



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James T. Kescel House

Address: 351 Park Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 351-PA-1

Current Owner: Jordan R. and Helen Hutchinson Leven (H/W jt.)

Legal Description (include acreage): LOT 1 351 PARK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4,387 SQ FT OR 0.10 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints: 2006, 1995, 1940s
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum

- Newspapers
- Other:

abstract of title
 USHS Preservation Files

DESCRIPTION

Architectural Style: Foursquare type / Vernacular style

No. Stories: 2

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

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

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Roof: The roof appears to be sheathed in metal shingles in the 2006 photograph. The two corbelled brick chimneys visible in the c.1940 tax photo had been removed by the time of the 1995 photograph.

Windows/Doors: The visible windows are one-over-one double-hung sash with simple casing and slightly protruding sills. The second floor façade has three windows, symmetrically placed. The first floor has two pairs of windows, set in two vertical openings flanking the entry door. The door is wooden paneled with a large single light.

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

351 Park is a foursquare type house that has not undergone any major alterations or additions in its lifespan. The foursquare house, also called a pyramid house, is one of the main three house types built during the historic Park City mining era. The hipped roof is sheathed with metal shingles. The walls are clad with drop-novelty wood siding.

The windows that are visible are the one-over-one double hung sash type, with three arranged symmetrically on the upper level and two pairs arranged symmetrically on the lower level, around a centrally placed door. The door is a wood frame and panel with a large upper light and transom window. The porch wraps around from the front façade to the north façade and is covered by a hip roof with a small gable over the entrance. The hip roof is supported by posts topped with decorative brackets with a simple balustrade running between them. The porch is concrete, and it is assumed the foundation is concrete as well, but this is not verified. The stone retaining wall lining the sidewalk was installed sometime after 1995, replacing a concrete retaining wall that stood prior to that. The site within the retaining is landscaped, with several small trees. A garage was added to the side of the house sometime between 1995 and 2006. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built between 1889 and the 1900, judging from the Sanborn maps of those years. It was built while the property was under the ownership of James and Emma Kescel, who acquired it in 1881. The 1900 census shows a James Kescal living on Park Avenue, but due to the lack of addresses, it is unknown if it was this house or not. James worked as a foreman at a quartz mill. Emma died in 1899, and the 1900 census shows James living there with his three children, a servant and a lodger at that time. He sold the house in 1911 to Richard Hales.

Richard Hales lived in this house for most of the historic period. He worked as a superintendent at a mine at the time of the 1920 census, and living at the house with his wife Lizzie and their two sons, as well as a boarder. By the time of the 1930 census, their sons had moved out and Richard was working as a foreman at a concentrating mill. Richard continued to live there through the 1940 census. He transferred the property to his sons in 1941, and it stayed with his family until 1999. The current owners are Jordan and Helen Leven.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

