



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Ben Beveridge House

Address: 528 Park Avenue

Date of Construction: c. 1923

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-142

Current Owner: Oso Homes LLC

Legal Description (include acreage): LOT 40 BLK 9 PARK CITY SURVEY CONT 0.04AC; (EXCEPTING THEREFROM: BEG ON THE E LINE OF SD LOT 40 AT A PT 2 FT N'LY FROM THE SE COR THEREOF & RUN TH S'LY ALONG THE E LINE OF LOTS 40 & 41, 16 FT; TH W'LY AT RIGHT ANGLES TO E LINE 6 FT 7 INCHES; TH N'LY PARALLEL TO SD E LINE 16 FT; TH E'LY 6 FT 7 INCHES TO BEG) BAL 0.04 AC M/L GQC-36 JQC-103 M23-314 M84-666 861-220 1801-219 1820-1743 2071-1506

STATUS / USE

Original Use: commercial

Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints: 1995 & 2006

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

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 unpainted common brick

Foundation: Tax cards in 1957 and 1968 note that the foundation is stone. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof is flat and its cladding cannot be seen in the available photographs. A wall chimney seen in the c.1940 tax photograph was removed by the 1995 photograph

Windows/Doors: The façade window is a one-over-one double- hung sash with what appear to be faux muntins, giving the appearance of an eight-over-one sash. Aluminum exterior storm windows obscure the view of the window. The door is wooden three-paneled with a single large light and decorative wood detailing

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 building at 528 Park is a commercial building unusually located in a residential area, though the rectangular form and flat roof are typical of a small Park City mining era commercial building. The roofing is not visible and cannot be verified from available images. A brick wall chimney can be seen on the north side of the building. The walls are brick and corbelled on the front façade. The window on the front façade shown on the c. 1940 tax photo was filled in with brick and subsequently reopened with a one-over-one sash with decorative muntins to give the appearance of an eight-over-one window. There are also smaller one-over-one double hung windows on the sides of the building. All the windows have a rough cut stone sill and lintel. A full width awning covers the front porch area which is made of concrete and has a metal guardrail around it. The door is a wood frame and panel door with decorative accents and an upper light. The foundation is noted as being stone on the tax cards but this cannot be verified. The site slopes down from the street and the lower levels of the building are exposed. There is a small railroad tie planter box on the north corner of the front façade. 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.)

The history of this building is difficult to follow, due to a gap in the title history around the time that it was built. It is also unknown when it began to be used as a house, but it was sometime between 1930 and 1940, as it does appear on the 1940 census. The first owner of the house after the gap in the title history was Ben Beveridge.

Ben Beveridge appears on the 1920 census, living on Main Street with his wife Lulu and their three children. Ben worked as a mining engineer, and also owned a garage that was next to this building. He and his family lived a few houses down during the 1930 census. The property later came under the ownership of James Byrne.

It is not known exactly when James Byrne's ownership of the house began, as the title history doesn't show him owning the house until 1953, but the 1940 census states that he both owned and occupied the house at that time. He also owned the house across the street, 527 Park Avenue around this same time. He worked as a salesman, and was also the fire chief of Park City shortly after the fire of 1898. He died while living in this house, in 1953. The property has changed hands several times since the historic Period, and is currently owned by Oso Homes LLC.

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.)







