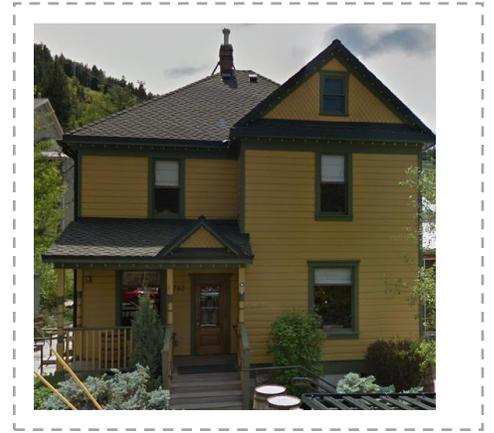




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Ellsworth J. Beggs House

Address: 703 Park Avenue

Date of Construction: c. 1907

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: NGS-1

Current Owner: High West Properties LLC

Legal Description (include acreage): LOT 1 NATIONAL GARAGE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8129 SQ FT OR 0.19 AC 1099-577 1471-57 1477-783 1885-404 HIGHWEST PROPERTIES LLC 1885-404; PARK CITY MUNICIPAL CORPORATION 1471-57; AS THEIR INT MAY APPEAR

STATUS / USE

Original Use: single dwelling Current Use: commercial

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

07/12/1984 – Mining Boom Era Residences Thematic District

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints: various, from 1940s to present

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: House - Pyramid (2-story, foursquare) False front garage

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: Drop siding

Foundation: Concrete

Roof: Pyramid/hipped roof form sheathed in standing seam metal

Windows/Doors: Paired and single double-hung sash 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 High West Distillery and Saloon was described in a 1984 National Register nomination form as follows:

“This house is a two story frame box with a projecting cross-wing on the facade. It is a variant of the pyramid house. It has a pyramid roof over the box section, and a gable roof over the cross-wing. A small porch fills the space beside the cross wing. The porch piers are lathe turned, and a decorative pediment projects from the porch roof over the entrance area. The diamond cut shingles of the porch pediment match those of the cross-wing gable. Both first floor windows on the facade are broad single pane and transom windows. The transom windows are filled with leaded glass. One window flanks the door, and the other is set into the gable end. Most of the windows on the rest of the house are the one over one double hung sash type.

There is a one story rear extension which is probably original. A small frame shed was built between this house and the garage to the north. It touches the house, but does not penetrate the wall. The shed therefore does not affect the original character of the house. This building is in excellent condition, and is essentially unaltered on the exterior. It maintains its original integrity.”

A large scale renovation occurred in 2008. The renovation moved the garage to the north and a connection was added between the garage and the house. A concrete foundation was installed underneath the house. The connecting addition is roofed with corrugated metal and has a large glazed curtain wall. The roof was sheathed with composition shingles, replacing the metal standing seam roof present before. The significant renovation and reconstruction project of both this house and the adjacent garage was reviewed by the State Historic Preservation Office, and does not adversely affect the overall character of the house. 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 described in the 1984 National Register nomination form as follows:

“Built c. 1907, the Ellsworth J. Beggs House at 703 Park is architecturally significant as one of about four extant two story box houses in Park City, three of which are well preserved and included in this nomination. The two story box is closely tied with the pyramid house, one of three major house types in Park City. Like the pyramid house, it has a square or nearly square form, a pyramid or truncated hip roof, and a porch spanning the facade. It varies in size from the pyramid house, being a full two stories, as compared with the one or one and one half stories of the pyramid house. The two story box was not common in Park city, but judging from the range of extant buildings in Park City, it seems to have been the preferred design choice for a sizeable Park City house. All of the extant examples of this house are located on prominent sites along Park Avenue, the most prestigious street in Park City, further documenting the significance of this house type as one chosen by those who were seeking more than a utilitarian dwelling.

Ellsworth J. Beggs bought this property in 1904, but, according to the Sanborn Insurance Maps, he did not build this house until after 1907. Located on the property at the time of Beggs’ purchase were a livery stable, a small one-story house on the rear of the lot, and a one-story house of similar configuration as the current two-story house located there. The livery stable was either greatly expanded or replaced c. 1906 by the larger livery stable/garage that is currently on the property. A \$500 mortgage that year by Beggs indicates that the construction

of that building took place that year. The new livery stable, which, at the time of its construction, shared its south wall with the north wall of the one story house, later served as an automobile garage.

The existing two-story house was either built or moved onto the site after 1907, replacing the one story house, but located several feet south of where it had stood. Speculation that this house was moved here at a later date from another location is based on the fact that the Victorian inspired styling of this house was usually not used on buildings as late as 1907 and was usually not contemporary with the use of concrete foundations, such as the one upon which this house sits. Evidence to support the assumption that this house was built on the site is that Beggs was a local carpenter who was known to have built at least one other house in town of similar scale and styling, 421 Park. The relatively late construction date, c. 1907, can be attributed only to Beggs' preference for that house type. The concrete foundation, though probably not part of the original construction of the house, was possibly constructed a number of years after the house was built. The process, which was not uncommon in Park City, involved raising up the house, pouring a concrete foundation underneath it, and then lowering the house back down on the new foundation.

Ellsworth J. Beggs was born in Pennsylvania in 1861, and came to Park City by at least 1889, the year that he married Eva Jane Lockhart. She was the daughter of one of Park City's well-known and long-time citizens, Oliver Lockhart. Prior to moving into this house, Ellsworth and Eva Jane lived with her brother, Scott Lockhart, an attorney, in his house on Park Avenue. In addition to working as a carpenter, Ellsworth also served as a city councilman in Park City. The Beggs owned this house until 1946, when it was sold to Byron F. Wilde, a banker. The current owners, Burnis and Betty Watts, bought the house in 1974.”

The house has been sold since the time of this description and 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.)

703B Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



10/23/1912

703 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



© Park City Historical Society & Museum, Pop Jenks Collection. All rights reserved.

