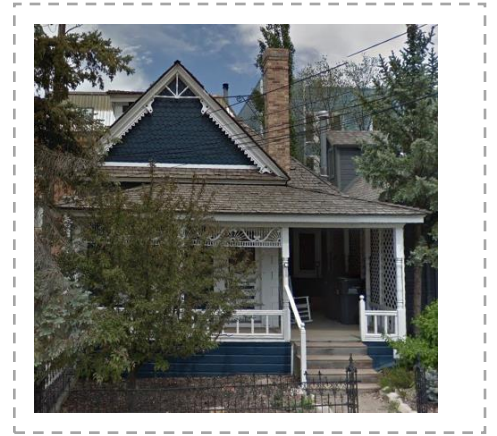




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James Kescel House

Address: 614 Park Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-116

Current Owner: SFT Ventures LLC

Legal Description (include acreage): LOT 29 BLK 8 PARK CITY SURVEY M64-74GQC-40 IQC-294 M56-225 M98-242 M103-807 442-76 445-249 592-452 786-363 1688-592 2043-975; 0.04 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:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints: 1995 & 2006

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Modified "L" cottage or "T" cottage

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-novelty wood siding where there was once brick; upper gable is of patterned shingles.

Wooden porch supports, railing, and details.

Foundation: : Not visible and therefore its material cannot be verified

Roof: Wooden shingles

Windows/Doors: Possible original picture window with transom above on front elevation porch (unable to verify based on photos alone.) Visible doors are of wood, with decorative lower horizontal panels beneath a larger upper panel of glazing.

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.)

614 Park is a T/L cottage that has undergone many cosmetic changes. The T/L cottage, also known as a cross-wing, is one of the main three types of houses built during the historic Park City mining era. Several minor formal changes have been made to the house, including the addition of a brick chimney on the side of the cross-wing where the porch meets the house and the expansion or renovation of the porch to make it wider. The cross gable roof is sheathed with wooden shingles and has three gable dormers on the north side of the roof. These dormers were not present in the c. 1940 tax photo and were added by the 1995 photo. The house is clad with wooden drop siding, which replaced the bricktex siding described in the 1978 Site Information form. That bricktex siding may be

the same as is shown in the early tax photo, but this is unconfirmed. The upper gable is clad with fishscale shingles and decorated with barge boards. The windows all appear to be fixed panes, with a large vertically oriented window in the front gable end. Three windows are set in each dormer, and additional triple windows are found along the north wall including in the protruding bays. The door is an ornate frame and panel door with a large upper light. The porch is covered by a hip roof that begins just below the main roof and is supported by lathe turned posts with decorative spindlework stretching between. A simple balustrade stretches between the lower parts of the posts. Decorative woodwork lines the gable. All of the decorative details have been added since the c. 1940 photo, which shows a very plain house with very little ornamentation. Though the original structure may not have exhibited some of the details present today, the elements are akin to those found in other Park City homes of that era. 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.)

This house was built sometime between 1900 and 1907, judging from the Sanborn Insurance maps from those years. It is likely that the house was owned by James Kescel at that time. James Kescel was involved in mining during his thirty one years of living in Park City, including being superintendent of the Judge Mill, and was also involved in several of the social organizations. He moved away from Park City to Monroe, New York sometime before 1912. The property was decreed to Evva Zink in 1921.

No information could be found on Evva Zink, but it appears that she could have rented the house out, as it was occupied by Thomas Reese and his family during the 1920 census. Thomas worked as a barber, and lived in the house with his wife Amelia and their five children. By the time of the 1930 census, the house was being rented by Charles Thomas, his wife Drucilla, and their two daughters. Charles was a blacksmith for a mine at that time. By 1937, the house had gone up for a tax sale and was purchased by Charles. He and his family continued to live in the house at the time of the 1940 census, at which time he was working as a policeman for the city. The property stayed in their family for many years, but was eventually sold in 1977. It is currently owned by SFT Ventures LLC.

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.)

