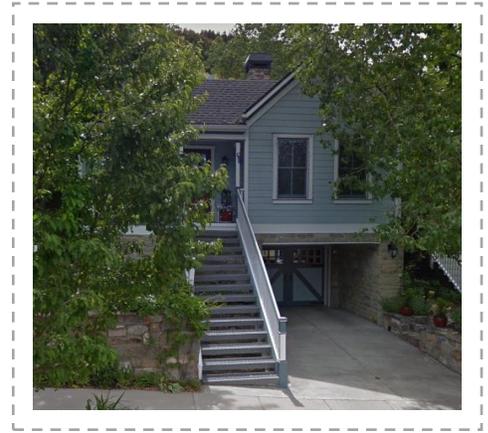




**HISTORIC SITES INVENTORY
HISTORIC SITE FORM**
PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James Byrne House

Address: 527 Park Avenue

Date of Construction: c.1887

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: QUEEN-1

Current Owner: Sanford J. and Hope E. Melville (jt.)

Legal Description (include acreage): LOT 1 QUEEN II REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1313-1153-1163 1370-1078-1086 1615-523 1720-1618 1949-749

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: 1995, 2006 & 2008
- Historic

Research Sources:

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

Newspapers

Other:

abstract of title

USHS Preservation Files

DESCRIPTION

Architectural Style: Other residential 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 drop/novelty siding.

Foundation: The foundation appears to be concrete in the 2006 photographs.

Roof: The roof is sheathed in composition shingles.

Windows/Doors: The façade windows are two-over-two double-hung in vertical openings. The entry door is two-paneled with a large 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.)

Originally a cross-wing type house, 527 Park has had multiple additions made. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The house was lifted sometime between 1995 and 2006 to make room for a basement garage and an addition was built to the rear in 2008. A deck was constructed on the side of the house, next to the addition, and a shed roofed extension was built on the other side of the house. The cross gable roof is sheathed with composition shingles, as is the gable roof of the addition. Wood drop novelty siding clads the house and the addition. The windows are primarily two-over-two double hung sash windows, two in the gable end front and one in the porch area. No other windows are visible

to determine their type. The porch is covered by a shed extension of the main roof, which is supported by simple square wood posts. The posts have decorative brackets at their top and a simple railing stretches between them. The door is a wood frame and panel door with a large upper light. A retaining wall with a stone veneer runs along the street and is interrupted by the driveway and the stair leading to the porch. Though the foundation is made to look like stacked stone, a 2006 photo of the construction shows it is concrete with a stone veneer. The overall form is still legible and the materiality remains intact and although multiple additions have been done the house 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 is present on the 1889 Sanborn map, and the exact date of its construction is unknown. The land was originally owned by the Park City Townsite Corporation, and it is unknown if the house existed at that time. The property was purchased by William Moffat in 1888. William and Eliza Moffat lived in Salt Lake City in 1893, but nothing else is known of them. They sold the property in 1891 to Mary Hoyt.

Nothing could be found on Mary Hoyt. The property went up for tax sale, and was purchased by James Byrne. James Byrne is listed on the 1940 census as living at 528 Park Avenue, the house across the street from this house. He worked as a salesman, but nothing else is known of him. He sold the house in 1936 to Eric West.

An Eric West was found on the 1940 census of Murray, Utah. It states there that he resided in Park City in 1935. He worked as a chicken farmer, at that time. He sold the house in 1937 to Martin and Mildred Lindsay. They are listed on the 1940 census as living at this house with their son Leland. Martin worked as a hoistman for a mine. They retained ownership of the house until 1962. The property 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.

