



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Charles Tewksbury House

Address: 526 Park Avenue

Date of Construction: c. 1897

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-143

Current Owner: Deffenbach Limited Partnership

Legal Description (include acreage): 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)

STATUS / USE

Original Use: storage - garage 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: 1995 & 2006

Research Sources:

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:

Historic

Census Records

Park City Museum

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: garage type / vernacular style

No. Stories: 1

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 shingles

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

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

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.)

The house at 526 Park Avenue was originally a garage that was adapted for residential use between 1968 and 1995. Though not a typical Park City house, there are elements present in this house that are similar to the usual historic house. The gabled roof is sheathed with a standing seam metal, the same shown in the 1995 photo. There is one rectangular skylight on the roof, added sometime after the 1995 photo. The walls are clad in wood shingles. A small gable projects from the front façade to cover the front door entryway and is supported by open metal supports. Windows were not present on the primary façade until after 1995 when two six-over-one double hung sash windows were added. The door is covered with the same wood shingles used for the siding surrounded by wood trim. Since it was listed as a garage until after the last available tax card, not much detail is included on the cards. Though not one of the typical house forms, the reuse of the structure as a house is a common practice in Park City. As many of the changes made to the structure are recent, the historic value of this house has been diminished.

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.)

The history of this house is difficult to follow, as it was a garage until after 1968, and did not have any occupants until that time. However, the title history does provide the names of the owners of the land, which can be researched.

The land was originally owned by the Park City Townsite Corporation, and was purchased by Hanee and Henrietta Young in 1889. No substantial information could be found on them, and they sold the property in 1892 to Charles Tewksbury.

Charles Tewksbury appears on the 1900 census for Park City. He lived on Main Street at that time, and owner of a hardware store in Park City. No other information could be found on him. He sold it in 1896 to Frede De Huff. No information could be found on him, and the house went up for tax sale by 1924. B.H. Beveridge purchased it at that point.

Ben Beveridge lived across the street from this house during the 1930 census. He lived there with his wife Beatrice, and their four children. They likely used this structure as a garage or storage area. Ben worked as a mining engineer at that time. He was the last owner of the property during the historic period. The garage was converted to a house while under the ownership of either Irene Butler or Bonnie Deffenbach. It is currently owned by Deffenbach LP.

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.)