614 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





614 Park Avenue. Southwest oblique. November 2013.



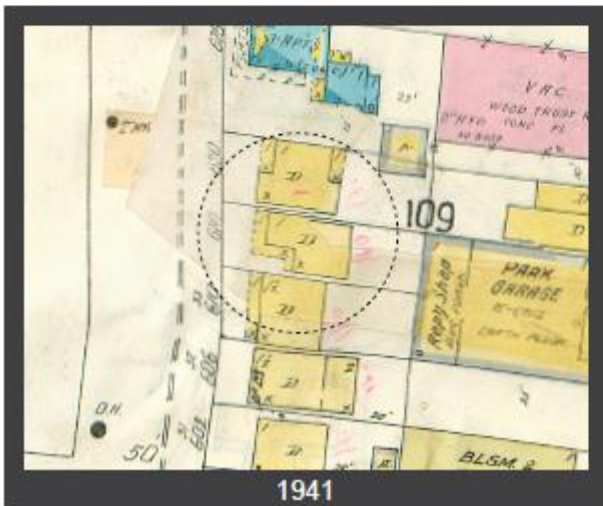
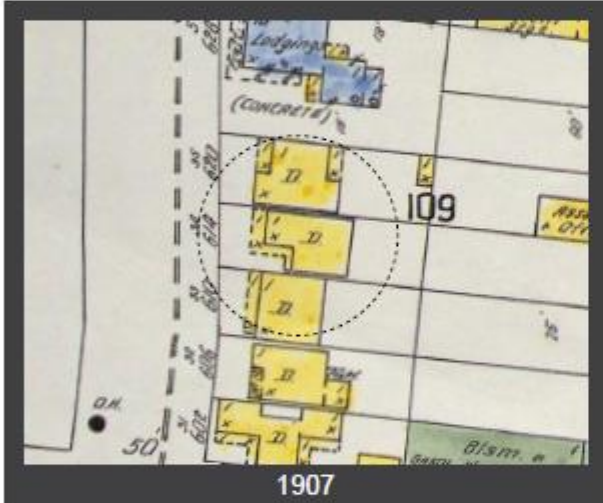
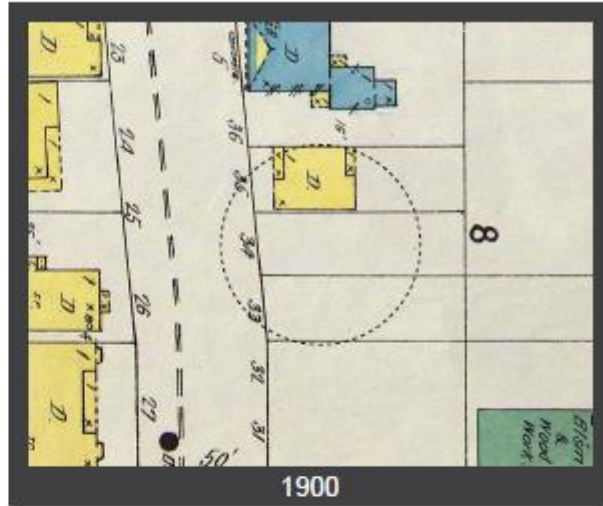
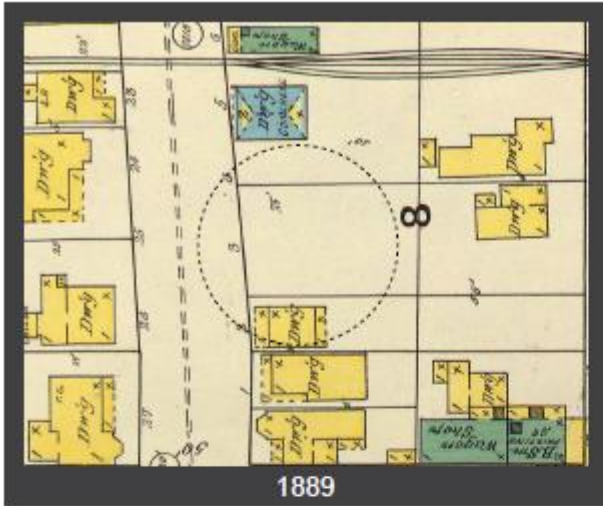
614 Park Avenue. West elevation. November 2013.