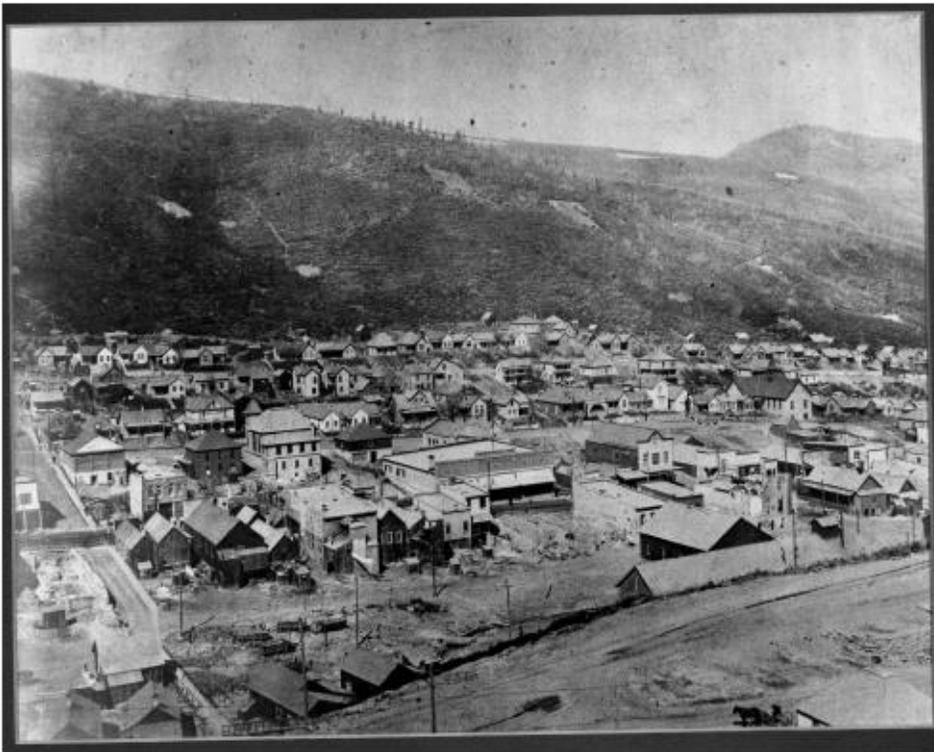
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

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.)

527 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1900















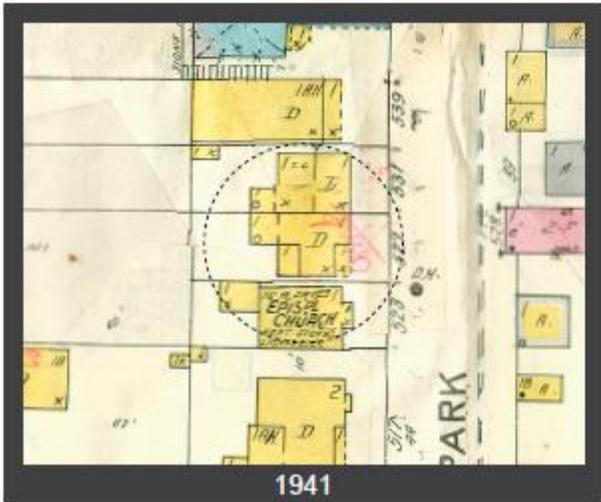
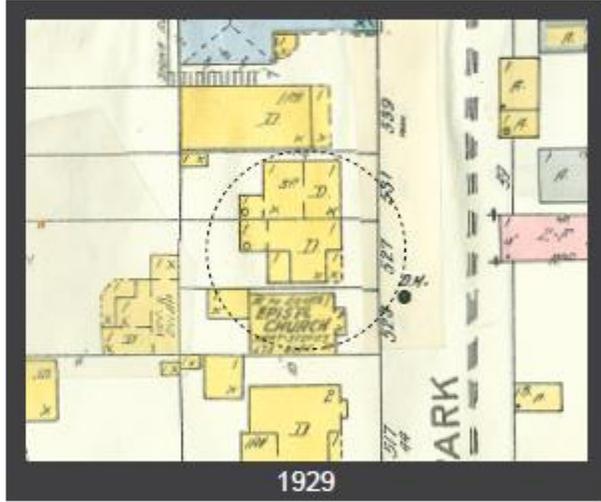
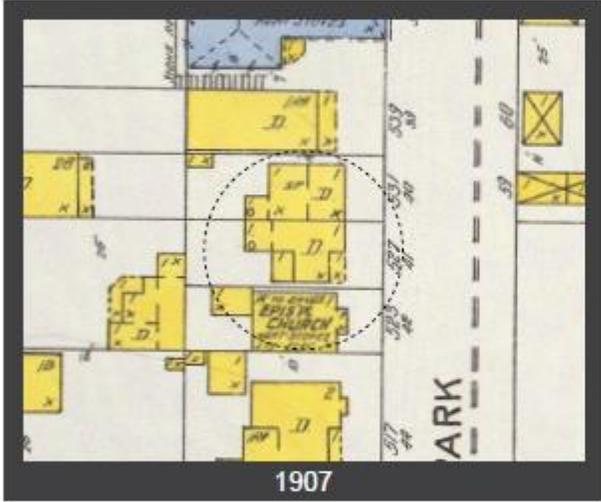
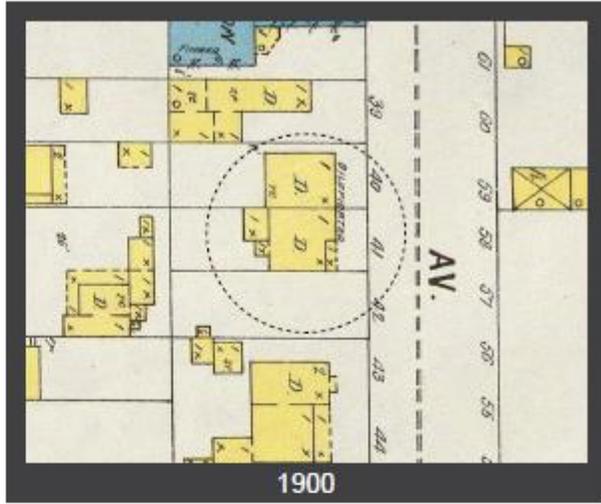
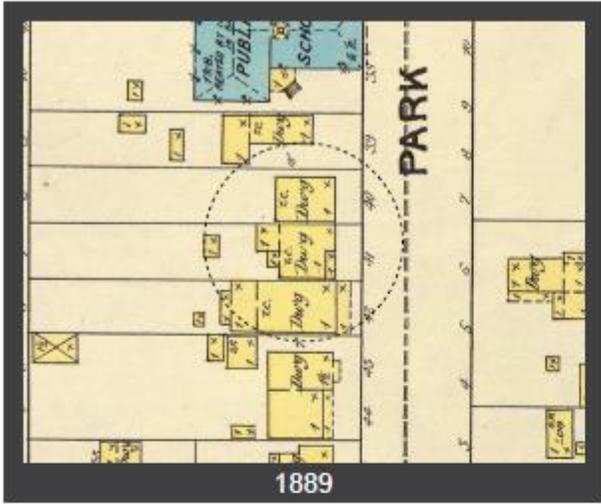
527 Park Avenue. Northeast oblique. November 2013