Date unknown



Tax photo, c. 1940







Ellsworth Beggs House
703 Park
Park City, Summit County, Utah
View from Southeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society



Ellsworth Beggs House
703 Park
Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society



Ellsworth Beggs House
703 Park Ave.
Park City, Summit County, Utah
View from Southeast corner
Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

















703 Park Avenue. Northeast oblique. November 2013.



703 Park Avenue. East elevation. November 2013.



703 Park Avenue. Southeast oblique. November 2013.



703B Park Avenue. Northeast oblique. November 2013.



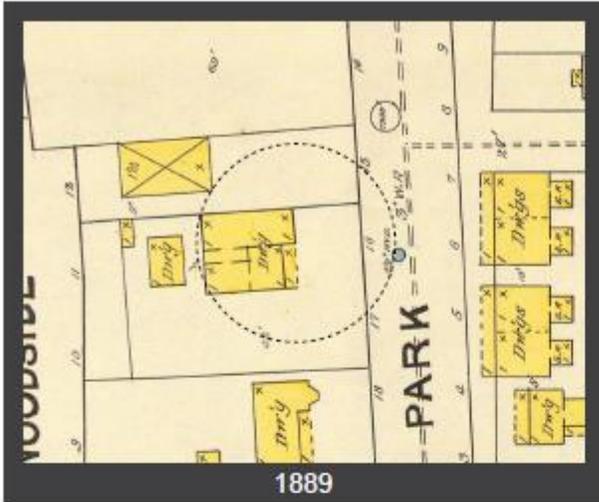
703B Park Avenue. East elevation. November 2013.



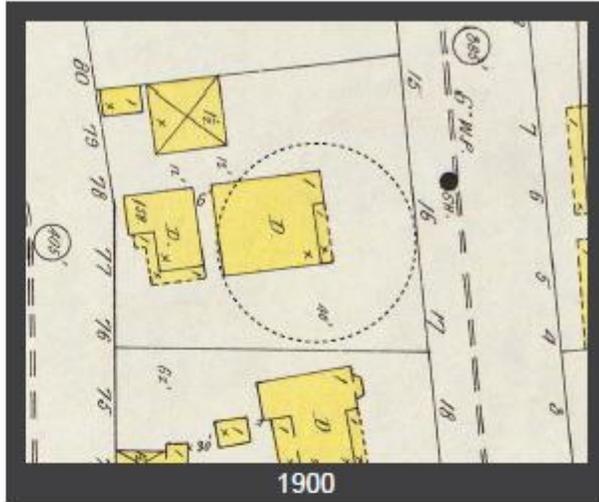
703B Park Avenue. Southeast oblique. November 2013.

MAPS

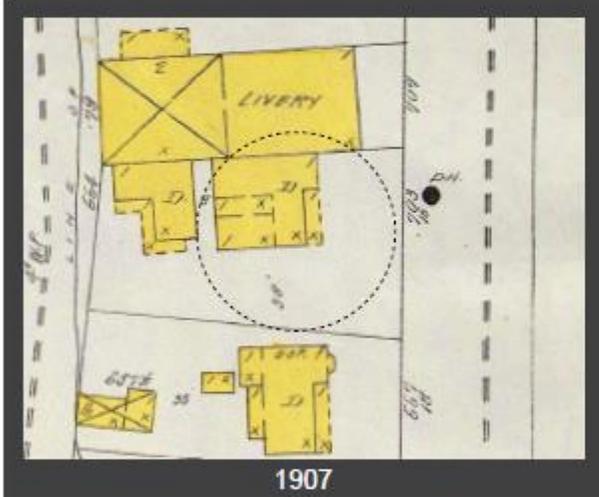
703 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



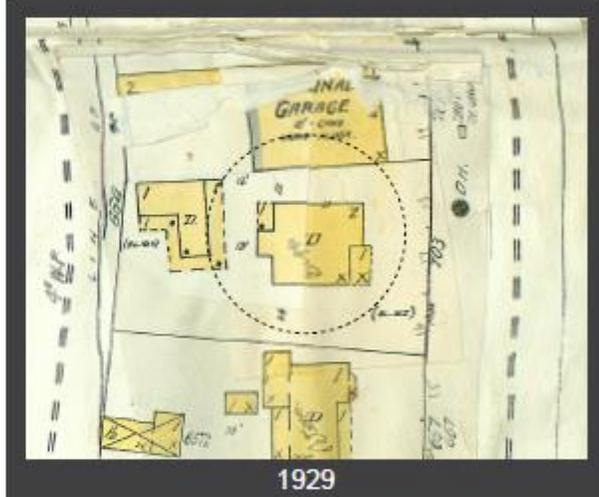
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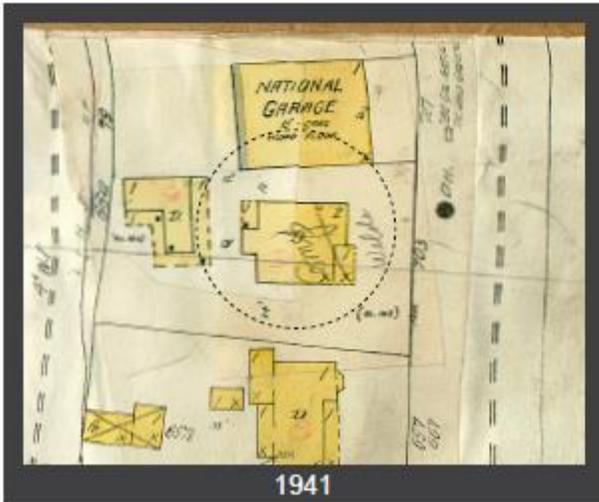
1900



