



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Lila Nelson House

Address: 651 Park Avenue

Date of Construction: c. 1925

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: BA-ALL

Current Owner: High West Properties LLC

Legal Description (include acreage): LOT ALL THE BADASS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3749.8 SQ FT OR 0.09 AC 1447-284 1501-1710 1715-551-555 2005-385-386

STATUS / USE

Original Use: single dwelling Current Use: commercial

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:
- Historic

Research Sources:

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

DESCRIPTION

Architectural Style: Bungalow type

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: Narrow wood novelty siding

Foundation: Tax cards indicate a concrete foundation

Roof: Main-hipped roof form; porch-truncated low-pitched gable sheathed in standing-seam metal

Windows/Doors: Large rectangular fixed casement type

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 651 Park was described in the 1984 National Register nomination form as follows:

“This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the façade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.”

The house remains largely as it was described although brick porch piers with triplet columns have been removed. The concrete porch and lower level was clad with a wood lattice work not mentioned in the description. The house was being used for commercial purposes in the 1995 and 2006 photos, but it currently is being used as a restaurant. 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 house was detailed in the 1984 National register nomination form as follows:

“Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c. 1925 as investment property for Lila Nelson, a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila's residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort) . She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanley's owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.”

Further research has uncovered information regarding those who lived in the house during the historic period. The house does not appear on the 1920 or 1930 censuses, indicating that it may have been vacant at that time. During the 1940 census, it was rented by Hugh Steil. He lived at the house with his wife Tress, and worked as a seller of soft drinks. Nothing else is known of them.

The house is currently owned by High West Properties 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.)

651 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



To place on the projected North American Datum 1983
move the projection lines 2 meters north and
61 meters east as shown by dashed corner ticks

