HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: 1895 Three Kings Drive
Address: AKA:
City, County: Park City, Summit County, Utah Tax Number: SSPC-4
Current Owner Name: Jack & Julie Breslin Parent Parcel(s): PCA-1002-C-1, PP-25-A & PCA-1002-F
Current Owner Address: 5525 Polaris Ave, Ste B, Las Vegas, NV 98118
Legal Description (include acreage):

2 STATUS/USE

Property Category Evaluation* Reconstruction Use
☑ building(s), main ☑ Landmark Site ☑ Original Use: Residential
☐ building(s), attached ☐ Significant Site ☐ Permit #: ☐ Current Use: Residential
☐ building(s), detached ☐ Not Historic ☐ Full ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

*National Register of Historic Places: ☑ ineligible ☐ eligible
☐ listed (date: )

3 DOCUMENTATION

Photos: Dates Research Sources (check all sources consulted, whether useful or not)
☐ tax photo: ☐ abstract of title ☐ city/county histories
☑ prints: ☐ tax card ☐ personal interviews
☐ historic: c. ☐ original building permit ☐ Utah Hist. Research Center
☐ measured floor plans ☐ sewer permit ☐ USHS Preservation Files
☐ site sketch map ☐ Sanborn Maps ☐ USHS Architechts File
☐ Historic American Bldg. Survey ☐ city directories/gazetteers ☐ Park City Hist. Soc/Museum
☐ original plans: ☐ census records ☐ university library(ies):
☐ other: ☐ biographical encyclopedias ☐ other:
☐ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type No. Stories: 1
Additions: ☐ none ☑ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.
General Condition of Exterior Materials:
☑ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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: Concrete with stone veneer.

Walls: Drop siding.

Roof: Gable roof form sheathed in asphalt shingles - corrugated metal on the porch roof.

Windows/Doors: Two-over-two double-hung sash type.

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): The one-story frame hall-parlor house was moved within the site, rehabilitated and has an addition. The house had a shed addition off the rear which has been replaced with a compatible cross-wing addition. The stone foundation was replaced with a concrete foundation. The dropped partial-width shed roof porch was replaced by a full-width porch that springs from within the principal roof. The changes are minor and do no affect the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The structure was moved within its original site. The moved did not affect the setting and the current location is not dissimilar to the original (northwest of current location).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: ☐ Not Known   ☐ Known: (source: )  Date of Construction: c. 1900

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.1

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. 4: North elevation. Camera facing south, 2006.
Photo No. 5: Primary/Secondary oblique. Pre-rehabilitation & move to current location, 2006.

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1 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.