

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 553 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-79

Current Owner Name: PLUNKETT JOHN & KUHR BARBARA TRUSTEES Parent Parcel(s):

Current Owner Address: PO BOX 2237, PARK CITY, UT 84060-2237

Legal Description (include acreage): SUBD: PARK CITY BLOCK 5 LOT: 13-4S 16 T 2S R 4E LOT 14 BLK 5 PARK CITY SURVEY CONT 0.04AC IQC-284 HQC-571 PWD-289 1953-15 803-760 1283-169-182 1790-1769JOHN D PLUNKETT & BARBARA J KUHR TRUSTEES OF THE PLUNKETT-KUHR TRUST1790-1769; 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 & 2008
- 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: Other residential type / Vernacular style

No. Stories: 1

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

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

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 1949 and 1957 tax records state that there is not foundation. By 1968, tax records note that the foundation is concrete. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified, but a 2007 rehabilitation assumes the foundation was upgraded to concrete.

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

Roof: The gabled and hipped roof is sheathed in standing seam metal roofing materials. The wall chimney visible in the c.1940 tax photos was removed from the side wall prior to 1995. The front porch has a shed roof with a gablet over the entry.

Windows/Doors: The windows are one-over-one double-hung sash with simple casing and narrow protruding sills. The entry door is wooden with a single panel and a large light.

Improvements: GARAGE-MASONRY; 451 SF ; Quality TYPICAL

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 frame single-story house has a roof that is gabled on one side and hipped on the other, one of the less typical roof forms. The original wooden porch roof supports and porch railing were replaced by ornamental metal ones by 1978. By 1995 they were once again wooden with decorative brackets on the square supports and the porch railing has square wooden balusters.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is located on a sloping lot and it is sited above the finished road grade. A stone retaining wall parallels the road. 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 other residential type was a house type built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1894¹

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.²

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Photo No. 6: East elevation (primary façade). Camera facing west, tax photo.

¹ Summit County Recorder.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 553 Park Ave

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	\$ -	\$ 1470
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
190' ^{120' @ 12"} Foundation—Stone Conc. None ✓		120
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob</u> Mat. <u>Pot. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>88" @ 1.10</u>	97	
Rear <u>84" @ 1.00</u>	84	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. Lined. No. Sinks - 11 @ 35"</u>	140	
Total Additions and Deductions	571	260
Net Additions or Deductions	-260	1470

Ave Age 45 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 1781
 { Tenant Depr. 2-3-4-5-6 58/42 % \$
 { Neighbors
 { Records Reproduction Val. Minus Depr. \$ 748

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 37yr Ave Used-1941 Total Building Value \$ _____

Appraised 10/1949 By AD. K.A.T.

Location _____
 Kind of Bldg. RES St. No. 553 Park Ave
 Class 3 Type 1 2 3 3 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		752		\$ 1527
	x x				
	x x				

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

Description of Buildings	Additions		
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>			
Ext. Walls <u>SIDING</u>			
Insulation—Floors _____ Walls _____ Clgs. _____			
Roof Type <u>Galv</u> Mtl. <u>pat</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays — Small _____ Med _____ Large _____			
Porches—Front <u>88</u> @ <u>100</u>	<u>88</u>		
Rear <u>84</u> @ <u>100</u>	<u>84</u>		
Porch _____ @ _____			
Metal Awnings _____ Mtl. Rail _____			
Basement Entr. _____ @ _____			
Planters _____ @ _____			
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dust</u>	<u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____			
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> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
			Built-in-Appliances _____
			Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ 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 _____ Wainseot _____ Floors _____			
Storm Sash— Wood D. _____ S. _____ ; Metal D. _____ S. _____			
Total Additions	572		

Year Built _____	Avg. <u>53</u>	Current Value	\$ <u>2099</u>
	Age <u>53</u>	Commission Adj. _____ %	
Inf. by { Owner _____ Tenant _____		Bldg. Value	
{ Neighbor - Record - Est. _____		Depr. Col. 1 2 3 4 5 6 <u>34</u> %	
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.	\$ <u>714</u>
Garage — Class _____ Depr. 2% 3% _____		Carport — Factor _____	
Cars _____ Floor _____ Walls _____		Roof _____ Doors _____	
Size— <u>x</u> _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

PC 79
Serial Number

Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 653 Park

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	752		\$ 3,363	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>A</u> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>gab</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 80 [#] @ 150	120	
Rear _____ 36 [#] @ 100	36	
Porch _____ @		
Planters _____ @		
Ext. Base. Entry _____ @		
Cellar/Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor	80	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>1</u> Unfin. _____	225	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	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. _____	329	
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. _____ S. _____; Metal D. <u>1</u> S. _____	30	
Awnings — Metal _____ Fiberglass _____		