FOR SALE







651 Park Avenue. Southeast oblique. November 2013.



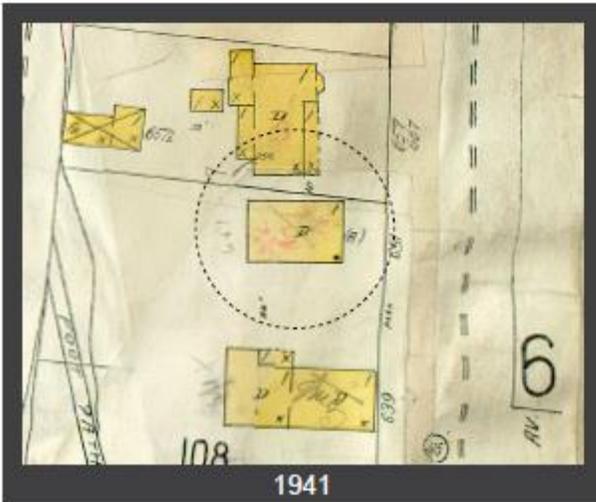
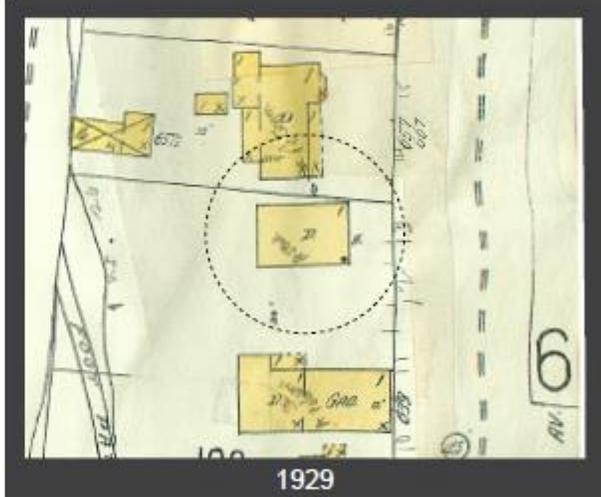
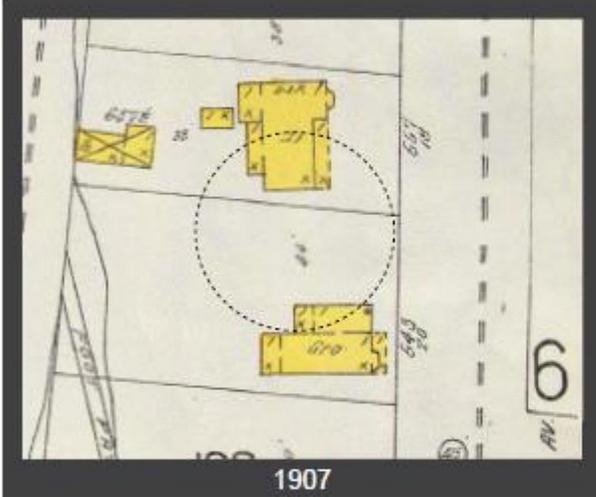
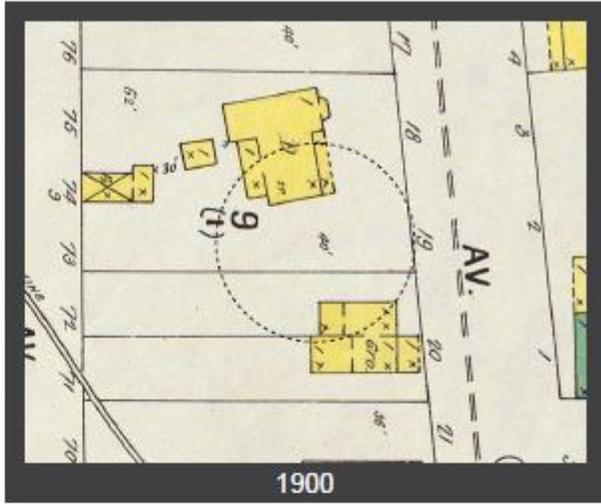
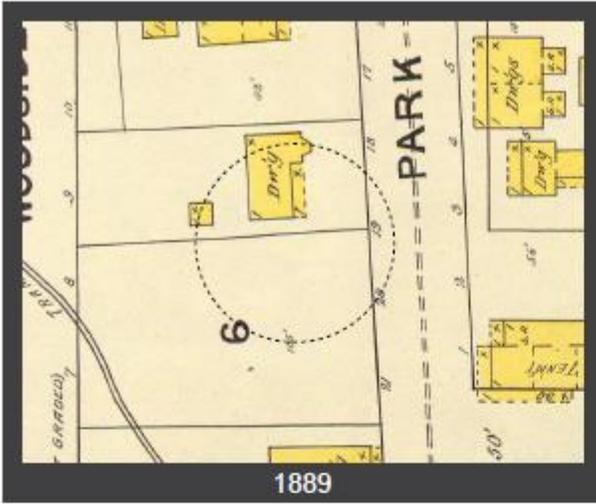
651 Park Avenue. East elevation. November 2013.