351 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1925









351 Park Avenue. Northeast oblique. November 2013.



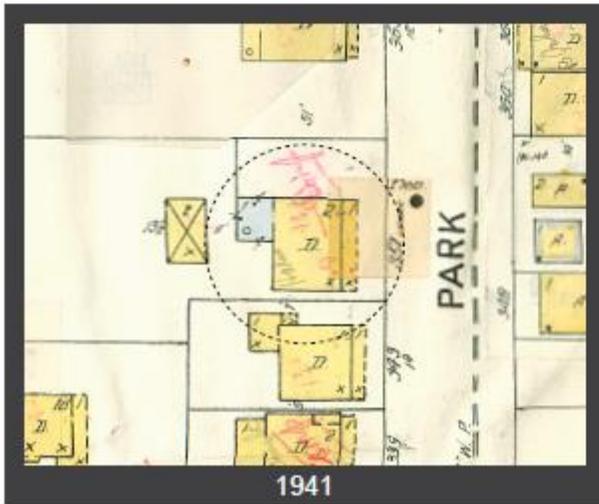
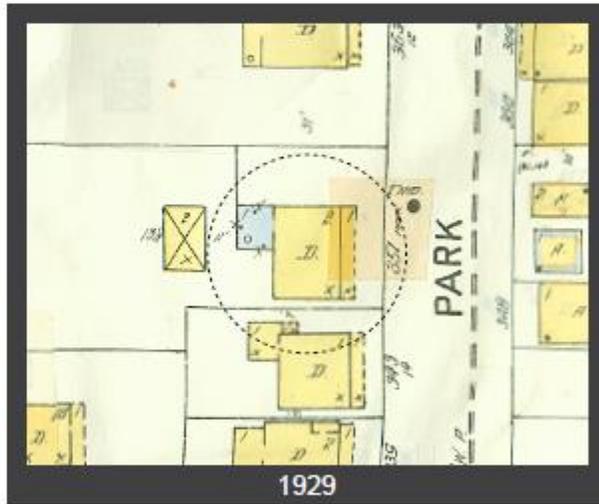
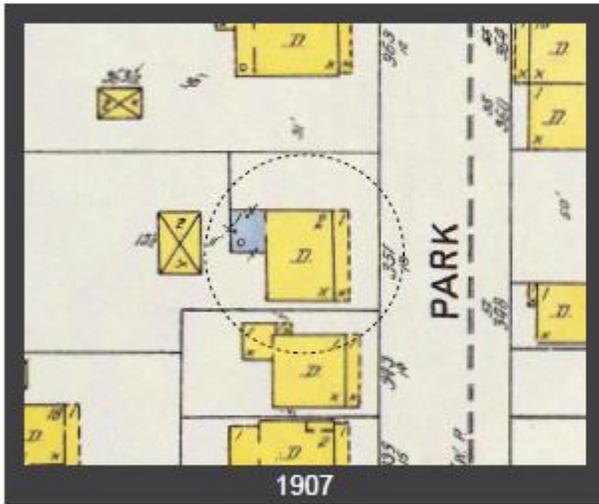
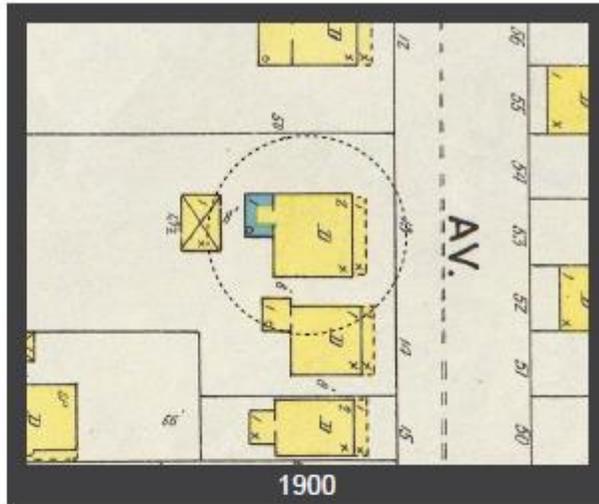
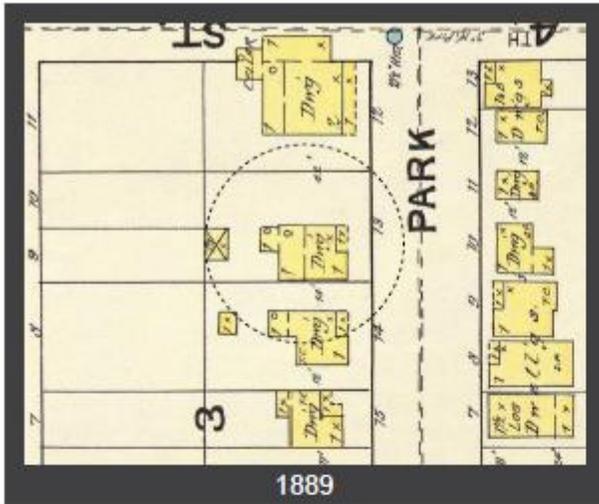
351 Park Avenue. East elevation. November 2013.



