

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 351 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 351-PA-1

Current Owner Name: LEVIN JORDAN R H/W (JT)

Parent Parcel(s): PC-45-A

Current Owner Address: 1601 CLOVERFIELD BLVD #5000 NT, SANTA MONICA, CA 90404

Legal Description (include acreage SUBD: 351 PARK AVENUE SUBDIVISION LOT: 1LOT 1 351 PARK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4,387 SQ FT OR 0.10 AC; Acres 0.10

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare type / Vernacular style

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)  
 Fair (Some problems are apparent. Describe the problems.):  
 Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):  
 Uninhabitable/Ruin

**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

**Foundation:** The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

**Walls:** The exterior walls are clad in wooden drop/novelty siding.

**Roof:** The roof appears to be sheathed in metal shingles in the 2006 photograph. The two corbelled brick chimneys visible in the c.1940 tax photo had been removed by the time of the 1995 photograph.

**Windows/Doors:** The visible windows are one-over-one double-hung sash with simple casing and slightly protruding sills. The second floor façade has three windows, symmetrically placed. The first floor has two pairs of windows, set in two vertical openings flanking the entry door. The door is wooden paneled with a large single light.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This two-story frame foursquare house has a hipped roof and a square stone rear addition.<sup>1</sup> A partial-width open front porch was extended to full-width between the 1900 and 1907 Sanborn Insurance Company maps. It has a hipped roof with a central gablet and decorative wooden supports with brackets and a wooden railing. The horizontal first floor façade picture windows seen in the 1995 photo were replaced by pairs of double-hung windows in vertical openings by 2006. A single-car frame garage was added to the side of the house between 1995 and 2006. Its roof is used as a patio.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The street slopes upward to the left and an coursed uncut stone retaining wall runs parallel to the street. The stone wall is not visible in the tax photo and the materials indicate its more recent construction. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The foursquare was a common house type built in Park City during the mining era.

---

<sup>1</sup> As noted on the Sanborn Insurance Company maps sketched on the 1978 Site Form.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1895 <sup>2</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

### 1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>3</sup>

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

<sup>2</sup> Summit County Recorder.

<sup>3</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



PG 4

41

Researcher: Philip F. Notarianni  
Date: June, 1978

Site No. SU-10-124

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

IDENTIFICATION

Street Address: 351 Park Ave. Plat pc Bl. 3 Lot 12=13  
Name of Structure: T. R. S.  
Present Owner: Jessie G. hales UTM:  
Owner Address: P.O. Box, Park City, Utah, 84060 Tax #: PC-45

AGE/CONDITION/USE

Original Owner: Construction Date: @1899 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

STAT

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

DOCUMENTATION

Photography: 4  
Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other

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

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, 1889,1900,1907,

Architect/Builder: unknown

Building Materials: wood

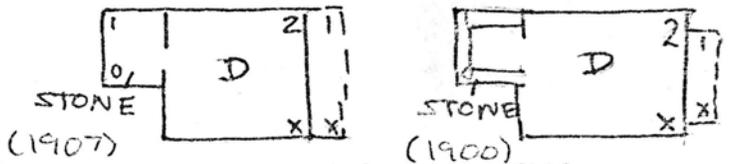
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

Two-story frame, with a hip roof and apparent deck on the roof top. The front porch contains a pediment located in the center, but decorative wood posts have been substituted by metal. Lower floor windows (front) are also aluminum, while the second story's remain double-hung frame.

From Sanborn Maps:



Not on 1889.

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military          | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups   | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political         | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation        |   |

A dwelling which contributes in style to other homes in the Park City residential area.

In 1881 Emma L. Kescel obtained the property (lot #13) from Edward P. Ferry. In 1911 the deed went from James T. Kescel and wife to Richard Hales. The dwelling that appears on the 1889 Sanborn Map was different; apparently burned in the 1898 fire. The Kescels could have had the present structure built shortly after.





351

240 MP