



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Samuel D. Walker House

Address: 1119 Park Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-48

Current Owner: Greg E. and Eric G. Davison

Legal Description (include acreage): ALL LOT 5 & S1/2 LOT 6 BLK 5 SNYDERS ADDITION TO PARK CITY M48-619-620 UWD340 XWD18 M6-568-684 M93-746-7 M132-423M152-515 M163-703-4 M166-472 M222-479 792-274 (REF:1393-57) (REF:1393-58)1400-101 1659-1842-1665; 0.06 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

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: Hall-parlor 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: Drop siding

Foundation: Tax cards-1949, 1957 and 1968--indicate no foundation

Roof: Gable roof form sheathed in asphalt shingle

Windows/Doors: Main door is frame-and-panel with transom. Windows are one-over-one 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 house at 1119 Park Avenue was described in a 1984 National Register nomination form as follows:

“This house is a two story frame hall and parlor house with a gable roof formed by having a second story added to a one story hall and parlor house. The Sanborn Insurance Maps of 1900 and 1907 indicate that this house was originally a one story building. A close examination of the siding of both sections, and of the line of juncture between the two stories verifies that the house was built in two sections. The grooves of the first floor siding are deeper than those of the second floor siding. The windows on both stories, however, are identical, as are the window frames. They are one over one double hung sash windows. Typical of a hall and parlor house, the door is set slightly off-center between the two first floor windows, and a porch supported on lathe turned piers spans the facade. The porch is probably not original, but it is complementary to the house. A one car garage was added to

the north side of the house. Shutters were added to the windows of the facade. Both alterations could be reversed and do not affect the building's original character. The addition of the second story was probably made in 1905 when a lien was placed on the property. Because of that alteration the house no longer maintains its integrity as a one story hall and parlor house. It does, however, maintain its integrity as a two story hall and parlor house, and documents one of several solutions for expanding a small Park City house. There are only three extant examples in Park City of this method of expansion. The two other houses that were similarly altered are 125 and 150 Main.”

Some changes have been made since the time of this description. One major difference is that the porch present during this description has been removed as part of a construction project occurring at the time the photograph was taken. The garage on the right side of the primary façade was not present in the c. 1940 tax photo, but was built shortly after and can be seen on the 1949 tax card drawing. The extent of the current construction project is unknown. 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.1895, the Samuel D. Walker House at 1119 Park is architecturally significant as one of three well preserved extant buildings which document the method of expanding a small mining town cottage by adding a full second story to an existing hall and parlor house. The addition of a shed extension to the rear of a house or a cross-wing to one end of a hall and parlor house were the preferred methods of expanding Park City's tiny houses. Because there are only three extant examples of houses that were expanded by the addition of a second story, it is likely that this type of expansion may have been more difficult to do, and was therefore less popular. All three houses altered in this manner were originally one story residences. This house is one of two that were changed to two story residences with gable roofs typical of hall and parlor houses. A flat roof second story was added to the top of the third house, giving it the appearance of a commercial building.

The original one-story section of this house was built by at least 1900, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. The first recorded transaction involving this property was in 1904, when this and numerous other properties in Park City were sold to the highest bidders in an auction of properties owned by the late David C. McLaughlin. McLaughlin was one of the principal property holders in Park City, both individually and as a member of the Park City Townsite Corporation, which owned and platted the townsite. McLaughlin apparently rented out this house. Samuel D. Walker was

highest bidder for this property and received title to it in 1904. A lien placed on the property in 1905 by the Summit Lumber Company indicates that the second story addition on this house was built at that time. Walker, about whom nothing is known, owned the house until 1906. Other owners of this house during the historic period include Robert R. Fletcher (1906-09), William S. MacFarlane (1909-19), and William and Lillie Scales (1919-41).”

Further research has uncovered more information about the early owners of this house. No information could be found on Robert Fletcher, or William McFarlane. William and Lillie Scales appear on the 1930 census, living in this house with their son Charles. William worked as a watchman for a silver mine at that time, and had also worked as a carpenter. He was a member of the Knights of Pythias for more than fifty years. He died in 1940, and his wife went to be with her son around the time that the census was conducted, explaining why the house does not appear on that census. The house is currently owned by Greg and Eric Davison.