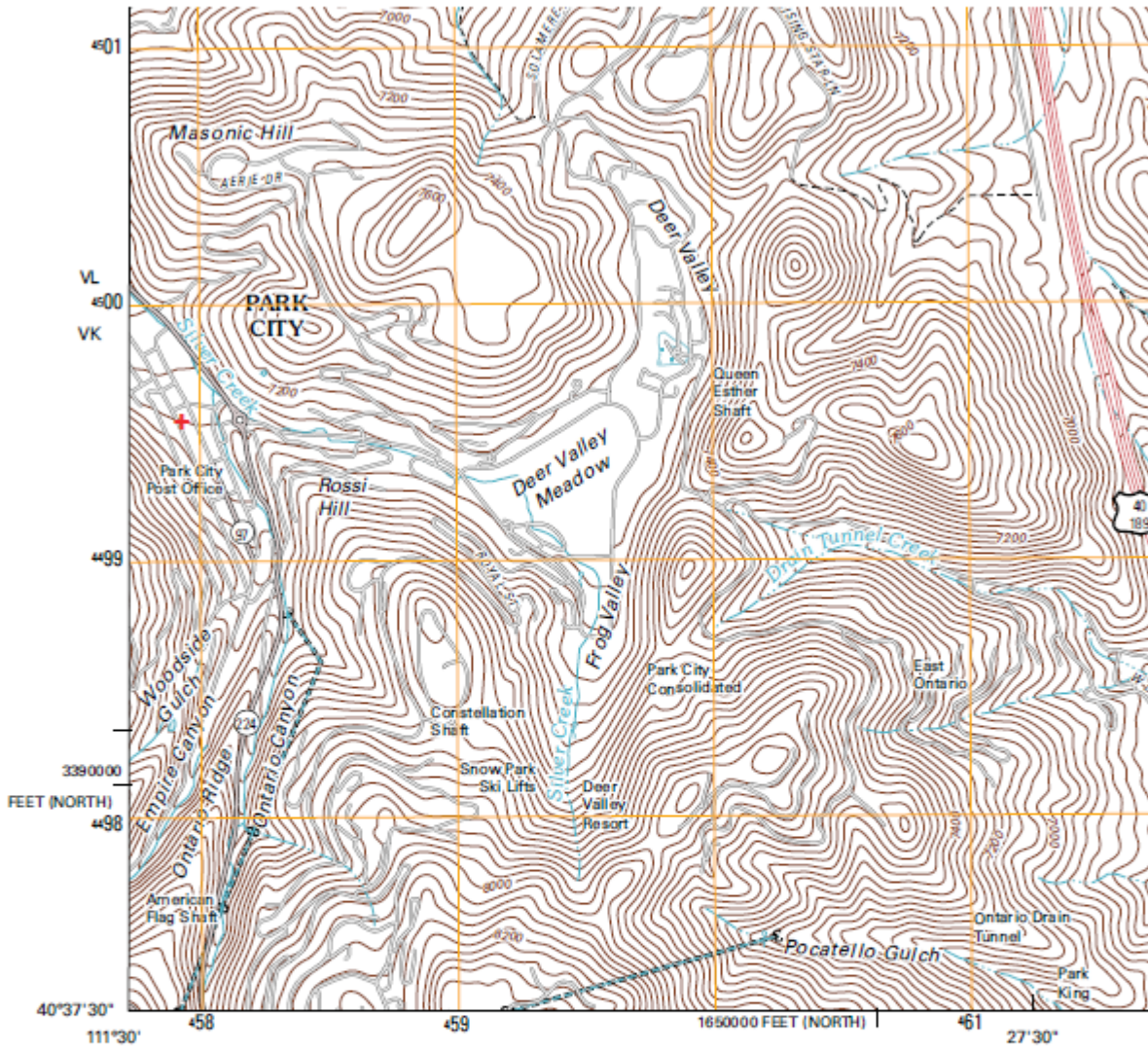
614 Park Avenue. Northwest oblique. November 2013.

