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

1 IDENTIFICATION

Name of Property: ALPINE RETREAT @ PARK CITY LLC
Address: 1274 PARK AVE
AKA: PARK CITY MUNICIPAL CORPORATION 1404 ANVIL DR, DRAPER, UT 84020
City, County: Park City, Summit County, Utah
Tax Number: ARPC-1
Current Owner Name: ALPINE RETREAT @ PARK CITY LLC
Parent Parcel(s): SA-376 & SA-374
Current Owner Address: 1404 ANVIL DR, DRAPER, UT 84020

Legal Description (include acreage): SUBD: ALPINE RETREAT @ PARK CITY CONDO UNIT: 1UNIT 1
ALPINE RETREAT @ PARK CITY CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE
SUMMIT COUNTY RECORDERS OFFICE CONT 1791 SQ FT TOGETHER WITH AN UND 16.67% INT IN
THE COMMON AREA; 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>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</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>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ☐ eligible

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
☒ obituary index
☒ city directories/gazetteers
☒ census records
☒ biographical encyclopedias
☒ newspapers

Drawings and Plans
☒ measured floor plans
☒ site sketch map
☒ Historic American Bldg. Survey
☒ original plans:
☐ other:

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: “L” cottage or “T” cottage
No. Stories: 1 ½
 Additions: ☐ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☐ major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
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.)

☐ 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: Wooden picket fence set on a low cement retaining wall

Foundation: Not visible and therefore its material cannot be verified

Walls: Drop-novelty wood siding (and front elevation portion of vertical wood board and batten siding)

Roof: Asphalt shingle

Windows/Doors: Window mix of double hung with wood casements, aluminum casements, and picture windows with transoms above.

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.): General form shows little alteration from first evidences of earliest tax photo to 2006 photo, except in various material replacements where needed. Most noticeable change from tax photo to 1995 is the front elevation wall beneath the porch structure changing from horizontal drop-novelty siding to a vertical board and batten format still present in the 2006 photo. Remainder of structure remains intact and in general good character for a common housing type of this era.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. House is recessed roughly 15-20 feet from the city roadway. Mature evergreen trees on both front and back of property, along with large shrubs and planted vegetation. Chain-link fence separating city dedication and building lot in 1995 photo has been replaced with more decorative white picket fence in 2006 photo.

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 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.
5 SIGNIFICANCE

Architect: ✗ Not Known  ☐ Known: (source: )  Date of Construction: c. 1911

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.²

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 (primary façade). Camera facing east, tax photo.

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¹ Summit County Recorder.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.