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

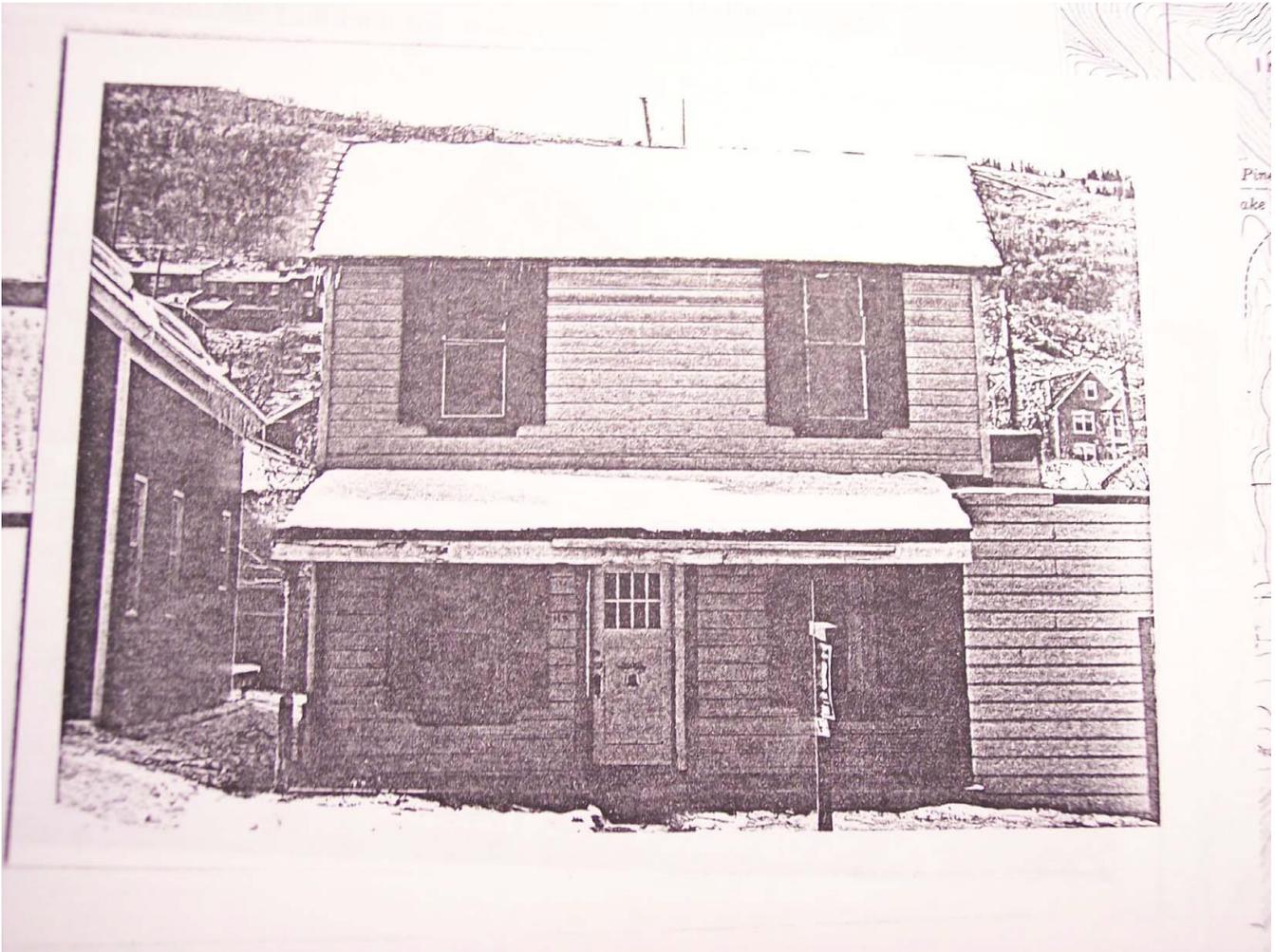
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1119 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