MAPS

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

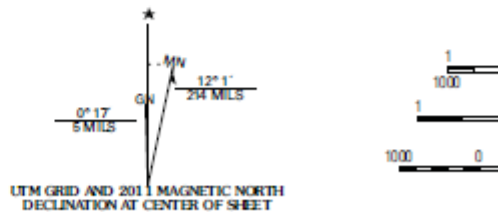


614 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

TITLE SEARCH FORM

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

Address: 614 Park Avenue

City: Park City, UT

Current Owner: SFT Ventures LLC

Address: (see historic site form for address)

Tax Number: PC-116

Legal Description (include acreage): PC BK8 L29 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/6/1893	Joseph & Selma O. Dye	Verleon J. Bosler	Mortgage	\$400.00	"29" [rest of form]
7/28/1896	David C. McLaughlin & wife	Joseph Z. Dye	W		
8/19/1895	Joseph Z. Dye	James T. Kescel	Mort.	\$650.00	
7/12/1898	Joseph Z. Dye	James T. Kescel	W.D.		
6/20/1921	Third J.D. Court	Evva J. Zink, et al	Decree		
8/27/1937	Summit County	Charlie A. Thomas	Q.C.D.		[result of tax sale]
5/1/1974	Drucilla R. Thomas, a widow	Drucilla R. Thomas, et al	Q.C.D.		[with J. Thomas Goodman & D. Thomas Burton]
11/9/1977	Jean Thomas Goodman, et al	Robert C. Johnston, a single man	W.D.		
2/27/1985	Robert C. & Cynthia Johnston	Kay M. Lewis, trustee	Trustee's Deed		
8/26/1987	Kay M. Lewis	First Security Financial	Trustee's Deed		
9/23/1987	First Security Financial	Howell E. Begle Jr.	W.D.		
1/4/1991	Howell E. Begle Jr.	Elisabeth A. Jensen	W.D.		
2/11/1994	Elisabeth A. Jensen	Carolyn L. & Thomas H. Fey	W.D.		
3/30/2005	Carolyn L. & Thomas H. Fey	L. Fey Investment Co. LLC	W.D.		
8/11/2010	L. Fey Investment Co. LLC	SFT Ventures LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/13/2014

614 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

James T. Kescel Dies Suddenly

A telegram received Tuesday from Joe Kescel, conveyed the sad information that his father, James T. Kescel, for many years a prominent and beloved resident of this community, had died suddenly at his home in Monroe, New York, Monday. Heart disease was the cause—death being instantaneous.

Deceased was born in England on December 2, 1850. He came to the United States when five years of age, the family making their home in Monroe, New York, at that time. Upon reaching man's estate, Mr. Kescel followed mining, and was superintendent of mining companies for years in New York state. Later he was engaged in big mining operations in West and South America. In 1877 he came west, locating in Park City in 1880. He followed mining and milling during the thirty-one years of his residence in our city—with the exception of two years—during which time he was city marshal—and an exceedingly capable officer. That was in 1884 and 1885. He also served as city councilman for two years.

He was mill foreman of the Union Concentrator company in the early days, and when this company was absorbed by the Anchor Mining company, he continued on with the Anchor, which later became the Judge company, and when the new mill was built by the latter, Mr. Kescel was made superintendent, holding that position up to the time he left Park City in 1911, to again make his home in Monroe, New York.

Mr. Kescel was married in 1873, at Monroe, to Miss Emma Louise Scoble, a sister of the late Mrs. Walter Wilcocks. The Kescels made their home on Park Avenue, now the home of Mr. Richard Hales, who succeeded Mr. Kescel as superintendent of the Judge mill.