Reg 11-20-79
 #2272

Total Additions 1370

Year Built 1904 Avg. 1904 Replacement Cost 4733

Age 2 Obsolescence 15

Inf. by Owner Tenant Neighbor Record Est. Adj. Bld. Value 110

Conv. Factor 110

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

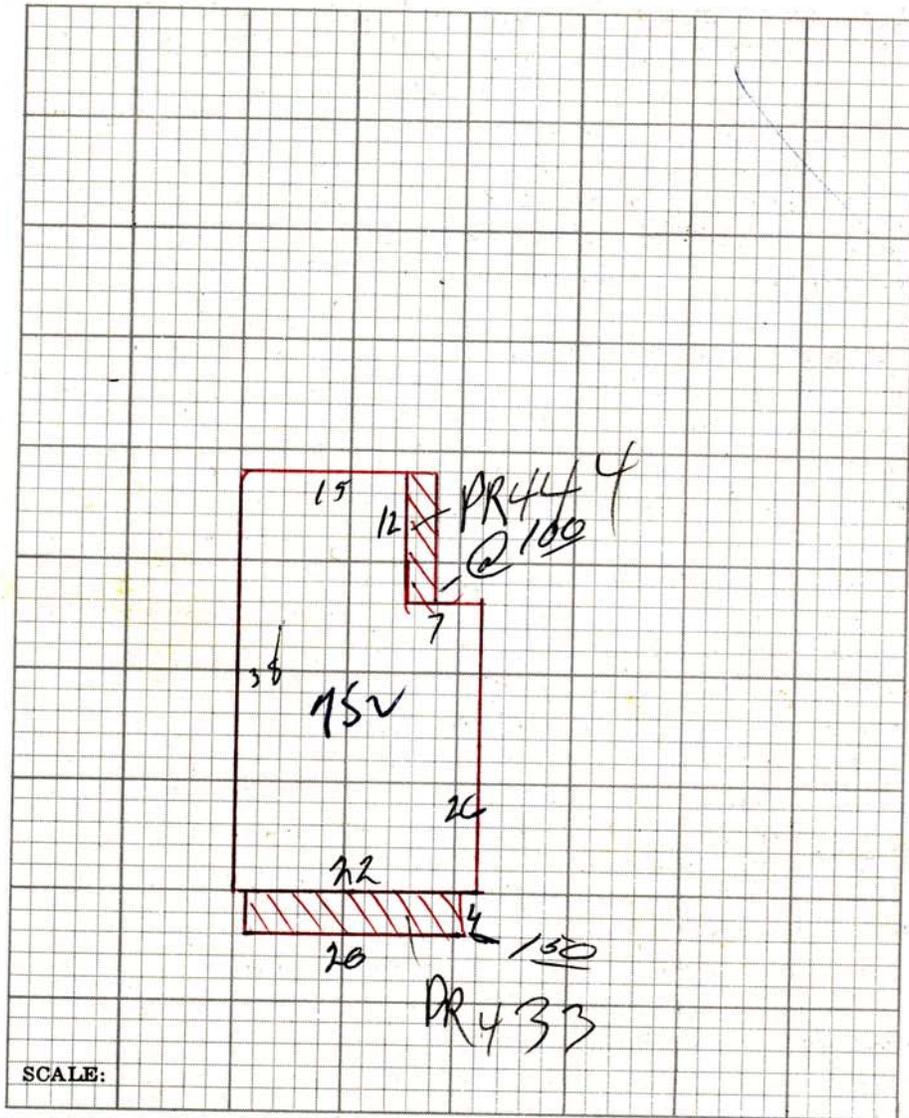
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-17-68 19 1208 By DEC 13 1968

Appraised ② _____ 19 _____ By 1328



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 _____



X-18

PC 79

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-50?/11

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

IDENTIFICATION

Street Address: 553 Park Ave. Plat PC Bl. 5 Lot 13-14
Name of Structure: T. R. S.
Present Owner: Ray or Thelma Burgner UTM:
Owner Address: P.O. Box, Park City, Utah, 84060 Tax #: PC-79

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

STATUS

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

DOCUMENTATION

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, 1899, 1900, 1907.
Deseret News, December 8, 1922, p. 7. (2nd Section); August 6, 1930, p. 8 (2nd section).
Salt Lake Mining Review, June, 15, 1909, p. 32.

Architect/Builder: unknown

Building Materials: wood

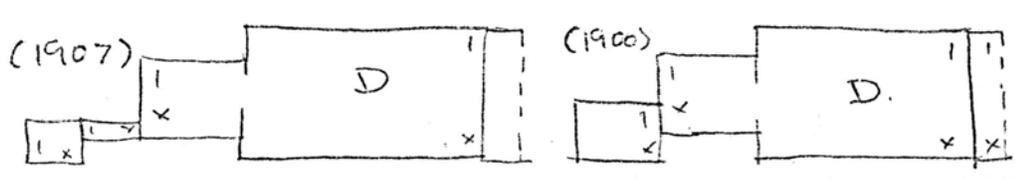
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame with a gable roof, and porch topped with a pediment. The once wooden porch, with ornate detailing, has been altered and re-done with ornamental iron, and also includes a concrete foundation. The south front window remains a double-hung frame, while the window to the north was replaced with an aluminum frame.

According to the Sanborn Maps, the structure is shown completely different in 1889.



Structure shown as completely different in 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 | |

Contributory in style and age to the Park City residential district.

Property owned in 1894 by Mary Kilkenny, it had been acquired at a tax sale in 1893. In 1925 J. Charles Conlon acquired lots 13 (Kilkenny), and 1921, lot 14, mortgaging to Blyth-Fargo Co. in 1925. Probable builders were Hugh and Mary Kilkenny.

Hugh Kilkenny was a pioneer prospector, arriving in Park City in 1879, where he prospected for the Ontario Mining Co. He was locator of the Little Bell claims, and manager of the Golden Head Mining Co. He died August 5, 1930. Maria O'Donnell Kilkenny came to Utah in 1883; she died Dec. 7, 1922.







553

RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANYTIME

Weld



553

HomeWrap

Tyvek HomeWrap

RESIDENTIAL TRUMP
NO PARKING
EXCEPT BY PERMIT
NOV 15 2010



558

A COMPANY
800-456-1200
Since 1972
acoinc.com

A COMPANY
800-456-1200
Since 1972
acoinc.com

Tyvek
HomeWrap