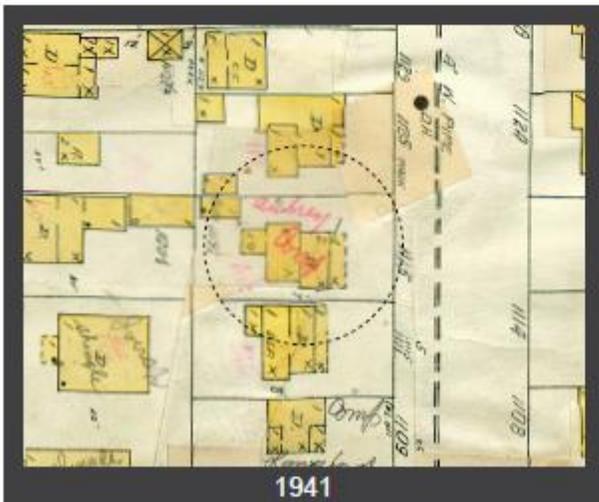
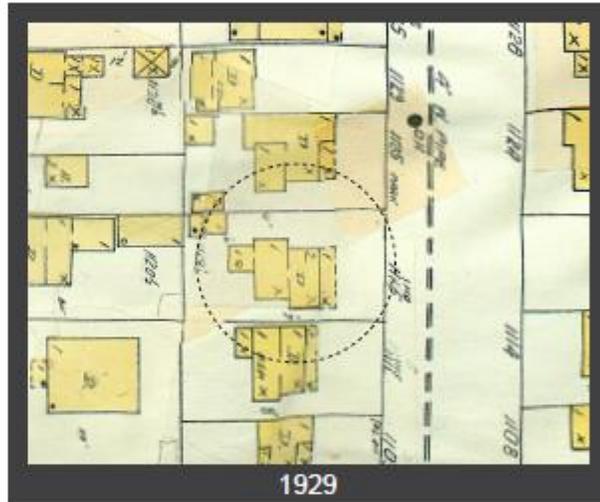
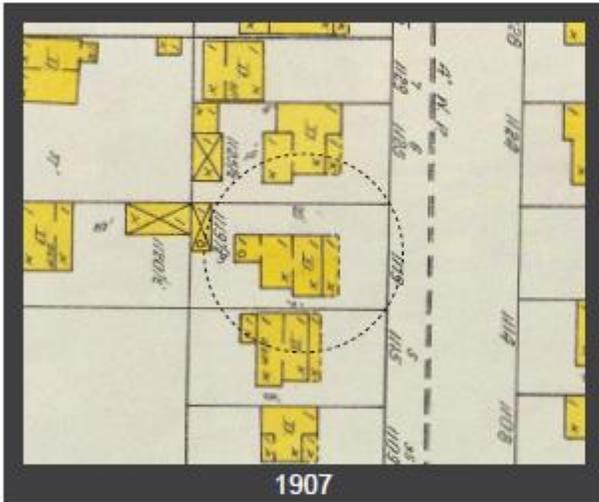
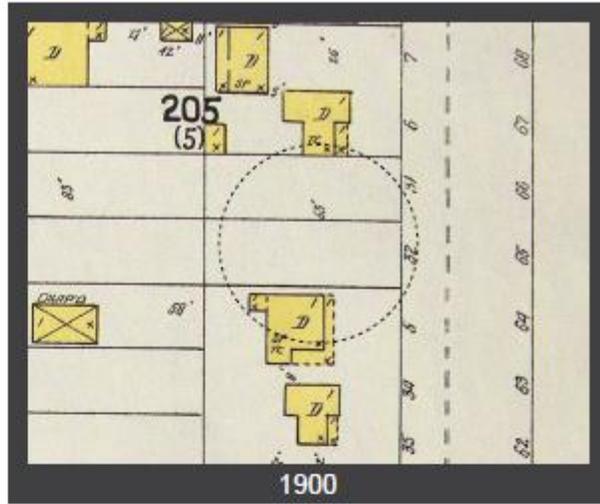
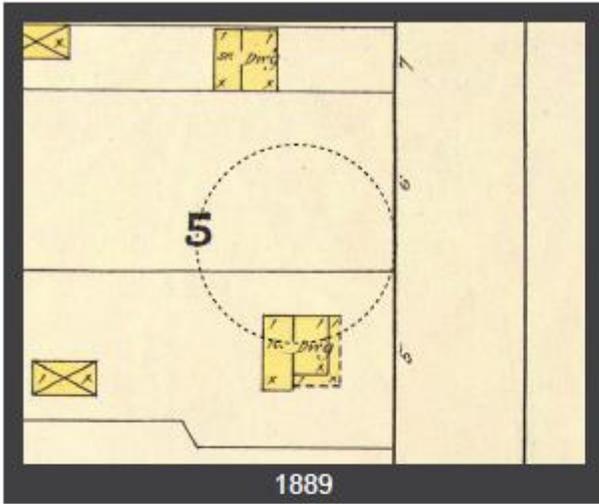
Samuel D. Walker House
1119 Park





