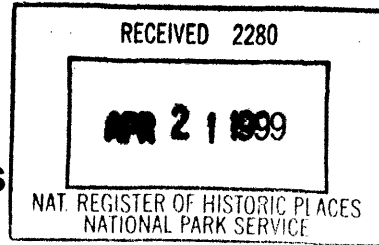


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name 463 Park Avenue
other names/site number _____

2. Location

street & number 463 Park Avenue N/A not for publication
city or town Park City N/A vicinity
state Utah code UT county Summit code 043 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Wilson Martin 4/15/99
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- Entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper Date of Action
Mary M. Way 5/28/99

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Residences of Mining Boom Era Park City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

OTHER: Cross Wing

OTHER: vernacular

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: drop siding

roof ASPHALT: shingles

other Porch Details, WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

463 Park Avenue, Park City, Summit County, Utah

Narrative Description

The house at 463 Park Avenue, constructed c. 1886, is a wood-frame, cross-wing type house with gabled roofs on each wing. The East-facing, vernacular structure has some muted hints of Victorian Eclecticism in its detailing, typical of the Park City's building boom period.¹ The house is one and one-half stories tall and sits on a concrete foundation over a full basement. In 1995 the house underwent a restoration/rehabilitation to adapt some of the interior space for different usage and to correct alterations that had taken place, primarily on the exterior. It now resembles more closely its original appearance, and has regained its historical integrity. The house is located on a steep, narrow lot, similar to many others in Park City. There are no outbuildings on the property and the yard is terraced in the front with original stone retaining walls.

The front facade of the house features a covered porch with a gablet over the front stairway entry. The porch roof is supported by three 4X4 posts atop which are found scrollwork brackets. These are near replicas of those shown in a c.1940 tax photo. The brackets are the only ornamental fixtures and lend a slight Victorian feeling to the building. Surrounding the porch and lining the stairway that leads to the porch is a balustrade of rather simple, dimensioned lumber construction. On the front, gable end of the restored house, there are a pair of double-hung windows with an additional window centered in the gable.

The original L-form of the house received modifications during the historic period. A lean-to was built as part of the original construction² behind the house to the west. Sanborn fire insurance maps indicate that the original structure remained unchanged from December 1889 through August 1907. In c.1915 an addition was constructed at the southwest corner of the original structure. The addition houses a bathroom and an attic bedroom and is apparent in the c.1940 tax photo. The addition is evidenced by a change in the width of the drop siding from 1"x 10" to 1"x 8".

Alterations to the structure in the 1940s or 1950s added asbestos shingles over the wood siding. The wooden, double-hung windows were replaced with a large plate-glass window with an aluminum awning on the front, two large plate glass windows on the north side, and aluminum sliders on the remaining windows. At an unknown date, ornamental metal railings and posts were added as replacements for the original wood columns on the porch and the roof pitch over the porch was altered from a 4:12 pitch to a 8:12 pitch. By 1995, the house had deteriorated substantially. Ground water deteriorated the floor and perimeter walls, and the water had been turned off for more than five years due to a broken water line and deteriorating sewer lines. The house was in a condemnable state and was being considered for demolition, prior to its purchase and rehabilitation by Timothy Lee, the current owner.

¹ Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination." Utah State Historical Society, 1984, Cont. Sht. 8 p. 10.

² Sanborn Fire Insurance Map, Park City, Dec. 1889.

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Section No. 7 Page 3

463 Park Avenue, Park City, Summit County, Utah

Rehabilitation of the structure in 1995-1996 restored the structure to its original historic character. The asbestos siding was removed, which resulted in the discovery of the original drop siding and the historic window openings. Aluminum windows were replaced with replicas of the original wood sashes. Matching siding was milled to replace broken siding and to fill in around the windows. A transom window was restored over the front door and fret work and 2"x 2" railing duplicated from the original was installed on the front porch. New mechanical, electrical, and plumbing were installed to code.

The structure originally had only a 6-inch foundation wall with no footing, as was common with a majority of houses of the period in order to quickly accommodate the demand for housing.³ The house was lifted off the foundation and an 8-inch foundation and footings were poured. The foundation level was raised approximately eight inches to allow for a more liveable space in the basement. The original structure was assembled with two layers of 1x12s vertically tied together with 1x10 drop siding laid horizontally to hold it together in a method known as "single-wall" construction. Siding became available locally after 1881 from the Park City Planing Mill⁴. Rehabilitation work added 2x4 walls to support the floors with the 1x12s attached to them. Gypsum board was installed on walls and all surfaces were painted. Ceilings throughout the original structure are at the original height as dictated by the roof pitch.