1907



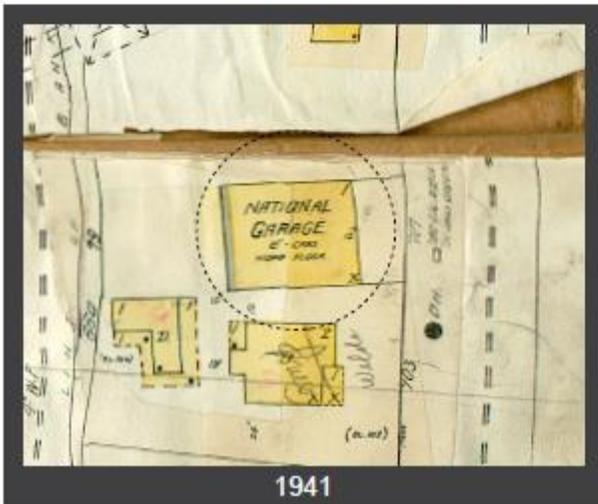
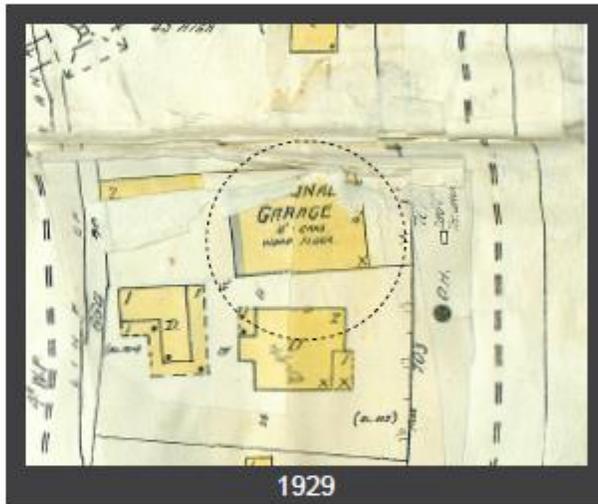
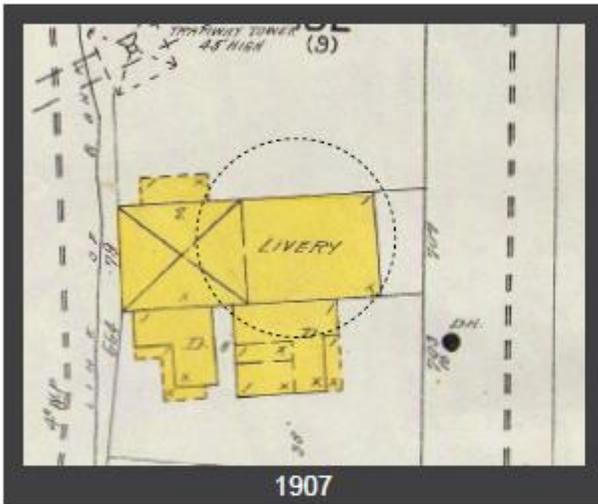
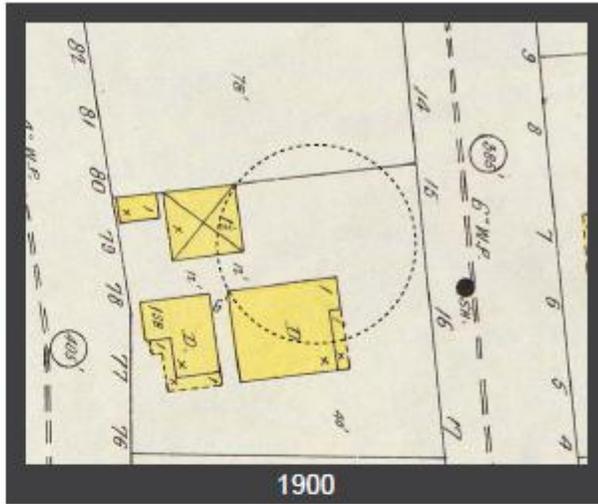
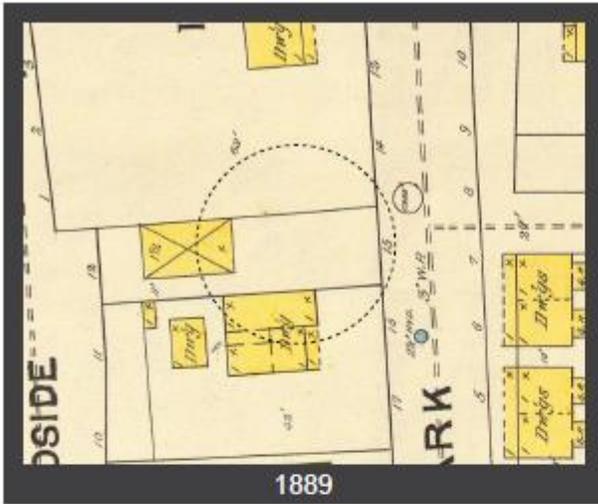
1929