MAPS

1119 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



DOCUMENTS

Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-567

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

IDENTIFICATION

Street Address: ²⁵ 1119 Park Avenue, Park City Plats^A Bl. 5 Lot5-S6
Name of Structure: T. R. S.
Present Owner: Melvin J. Uhl UTM:
Owner Address: P.O. Box 1935, Park City, Utah 84060 Tax #: SA-48

2

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1890s Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: Date of Slides: June 1978 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

ARCHITECTURE 5

Architect/Builder: Unknown

Building Materials: Wood Building Type/Style: Residential

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

Some windows have been slightly altered since 1940s tax photo.
One-story "L" frame home with a gable roof treatment. The building's front is composed of a gable end, to the northeast, with a picture window having three window panes and an open porch to the southeast. Porch supports have been changed to iron. Wood siding exists on the exterior, with a shingle roof.

HISTORY 6

Statement of Historical Significance:

- Aboriginal Americans
- Agriculture
- Architecture
- The Arts
- Commerce
- Communication
- Conservation
- Education
- Exploration/Settlement
- Industry
- Military
- Mining
- Minority Groups
- Political
- Recreation
- Religion
- Science
- Socio-Humanitarian
- Transportation

The building is contributory to the district because of its similarity in size and scale and style to other vernacular dwellings on Park Avenue.

Lot 7 ownership as follows: David C. McLaughlin, 1883; Edward G. Kidder, 1895; W. H. Richardson, 1902; Charles O. Workman, 1904. In 1921 Lot N6-7 under ownership of Patrick J. O'Neil (sold by Workman). No record until a redemption in 1934 by Alex Gibson; finally, under ownership of Joseph Buehler.

No information found on Patrick J. O'Neil; however, sources (Obituary Index) reveal the presence of a Charles Oliver Workman, who was born in Salt Lake City in 1853. He died in 1936 in Heyburn, Idaho. This could possibly have been the same Charles O. Workman as above.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1
IDENTIFICATION

Street Address: 1119 Park UTM: 12 457630 4499860
 Name of Structure: Park City, Summit County, Utah Samuel D. Walker House T. R. S.
 Present Owner: Greg Burt
 Owner Address: P.O. Box 1052, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 48
 Legal Description: Kind of Building:

All of Lot 5 and South half of Lot 6 Block 5,
 Snyder's Addition to Park City Survey.
 Less than one acre.

2
STATUS/USE

Original Owner: Unknown Construction Date: c. 1895 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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 1119 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Two Story Hall & Parlor House