528 Park Avenue. Northwest oblique. November 2013.



528 Park Avenue. West elevation. November 2013.

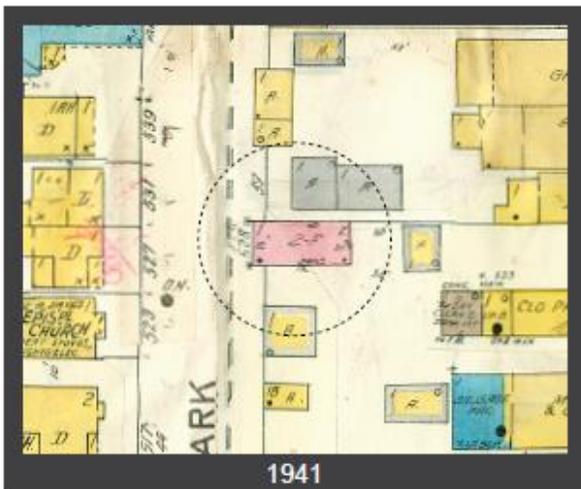
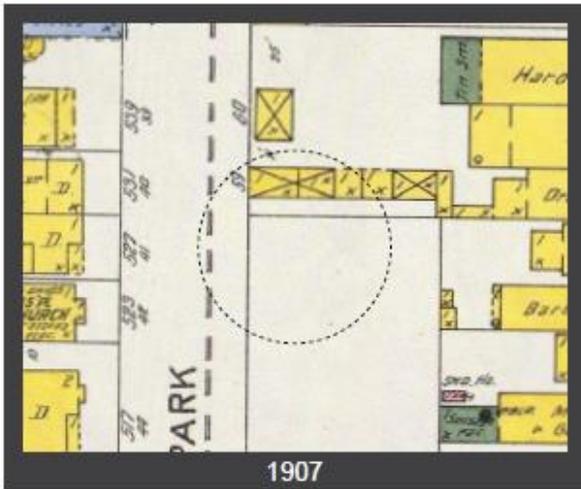
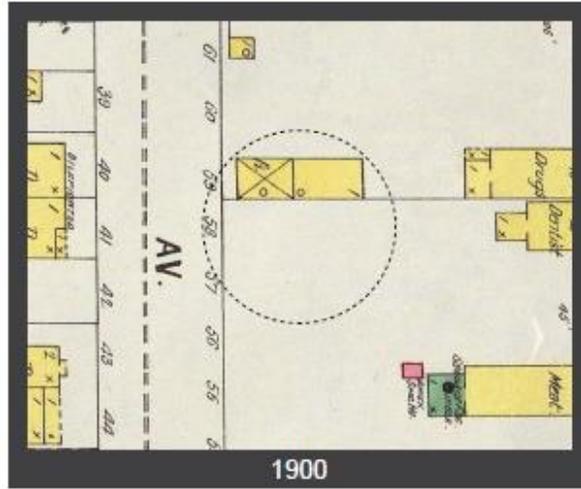
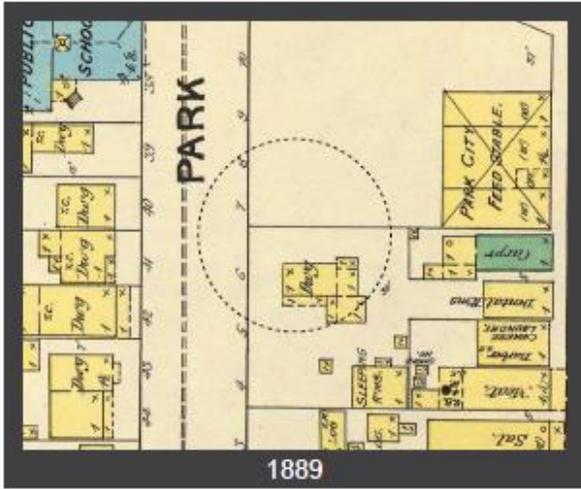


