

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 923 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-13

Current Owner Name: KEY CYNTHIA

Parent Parcel(s):

Current Owner Address: 2485 SILVER CLOUD, PARK CITY, UT 84060

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 3 BLOCK: 3 LOT: 6; 0.10 AC

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:
- historic: c.

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:

Drawings and Plans

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

No. Stories: 1 ½

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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: Not visible and therefore its materials cannot be verified

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows/Doors: Upper window is double hung two-over-two with a wood frame. Two lower front elevation windows on porch are three horizontal panes within wood frames (mid-20th century replacements of double hung windows seen in tax photo).

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): Form remains fairly intact throughout all photos provided and building card sketches. Most noticeable changes are in some building materials (roofing) and lower storey window openings which started as double hung windows in the tax photo, and by 1995 photo were mid-20th century picture windows with horizontal muntins dividing window frame into thirds. Window style change is not within context of house type.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain, that slopes slightly upward towards the rear of the property. House is recessed roughly 10 feet from the city roadway. A narrow strip of front yard consists mainly of planted grass, although an abundance of mature trees can be seen in 2006 photo lining the rear of the property. Neighboring properties appear to be of similar scale and housing types concurrent for this era.

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 (Gable front), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The window changes do not reflect the workmanship during the mining era, but reflect the progression of change.

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, though the window changes diminish the historic character significantly.

Association (Describe the link between the important historic era or person and the property.): The Gable front house type is not atypical to find among mining housing community of Park City during this era; however, the extent of the alterations to the main building--window openings, window style, porch elements--diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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: 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.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		766	\$	\$ 1487
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 1/2 Bath Condition Good

Description of Building	Add	Deduct
6' x 2' x 1.00 Foundation—Stone Conc. None ✓		112
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>115 @ 1.00</u>	115	
Rear @		
Cellar—Basmt' <u>1/4 1/2 1/2 3/4 full-floor</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms <u>2</u> Fin. <u>2</u> Unfin.	267	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>1</u> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>1</u> Floors— Fir. <u>1</u> <u>64</u> Hd. Wd. <u>1</u> Conc. <u>1</u>		23
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. <u>1</u>		
<u>WOOD LINED.</u>		100
Total Additions and Deductions	772	285
Net Additions or Deductions	285	

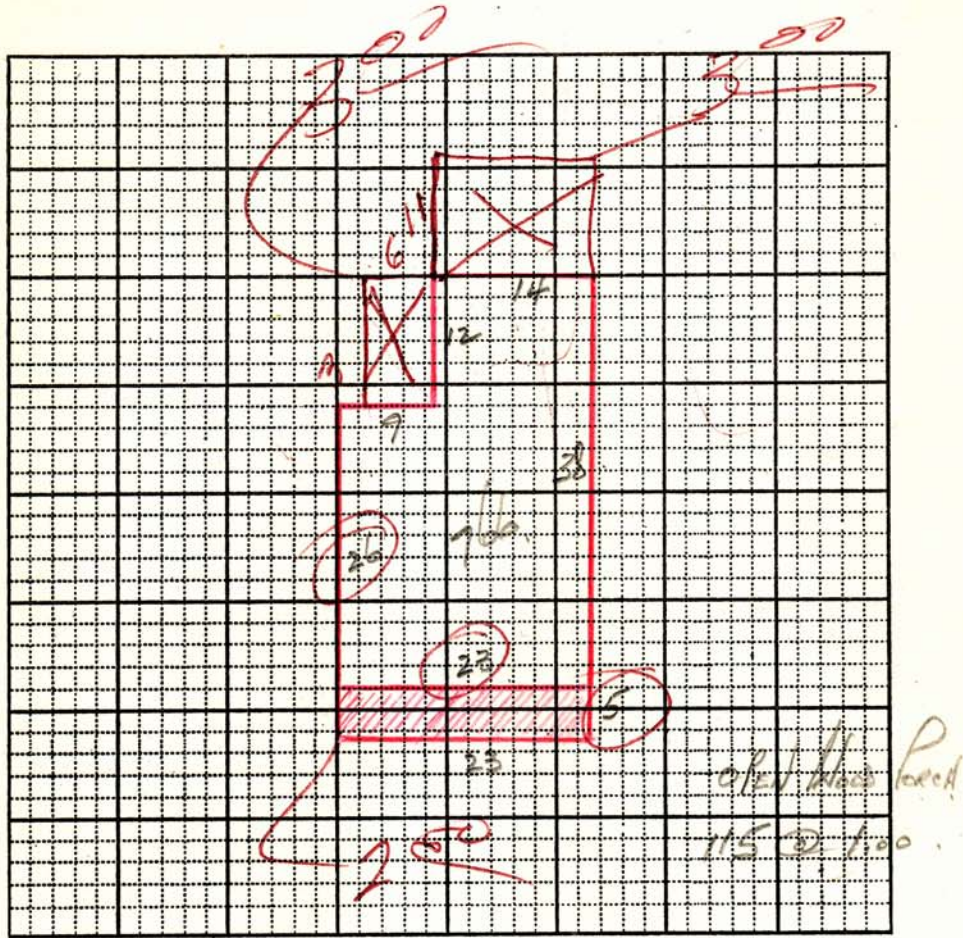
Total Additions and Deductions: 772 Add, 285 Deduct. Net Additions or Deductions: 285. Total: 1487 + 487 = 1974