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

This house is a two story frame hall and parlor house with a gable roof formed by having a second story added to a one story hall and parlor house. The Sanborn Insurance Maps of 1900 and 1907 indicate that this house was originally a one story building. A close examination of the siding of both sections, and of the line of juncture between the two stories verifies that the house was built in two sections. The grooves of the first floor siding are deeper than those of the second floor siding. The windows on both stories, however, are identical, as are the window frames. They are one over one double hung sash windows. Typical of a hall and parlor house, the door is set slightly off-center between the two first floor windows, and a porch supported on lathe turned piers spans the facade. The porch is probably not original, but it is complementary to the house. A one car garage was added to the north side of the house. Shutters were added to the windows of the facade. Both alterations could be reversed and do not affect the building's original character. The addition of the second story was probably made in 1905 when a lien was placed on the property. Because of that alteration the house no longer maintains its integrity as a one story hall and parlor house. It does, however, maintain its integrity as a two story hall and parlor house, and documents one of several solutions for expanding a small Park City house. (See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1895

Built c.1895, the Samuel D. Walker House at 1119 Park is architecturally significant as one of three well preserved extant buildings which document the method of expanding a small mining town cottage by adding a full second story to an existing hall and parlor house. The addition of a shed extension to the rear of a house or a cross-wing to one end of a hall and parlor house were the preferred methods of expanding Park City's tiny houses. Because there are only three extant examples of houses that were expanded by the addition of a second story, it is likely that this type of expansion may have been more difficult to do, and was therefore less popular. All three houses altered in this manner were originally one story residences. This house is one of two that were changed to two story residences with gable roofs typical of hall and parlor houses. A flat roof second story was added to the top of the third house, giving it the appearance of a commercial building.

The original one-story section of this house was built by at least 1900, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. The first recorded transaction involving this property was in 1904, when this and numerous other properties in Park City were sold to the highest bidders in an auction of properties owned by the late David C. McLaughlin. McLaughlin was one of the principal property holders in Park City, both individually and as a member of the Park City Townsite Corporation, which owned and platted the townsite. McLaughlin apparently rented out this house. Samuel D. Walker was highest bidder for this property and received title to it in 1904. A lien placed on (See continuation sheet)

1119 Park
Description (continued)

There are only three extant examples in Park City of this method of expansion. The two other houses that were similarly altered are 125 and 150 Main.

History (continued):

the property in 1905 by the Summit Lumber Company indicates that the second story addition on this house was built at that time. Walker, about whom nothing is known, owned the house until 1906.

Other owners of this house during the historic period include Robert R. Fletcher (1906-09), William S. MacFarlane (1909-19), and William and Lillie Scales (1919-41).

TITLE SEARCH FORM

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

Address: 1119 Park Avenue

City: Park City, UT

Current Owner: Greg E. & Eric G. Davison

Address: (see historic site form for address)

Tax Number: SA-48

Legal Description (include acreage): SA BK5 L5 & S1/2 L6 (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|------------------------------|-----------------------------|---------------------|---------------|----------------|
| 11/14/1883 | Geo. G. Snyder | David C. McLaughlin | W | | [L1-10, 12-32] |
| 9/23/1904 | 3rd District Court | S.D. Walker | O. of S. (?) | | "5" |
| 1/9/1906 | S.D. Walker & wife | Mary J. McFalls | W.D. | | "5, S1/2 6" |
| 11/15/1906 | Mary J. McFalls | Samuel D. Walker | W.D. | | |
| 12/5/1906 | Samuel D. Walker & wife | Robert D. Fletcher | W.D. | | |
| 1/16/1909 | Robert D. Fletcher & wife | William S. MacFarlane | W.D. | | |
| 10/16/1919 | William S. MacFarlane | William E. Scales | W.D. | | |
| 6/24/1941 | Lillie Scales | John W. & Charles T. Scales | W.D. | | |
| 5/11/1946 | John W. & Charles T. Scales | Fletcher A. Lofton | W.D. | | |
| 9/19/1946 | Fletcher A. Lofton, et ux | Delmer E. Poormon, et ux | W.D. | | |
| 8/29/1952 | Delmer E. & Beth G. Pooman | Mrs. Blanche Aubrey | W.D. | | |
| 4/7/1959 | Blanche Aubrey, widow | Fred G. & Lillie Rasmussen | W.D. | | |
| 6/30/1966 | Fred G. & Lillie Rasmussen | Robert C. & Alice D. Blair | W.D. | | |
| 7/9/1973 | Robert C. & Alice D. Blair | Mark James Rockwood | W.D. | | |
| 7/11/1973 | Mark James Rockwood | Lowell A. Brown | W.D. | | |
| 4/29/1977 | Lowell A. & Maureen B. Brown | Melvin J. Uhl | Sp. W.D. | | |