651 Park Avenue. Southeast oblique. November 2013.

MAPS

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



SURVEYOR'S CERTIFICATE

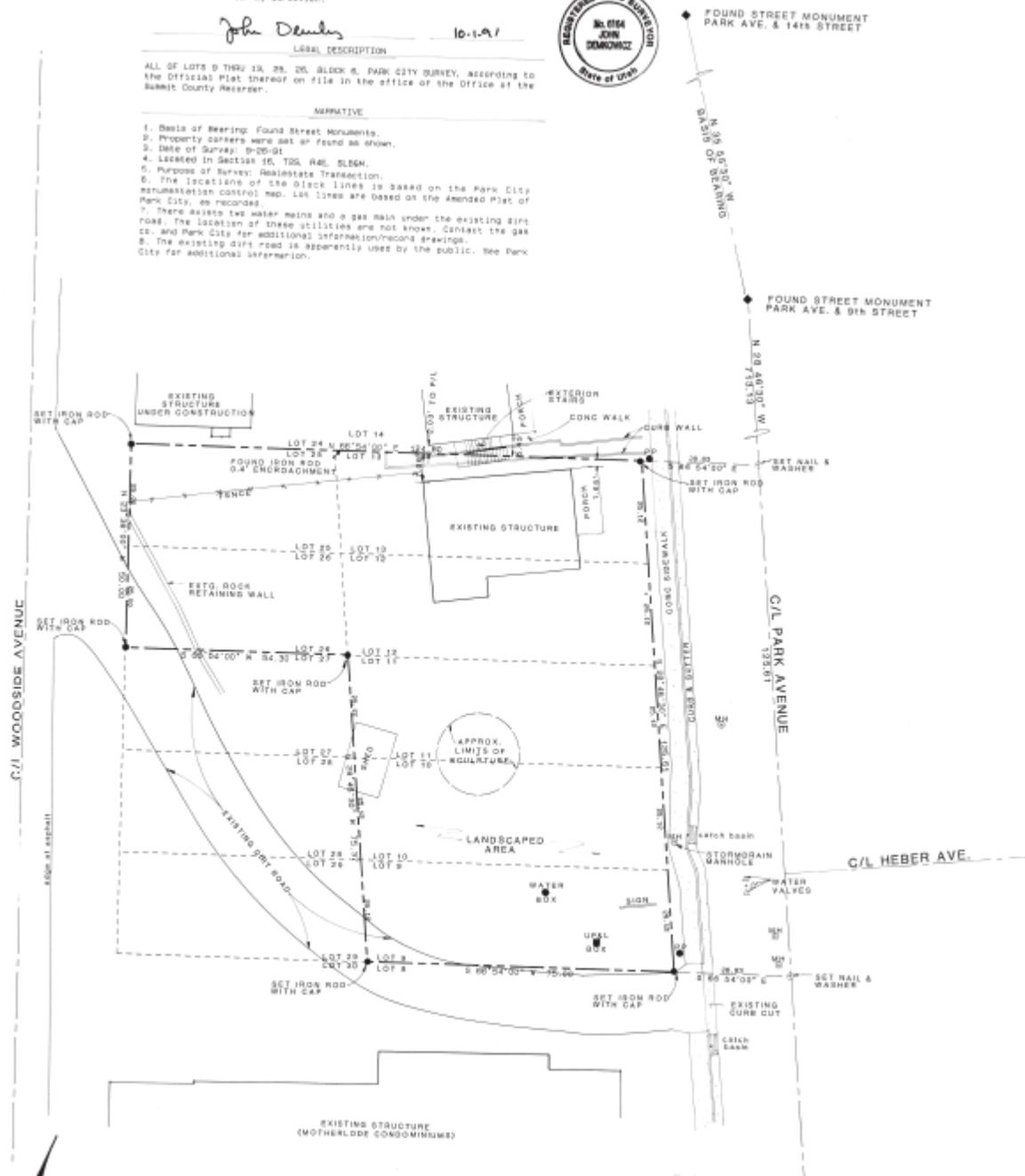
I, John Demko, certify that I am a Registered Land Surveyor and that I hold Certificate No. 0184, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demko 10-1-91



LEGAL DESCRIPTION
ALL OF LOTS 9 THRU 13, 25, 26, BLOCK 6, PARK CITY SURVEY, according to the Official Plat thereof on file in the office of the Office of the Summit County Recorder.