526 Park Avenue. Northwest oblique. November 2013.



526 Park Avenue. West elevation. November 2013.

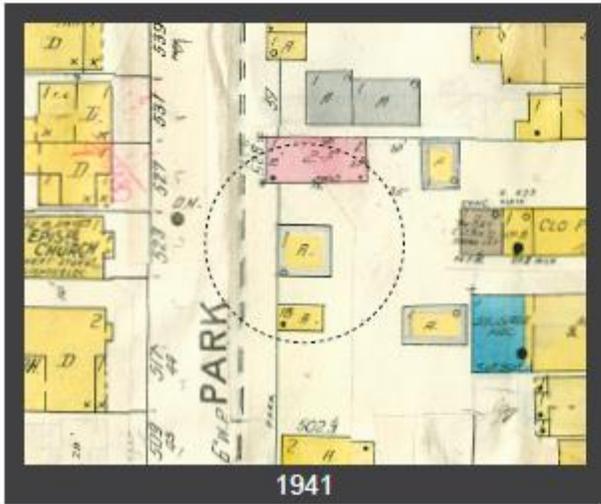
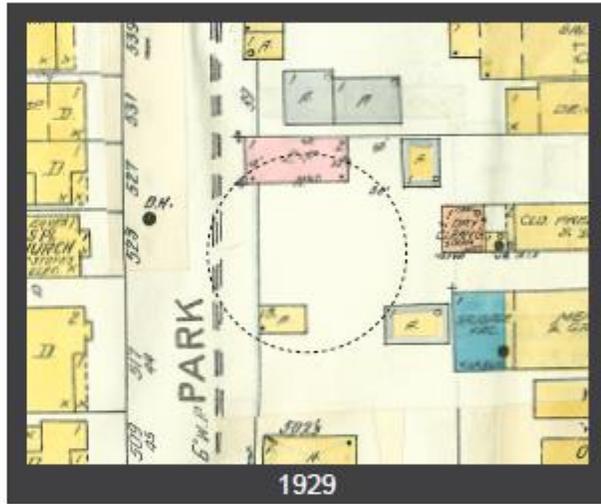
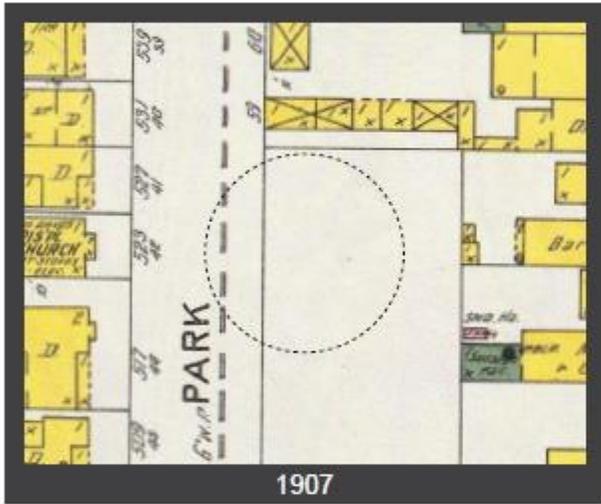
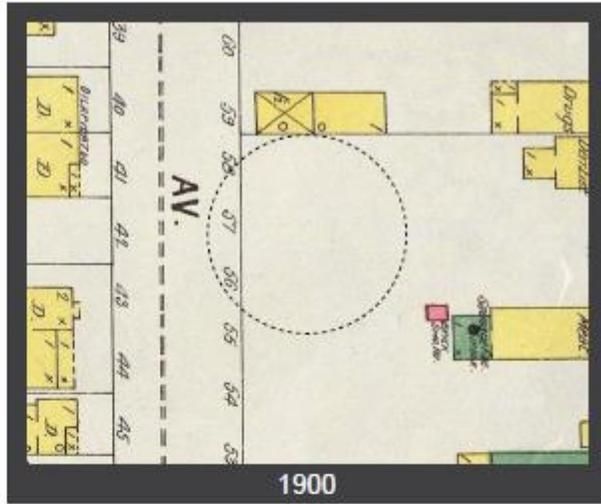
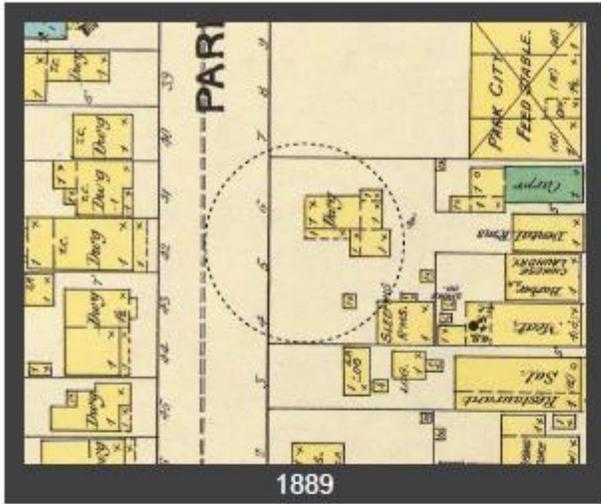