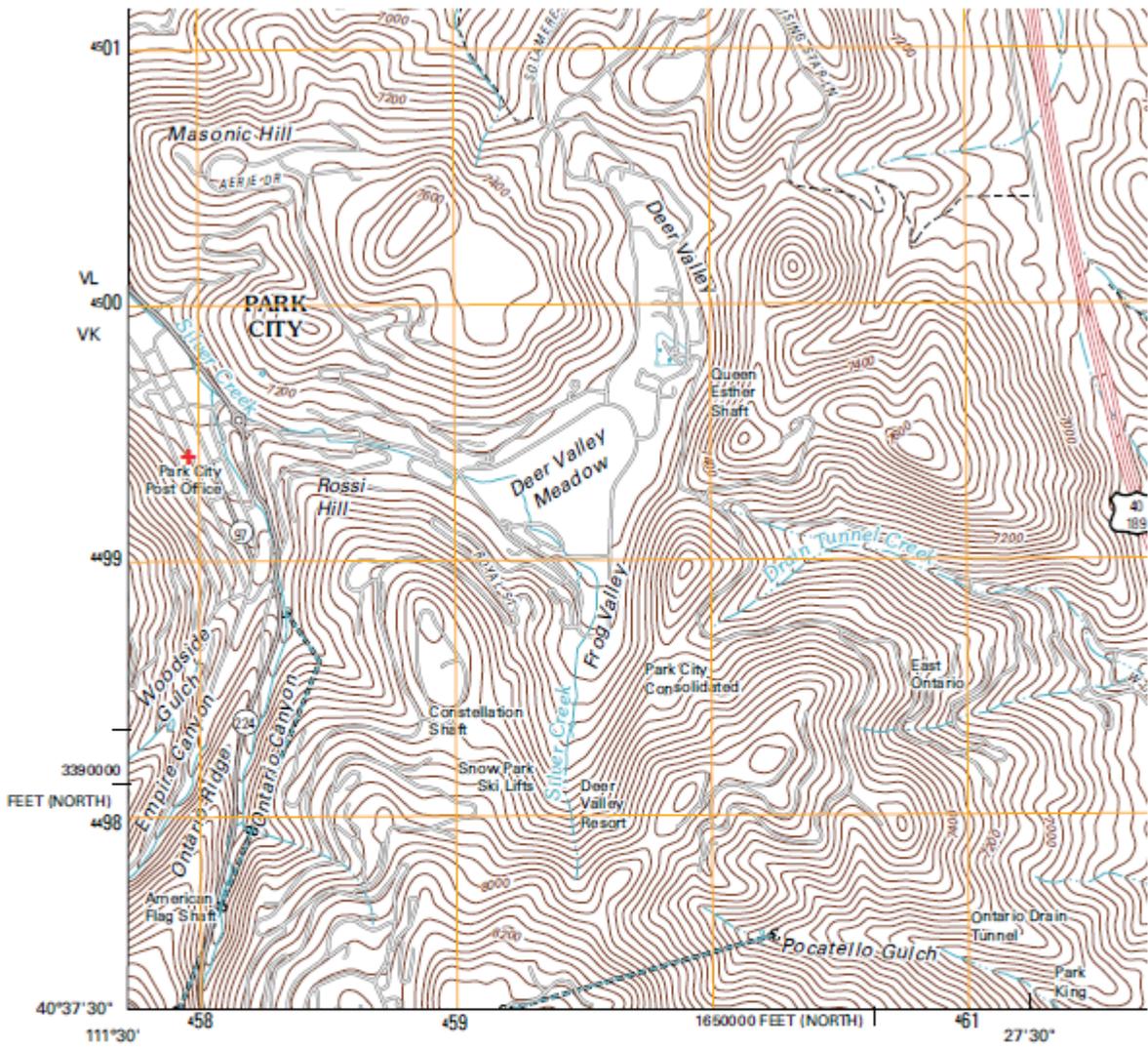
527 Park Avenue. East elevation. November 2013.

