**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**

**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

**Name of Property:**

**Address:** 1266 PARK AVE  
**AKA:** ?1260 Park

**City, County:** Park City, Summit County, Utah  
**Tax Number:** ARPC-2

**Current Owner Name:** ALPINE RETREAT @ PARK CITY LLC  
**Parent Parcel(s):** SA-374 & SA-376

**Current Owner Address:** 1404 ANVIL DR, DRAPER, UT 84020

**Legal Description (include acreage):** SUBD: ALPINE RETREAT @ PARK CITY CONDO UNIT: 2; 0.0 AC

### 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>☑ Original Use: Residential</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Permit #:</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Current Use: Residential</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Full</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑ Partial</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible  ☐ eligible

| ☑ listed (date: ) |

| ☑ building(s), accessory, structure(s) |

### 3 DOCUMENTATION

**Photos: Dates**

| ☑ tax photo: | ☑ abstract of title | ☑ city/county histories |
| ☑ prints: | ☑ tax card | ☑ personal interviews |
| ☑ historic: c. | ☑ original building permit | ☑ Utah Hist. Research Center |
| ☑ sewer permit | ☑ USHS Preservation Files |

**Drawings and Plans**

| ☑ Sanborn Maps | ☑ USHS Architects File |
| ☑ measured floor plans | ☑ city directories/gazetteers |
| ☑ site sketch map | ☑ LDS Family History Library |
| ☑ Historic American Bldg. Survey | ☑ Park City Hist. Soc/Museum |
| ☑ original plans: | ☑ census records |
| ☑ biographical encyclopedias | ☑ university library(ies): |
| ☑ 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:** T/L cottage 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:**

**Researcher/Organization:** Preservation Solutions/Park City Municipal Corporation  
**Date:** 12-2008
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.):

Site: Short concrete retaining wall runs the length of the frontage with a low wooden fence atop.

Foundation: Not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Paired 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 T/L cottage has been significantly altered over time. The 1907 Sanborn Insurance map shows an L-shaped house with no inset porch with the address of 1266 Park Avenue. The house may have been reconstructed or the primary façade of the stem wing may have been expanded west toward the roadway (or the Sanborn map may be inaccurate on this account). However, 1260 Park in the Sanborn map reflects the footprint of the house currently with the address of 1266. The windows openings are not the typical vertically oriented and are different from what is seen in a c. 1945 photo, which suggests an inaccurate reconstruction. After 1907, the house appears to have been expanded to the south with an addition. The changes are significant and diminish the site's original design character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): the setting has not been significantly altered from what is seen in the 1995 photograph or what is suggested in the 1907 Sanborn Insurance map.

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, 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building 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: ) 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. 3: West elevation. Camera facing east, c. 1945.

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