Date: 4/22/2014

Researcher: John Ewanowski, CRSA Architecture

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 1119 Park Avenue, page 2
 City: Park City, UT
 Current Owner: Greg E. & Eric G. Davison
 Address: (see historic site form for address)
 Tax Number: SA-48
 Legal Description (include acreage): SA BK5 L5 & S1/2 L6 (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER) | GRANTEE (BUYER) | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|----------------------------|--------------------------------|---------------------|---------------|-----------------|
| 4/30/1979 | Marvin J. Uhl | Stan Cordova | W.D. | | |
| 2/28/1980 | Stanley J. Cordova | Hector O. Cordova | Q.C.D. | | |
| 8/5/1980 | Hector O. Cordova | Stan Cordova | Q.C.D. | | |
| 8/5/1980 | Stan Cordova | Gregory Burt | W.D. | | |
| 9/10/1980 | Gregory Burt | Gregory Burt & Steven H. Wolff | Q.C.D. | | [1/2 int. each] |
| 6/9/1982 | Gregory Burt | Steven H. Wolff | Q.C.D. | | [his 1/2 int.] |
| 3/14/1994 | Steven H. Wolff | Steven H. & Tammy C. Wolff | Deed | | |
| 10/5/2001 | Steven H. & Tammy C. Wolff | Greg E. & Eric G. Davison | W.D. | | |
| 11/12/2004 | Greg E. Davison | Eric G. Davison | W.D. | | |
| 11/17/2004 | Eric G. Davison | Greg E. & Eric G. Davison | W.D. | | |
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Researcher: John Ewanowski, CRSA Architecture
 Date: 4/22/2014

1119 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Long Time Park City Resident Passes Away



At the Park City Miners hospital Sunday, William Edward Scales, one of Park City's long time and best known citizens passed into his final sleep, after three weeks of suffering, at the advanced age of eighty-seven years.

Deceased had been an esteemed resident of this community for twenty-seven years—during his early residence here he followed his trade as carpenter and millwright, assisting in the construction of some of the mills of this city, and general carpenter work, and later was employed at the Park Utah company.

Mr. Scales was born in Ohio on August 23, 1852. The family moved to Iowa in his boyhood days, and he assisted in farm work. When a young man he was with a contingent of Indian fighters when Indians were a source of much trouble in the middle west. He spent some years in Canada and became engaged in the timber business.

When first coming to Utah he located in Meador, then one of the busy mining camps of the state, and engaged in mill and smelter construction in that camp and Bingham. Later he made his home in Salt Lake City, and followed his trade as a carpenter.

While in Meador he became a member of the Knights of Pythias, and for more than fifty years was prominent in this organization, being a past chancellor commander, and an active member in the grand lodge. He transferred his membership from the Meador lodge to the Calanthe-Myrtle lodge of Salt Lake City, retaining his membership therein until his death. He was also an active member in the Salt Lake Carpenters Union for several years.

Mr. Scales departed this life full of years—ripened with age and experience. He was a kind husband and father, an honorable citizen, a sincere friend, and an obliging neighbor. A good man has gone to his deserved, long rest.

Besides his widow, deceased is survived by two sons, John H. Scales of Hollywood, California; Charles F. Scales in the U. S. service, stationed at the Presidio, San Francisco; a daughter, Miss Edna Scales of Tucson, Arizona, and one brother, J. H. Scales of Boise, Idaho.

Funeral services were held at the Archer Mortuary Chapel yesterday afternoon, under the auspices of the officers of Calanthe-Myrtle lodge, Knights of Pythias, Salt Lake, assisted by members of Park Lodge, No. 4 of this city. Rev. E. White of the Community Church, preached the funeral sermon.

Interment was in City cemetery. The two sons came to the Park when informed of the serious illness of their father, and was with him until the end.