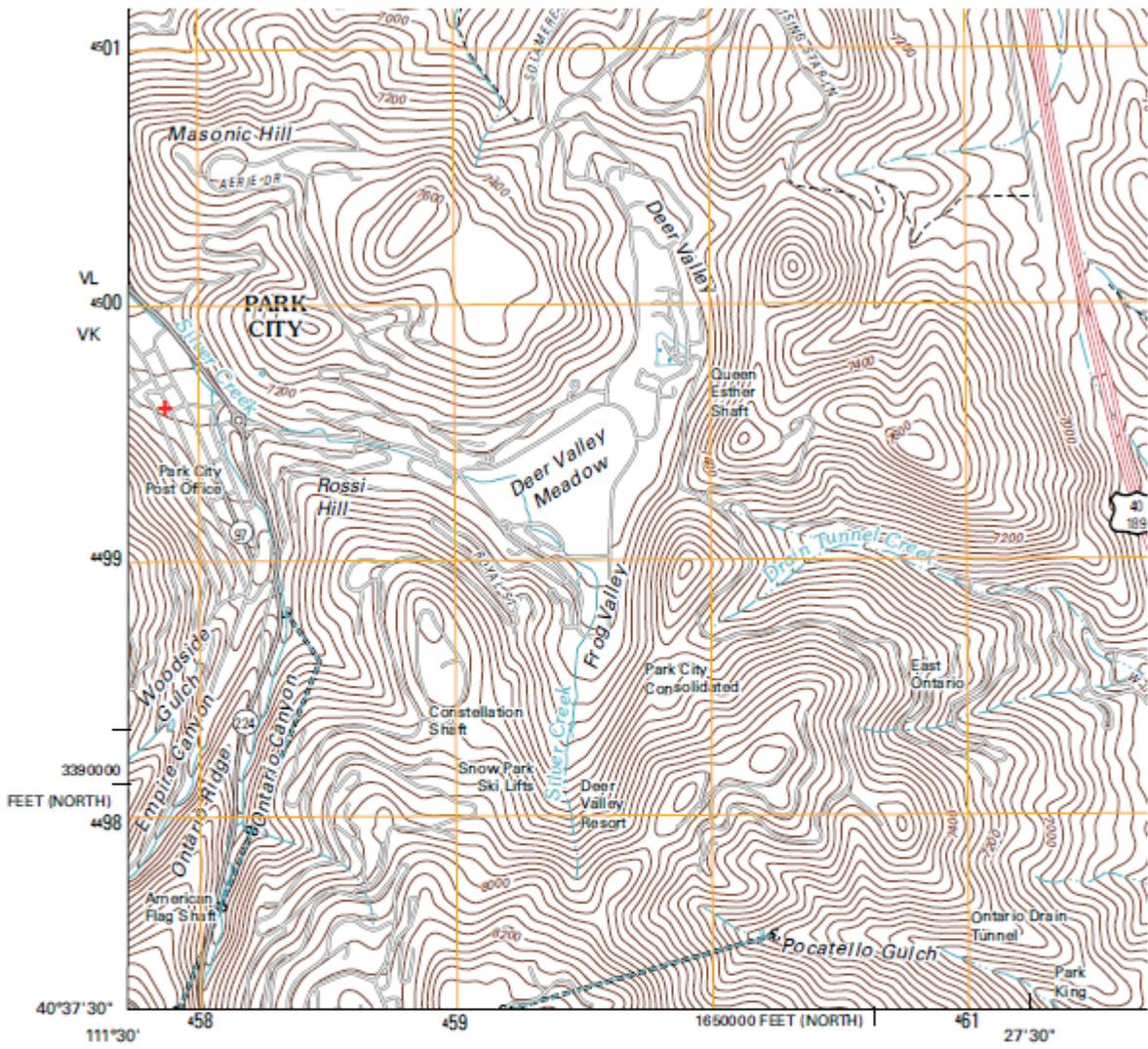
- NARRATIVE**
1. Basis of Bearing: Found Street Monuments.
 2. Property corners were set or found as shown.
 3. Date of Survey: 9-25-91
 4. Located in Section 15, T2S, R4E, S15M.
 5. Purpose of Survey: Real Estate Transaction.
 6. The locations of the Disc Lines is based on the Park City subdivision control map. Lot lines are based on the Amended Plat of Park City, as recorded.
 7. There exists two water mains and a gas main under the existing dirt road. The location of these utilities are not known. Contact the gas co. and Park City for additional information/records drawings.
 8. The existing dirt road is apparently used by the public. See Park City for additional information.



FILE No. S-731
FILED AT THE REQUEST OF
ALLIANCE ENGINEERING, INC.
ALAN SPRIGGS SUMMIT CO. RECORDER
FEE \$ 18.00 By *Alan Spriggs*
FILED 10/1/91 9:10:30 A.M.