528 Park Avenue. Southwest oblique. November 2013.

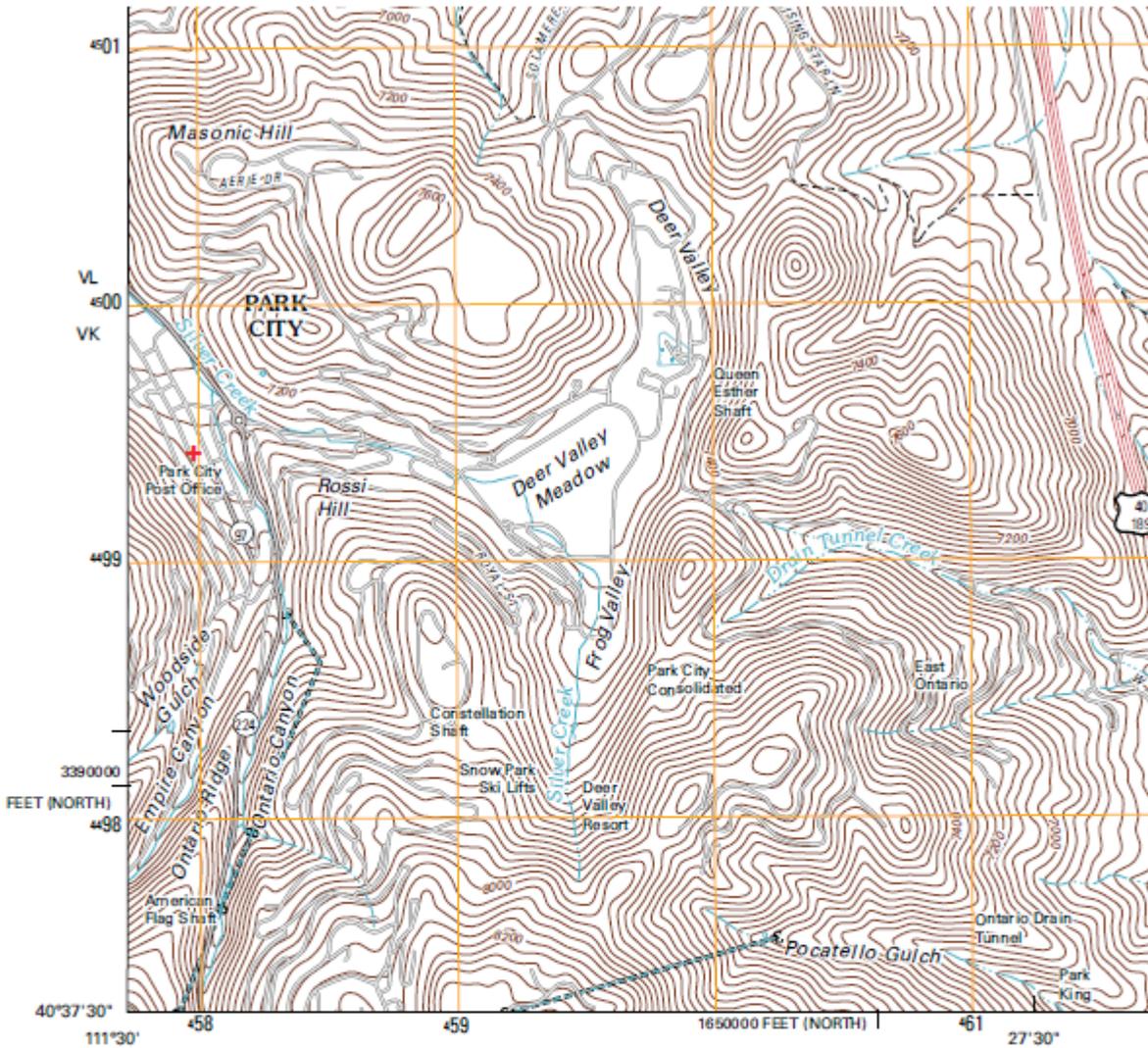
MAPS

528 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

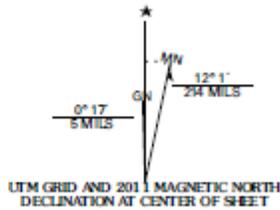


528 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



U.S. National Grid
100,000-m Square ID
VL VK 00
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: 528 Park Avenue

City: Park City, UT

Current Owner: Oso Homes LLC

Address: (see historic site form for address)

Tax Number: PC-142

Legal Description (include acreage): PC BK9 L40 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
8/16/1889	Edward P. Ferry	Johannah F. Ericson	W		"40,41"
8/24/1889	Johannah F. Ericson	Hanee O. Young	W		"40,41"
2/25/1892	Hanee O. & Henrietta G. Young	Charles A. Tewksbury	W		"40,41"
5/22/1896	Charles A. Tewksbury	Friede De. Huff. (?)	War.		"40,41"
10/6/1924	Summit Co.	B.H. Beverage	Q.C.D.		"41" [following tax sale]
11/20/1953	Third Jud. Dist. Court	James Byrne, Estate	Order		"40,41"
2/24/1954	Clifton P. Mayne, et al	Irene Porter Butler	Q.C.D.		"40,41"
9/27/1976	Irene P. Butler	Bonnie K. Deffebach	W.D.		[see record for legal description]
1/9/1995	Bonnie K. Deffebach	Deffebach LP	W.D.		"40,41"
6/30/2006	Deffebach LP	Bronson Calder & Kurt Peterson	W.D.		"Lot. 40 except desc in doc" [rest of form]
10/2/2006	Bronson Calder & Kurt Peterson	Big Fish Properties LLC	W.D.		
3/1/2011	Big Fish Properties LLC	Oso Homes LLC	W.D.		

Date: 4/12/2014

Researcher: John Ewanowski, CRSA Architecture

NEW FIRE CHIEF.

James Byrne Appointed and is Now Discharging His Duties.