526 Park Avenue. Southwest oblique. November 2013.

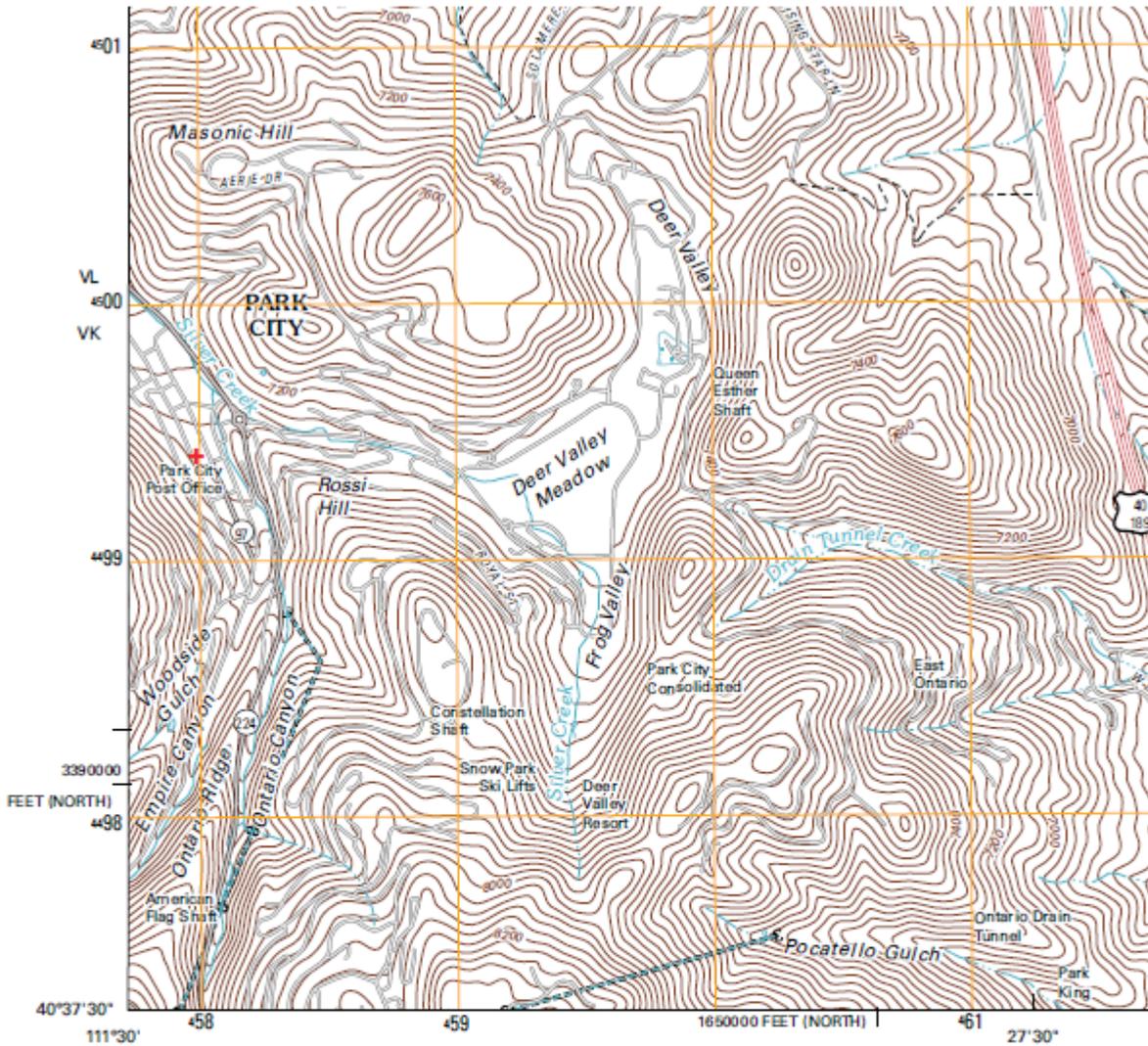
MAPS

526 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

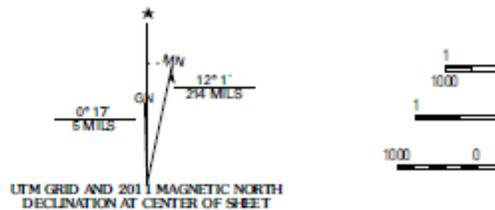


526 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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)

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 Fr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None _____	
Ext. Walls _____	
Insulation—Floors _____ Walls _____ Clgs. _____	
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 ⅓ ¼ 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	\$ _____
		Commission Adj.	% _____
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
		Depr. Col. 1 2 3 4 5 6	% _____
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ _____
Garage—Class <u>2</u>	Depr. <u>2%</u> <u>3%</u>	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 x 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 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 (MIV)</u>	<u>229</u>	
Total Building Value		\$	

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

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 2 Depr. 2% 100%
 Cars 2 Floor Wood Walls GI Roof GI Doors _____
 Size 10 x 20 Age 30+ Cost 914 x 47%
 1940 Base Cost _____ x 25 % Depr. _____

Total 229

REMARKS _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												
KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	109	109	109	109	109							
RESIDENCE												
TOTAL												
ASSESSED VALUE	45	45	45	45	45							