Mrs. Kescel died in this city, leaving three children, two sons and one daughter, Joseph T. James, and Miss Minnie. In 1901 Mr. Kescel married Miss May T. Webb, of Monroe, the latter passing away in 1918—at their home in Monroe.

During Mr. Kescel's long residence in Park City, he was prominent in fraternal and civic affairs, and always highly esteemed. He was a man of splendid character and dependability; a good man, a good citizen and a true friend.

He was a charter member of Park Lodge, No. 4, Knights of Pythias, a prominent member of Utah Lodge, No. 7, F & A. M., the Royal Arch Masons, and Order Eastern Star, he retaining his membership in these Park City organizations up to the time of his death.

"Jim" Kescel will always be kindly remembered and esteemed by those who knew him and associated with him during his long residence in Park City.

He is survived by one son, Joseph T. Kescel, and one sister, both living in Monroe; and to these sympathy is extended in their bereavement.

Park Record 5/16/1930

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 614 576-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		870	\$ -	\$ 1617
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		130
Ext. Walls <u>Brighten Front-26k.T.P.</u>		48
Insulated—Floors Walls Clgs.		
Roof—Type <u>6"ab</u> Mat. <u>T.P.</u>		26
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>140" @ 1"=</u>	140	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ full-floor <u>Wood</u>	333	40
Basement Apts.—Rooms Fin. <u>3</u>	250	
Attic Rooms—Fin. — Unfin.		
Plumbing— Class <u>4</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam <u>S</u> Blr. _____ Oil <u>1</u> Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 8 @ 30"=</u>		240
Total Additions and Deductions	1008	484
Net Additions or Deductions	-484	1617

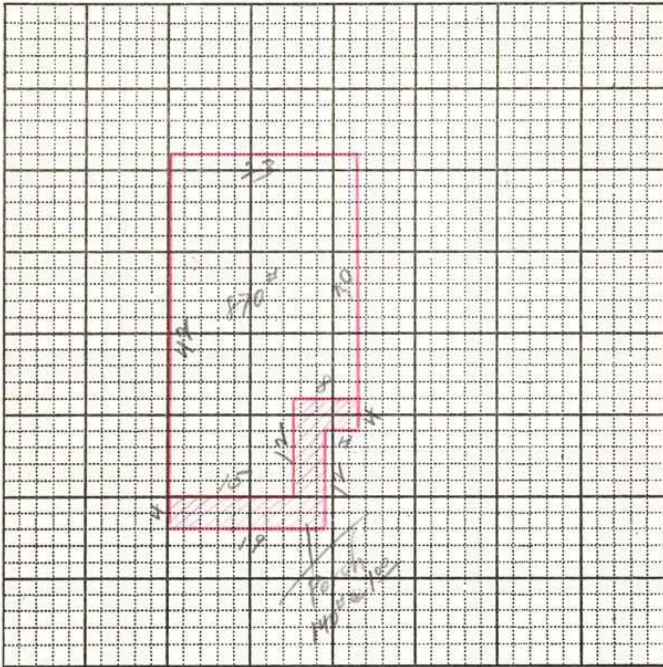
Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2141
 Depr. 1-2-3-4-5-6 5142 %
 Reproduction Val. Minus Depr. \$ 899

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

Remarks (37yr Ave Val-1941) Total Building Value \$ _____

Appraised 10/1949 By CAO & A.D.



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				
		x				
		x				
		x				

Form T. C. 74
State of Utah State Tax Commission

Serial No. PC 116

Location _____
 Kind of Bldg. Res St. No. 614 Park Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		870		\$ 1749
	x x				
	x x				

Gar.—Carport x Fir. Walls Cl.