Prior to rehabilitation the floor plan of the house, as it was originally conceived, remained historically intact, with the exception of the bathroom addition and the attic bedroom in the rear cross-wing extension. As part of the rehabilitation, the main-floor storage room was converted into a second bedroom, while the rest of the space remained unchanged. On the upper level, the west bedrooms were left unaltered. And, although room usage has changed, the historic floor plan and wall configuration remains unaltered.

Park Avenue has been historically one of Park City's major streets. The street was terraced along the side of the canyon, and tightly spaced lots were located between perpendicular cross streets, which created a grid of elongated blocks. Located on the west (uphill) side of Park Avenue, the house at 463 Park Avenue is located at what used to be the corner of 5th⁵ and Park. The street no longer goes through, but instead is a public pedestrian easement with a wooden stair connecting to Park Avenue to Woodside Avenue. The remnant of 5th Street from Main Street has been renamed Trapper's Way in honor of the late Harold Dean "Trapper" Horan, long time resident of the house. As with most of the residences on the west side of the street, there is a 3-1/2 foot tall retaining wall at the front edge of the

³ Roper. Cont. Sht. 8 p. 8.

⁴ Ibid. Cont. Sht 8 p. 7.

⁵ Sanborn Fire Insurance Map, Park City, Aug. 1907. Previously labeled as 3rd Street on Sanborn Map of Dec. 1889 and Aug. 1900.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 3

463 Park Avenue, Park City, Summit County, Utah

property. The retaining wall is built of native stone laid in ashlar coursing and has been restored. A new retaining wall of the same material flanks the walkway that leads to the entrance of the house. There are no outbuildings on the site.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE _____
COMMERCE: mining _____
SOCIAL HISTORY _____

Period of Significance

c. 1886-1940s _____

Significant Dates

c. 1886 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Unknown _____

Name of repository: _____

See continuation sheet(s) for Section No. 9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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463 Park Avenue, Park City, Summit County, Utah

Narrative Statement of Significance

The house at 463 Park Avenue, constructed c.1886, is significant under both criteria A and C as part of the Residences of Mining Boom Era Park City multiple resource area. Under criterion A it is significant for its direct association with Park City's rapid growth between 1872 and 1929. The house's location was found to be convenient for mining, business and residential purposes, and it documents the realities of the congested living conditions and limited available land in historic Park City. The house is also significant under criterion C as an example of Park City's mining-boom residential architecture. It exemplifies the type of house built during the height of mining activity in Park City from 1872 to 1929. As one of the larger examples of a cross-wing house⁶ in Park City, it represents one of the three major house types of the period. Its frame structure, cross-wing plan, and stylistic features are similar to a majority of the historic houses of the period which help define the mining boom era in Park City. The cross-wing type was most popular in Park City from about 1880 to 1900.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increase in families, stable businesses, and home ownership as the community diversified, matured, and increased, becoming the largest metal mining town in Utah. Almost every year throughout the 1880s some reference in the *Park Record* was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁷

HISTORICAL SIGNIFICANCE

Prior to construction of the house in c.1886, the property at 463 Park Avenue was originally part of an 80 acre patent granted to Frederick A. Nims in 1877 (and later challenged in the case of Edward P. Ferry vs. John L. Street.) Several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the real estate potential of the "camp," and who filed the original plat of the townsite in 1880 with the federal government.

Early on, the property changed hands often. It is most probable that the structure was erected under the ownership of Levi Backus, since Backus purchased the lot on Sept. 7, 1885, for \$225, but just a few years later sold the property to David C. McLaughlin for \$2,150, a substantial increase in value. Newspaper articles from 1887 indicate a building boom of cottages along Park Avenue and the

⁶Referred to in the 1984 "Residences of Mining Boom Era Park City" nomination as T/L Cottages, but subsequently revised to the more commonly known term "cross wing."

⁷Roper. Cont. Sht. 8 p. 3.

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463 Park Avenue, Park City, Summit County, Utah

Sanborn fire insurance map of Dec. 1889 indicates that this block of the city was entirely built-out by 1889. Therefore, a probable date for construction would be 1886.