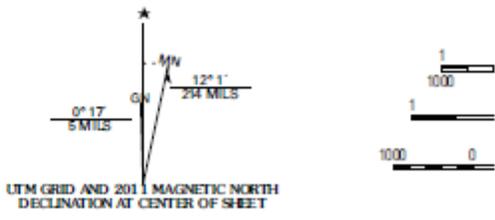
<p>801-649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 102 Main Street, P.O. Box 2862 Park City, Utah 84060</p>	<p>STAFF: J. DEMKO/DCJ K. KIRKBY</p>	<p>PAGE OF</p>	<p>LOTS 9-13, 25, 26, BLOCK 6 PARK CITY SURVEY</p>
	<p>DATE: 10/27/91</p>	<p>FOR: LOWELL BROWN</p>	<p>JOB NO: 11-9-91</p>

651 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 VK 100
Grid Zone Designation
12T

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

DOCUMENTS

Property Type:

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

INVESTIGATION

Street Address: 651 Park UTM: 12 457940 4499390
Park City, Summit County, Utah
Name of Structure: House at 651 Park T. R. S.

Present Owner: Maureen Brown and Sarah White
Owner Address: P.O. Box 242, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 100
Legal Description: Kind of Building:
All of Lots 12, 13, 25, and 26 Block 6, Park City Survey.
Less than one acre.

STATUS/USE

Original Owner: Lila Nelson Construction Date: c. 1925 Demolition Date:
Original Use: Residential rental Present Use:
Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/ Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

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

Hanley, Gerald. Telephone interview, May 1, 1984, Park City, Utah.
Park Record, May 25, 1939, p. 1. Lila Nelson obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 651 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

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

This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the facade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.

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HISTORY

Statement of Historical Significance:

Construction Date: c. 1925

Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c. 1925 as investment property for Lila Nelson,¹ a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila's residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort). She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanleys owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.

¹Telephone interview with Gerald Hanley, brother of William Hanley, May 1, 1984, Park City, Utah. Mr. Hanley's statement that this house was built in the 1920s as investment property for Lila Nelson is supported by all the available evidence.

TITLE SEARCH FORM

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

Address: 651 Park Avenue

City: Park City, UT

Current Owner: High West Properties LLC

Address: (see historic site form for address)

Tax Number: BA-ALL

Legal Description (include acreage): The Badass Sub., replatted 1996 (PC BK6 L12&13)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/5/1878	Frederick A. Nims	John A. Nelson	W		[L8-15]
8/28/1880	John A. Nelson	Dominick Dughan	W		[L8-15]
12/18/1899	Chas Heath (Treas. of P.C.)	Park City	Cert. of Tax Sale		"9,9,10,12,13,14,15, as prop. of D. Dughan Est."
2/6/1902	Third Dist. Court Summit Co.	Eliza Nelson et al	Decree		"9,10,11,12,13"
9/16/1930	3rd Jud. Dis. Court	Lila Nelson	Decree		"9,10,11,12,13"
3/18/1940	John C. Nelson	W.H. Nelson	W.D.		"12,13,25,26"
1/12/1953	W.H. Nelson	William P. & Robert M. Hanley	W.D.		"12,13,25,26"
9/3/1964	William P. & Delores M. Hanley	Robert M. Hanley	Q.C.D.		"12,13,25,26"
7/28/1976	Robert M. & Nettie A. Hanley	Sarah White & Maureen Brown, T.I.C.	W.D.		"9,10,11,12,13,25,26"
11/24/1981	Sarah White & Maureen Brown, T.I.C.	Lowell A. Brown, Jr.	Q.C.D.		"9,10,11,12,13,25,26"
10/25/1985	Lowell A. Brown, Jr.	Sarah White & Maureen Brown, T.I.C.	Q.C.D.		"9,10,11,12,13,25,26"
10/4/1991	Sarah White & Maureen Brown et al	SMS Partnership	Special W.D.		"9,10,11,12,13,25,26"
4/29/2002	SMS Partnership	J. & L. Mahoney & F. Moore	W.D.		[2/3 and 1/3 int., respectively]
1/3/2003	Jack & Louise Scott Mahoney	Mahoney Enterprises LP	Q.C.D.		[2/3 int.]
6/20/2005	Margaret B. Moore, PR	Shirlene Bastar, esq. trustee	P.R. Deed		[est. of Fredenck C. Moore] [1/3 int.]
10/9/2009	Mahoney Enterprises LP	MMD Park City LLC	W.D.		[2/3 int.]