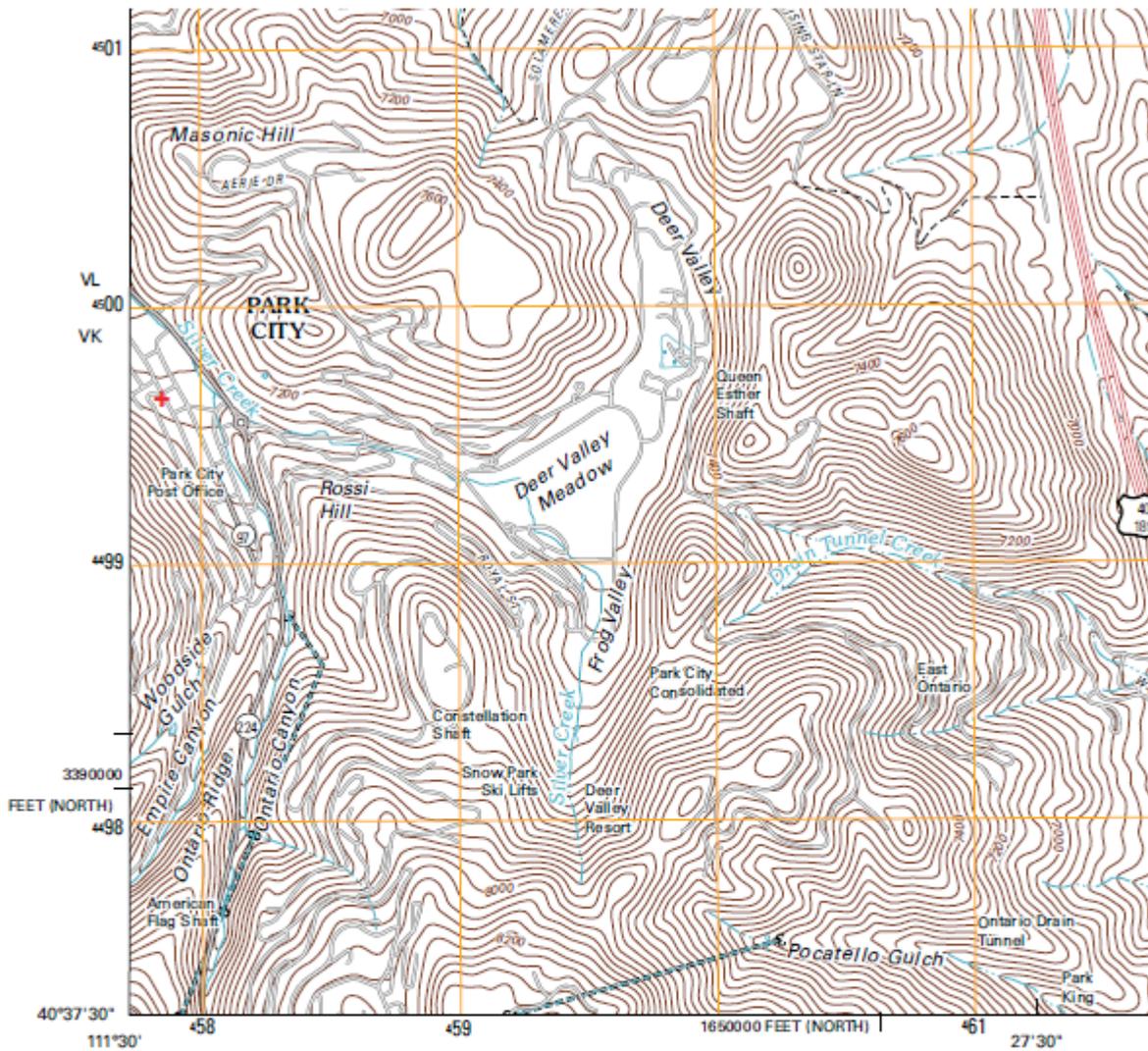
1941

703B Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

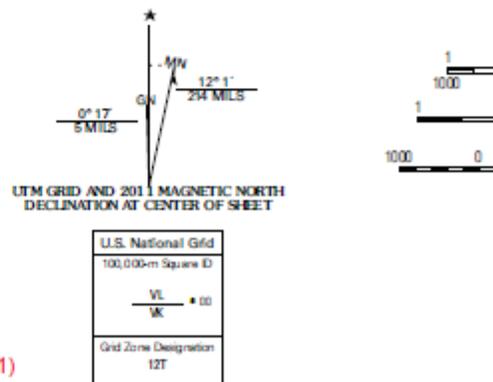


703 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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, 2008



+ 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: 703 Park Avenue (Beggs House)

City: Park City, UT

Current Owner: High West Properties LLC

Address: (see historic site form for address)

Tax Number: NGS-1

Legal Description (include acreage): Lot 1 National Garage Sub., platted 7/5/2006 (PC BK6 L16&17) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/23/1882	Edwd. P. Ferry	Merrill L. Hoyt	W		[L16-22]
4/8/1882	Merrill L. Hoyt	David C. McLaughlin	Mortgage	\$1000.00	[L16-22]
10/8/1882	M.L. Hoyt	David C. McLaughlin	W		[L16-22]
12/22/1882	David C. McLaughlin	Caroline K. Snyder	W		[L16-22]
5/6/1882	Caroline K. Snyder	Edward P. Ferry	Mortgage	\$1019.50	[L16-22]
1/11/1897	Horace G. Snyder	A.J. Moore	W		[L16-20]
3/15/1898	A.J. Moore & wife	Rilla Snyder, et al	W.D.		[L16-20]
3/15/1898	Olive M. Snyder	Rilla Snyder, et al	W.D.		[L16-20]
4/20/1899	Third Dist Court Summit Co.	Rilla Snyder, et al	Decree		[L16-20]
6/2/1900	Gideon Snyder	Rilla Snyder	Q.C.		[All their interest in L16-20]
11/2/1900	Z.C. Shepherd, et al	Rilla & Jennie Snyder	Q.C.		[All their interest in L16-20]
1/7/1904	Rilla I. & Jane Snyder	E.J. Beggs	W.D.		"16, 17, pt. 18"
7/7/1906	E.J. Beggs	H.S. Townsend, Agent	Mortg.		"16, 17, pt. 18" [rel. 2/1/1928]
9/25/1933	Ellsworth J. Beggs	Eva J. Beggs	Deed		"16, 17, pt. 18"
5/29/1946	Ellsworth J. Beggs	Bryon F. & Gladys J. Wilde	W.D.		[including garage to north]
6/9/1952	Byron F. Wilde	Gladys J. Wilde	W.D.		[including garage to north]

Date: 9/14/2015

Researcher: John Ewanowski, CRSA Architecture

TITLE SEARCH FORM

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

Address: 703B Park Avenue (National Garage)

City: Park City, UT

Current Owner: High West Properties LLC

Address: (see historic site form for address)

