

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 502 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-144

Current Owner Name: HUGHES MEADOR LLC

Parent Parcel(s):

Current Owner Address: PO BOX 1025, PARK CITY, UT 84060-1025

Legal Description (include acreage) S 16 T 2S R 3E ALL LOT 46 BLK 9 PARK CITY SURVEYHQC-431 IQC-85-673 1953-22 M29-657 449-686-687 1362-1119; Acres 0.04

## 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/pyramid type / Vernacular style

No. Stories: 1

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

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

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

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): Paint is failing on the entry door and the decorative wood trim on the porch roof.
- 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 be verified.

**Walls:** The exterior walls are clad in clapboard siding.

**Roof:** The hipped roof is sheathed in shake shingles.

**Windows/Doors:** The façade windows include a large fixed pane with a leaded glass transom and a pair of one-over-one double-hung wooden sash in the same vertical opening with simple wooden casing. The door is paneled with a 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 single-story frame foursquare or pyramid cottage has an inset corner porch with decorative wooden detailing. A gabled roof dormer is located on the façade roof plane.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot has deciduous trees and a rough wooden fence parallel to the street. 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 plan type (pyramid or foursquare), 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1906 <sup>1</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:

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<sup>1</sup> Summit County Recorder.

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>2</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:** West elevation (primary façade). Camera facing east, 2006.

**Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 502 Park Ave  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ %  
 X \_\_\_\_\_ %

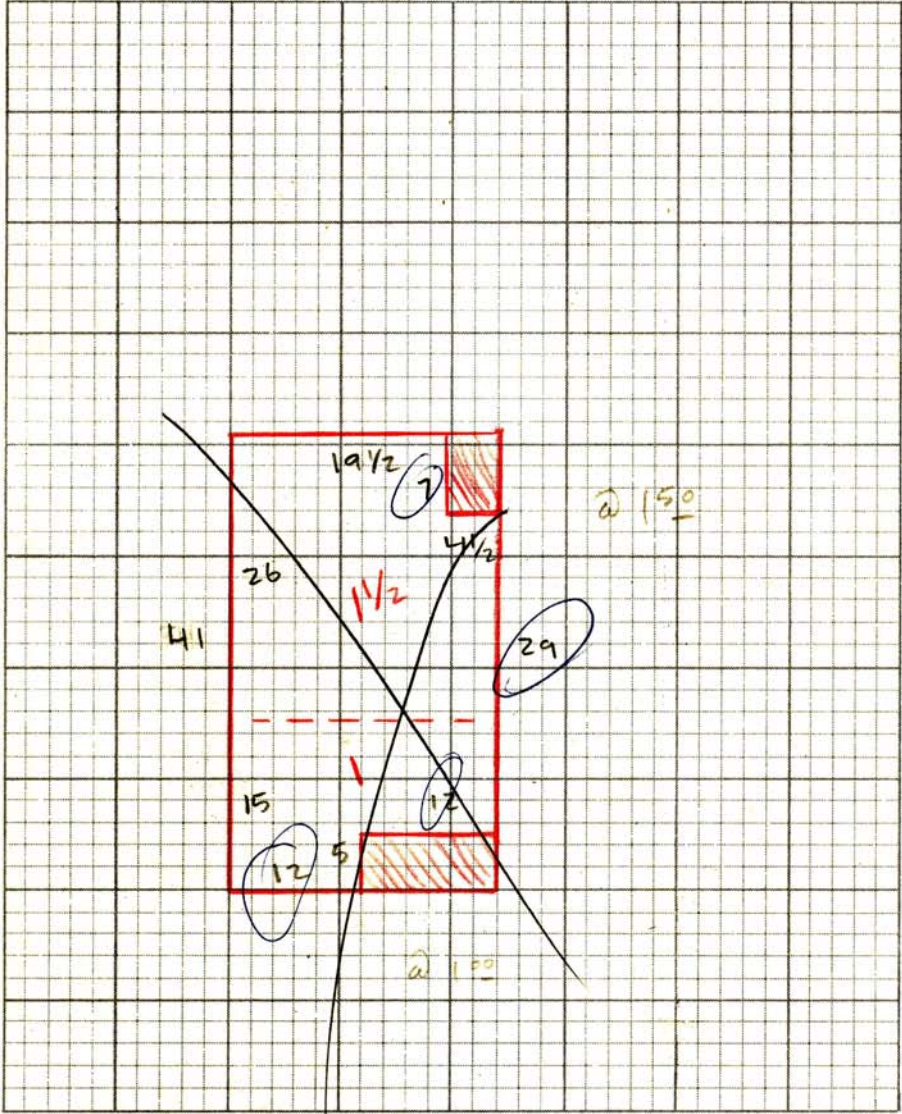
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		892		\$ 1780
1/2	x x		592		640
	x x				