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	Run Down 1070 085
Ext. Walls <u>Brick on RR on Sid</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	Werry Pour
Roof Type <u>gab</u> Mtl. <u>TP</u>	cond. TP
Dormers—Small _____ Med. _____ Large _____	No-one
Bays—Small _____ Med. _____ Large _____	Living in
Porches—Front _____ @ _____	Home
Rear _____ @ _____	Salvage
Porch _____ @ _____	\$ 100 ⁰⁰
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	10-22-68
Planters _____ @ _____	1708
Cellar-Bsmnt. — ¼ ½ ¾ Full _____ Floor <u>wid</u>	233
Bsmt. Apt. _____ Rooms Fin. <u>3</u> Unfin. _____	160
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
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 _____ Wainset _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	883

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ 2632
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. - 10 %	- 263
		Bldg. Value	2369
Remodel Year _____ Est. Cost _____		Depr. Col. 1 2 3 4 5 6 <u>34</u> %	
		Current Value Minus Depr.	\$ 805
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size—x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 12-5 19 57 By 1331

TC-541 (M-20) (URBAN LAND CARD)

Robert C Johnston
 P.O. Box 1974
 Park City, Utah
 84060

PC 116
 1945-11M64-
 740QC40IQC294
 M56-225M98-242

(Serial No.-Owner-Add.-Desc. of Property)

Lot 29 Blk 8 Park City Survey (Jean
 Thomas Goodman & Dixie Thomas Burton)

M103-807

		PARCEL NO.							
		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE		
		25775		100			2500		
TOTAL							2500		
ASSESSED VALUE							500		

Researcher: Philip F. Notarianni
 Date: August, 1978

Site No. SU-10-83

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

IDENTIFICATION

Street Address: 614 Park Avenue Plat pcBl. 8 Lot 29
 Name of Structure: _____ T. R. S.
 Present Owner: Robert C. Johnston UTM: _____
 Owner Address: P.O. Box 1974, Park City, Utah 84060 Tax #: P.C - 116

AGE/CONDITION/USE

Original Owner: _____ Construction Date: @1904 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 (remodeling in progress)
 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: Nov., 1977 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.
Utah State Gazetteer and Business Directory, 1912-1913.
Park City, Utah. The Past, Present, Future. Souvenir Edition, 1902. Compliments of The
Park Record.
The Salt Lake Tribune, Spetember 30, 1941, p.1.

ARCHITECTURE

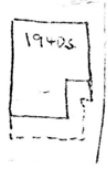
Architect/Builder: UNKNOWN

Building Materials: wood Building Type/Style: residential

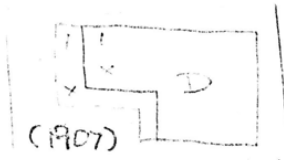
Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story gable frame dwelling with brown brick-tex siding. Scalloped shingles adorn the gable end; and the front porch is an overhang, covered with sheet metal, and supported by four posts.

The structure as of the summer of 1978 is under-going remodeling.



From 1907 Sanborn Map:



HISTORY

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 to the Park City Residential Historic District as a miner's cottage. Current remodeling represents an adaptive re-use of the structure to the Park City recreational area.

According to abstracts, the first owner of record of the property, in the 1890's, was Joseph Z. Dye. Dye took out a mortgage from James T. Kessel in 1896; and transacted a Warranty Deed to Kesel in 1898. No other transactions appear until the property went to Summit County through a tax sale in 1932; and to W.D. Sutton in 1937. But in 1937 it again went up for tax sale and in 1942 to Charles A. Thomas, who apparently had redeemed the property from the 1937 sale.

No available information on Dye. However, W.D. Sutton, who had a "brief" connection with the home, hailed from a prominent Park City merchant family. With his brother, E.D. Sutton, he operated E.D. Sutton and Co., considered by some sources as the first combined meat and grocery store in Utah (established in 1890). William Sutton served as treasurer of the company. Sutton had earlier worked at the Ontario Mine, having arrived in Park City in about 1883.

During 1907-09 Sutton was a member of the Utah State House of Representatives, and the Park City Council. He was Utah State Treasurer from 1921 through 1925; and at the time of his death, September, 1941, served as the Treasurer and a director of the Newhouse Realty Co.

Active in fraternal organizations, especially the Masons, Sutton, with his son, started a tradition of sponsoring free Thanksgiving Day turkey dinners for crippled children in the Shriner's Hospital.