Tax Number: NGS-1

Legal Description (include acreage): Lot 1 National Garage Sub., platted 7/5/2006 (SA pt. L1) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
1/11/1897	Horace G. Snyder	A.J. Moore	W		[L1]
3/15/1898	A.J. Moore & wife	Rilla Snyder, et al	W.D.		[L1]
3/18/1898	Olive M. Snyder	Rilla Snyder, et al	W.D.		[L1]
4/20/1899	Third Dist. Court Summit Co.	Orilla Snyder, et al (heirs)	Decree		[L1]
6/2/1900	Gideon Snyder & wife	Rilla Snyder	Q.C.		[L1]
11/12/1900	Zina C. Shepherd, et al	Rilla & Jennie Snyder	Q.C.		[L1]
8/6/1902	Third Dist. Co. Summit Co.	Rilla I. Snyder	Decree		[L1]
9/16/1902	Wilson I. Snyder, Admin.	Rilla I. Snyder	Admin. Deed		[pt. 1]
1/7/1904	Rilla I. & Jane Snyder	E.J. Beggs	W.D.	\$700.00	[pt. 1, including house to south]
11/11/1919	Ellsworth H. Beggs, et ux	George Stonebreaker	W.D.		
2/1/1928	George Stonebreaker	John M. Baker, et ux	W.D.		
2/1/1928	John M. Baker, et ux	Peter Pedrotti, et al	Mtg.		
9/15/1929	John M. Baker, et ux	E.J. Beggs	Mtg.		
8/9/1930	John Baker, et ux	Continental Oil Co.	Lease		
12/21/1931	County Treasurer	Summit Co.	Tax Sale		[redeemed 7/7/1933 by E.J. Beggs]
9/25/1933	Ellsworth J. Beggs	Eva J. Beggs	Deed		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/14/2015

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 703 Park
Park City, Summit County, Utah UTM: 12 457910 4499430
Name of Structure: Ellsworth J. Beggs House T. R. S.
Present Owner: Burnis Watts
Owner Address: P.O. Box 705, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 103
Legal Description Kind of Building:

Beginning on West line Park Avenue at Northernmost corner Lot 1 Block 1 Snyder's Addition West to Park City, run thence South 28 degrees 50 minutes East along said West line 113.60 feet to Southeast corner Lot 16, Block 6, Park City, thence South 66 degrees 54 minutes West along South line said Lot 6, 75.0 feet; thence North 28 degrees 50 minutes West 105.32 feet to Northwesterly line Lot 1, Block 18, Snyder's Addition; thence North
(See continuation sheet)

2 STATUS/USE

Original Owner: Ellsworth J. Beggs Construction Date: c. 1907 Demolition Date:
Original Use: Residence 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

3 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 **Census Records**

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

1900 Census Records. Summit County, Park City Precinct, p. 164-B.
1910 Census Records. Summit County, Park City Precinct, p. 12-B.
Park Record. November 3, 1933, p. 1. Eva Jane Beggs obituary.
Salt Lake Tribune. November 4, 1933, p. 28. Eva Jane Beggs obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 703 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Ellsworth Beggs

Building Materials: Wood

Building Type/Style: Two Story Box (variant of Pyramid House)

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

This house is a two story frame box with a projecting cross-wing on the facade. It is a variant of the pyramid house. It has a pyramid roof over the box section, and a gable roof over the cross-wing. A small porch fills the space beside the crosswing. The porch piers are lathe turned, and a decorative pediment projects from the porch roof over the entrance area. The diamond cut shingles of the porch pediment match those of the cross-wing gable. Both first floor windows on the facade are broad single pane and transom windows. The transom windows are filled with leaded glass. One window flanks the door, and the other is set into the gable end. Most of the windows on the rest of the house are the one over one double hung sash type. There is a one story rear extension which is probably original. A small frame shed was built between this house and the garage to the north. It touches the house, but does not penetrate the wall. The shed therefore does not affect the original character of the house. This building is in excellent condition, and is essentially unaltered on the exterior. It maintains its original integrity.

A one story frame garage adjacent to 703 Park is included as an outbuilding in the nomination of 703 Park. It has a gable roof and a false front. The
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1907

Built c. 1907, the Ellsworth J. Beggs House at 703 Park is architecturally significant as one of about four extant two story box houses in Park City, three of which are well preserved and included in this nomination. The two story box is closely tied with the pyramid house, one of three major house types in Park City. Like the pyramid house, it has a square or nearly square form, a pyramid or truncated hip roof, and a porch spanning the facade. It varies in size from the pyramid house, being a full two stories, as compared with the one or one and one half stories of the pyramid house. The two story box was not common in Park city, but judging from the range of extant buildings in Park City, it seems to have been the preferred design choice for a sizeable Park City house. All of the extant examples of this house are located on prominent sites along Park Avenue, the most prestigious street in Park City, further documenting the significance of this house type as one chosen by those who were seeking more than a utilitarian dwelling.

Ellsworth J. Beggs bought this property in 1904, but, according to the Sanborn Insurance Maps, he did not build this house until after 1907. Located on the property at the time of Begg's purchase were a livery stable, a small one-story house on the rear of the lot, and a one-story house of similar configuration as the current two-story house located there. The livery stable was either greatly expanded or replaced c. 1906 by the larger livery stable/garage that is currently on the property. A \$500 mortgage that year by Beggs indicates that the construction of that building took place that year. The new livery stable, which, at the time of its construction, shared its south wall with the north wall of the one story house, later served as an automobile garage.

The existing two-story house was either built or moved onto the site after 1907, replacing the one story house, but located several feet south of where
(See continuation sheet)

703 Park

Description continued:

painting on the false front reflects some of its many uses. It originally was a livery stable, but was later converted into a garage. It is no longer used for commercial purposes. A pair of garage doors is centered on the facade. There is a large almost square window on the south side, and a narrow rectangular window on the north side of the garage doors. There are three small square windows on the north wall which look original, as well as a large rectangular window which may be an addition. Several of the openings in the south wall have been boarded over, and a window was added. The building is connected to the house at 703 Park by a small addition. The changes made to the exterior, however, are minor, and the building retains its original character.