Gar.—Carport \_\_\_\_\_ x \_\_\_\_\_ Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Aluminum Sid</u> <u>Asph. on Sid</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Imp</u> Mtg. <u>4.5. Alum / Gal</u>	
Dormers—Small <u>1</u> Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>60</u> @ <u>1.00</u>	60
Rear <u>31</u> @ <u>1.50</u>	46
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	315
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 <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	421

Vacated  
 Boarded  
 up  
 20%  
 OBS

Year Built <u>1906</u>	Avg. Age _____	Current Value	\$ 2841
Inf. by <u>Owner - Tenant</u>	Neighbor - Record - Est.	Commission Adj. - 20 %	- 568
Remodel Year _____	Est. Cost _____	Bldg. Value	2273
Garage—Class _____	Depr. 2% 3% _____	Depr. Col. (1) 2 3 4 5 6 36 %	
Cars _____	Floor _____ Walls _____	Current Value Minus Depr.	\$ 818
Size—x _____	Age _____ Cost _____ x _____ %		
Other _____		Total Building Value	\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 144  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 502 Park Ave  
 Class. 3 Type 1 2 3 4 Cost \$ 4023 X 104.5 %

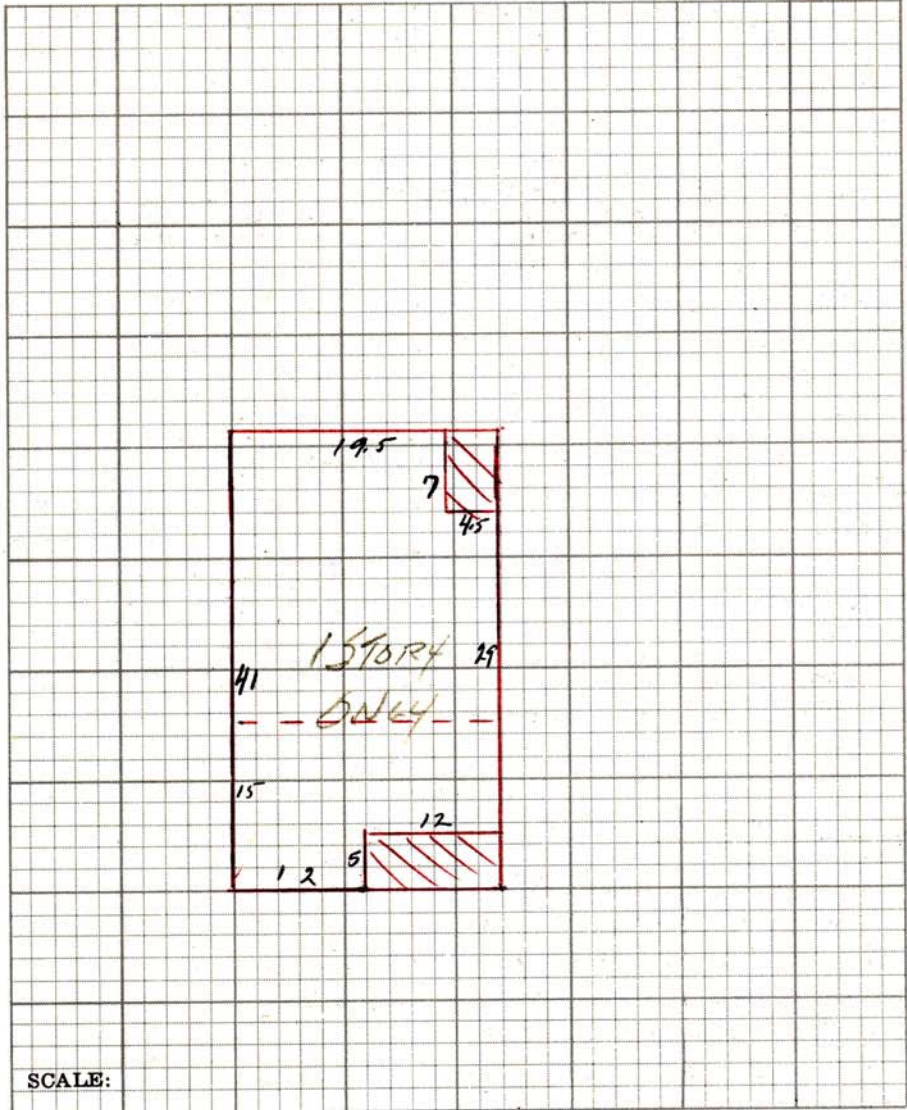
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	<u>10' x 4'</u>	<u>893</u>		\$ <u>4204</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <u>x</u> Conc. _____ Sills <u>x</u>		
Ext. Walls <u>Alum siding (C)</u>		
Roof Type <u>HIP</u> Mtl. <u>1/5 shg/alcd 200 #</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>60# @ 1.50</u> <u>90</u>		
Rear _____ <u>32# @ 1.25</u> <u>40</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>593#</u> Floor _____	<u>633</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>360</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<u>1873</u>	