Three prominent businessmen, David C. McLaughlin, Charles W. Midgley, and James Farrell, are listed as the first owners of the land. However, available information does not indicate if any of these individuals actually resided in the modest cottage. One possibility is that 463 Park Avenue was the first residence of David C. McLaughlin and his new bride, Henrietta "Etta" Young, as they were married in June 1888. In addition, several of the original owners of the property (Frederick A. Nims, Edward P. Ferry and David C. McLaughlin) were associated with the Park City Townsite Corporation, a group of astute businessmen who recognized the potential of the "camp", and who filed the original plat of the townsite in 1880 with the federal government.⁸

McLaughlin was a prominent figure in the development of Park City. Educated in law at the University of Michigan, McLaughlin was the agent and attorney for the Park City Townsite Corporation, and later formed the Quincy (mining) Company with James Farrell. In 1890, the McLaughlin's sold the property to George Bettinger for \$2,000. Bettinger held the property for 8 years, before selling it to Charles W. Midgley in 1899 for \$2,250. Midgley only owned the property for 4 months. It is not known whether he ever resided here. Midgley is recognized for his impact in Salt Lake City as a builder of large apartment houses and in the movie theater business for building and operating the Liberty and American theaters (c. 1906).

The property was sold for \$725 in 1899 to James Farrell, a Park City mining entrepreneur who formed the Quincy (mining) Company with D. C. McLaughlin. Farrell held the property for one year. Transactions followed to Katie Oliver, Clarence Loring and Jehial Sanford Hyde all in the following year. In 1905, Hyde took out a mortgage, which was released in 1907, just prior to selling the property to Patrick Hurley.

The Hurley family (Patrick and later his mother, Bridget, after his death) owned the property for seven years, selling it to Arland Amasa and Bertha Bayne Pike in 1914. The Pikes purchased the property for \$950, but just a few months later took out a mortgage for \$1008. Based on the information available, it is possible that this mortgage was used to finance an addition at the southwest corner of the original structure. During the 1930s the Pikes fell behind in their property taxes and underwent numerous actions on mortgages. However, by 1936, back taxes were paid and in 1942 the final mortgage was released, one year after the death of Bertha. The property was sold to Arthur W. and Mary M. Lefler in 1943, who held it for 9 years, before selling it to William and Maie Horan in 1952. The property was owned by the Horan Family for 43 years, longer than any previous owners and was the long time

⁸ Roper. Cont. Sht. 8 p. 2-3.

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Section No. 8 Page 6

463 Park Avenue, Park City, Summit County, Utah

residence of Harold Dean "Trapper" Horan, son of William and Maie Horan. Although the house was sold to Mr. Lee in 1995, Trapper continued to reside there until his death in July, 1998.

ARCHITECTURAL SIGNIFICANCE

The architecture of Park City is typical of most mining towns in that it was expediently and inexpensively constructed to house large numbers of miners who quickly migrated to the area seeking employment at the various mines. A majority of the architecture is of wood construction, the only material that could be used to meet the time constraints of a rapidly expanding population. In contrast to the earlier, and more permanently settled areas of Utah, the temporary and ephemeral nature of the wood frame buildings is quite apparent and was demonstrated when several hundred were lost in a matter of hours during two separate fires that decimated the city.

A good collection of second and third generation residences still remain in the city, however, and can be broken down into a few types. Although there are some examples of large, ornate Victorian-style houses, the vernacular hall-parlor and T or L-shaped cottages are the two most common and earliest types of residences. The pyramid (or four square) is the next most common, and persisted longer than the previous types, followed by the bungalow and shotgun. Commercial buildings in Park City are similar to those in most areas and implement false fronts in both one and two-part commercial block types. But most of the buildings are simple, unadorned structures.

The Victorian cross-wing was a house type directly absorbed from pattern and style books and applied by vernacular builders in the second half of the 19th century. In an age when staid symmetry was becoming less fashionable in architecture, the cross wing was thought of by Andrew Jackson Downing and other pattern and style book authors as marketable to the masses because it was not too irregular in massing. The plan retained the common bedroom-parlor-kitchen layout of traditional folk housing, but broke out of the regularity of the design, thereby creating a new house form. The two most common plans were the T and L plans, but others included an H and a cruciform plan. Oftentimes one section of the house would be constructed and the wing added later; however, there are cases where the wing was never added. Although the first cross-wing houses were constructed as early as the 1840s, the type did not become popular in Utah until the late-19th century. Stylistically, the cross wing implemented an eclectic array of features derived from the Queen Anne, Eastlake, and Romanesque styles.⁹ In Park City the type took on less embellishment, remaining more vernacular than Victorian, although minor Victorian details such as eave and porch brackets were commonly applied.