History continued:

it had stood. Speculation that this house was moved here at a later date from another location is based on the fact that the Victorian inspired styling of this house was usually not used on buildings as late as 1907 and was usually not contemporary with the use of concrete foundations, such as the one upon which this house sits. Evidence to support the assumption that this house was built on the site is that Beggs was a local carpenter who was known to have built at least one other house in town of similar scale and styling, 421 Park. The relatively late construction date, c. 1907, can be attributed only to Begg's preference for that house type. The concrete foundation, though probably not part of the original construction of the house, was possibly constructed a number of years after the house was built. The process, which was not uncommon in Park City, involved raising up the house, pouring a concrete foundation underneath it, then lowering the house back down on the new foundation.

Ellsworth J. Beggs was born in Pennsylvania in 1861, and came to Park City by at least 1889, the year that he married Eva Jane Lockhart. She was the daughter of one of Park City's well-known and long-time citizens, Oliver Lockhart. Prior to moving into this house, Ellsworth and Eva Jane lived with her brother, Scott Lockhart, an attorney, in his house on Park Avenue. In addition to working as a carpenter, Ellsworth also served as a city councilman in Park City. The Beggs owned this house until 1946, when it was sold to Byron F. Wilde, a banker. The current owners, Burnis and Betty Watts, bought the house in 1974.

Legal Description continued:

60 degrees 30 minutes East 74.67 feet to beginning. Being part of Lot 1 Block 1, Park City Survey, and Lots 16, 17, 18, Block 6, Park City.

.18 acre.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 703 Park Park City, Summit County, Utah UTM: 12 457910 4499430
 Name of Structure: Ellsworth J. Beggs House T. R. S.
 Present Owner: Burnis Watts
 Owner Address: P.O. Box 705, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 103
 Legal Description: Kind of Building:

Beginning on West line Park Avenue at Northernmost corner Lot 1 Block 1 Snyder's Addition West to Park City, run thence South 28 degrees 50 minutes East along said West line 113.60 feet to Southeast corner Lot 16, Block 6, Park City, thence South 66 degrees 54 minutes West along South line said Lot 6, 75.0 feet; thence North 28 degrees 50 minutes West 105.32 feet to Northwesterly line Lot 1, Block 18, Snyder's Addition; thence North
 (See continuation sheet)

2 STATUS/USE

Original Owner: Ellsworth J. Beggs Construction Date: c. 1907 Demolition Date:
 Original Use: Residence 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

3 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 Census Records

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

1900 Census Records. Summit County, Park City Precinct, p. 164-B.
 1910 Census Records. Summit County, Park City Precinct, p. 12-B.
 Park Record. November 3, 1933, p. 1. Eva Jane Beggs obituary.
 Salt Lake Tribune. November 4, 1933, p. 28. Eva Jane Beggs obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 703 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Ellsworth Beggs

Building Materials: Wood

Building Type/Style: Two Story Box (variant of Pyramid House)

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two story frame box with a projecting cross-wing on the facade. It is a variant of the pyramid house. It has a pyramid roof over the box section, and a gable roof over the cross-wing. A small porch fills the space beside the crosswing. The porch piers are lathe turned, and a decorative pediment projects from the porch roof over the entrance area. The diamond cut shingles of the porch pediment match those of the cross-wing gable. Both first floor windows on the facade are broad single pane and transom windows. The transom windows are filled with leaded glass. One window flanks the door, and the other is set into the gable end. Most of the windows on the rest of the house are the one over one double hung sash type. There is a one story rear extension which is probably original. A small frame shed was built between this house and the garage to the north. It touches the house, but does not penetrate the wall. The shed therefore does not affect the original character of the house. This building is in excellent condition, and is essentially unaltered on the exterior. It maintains its original integrity.

A one story frame garage adjacent to 703 Park is included as an outbuilding in the nomination of 703 Park. It has a gable roof and a false front. The
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1907

Built c. 1907, the Ellsworth J. Beggs House at 703 Park is architecturally significant as one of about four extant two story box houses in Park City, three of which are well preserved and included in this nomination. The two story box is closely tied with the pyramid house, one of three major house types in Park City. Like the pyramid house, it has a square or nearly square form, a pyramid or truncated hip roof, and a porch spanning the facade. It varies in size from the pyramid house, being a full two stories, as compared with the one or one and one half stories of the pyramid house. The two story box was not common in Park city, but judging from the range of extant buildings in Park City, it seems to have been the preferred design choice for a sizeable Park City house. All of the extant examples of this house are located on prominent sites along Park Avenue, the most prestigious street in Park City, further documenting the significance of this house type as one chosen by those who were seeking more than a utilitarian dwelling.

Ellsworth J. Beggs bought this property in 1904, but, according to the Sanborn Insurance Maps, he did not build this house until after 1907. Located on the property at the time of Begg's purchase were a livery stable, a small one-story house on the rear of the lot, and a one-story house of similar configuration as the current two-story house located there. The livery stable was either greatly expanded or replaced c. 1906 by the larger livery stable/garage that is currently on the property. A \$500 mortgage that year by Beggs indicates that the construction of that building took place that year. The new livery stable, which, at the time of its construction, shared its south wall with the north wall of the one story house, later served as an automobile garage.

The existing two-story house was either built or moved onto the site after 1907, replacing the one story house, but located several feet south of where
(See continuation sheet)

703 Park

Description continued:

painting on the false front reflects some of its many uses. It originally was a livery stable, but was later converted into a garage. It is no longer used for commercial purposes. A pair of garage doors is centered on the facade. There is a large almost square window on the south side, and a narrow rectangular window on the north side of the garage doors. There are three small square windows on the north wall which look original, as well as a large rectangular window which may be an addition. Several of the openings in the south wall have been boarded over, and a window was added. The building is connected to the house at 703 Park by a small addition. The changes made to the exterior, however, are minor, and the building retains its original character.

