___
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. ___ Shr. St. ___ O.T. ___
 Dishwasher ___ Garbage Disp. ___
 Heat—Stove ___ H.A. ___ FA HW ___ Stkr ___ Elec. ___ 365
 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. 2 S. ___ 120
 Awnings — Metal ___ Fiberglass ___

11/14/79
Reappraised

Total Additions 1275

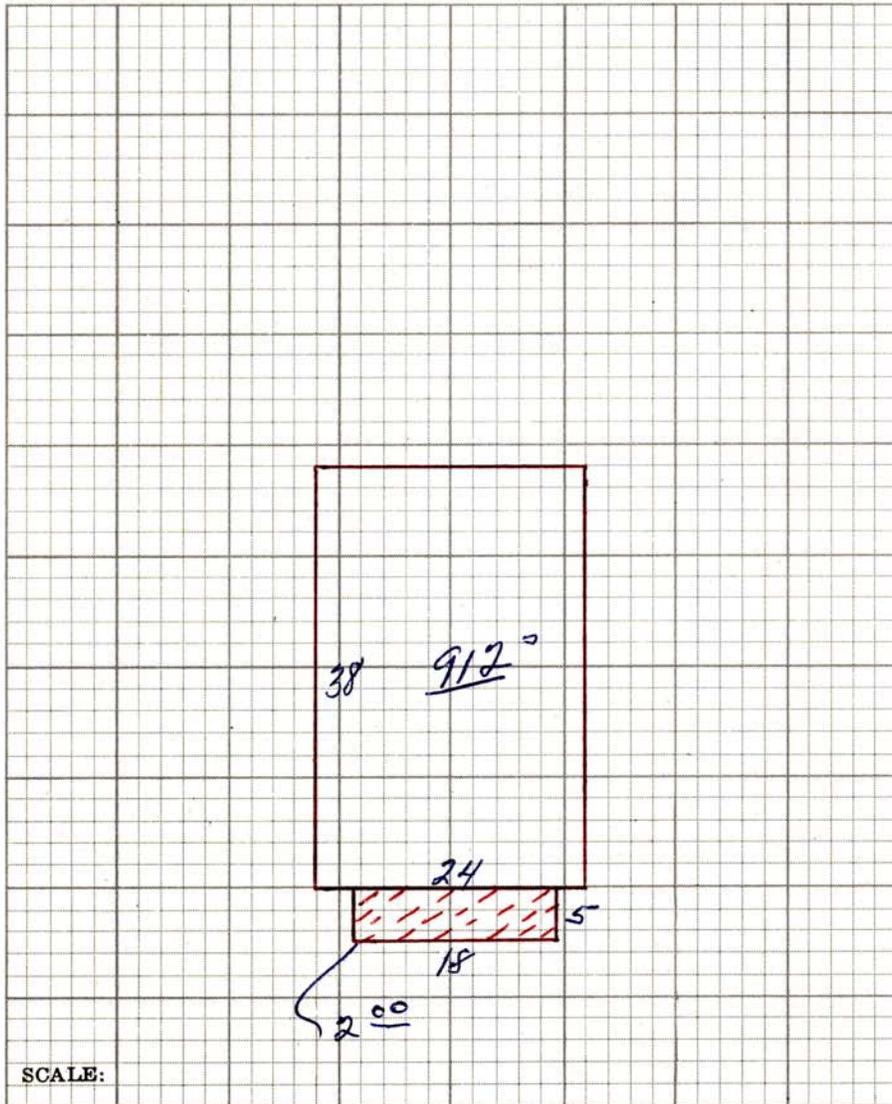
Year Built <u>1914</u>	Avg. 1.	Replacement Cost	<u>5243</u>
	Age 2.	Obsolescence	
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation

Total Value from reverse side garage & etc 538
 Total Building Value \$ 1928

Appraised ① 10-17 19 68 By 1581
 Appraised ② _____ 19 _____ By _____

NOV 29 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed (FURNACE RM)</i>	1948	11 x 12	132	2 ⁰⁰	264	3/47	40%	106
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% ^{3%}

Cars — Floor conc Walls C.I. Roof C.I. Doors _____

Size 21 x 24 Age 1948 Cost 1081 x 47% _____

1940 Base Cost _____ x 40 % Depr. _____

432

Total _____

REMARKS _____

Researcher: Philip F. Notarianni
Date: September, 1978

Site No. SU-10-592

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

IDENTIFICATION

Street Address: 811 Park Ave. Plat SA Bl. 2 Lot SE cor.
Name of Structure: T. R. S.
Present Owner: Muriel McBride Walker, et.al. UTM:
Owner Address: 1261 N. 250 W. Bountiful, Utah 84010 Tax #: SA-6

AGE/CONDITION/USE

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

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

DOCUMENTATION

Photography: 7/78
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 1889, 1900 Utah State Historical Society Library Other
1907.

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

Summit County Records.

Architect/Builder:

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 square frame home, with a hip roof. A front porch extends across the east facade with wood turned porch posts and wooden railings as support. The front entry is flanked by two frame window openings, of three lights each. Appears similar to @1940's tax photo.

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 | |

This dwelling is a later built home, @1914, exhibiting some of the basic elements found in other mining town dwellings, frame construction, hip roof, and porch; and in general contributes to the Park City residential area.

The property is part of that described in SU-10-593, and was difficult to trace. Beginning as part of the holdings of David C. McLaughlin, the land underwent numerous changes in ownership, eventually going from Muriel Ann Walker to Agnes E. Mathews McBride in a Quick Claim Deed in 1963.





811



811

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