They left last evening, accompanied by their mother, who will remain with her son, John H., at his Hollywood home, for a few weeks.

Park Record 2/8/1940

SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name, Owner's Address, Location, Kind of Building (Res), Street No., Schedule 1, Class 3, Type 1-2-3(4), Cost \$, X %

Table with columns: Stories, Dimensions, Cu. Ft., Sq. Ft., Actual Factor, Totals. Rows include 1 1/2, 1 1/2, and Attached Garage.

No. of Rooms 5+2-4+ Condition

Main appraisal table with columns: Description of Building, Add, Deduct. Includes entries for Foundation, Ext. Walls, Roof, Porches, Cellar, Plumbing, Heat, Cabinets, Tile, Lighting, and Total Additions and Deductions.

REPRODUCTION VALUE, Est. Owner, Tenant, Neighbors, Records, Depr. 2-3-4-5-6, Reproduction Val. Minus Depr.

Remodeled, Est. Cost, Remodeling Inc., Garage, S 8 C, Depr. 2% 3%, Obsolescence, Cars, Walls, Out Bldgs., Roof, Size x Age, Floor, Cost, Depreciated Value Garage

Remarks (W 1/2 Ave Used - 1941), Total Building Value

Appraised 9/30/1949 By C.M.O. & A.J.

Serial No. SA-48

Location Block 5 SA - All lot 5 - 24 lot 6
 Kind of Bldg. Res St. No. 1119 Park Ave
 Class 33 Type 1 2 3 4 Cost \$ 1851 X — %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|--------------|------------|-----------------|-----------|--------|---------|
| 1 | x x | 1518 | 716 | | \$ 1851 |
| 1/2 | x x | 333 | 164 | | |
| | x x | | | | |
| Gar. Carport | 4 x 6 | Flr. Dirt Walls | Cl. - 1 - | | 167 |

Description of Buildings Additions

Foundation—Stone — Conc. — None ✓

Ext. Walls Siding

Insulation—Floors — Walls — Cigs. —

Roof Type Gable c Mtl. Pat

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front 72 @ 100 72

Rear @

Porch @

Metal Awnings — Mtl. Rail —

Basement Entr. @

Planters @

Cellar Bsmt. — 1/4 1/2 3/4 Full — Floor Dirt 50

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub 1 Trays —
 Basin 1 Sink 1 Toilet 1
 Wtr. Sft. — Shr. St. — O.T. — 315
 Dishwasher — Garbage Disp. —

Built-in Appliances —

Heat—Stove 1 H.A. — Steam — Stkr. — Hr. —

Oil — Gas — Coal — Pipeless — Radiant —

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets 1 Mantels —

Tile—Walls — Wainseot — Floors —

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

Unoccupied

437

| | | | |
|-----------------------|-------------------------------|------------------------------------|----------------|
| Total Additions | | | 437 |
| Year Built | Avg. Age | Current Value | \$ 2455 |
| <u>Apr 1949 - 55</u> | <u>64</u> | Commission Adj. <u>660</u> 10% | <u>245</u> |
| Inf. by <u>Owner</u> | Tenant - | Bldg. Value | <u>2210</u> |
| <u>Neighbor</u> | Record - Est. | Depr. Col. 1 2 3 4 5 6 <u>30</u> % | |
| Remodel Year | Est. Cost | Current Value Minus Depr. | \$ <u>1663</u> |
| Garage—Class <u>—</u> | Depr. 2% 3% | Carport—Factor <u>—</u> | |
| Cars <u>—</u> | Floor <u>—</u> Walls <u>—</u> | Roof <u>—</u> Doors <u>—</u> | |
| Size— <u>x</u> | Age <u>—</u> | Cost <u>—</u> x <u>—</u> % | |
| Other <u>—</u> | | | |
| Total Building Value | | | \$ <u>5010</u> |

Appraised 5-5- 1958 By 1302

SA-48
Serial Number

OF
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg Res St. No. 1119 PARK AVE
 Class 3 Type 1 2 3 0 Cost \$ _____ X 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|--------------|------------|------------|--------|----------------|--------|
| <u>1</u> | x x | <u>692</u> | | \$ <u>4043</u> | \$ |
| <u>1 1/2</u> | x x | <u>264</u> | | | |