A special meeting of the city council was held Monday night to talk over matters pertaining to fire protection and to appoint a new fire chief, etc. The members of the fire companies had been invited to attend the meeting and offer suggestions and sixteen of the firemen were present.

The question of having a man in the employ of the city to devote his entire time to fire protection was discussed and favorably considered. It was also decided to replace the present cracked fire alarm bell by a new one, which will be located at a convenient place in the city.

Suggestions were asked for and submitted by firemen present as to the selection of fire chief, the council preferring to abide by their choice. They however, thought the council should make the choice and the Mayor submitted the names of Robt. Widdison and James Byrne. The former being present declined the office, and David Morgan's name was presented.

However, the appointment was not settled until Tuesday, when James Byrne was chosen. He will have an office in the city hall and his duties will be to patrol the city and see to defective hoses, back yards, etc., and see that all premises are kept free from combustibles, and have the same authority to make arrests as a policeman. He will have full charge of the entire apparatus of the city and is responsible for the same being always in proper condition. His compensation will be \$100 per month.

Mr. Byrne entered upon his duties Thursday evening.

Park Record 8/3/1901

James Byrne Found Dead At Residence

James Byrne, pioneer resident of Park City, was found dead at his residence on Park avenue, last Friday afternoon. He had apparently died Tuesday of natural causes.

"Jimmie," as he was affectionately known to everyone in town, was born in Sandy, Utah, and moved with his parents to this city some seventy-eight years ago. He was affiliated with the Blyth Fargo Co. for many years before his retirement. Mr. Byrne was a charter member of the B. P. O. Elks and served as exalted ruler of that organization some thirty-eight years ago. He has always been an active member of the Elks and until some three years ago, he directed the activities of the "Old Timer's Nights." He was a life-long member of St. Mary's Catholic Church.

"Jimmie" was always the "gentleman" and was the personification of good manners and congeniality. He will be sorely missed by his hosts of friends in this community.

Survivors include a niece, Mrs. Jean York, Salt Lake City, and two nephews, R. E. Ware, professor of zoology at Clemson University, Clemson, S. C., and Cliff Mayne, advertising executive, Berkeley, California.

Recitation of the holy rosary was Monday at 8 p.m. at O'Pira Mortuary chapel. Requiem high mass was celebrated Tuesday at 11 a.m. in St. Mary's Catholic Church.

Burial was in the Elks plot in Glenwood cemetery.

Park Record 7/9/1953

PC 142

Location _____
 Kind of Bldg. ~~RES~~ → RES St. No. 528 Park Ave
 Class 1 Rms. 4 Type 1 2 3 4 Cost \$ 2585 X 103%

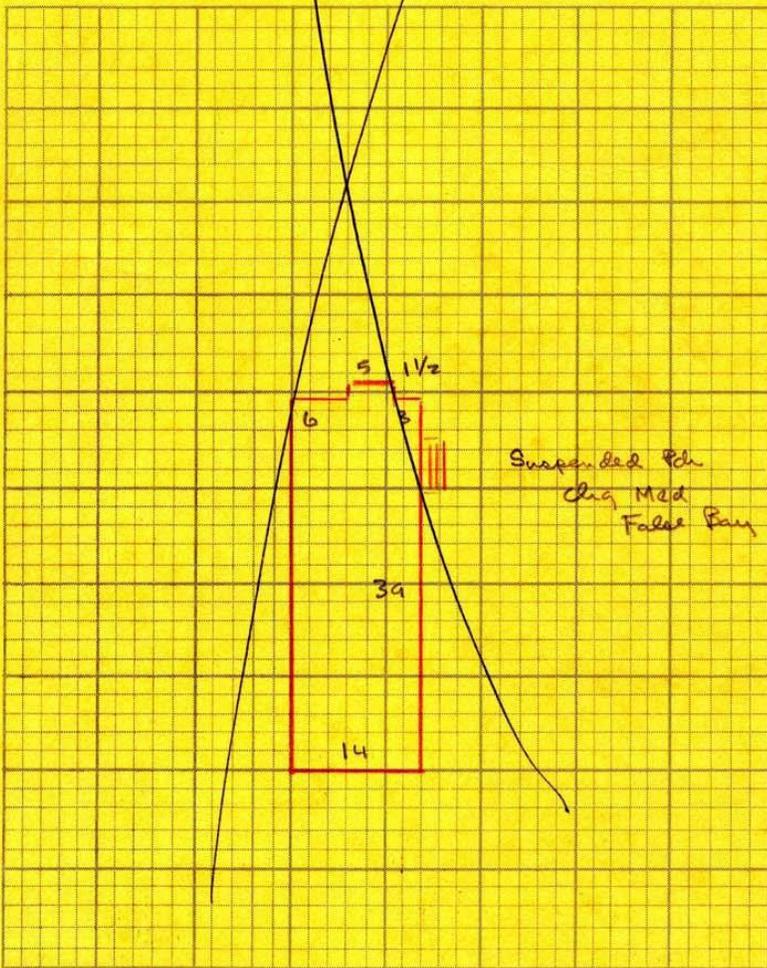
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
2	x x		553		\$ 2663
	x x				
	x x				