History continued:

it had stood. Speculation that this house was moved here at a later date from another location is based on the fact that the Victorian inspired styling of this house was usually not used on buildings as late as 1907 and was usually not contemporary with the use of concrete foundations, such as the one upon which this house sits. Evidence to support the assumption that this house was built on the site is that Beggs was a local carpenter who was known to have built at least one other house in town of similar scale and styling, 421 Park. The relatively late construction date, c. 1907, can be attributed only to Begg's preference for that house type. The concrete foundation, though probably not part of the original construction of the house, was possibly constructed a number of years after the house was built. The process, which was not uncommon in Park City, involved raising up the house, pouring a concrete foundation underneath it, then lowering the house back down on the new foundation.

Ellsworth J. Beggs was born in Pennsylvania in 1861, and came to Park City by at least 1889, the year that he married Eva Jane Lockhart. She was the daughter of one of Park City's well-known and long-time citizens, Oliver Lockhart. Prior to moving into this house, Ellsworth and Eva Jane lived with her brother, Scott Lockhart, an attorney, in his house on Park Avenue. In addition to working as a carpenter, Ellsworth also served as a city councilman in Park City. The Beggs owned this house until 1946, when it was sold to Byron F. Wilde, a banker. The current owners, Burnis and Betty Watts, bought the house in 1974.

Legal Description continued:

60 degrees 30 minutes East 74.67 feet to beginning. Being part of Lot 1 Block 1, Park City Survey, and Lots 16, 17, 18, Block 6, Park City.
.18 acre.

PC 102

Location _____
 Kind of Bldg. Garage St. No. _____
 Class _____ Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		2000	75	\$ 1500
	x x				
	x x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building		Additions
Foundation—	Stone _____ Conc. _____ None <u>x</u>	Vacated except for stg use field factor This garage go w/home 10-22-69 58 1708 Per approved plans by City
Ext. Walls	<u>Sheet rock - gal. linc</u>	
Insulation—	Floors _____ Walls _____ Clgs. _____	
Roof Type	<u>gal.</u> Mtl. <u>Gal</u>	
Dormers—	Small _____ Med. _____ Large _____	
Bays—	Small _____ Med. _____ Large _____	
Porches —	Front _____ @ _____	
Rear	_____ @ _____	
Basement Entr.	_____ @ _____	
Planters	_____ @ _____	
Cellar-Bsmr. —	1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	
Bsmr. Apt.	_____ Rooms Fin. _____ Unfin. _____	
Attic Rooms	Fin. _____ Unfin. _____	
Plumbing	Class _____ Tub _____ Trays _____	
	Basin _____ Sink _____ Toiler _____	
	Urns _____ Ftns. _____ Shr. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—	Stove _____ H.A. _____ Steam _____ Stkr. _____ Blr. _____	
	Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond.	_____	
Finish—	Fir _____ Hd. Wd. _____	
Floor—	Fir _____ Hd. Wd. _____ Other <u>Conc</u>	
Cabinets	_____ Mantels _____ Blr. In _____	
Tile—	Walls _____ Wainscot _____ Floors _____	
Electrical—	Outlets _____ Fixt. _____	
Storm Sash—	Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings	_____	

Total Additions			
Year Built _____	Avg. Age <u>31</u>	Reproduction Value	\$ 1500
		Depr. Col. 1 2 3 4 5 6 <u>38%</u>	
Inf. by {	Owner - Tenant - <u>20%</u>	Repr. Val. Minus Depr.	570
	Neighbor - Record - Est.	Obsol. or Rem. - <u>50%</u>	285
Remodel Year _____	Est. Cost _____	Bldg. Value	\$ 285
Garage—	Class _____ Depr. 2% 3%		
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____		
Size—	x _____ Age _____ Cost _____ x _____ %		
Other _____			
Total Building Value			\$

Appraised Dec 8 19 57 By 1331

PA 103 PC102 1 OF 1
 Serial Number Card Number

Owners Name _____
 Location _____
 Kind of Bldg. SERV CAR St. No. _____
 Class. 1 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2000		\$ 4701	\$
	x x				
	x x				

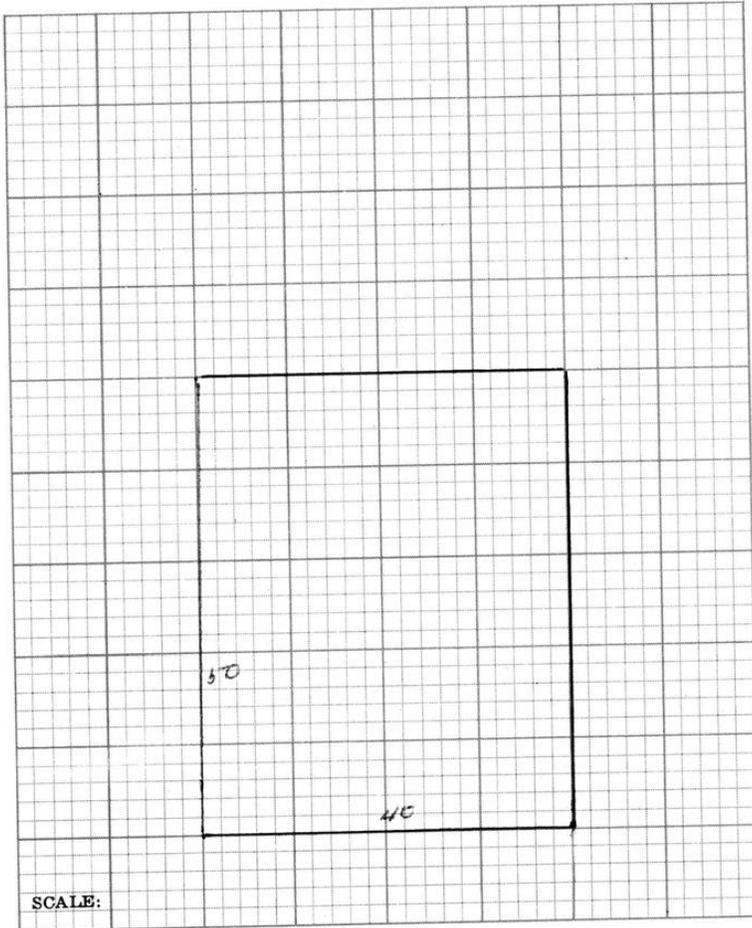
Att. Gar.—C.P. x Fr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>None</u>		
Ext. Walls <u>Shedding, C.I.</u>		
Roof Type <u>GAB</u> Mtl. <u>C.I.</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class _____ Tub. _____ Trays _____	
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sftr. _____ 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 _____		