Age 40 Yrs. by { Est. Owner, Tenant, Neighbors, Records } REPRODUCTION VALUE \$ 1974
 Depr. 2-3-4-5-6 61/39 % \$
 Reproduction Val. Minus Depr. \$ 769

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

Remarks _____ Total Building Value \$

Appraised Oct. 1949 By Ch & AJ



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. SA 13.

Location Block 3 SA. Pt Lot 5 - All - Lot 6 + 27
 Kind of Bldg. 23 St. No. 923 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ 1548 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		766		\$ 1548
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <u> </u>		
Ext. Walls <u>Asb Shakes on Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	61	
Roof Type <u>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u>115 @ 100</u>	115	
Rear <u> </u> @ <u> </u>		
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u> </u> Floor <u>Dirt</u>	50	
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u>2</u> Unfin. <u> </u>	350	
Plumbing {	350	
		Class <u>21</u> Tub <u>1</u> Trays <u> </u>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
Dishwasher <u> </u> Garbage Disp. <u> </u>		
Built-in-Appliances <u> </u>		
Heat—Stove <u> </u> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>		
Oil <u> </u> Gas <u> </u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <u> </u> Hd. Wd. <u> </u>		
Floor—Fir <u> </u> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u>1</u> Mantels <u> </u>		
Tile—Walls <u> </u> Wainseot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		

Total Additions		926
Year Built <u>57</u>	Avg. Age <u>57</u>	Current Value \$ <u>2474</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %
		Bldg. Value
		Depr. Col. (1) 2 3 4 5 6 <u>30</u> %
Remodel Year <u> </u>	Est. Cost <u> </u>	Current Value Minus Depr. \$ <u>742</u>
Garage—Class <u> </u> Depr. 2% 3% <u> </u>	Carport—Factor <u> </u>	
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>		
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %		
Other <u> </u>		
Total Building Value		\$

Appraised 5-6- 1958 By 1302

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 923 PARK AVE
 Class 3 Type 1 0 2 3 4. Cost \$ 3409 x 104 ⁵/₁₀₀

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	766		\$ 3563	\$
	x x				
	x x				

