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

1 IDENTIFICATION

Name of Property: Denver & Rio Grande Western Railroad Passenger Station
Address: 820 PARK AVE
City, County: Park City, Summit County, Utah
Current Owner Name: POTTER GAIL & LORI TR
Current Owner Address: PO BOX 2391, PARK CITY, UT 84060-2391

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☐ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Transportation</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible ☐ eligible</td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☑ Sanborn Maps
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ other:
☐ 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):

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

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.
Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form.1979.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Railroad Passenger Station
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:
☐ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
☑ Fair (Some problems are apparent. Describe the problems.): Appears to be vacant; general disrepair.
☐ 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.
Walls: Corrugated metal
Roof: Gable roof form sheathed in asphalt shingle.
Windows/Doors: Large casement.

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):

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is substantially different than what is seen in the Sanborn Insurance maps. Both the 1900 and 1907 maps show this structure as part of a larger structure that included a freight shed surrounded by platforms and rail lines. Of course, with the removal of the rail lines to accommodate residential and resort-related development, the depot remained as an important reminder of the transportation-related history. Currently, the structure stands alone in a large paved parking area surrounded by residential development and lacking any of the original context. The changes to the site and structure are significant and diminish the site's original design character.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of transportation-related activities in 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 structure is part of the collection of commercial and transportation-related structures from the early mining era in Park City; however, the extent of alterations to the structure 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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known: (source: )  
Builder: ☑ Not Known  ☐ Known: (source: )  

Date of Construction: c. 1890

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 Appears on 1900 and 1907 Sanborn Insurance Maps.
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 commercial and transportation-related buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district.

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.


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2 From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.