Researcher: John Ewanowski, CRSA Architecture Date: 4/21/2014

Serial No. PC 112

Location _____

Kind of Bldg. R St. No. 651 Park

Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %

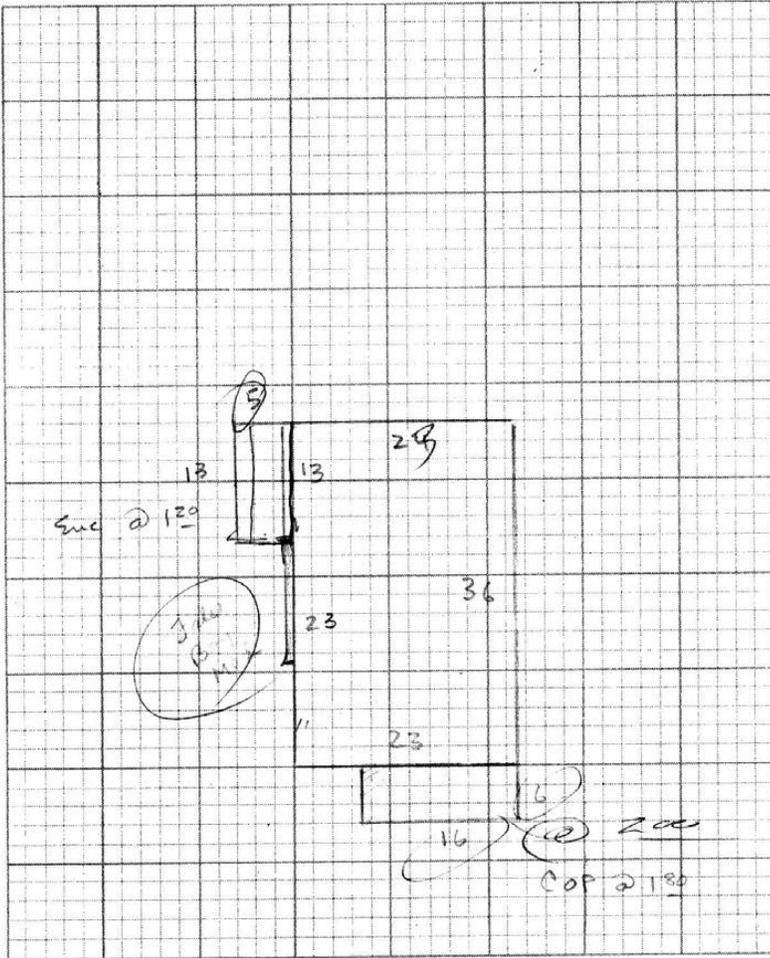
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		841		\$ 2288
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls _____ <u>siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type _____ <u>2 in</u> Mtl. _____ <u>2 in</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. <u>1</u> Large _____	50
Porches—Front _____ <u>96</u> @ <u>180</u>	173
Rear _____ <u>65</u> @ <u>120</u>	78
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr? _____ @ _____	
Planters <u>Laurel 40</u> @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>None</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
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 _____ Hd. Wd. <u>2</u> Other _____	60
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	771

Year Built _____	Avg. Age <u>32</u>	Current Value	\$ 3159
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record</u> <u>Est.</u>		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>55</u> %	
		Current Value Minus Depr.	\$ 1737
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size—x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised Dec 3 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

90 100
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 651 Park
Class. 5- Type 1 2 3 4. Cost \$ 5283 x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	428	6 ³⁰	\$ 4966	\$
	x x				
	x x				

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

Description of Buildings

Foundation—Stone _____ Conc. Sills _____

Ext. Walls 5.1

Roof Type Hip Mtl. Sk

Dormers—Small _____ Med. _____ Large _____

Bays—Small Med _____ Large _____

Porches—Front _____ @ _____ 50

Rear _____ @ _____ 160

Porch _____ @ _____ 130

Front _____ @ _____

Rear _____ @ _____

Planters Rail 40' @ .50 20

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor None

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms.