Att. Gar.	x	Flr.	Walls	Roof	
Description of Building				Additions	
Foundation	Stone	<input checked="" type="checkbox"/>	Conc.	None	
Ext. Walls	COMMON BRICK				
Insulation	Floor		Walls		Clgs.
Roof Type	Flat		Mtd.	BU	
Dormers	Small		Med.		Large
Bays	Small		Med.	1	Large
Porches	Front			@	
Rear				@	
Basement Entr.				@	
Planters				@	
Cellar/Bsmt.	1/4	1/3	1/2	2/3	3/4 Full
Floor	Conc				70
Bsmt. Apt.	Rooms Fin.		Unfin.		
Attic Rooms	Fin.		Unfin.		
Plumbing	Class	<input checked="" type="checkbox"/>	Tub	<input checked="" type="checkbox"/>	Trays
	Basin		Sink	2	Toilet
	Urns.		Ftns.		Shr.
	Dishwasher		Garbage		Disp.
Heat	Stove	<input checked="" type="checkbox"/>	H.A.		Steam
Oil	Gas	<input checked="" type="checkbox"/>	Coal		Pipeless
Air Cond.					
Finish	Fir	<input checked="" type="checkbox"/>	Hd. Wd.		
Floor	Fir		Hd. Wd.	<input checked="" type="checkbox"/>	Other
Cabinets	Mantels		Blt. In		
Tile	Walls		Wainscot		Floors
Electrical	Outlets		Fixt.		
Storm Sash	Wood		Metal		Doors
Metal Awnings					
Down 25% OBSOLESCENCE					- 838
Vacated					- 143

Re - Appraised Nov 3 - 1958 By State Id.

Total Additions				
Year Built	Avg. Age 32	Reproduction Value	\$ 2520	
		Depr. Col. 1 2 3 4 5 6 60 %		
Inf. by	{ Owner - Tenant - Neighbor - Record - Bst.	Repr. Val. Minus Depr.	1512	
Remodel Year	Est. Cost	Obsol. or Rem.	%	
Garage	Class	Bldg. Value	\$	
Cars	Floor	Depr. 2% 3%		
Size	x	Age	Cost	x %
Other				
Total Building Value			\$	

Appraised Nov 27 1957 By 1331



Remarks: _____

PC 142
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 528 Park Ave
Class 3 Type 1 2 3 4 Cost \$ 2849 x 102%