Att. Gar. 0 C.P. 12 x 16 Flr. DIRT Walls PK Cl. 1 268

| Description of Buildings | Additions | Additions |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/> | | |
| Ext. Walls _____ <u>FRAME</u> | | |
| Roof Type <u>gable</u> Mtl. <u>Pat</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ <u>72° @ 150</u> <u>108</u> | | |
| Rear _____ <u>30° @ 70</u> <u>21</u> | | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| Cellar Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>Flr</u> <u>60</u> | | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> <u>550</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____ | | |
| Heat—Stove <u>H.A.</u> _____ FA _____ HW _____ Stkr _____ Elec. _____ | | |
| Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____ | | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. _____ Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. _____ Hd. Wd. _____ Other _____ | | |
| Cabinets <input checked="" type="checkbox"/> Mantels _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____ | | |
| Awnings — Metal _____ Fiberglass _____ | | |

Total Additions 739

Year Built 1894 Avg. 1900 Replacement Cost 5050

1960 Age 2 Obsolescence _____

Inf. by Owner - Tenant - Adj. Bld. Value _____
Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

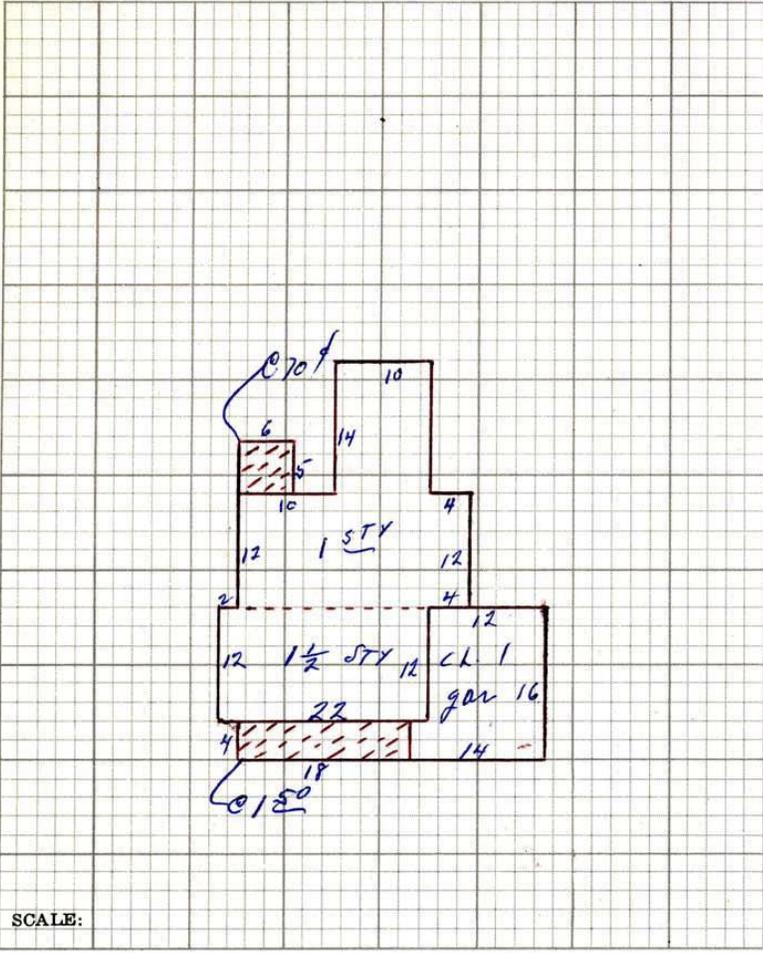
Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 10-23 19 68 By 1581 JAN 30 1969

Appraised ② _____ 19 _____ By 1328

191



| 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 **Average Year of Construction Computation:**

Year 1894 \$ 4611 = 91 % X 67 Year = 60.97

Year 1960 \$ 438 = 9 % X 1 Year = 9.09

Average Year of Construction 1900 61.06