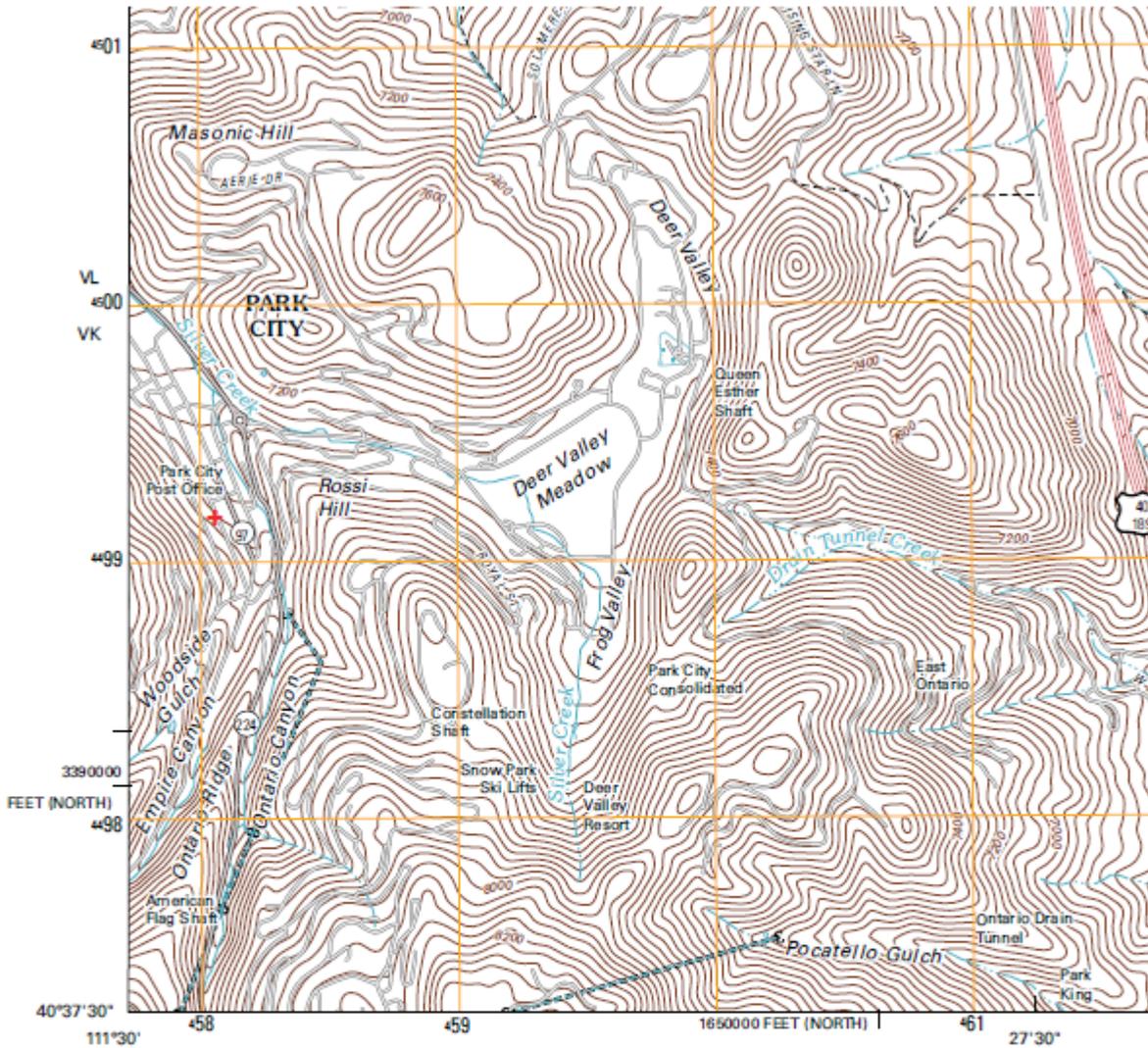
351 Park Avenue. Southeast oblique. November 2013.

MAPS

351 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

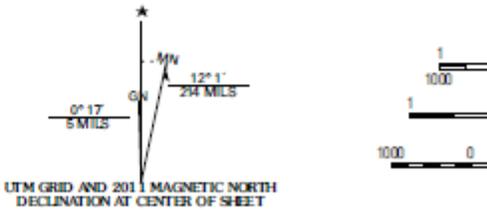


351 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Researcher: Philip F. Notarianni
 Date: June, 1978

Site No. SU-10-124

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

IDENTIFICATION

Street Address: 351 Park Ave. Plat PC Bl. 3 Lot 12=13
 Name of Structure: T. R. S.
 Present Owner: Jessie G. Hales UTM:
 Owner Address: P.O. Box, Park City, Utah, 84060 Tax #: PC-45

AGE/CONDITION/USE

Original Owner: Construction Date: @1899 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

STAT

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

DOCUMENTATION

Photography: 11/77
 Date of Slides: 11/77 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, 1889, 1900, 1907.

ARCHITECTURE 5

Architect/Builder: unknown

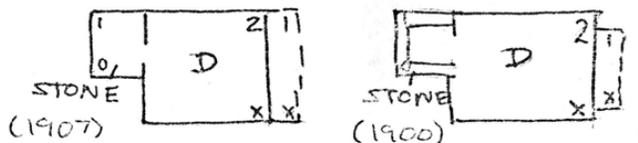
Building Materials: wood

Building Type/Style: residential

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

Two-story frame, with a hip roof and apparent deck on the roof top. The front porch contains a pediment located in the center, but decorative wood posts have been substituted by metal. Lower floor windows (front) are also aluminum, while the second story's remain double-hung frame.

From Sanborn Maps:



Not on 1889.

HISTORY 6

Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

A dwelling which contributes in style to other homes in the Park City residential area.

In 1881 Emma L. Kescel obtained the property (lot #13) from Edward P. Ferry. In 1911 the deed went from James T. Kescel and wife to Richard Hales. The dwelling that appears on the 1889 Sanborn Map was different; apparently burned in the 1898 fire. The Kescels could have had the present structure built shortly after.