⁹Thomas Carter, "Traditional Design in an Industrial Age: Vernacular Domestic Architecture in Victorian Utah," in Journal of American Folklore, Vol. 104, No. 411, (Washington, D.C.: American Folklore Society, Winter 1991, 428-433).

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**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 7

463 Park Avenue, Park City, Summit County, Utah

When originally researched in 1978, the 463 Park Avenue was considered ineligible for the National Register due to loss of architectural integrity caused by the installation of asbestos siding and alterations to windows, doors and porch. The 1995-1996 rehabilitation removed or reversed these problems and the historic architectural character and integrity of the house is once again apparent. While the house now contains three separate apartments and is slightly elevated over its original height, the numerous restorative aspects of the recent project have greatly enhanced the historic character of the building. The historic wood siding was revealed and restored. Non-historic window openings were reconfigured to their historic size and compatible double hung windows installed. The porch was rebuilt returning the roof to the historic slope and restoring period columns and balustrade.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 8

463 Park Avenue, Park City, Summit County, Utah

Bibliography

PROPERTY INFORMATION

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.

Abstract of Title. 463 Park Ave., Park City. 1877-1943 (Original with owner, Tim Lee).

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Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination."
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Shepherd, Charles. "Dr. William Bardsley House-Registration Form." Utah State Historical Society.

BIOGRAPHICAL & ARCHITECTURAL INFORMATION

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Deseret News, June 7, 1920, p. 2. Re: Jehial Sanford Hyde, obituary.

Improvement Era. Vol. 4:718 Re: D. C. McLaughlin

Memorial Service Eulogy, July 1998 for Harold Dean "Trapper" Horan.

Park Record, Aug. 21, 1886, p. 3. Re: Edward P. Ferry vs. John L. Street

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Section No. 9 Page 9

463 Park Avenue, Park City, Summit County, UT

Park Record, Oct. 1, 1887, p. 3. Re: Edward P. Ferry vs. John L. Street

Park Record, May 5, 1888, p. 3. Re: Geo. Bettinger.

Park Record, June 22, 1901, p. 3. Re: D.C. McLaughlin, obituary.

Park Record, June 18, 1920, p. 8. Re: Lucille Pike (Trask).

Park Record, June 11, 1920, p. 8. Re: Jehial Sanford Hyde, obituary.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era Park City Thematic Nomination."
Utah State Historical Society, 1984.

Salt Lake Tribune, Dec. 20, 1907, p. 12. Re: Elizabeth Nash Farrell, obituary.

Salt Lake Tribune, Mar. 13, 1917. Re: Edward Payson Ferry, obituary.

Salt Lake Tribune, Aug. 12, 1937, p. 24. Re: Charles William Midgley, obituary.

Salt Lake Tribune, Sept. 6, 1941, p. 27. Re: Bertha Bayne Pike, obituary.

463 Park Avenue
Name of Property

Park City, Summit County, Utah
City, County, and State

10. Geographical Data

Acreege of property .04 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/5/8/0/8/0 4/4/9/0/0/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning...

Lot 16 of Block No. 4, Park City, Summit County, Utah amended plat,
N 1/2 SE 1/4, Sec. 16, T2S R4E Salt Lake Meridian

Property Tax No.

PC-60

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were, and continue to be, associated with the property.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Eloise M. Sahlstrom, Landscape Architects Incorporated and Utah SHPO staff

organization _____

date March 26, 1999

street & number 4299 West Glasgow Lane

telephone (801) 282-1973

city or town South Jordan

state UT zip code 84095

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative **black and white photographs** of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Timothy Lee

street & number P.O. Box 1402 (569 Park Avenue)

telephone (435) 649-7634

city or town Park City

state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 10

463 Park Avenue, Park City, Summit County, Utah

Common Label Information

1. 463 Park Avenue
2. Park City, Summit Co., Utah
3. Charles Shephard, Photographer
4. April 1999
5. Original Negatives on File with the Utah SHPO

Photo No. 1:

North & east elevations of building. Camera facing southwest.

Photo No. 2:

South & east elevations of building. Camera facing northwest.

Photo No. 3:

North & west elevations of building. Camera facing southeast