Rec'd
 11-20-79
 A 2252

Total Additions			
Year Built <u>1926</u>	Avg. 1.	Replacement Cost	<u>4701</u>
	Age 2.	Obsolescence	<u>2351</u>
Inf. by {	Owner - Tenant -	Adj. Bld. Value	<u>2350</u>
	Neighbor <u>Record</u> - Est.	Conv. Factor	<u>1.0</u>
Replacement Cost—1940 Base			
<u>UAC 3 1/2 1/4</u>	Depreciation Column <u>1</u> 2 3 4 5 6		<u>25</u>
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value			\$ <u>588</u>

Appraised ① 10/22 19 68 By 1708
 Appraised ② _____ 19 _____ By _____
(COPIED FROM CARD BY 1480)



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 *used as 2 car red. garage & storage.*
AGE IN ERROR - WAS OLD LIVERY STABLE

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

Gladys J Wilde & Cathryn Sullivan
 1705 Ramona Ave
 Salt Lake City, Utah

PC-102
 16-17-18B6
 SWD594M25-486
 M80-448

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

PC 102 Beg. S. 28°50' E 40 ft & So. 66° 52' W. 75 ft fr. Northeasterly corner Lot 1 Blk 1 Snyders Addition to Park City, run. th. S. 66°52'W. 40ft M/L; th. N. 38°40' W. 48 ft th E.

29.8 ft, th N. 60°30' E. 17.83 ft, th. S. 28°50' E 40 ft M/L to pt. of beg. Being Lot 19 BLK 6 Park City Survey & portion of Blk 1 Snyders Add. to Park City

		PARCEL NO.							
				FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
				110 ft.		0.5%			2600
									2224
									5220
TOTAL									2600
ASSESSED VALUE									2224
									5220

PC 1003
Serial Number

OF
Card Number

Owners Name 703 PARK

Location _____

Kind of Bldg. Res St. No. _____

Class 7 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	1042		\$ 9058	\$
	x x				
	x x				

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

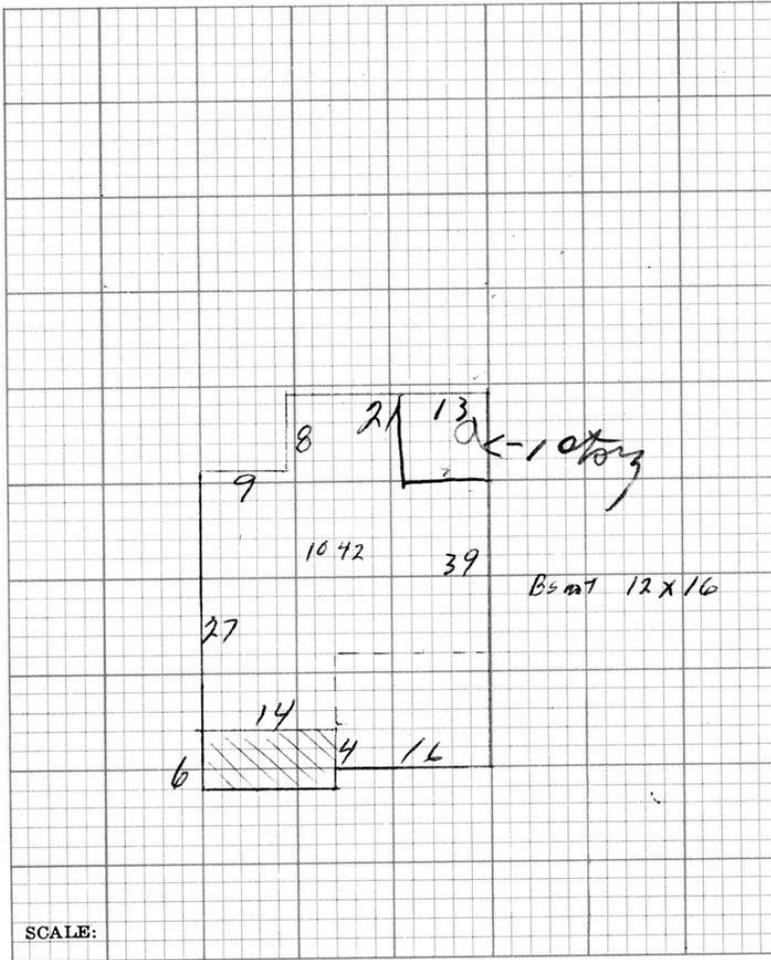
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gab</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>84^{sq}</u> @ <u>1.50</u>	126	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full <u>12x16</u> Floor <u>140</u>	269	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. <u>1</u> O.T. _____ Dishwasher _____ Garbage Disp. _____	550 340 100	Recap 11-20-74 #2272
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	637	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. <u>1</u> S. _____; Metal D. <u>1</u> S. _____	55	
Awnings — Metal _____ Fiberglass _____		

Total Additions 2022

Year Built <u>1911</u>	Avg. <u>1914</u>	Replacement Cost	<u>11,135</u>
Heat <u>1955</u>	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner</u> Tenant _____	Neighbor - Record - Est.	Adj. Bld. Value	
		Conv. Factor	<u>110/10</u>
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-22 1968 By 1708

Appraised ② _____ 19 _____ By 1328



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 \rightarrow Average Year of Construction Computation:

Year 1911 s 6 _____ % X 45 Year = 41.4

Year 1956 s _____ % X 1 Year = 8

Average Year of Construction 1914 _____ 42