Year Built <u>1906</u>	Avg. 1.	Replacement Cost	<u>6077</u>
	Age 2.	Obsolescence	
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	<u>118</u>
		Replacement Cost—1940 Base	<u>7171</u>
		Depreciation Column <u>2</u> 3 4 5 6	<u>31.08</u>
		1940 Base Cost, Less Depreciation	<u>2229</u>
Total Value from reverse side			
Total Building Value \$ <u>2229</u>			

Appraised ① 10-25- 1968 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ **JAN 15 1969 1328**



SCALE:

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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

IDENTIFICATION 1

Street Address: 502 Park Avenue Plat PC Bl. 9 Lot 46  
Name of Structure: T. R. S.  
Present Owner: Timothy J. and Lynn D. Heydon c/o Phillip D. & Karen UTM:  
Owner Address: W. Hughes, 1705 Tonalen Rd., Knoxville, TN 37919 Tax #: PC-144

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1903 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 3

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

DOCUMENTATION 4

Photography: Date of Slides: 11/77 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 Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
Park City, Utah. The Past, Present, Future. Souvenir Edition, 1902. Compliments of  
The Park Record.



Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential

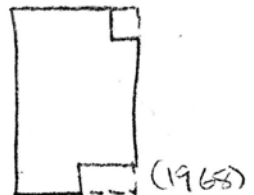
Description of physical appearance & significant architectural features:

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

One-and-a-half story frame dwelling, having a hip style roof with a small roof dormer facing west. The structure is rectangular-shaped with a porch at the southwest corner. Ornamental wood work is still evident along the upper portion of the porch. Dormer windows remain double-hung, as do those on the north part of the facade. The window on the porch section is a picture window with transom. The building is assised with aluminum siding.



Not on the 1900 Sanborn Map.



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 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 owned by the Prisk family, Park City merchants, and remaining close to its original appearance. Thus, contributory to the district.

Arthur Harrison appeared as owner of record in 1887. In 1903 John Prisk was granted a Warranty Deed by William M. Ferry; and in the same year took out a \$1000 mortgage from Western Loan and Savings Co. (redeemed 1907). Records indicate that during the 1930's John Prisk was "partially" paying tax payments. In 1945 property went from Charles F. Prisk to Mrs. Alta Collard; then "apparently" one of many homes owned by Joe Grover.

Charles T. Prisk operated a news, book, and stationery store in Park City, John Prisk was his brother, who died in Park City at the age of seventy-three in March, 1945.





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