MAPS

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

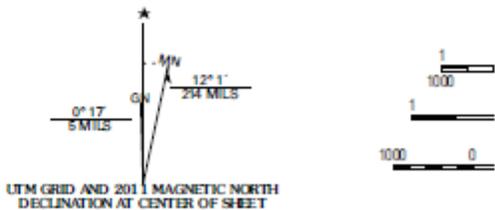


527 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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, 2006



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 527 Park Avenue

City: Park City, UT

Current Owner: Deffebach Limited Partnership

Address: (see historic site form for address)

Tax Number: PC-75

Legal Description (include acreage): Queen II Replat Sub., platted 6/28/1999 (PC BK5 L7, L8) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/17/1882	Edwd P. Ferry	Benjamin J. Camp	W		"8"
6/17/1882	B.J. Camp	James Lawrence	W		"8"
12/22/1882	Edwd P. Ferry	David C. McLaughlin	W		[L1,5,7,9, 24-46]
5/19/1888	David C. McLaughlin	William Moffat	W		"7"
8/18/1891	Alexander D. Moffat, adm.	Eliza Moffat	Admin. Deed		"7"
9/19/1891	Eliza Moffat	Mary T. Hoyt	W.D.		"7"
10/31/1913	Summit County	Mrs. Annie O'Neil	Q.C.D.		"8" [following tax sale]
3/14/1936	James Byrne	Eric West	W.D.		"7" [acquired by Byrne in tax sale]
4/28/1937	Eric West, et ux	Martin Lindsay, et ux	W.D.		"7"
5/31/1961	Summit County	Martin S. & Mildred Lindsay	Tax Deed		"7, S1/2 8"
6/5/1962	Martin S. & Mildred Lindsay	Fred W. & Enid Gillett	Q.C.D.		"7, S1/2 8"
10/1/1980	Fred W. Gillett	Beaker Street Development Co	W.D.		"All 7, S1/2 8"
6/14/1985	Beaker Street Development Co	Donald S. Peterson et al	Q.C.D.		
11/13/1986	Donald S. Peterson et al	Bonnie K. Deffebach	W.D.		
1/9/1995	Bonnie K. Deffebach	Deffebach Limited Partnership	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/12/2014

Serial No. PC 74
75

Location _____
Kind of Bldg. Res St. No. 527 Park Ave
Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