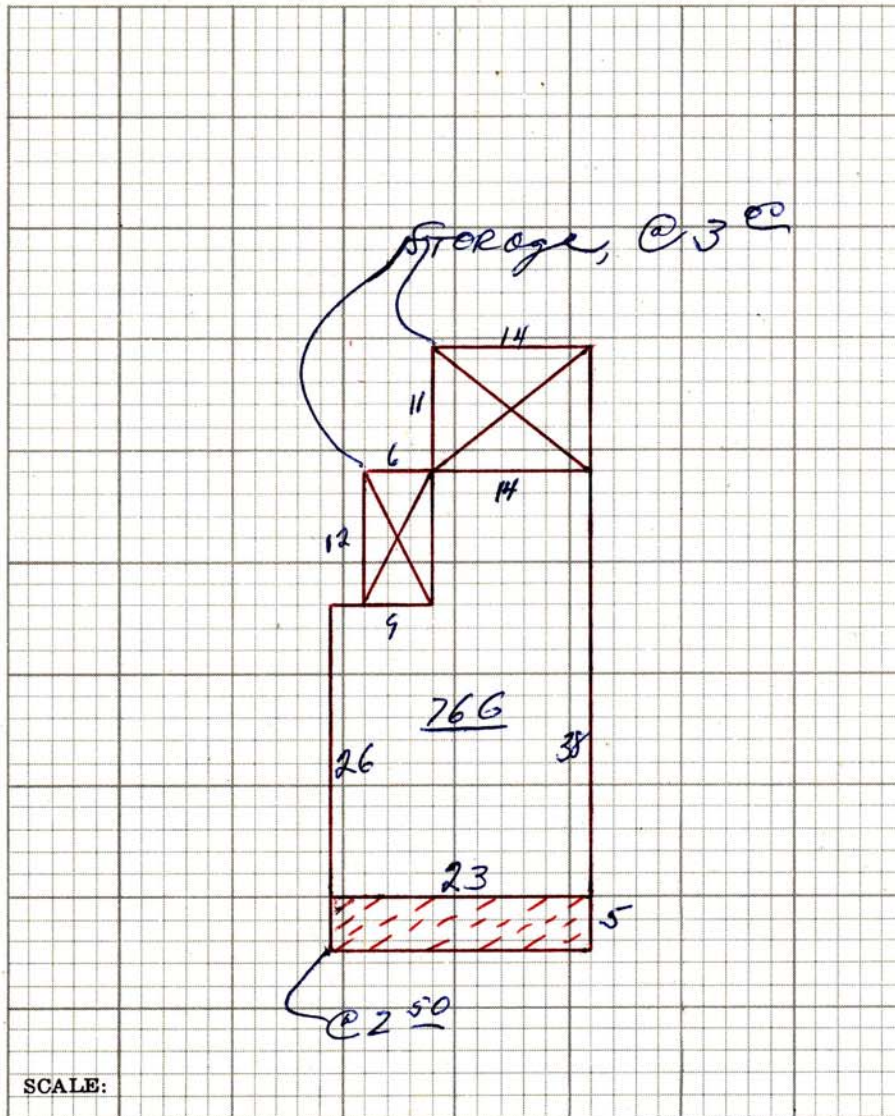
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>Asb Shake</u>		
Roof Type <u>gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>115 @ 2.50</u>	<u>288</u>
Rear <u>2 -</u>	<u>226 @ 3.00</u>	<u>678</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>F&D</u>	<u>60</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>375</u>	
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 <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>333</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ 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. <u>1</u> S. _____; Metal D. <u>1</u> S. _____	<u>55</u>	
Awnings — Metal _____ Fiberglass _____		

11/14/79 2279
 Rappaport

Total Additions		<u>2339</u>
Year Built <u>1901</u>	Avg. 1.	Replacement Cost <u>5902</u>
	Age 2.	Obsolescence
Inf. by <u>Owner</u> Tenant - Neighbor - Record - Est.		Adj. Bld. Value
		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-18 19 68 By 1581
 Appraised ② _____ 19 _____ By NOV 29 1968



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 _____



SA 13

Researcher: Philip F. Notarianni
Date: September, 1978

Site No. SU-10-587

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

IDENTIFICATION

Street Address: 923 Park Ave. Plat SA Bl. 3 Lot 60 & N5
Name of Structure: T. R. S.
Present Owner: Edwin K. Marzec, et.al. UTM:
Owner Address: 1060 9th St. #4, Santa Monica, CA 90403 Tax #: SA-13

AGE/CONDITION/USE

Original Owner: Construction Date: @1889 Demolition Date:
Original Use: residential
Present Use:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial Occupants:

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: 7/78
Views: Front Side Rear Other
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 1889, 1900 Utah State Historical Society Library Other
1907.

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

Architect/Builder:

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 structure with a gable roof. The rectangular, -shaped home has an entry on the last gable end, consisting of a central entrance flanked by two window openings (now altered), and a porch with ornamental wood supports. The attic window remains double-hung frame.

Sanborn Maps show only a one-story structure; but the building shown has the exact same floor plan; thus, considered to be the same dwelling.

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 mining town dwelling, constructed of wood with a simple gable roof and ornate porch posts, that adds to the texture of the rest of Park City's residential area.

David C. McLaughlin, entrepreneur, owned this property as part of his large land holdings in the area in the 1880's. Lot 6 to John H. Rogers 1893, with the name of Elbridge P. Hatch also associated with the lot. Margaretta V. Rogers deeded the land in 1897; and G.W. Mortenson, in 1907, (also G.A. Mortensen). Mortensen owned the property but it was put up for tax sale in 1931. In 1938 a quick claim deed to Edwin C. Mortensen, and in the same year a Warranty Deed to Jessie M. Reseigh. No other transactions appear, with present owner listed on the tax card.