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 2 Tub. 1 Trays _____ 650
Basin 1 Sink 1 Toilet 1
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 _____ 80

Floor—Fir. _____ Hd. Wd. 2 Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____ 55

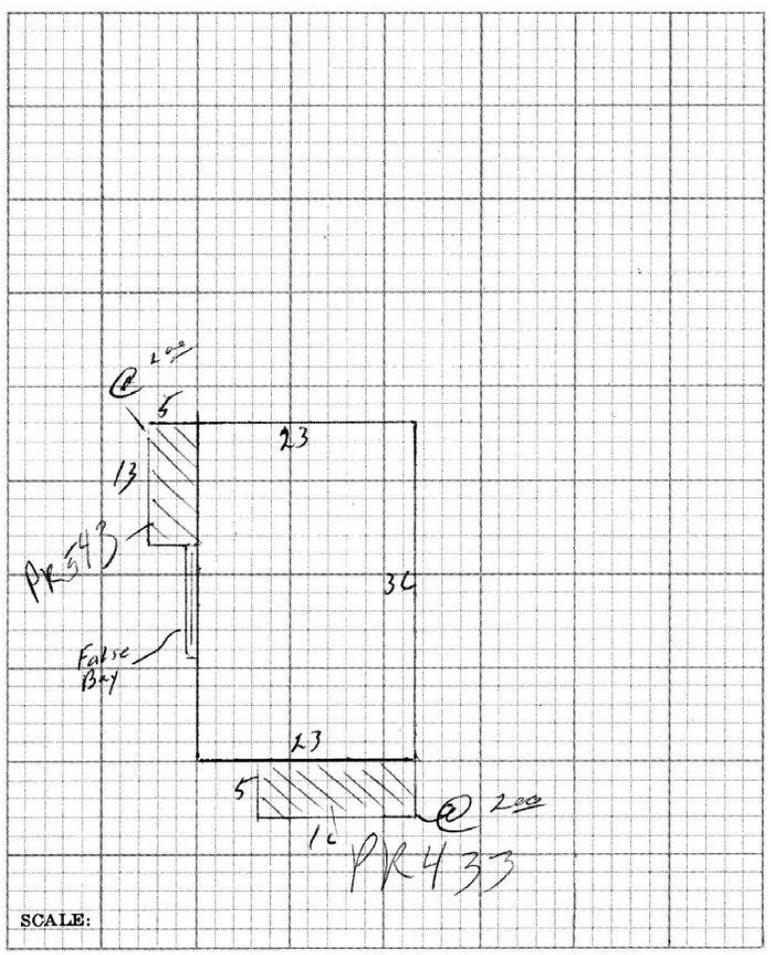
Storm Sash—Wood D. 1 S. _____; Metal D. 1 S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1125

Year Built <u>1925</u>	Avg. 1.	Replacement Cost	<u>6111</u>
	Age 2.	Obsolescence	
Inf. by { Owner <u>Tenant</u> Neighbor - Record - Est.		Adj. Bld. Value	<u>118</u>
		Conv. Factor	<u>1708</u>
		Replacement Cost—1940 Base	<u>5154</u>
		Depreciation Column <u>3 4 5 6</u>	
		1940 Base Cost, Less Depreciation	
		Total Value from reverse side	
		Total Building Value	\$ <u>3717</u>

Appraised ① 10-22-1908 By 1708 DEO 1 V 1368
Appraised ② _____ 19 _____ By _____ 1325



SCALE:

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 _____

TC-541 (M-20) (URBAN LAND CARD)

Sarah A White &
Maureen Brown
P.O. Box 242
Park City, Utah 84060

PC-100
VarLB6UWD-
357 JQC108
M82-414 OUT

(Serial No.-Owner-Add.-Desc. of Property)

PC 100 All lots 12-13-25 & 26 Blk
6 Park City Survey

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU-ENCE	RATE	VALUE
	50 ft. (175')	1.000	65.44			3250
	50 ft. (152.5 ft.)	0.710	40.94			1480
	25 x 24					702
<p><i>val. had for 25 x 24 because only 25 ft. wide</i></p>						*
<p><i>eg. @ 1300 ft. x 2 @ 0.54</i></p>						
<p>TOTAL</p>						4028
<p>ASSESSED VALUE</p>						805