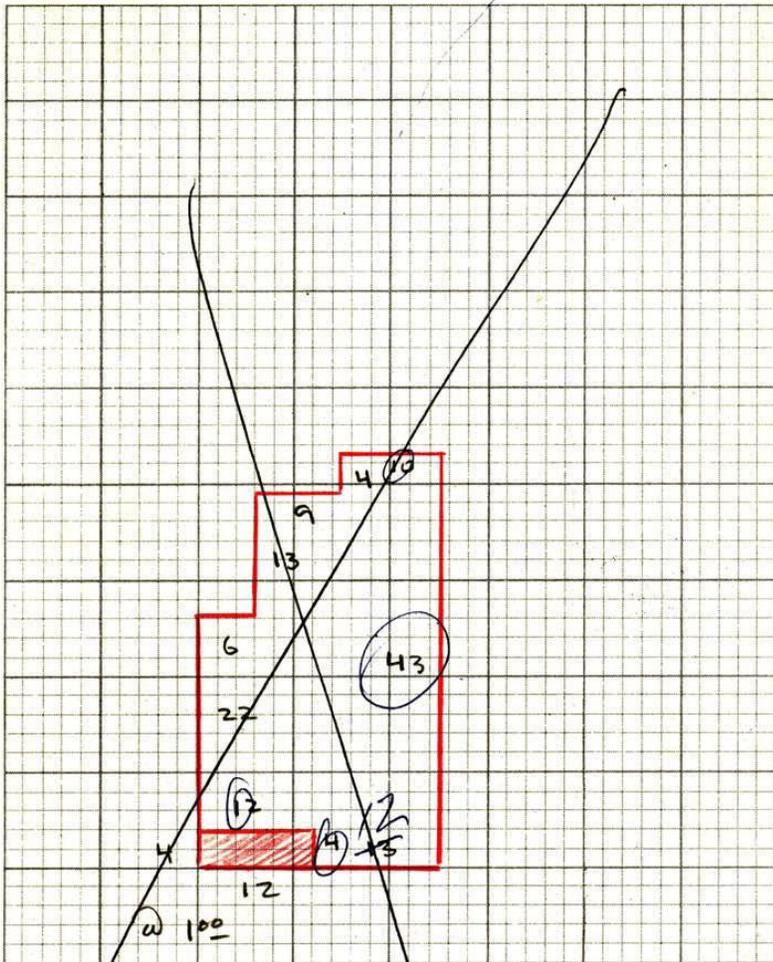
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		889		\$ 1776
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>Brk</u> None _____	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>galt</u> Mtl. <u>T.P.</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>48</u> @ <u>19</u>	<u>48</u>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dnt</u>	<u>50</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>
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 <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>448</u>

Year Built _____	Avg. <u>60</u>	Current Value	\$ <u>2224</u>
	Age _____	Commission Adj. _____ %	
Inf. by { Owner - Tenant - _____ Neighbor - Record - Est. _____		Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.	\$ <u>667</u>
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____			
Cars _____ Floor <u>NTN</u> Walls _____ Roof _____ Doors _____			
Size—x <u>NTN</u> Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 11-29- 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 75
Serial Number