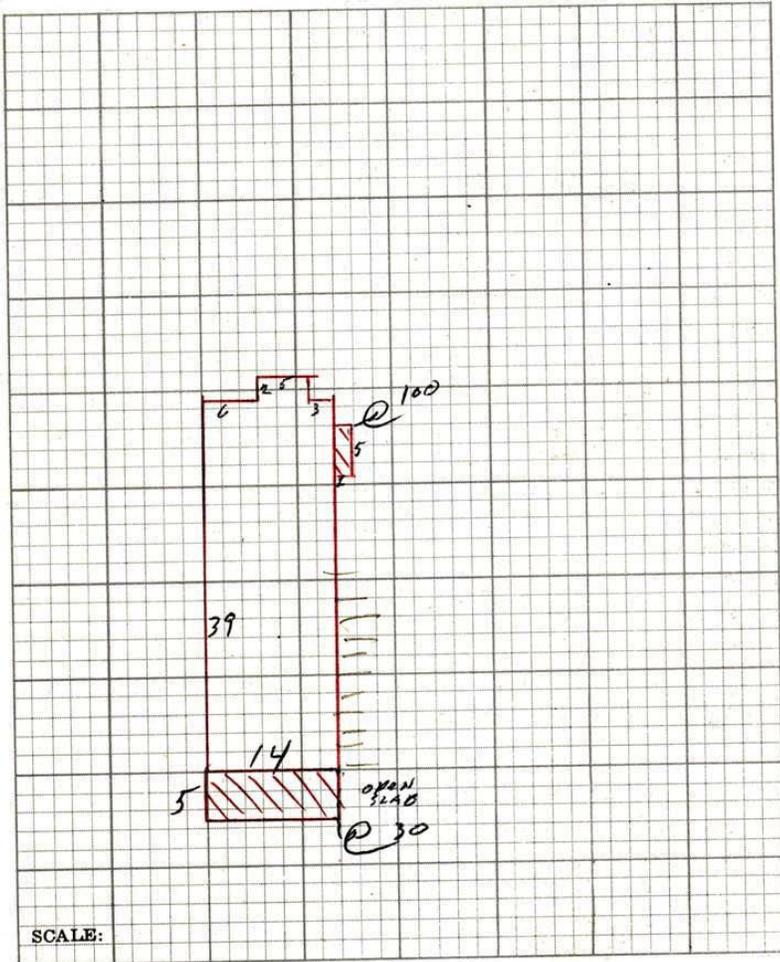
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	556		\$ 2915	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ Sills _____		
Ext. Walls <u>Com Brk (B)</u>		
Roof Type <u>Flat</u> Mtl. <u>RK</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>70' @ 30</u>	<u>21</u>	<u>187</u>
Rear <u>10' @ 100</u>	<u>10</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u>conc</u>	<u>735</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays <u>70</u>	<u>550</u>
	Basin <u>1</u> Sink <u>2</u> Toilet <u>2</u>	<u>290</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA _____ HW <input checked="" type="checkbox"/> Stkr _____ Elec. _____	<u>429</u>	
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 _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		
<u>cellar</u>	<u>80</u>	

Total Additions		<u>2145</u>
Year Built <u>1923</u>	Avg. <u>1.927</u>	Replacement Cost <u>5060</u>
	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u>	Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>148%</u>
Replacement Cost—1940 Base		<u>5970</u>
Depreciation Column 1 <u>2</u> 3 4 5 6		<u>53%</u>
1940 Base Cost, Less Depreciation		<u>3164</u>
Total Value from reverse side		
Total Building Value		\$ <u>3164</u>

Appraised ① 10-23-68 19 _____ By 1708 JAN 15 1969
Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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-10-89

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

IDENTIFICATION	Street Address: 528 Park Avenue	Plat PC Bl. 9 Lot 40		
	Name of Structure:	T. R. S.		
	Present Owner: Bonnie K. Deffebach c/o H.W. Deffebach	UTM:		
	Owner Address: 1534 N Beverly Dr., Beverly Hills, CA 90210	Tax #: PC-142		
AGE/CONDITION/USE	Original Owner:	Construction Date: @1923	Demolition Date:	
	Original Use: residential			
	Present Use:	Occupants:		
	<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other	
	Building Condition:	Integrity:		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations		
STAT	Preliminary Evaluation:	Final Register Status:		
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register		
DOCUMENTATION	Photography:			
	Date of Slides: 11/77 Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Date of Photographs: Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>		
	Research Sources:			
	<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input type="checkbox"/> Sanborn Maps	<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other	

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah
 The Deseret News, July 6, 1953, p. B-8.
 The Salt Lake Tribune, May 11, 1970, p. 28.

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: common brick Building Type/Style: residential

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

One-story rectangular structure constructed of common brick with a flat roof, the foundation is stone. The facade now has only an entry with a stone lintel; however, a 1940 tax photo shows the existence at that time of six-over-six double hung frame window, with stone lintel, just north of the entry. The opening has since been filled-in.

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 | |

The 1920's structure is constructed of brick, which was a unique building material in the Park City residential district.

In 1889 the property of Hance O. Young, and in 1892 to Charles A. Tewksbury. Freda De Huff appears as owner in 1896 of lots 40-41. In 1916 it appeared on tax sale rolls, to Summit County. Tax Sale, 1921. During 1930's name of James Byrne and Ben Beveridge, were associated with parts of lots 40 and 41 respectively. In 1947 from Carl Taylor to Golden Taylor.

A brief obituary of James Byrne mentioned his residency in Park City, and at death his age at seventy-three, (July, 1953). Ben H. Beveridge, Sr. was born in 1888. He graduated from the University of Utah as a civil engineer. Beveridge was active in the Park City Masonic and Elks Lodges; and eventually moved to California. He died in 1970.