OF
Card Number

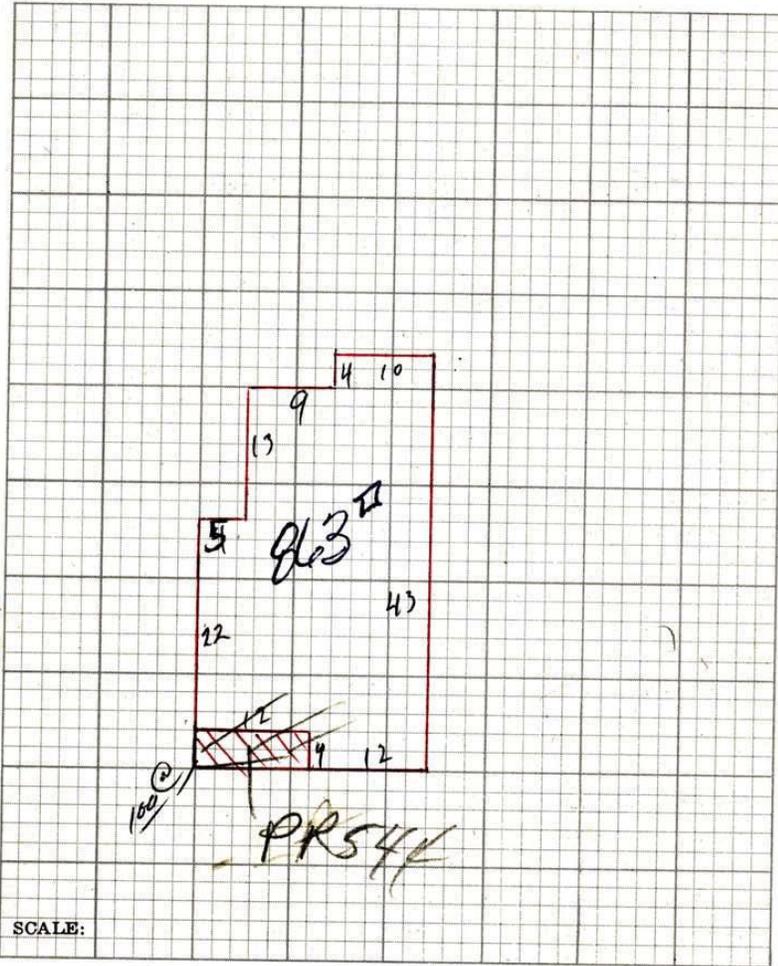
Owners Name _____
 Location _____
 Kind of Bldg. *Res* St. No. *527 PARK Ave*
 Class. *3* Type 1 2 3 *3* Cost \$ _____ X *100* %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	863		\$ 3918	\$
	x x				
	x x				

Att. Gar.—C.P. x Fr. Walls Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <i>sid</i> (A)		
Roof Type <i>Col</i> Mtl. <i>Pat. RB</i>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ 40' @ 1.00	48	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 Full <i>None</i>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <i>1</i> Tub. <i>1</i> Trays _____ Basin <i>1</i> Sink <i>1</i> Toilet <i>1</i> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	354	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <i>1</i> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		
Year Built <i>1897</i> Avg. <i>1.1897</i> Replacement Cost <i>4810</i>		
Age <i>2.</i> Obsolescence _____		
Inf. by <i>Owner</i> Tenant - _____ Adj. Bld. Value _____		
<i>Neighbor</i> Record - Est. _____ Conv. Factor <i>x.47</i>		
Replacement Cost—1940 Base _____		
Depreciation Column <i>1</i> 2 3 4 5 6 _____		
1940 Base Cost, Less Depreciation _____		
Total Value from reverse side _____		
Total Building Value \$ _____		
Appraised ① <i>10-17-68</i> 19 _____ By <i>1708</i>		
Appraised ② _____ 19 _____ By _____		

Rep 11-20-79
4272



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 _____

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-138

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

IDENTIFICATION

Street Address: 527 Park Ave. Plat_{PC} Bl.₅ Lot 7-8
 Name of Structure: T. R. S.
 Present Owner: Fred W. Gillett UTM:
 Owner Address: Park City, Utah 84060 Tax #: PC-75

2 **AGE/CONDITION/USE**

Original Owner: Construction Date: @1904 Demolition Date:
 Original Use: residential Occupants:
 Present Use:
 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

4 **DOCUMENTATION**

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

5 ARCHITECTURE

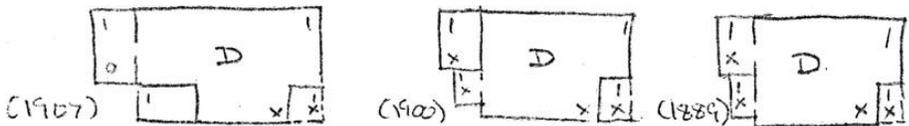
Architect/Builder: unknown

Building Materials: wood Building Type/Style: residential

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

One-story frame dwelling with a gable roof. Basically a "T" shaped building, it has a porch to the south; and fine wood frame two-over-two windows on the gable end of the north section. The porch has wood posts, and the home has white siding (wood) with red-painted trim.

Sketches from Sanborn Maps:



6 HISTORY

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 | |

Contributory in style and age to the residential district of Park City. This dwelling represents one of the typical designs of an early miners' cottage. Property ownership in 1891 went from Eliza Moffat to Mary F. Hoyt. It was "probably" Mary Hoyt who had the structure built. No available information on Mary F. Hoyt.