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

1 IDENTIFICATION

Name of Property:
Address: 1333 Park Avenue  AKA: 1327 Park Avenue
City, County: Park City, Summit County, Utah
Current Owner Name:  Parent Parcel(s):
Current Owner Address:
Legal Description (include acreage):

2 STATUS/USE

Property Category  Evaluation*  Reconstruction  Use
☑ building(s), main  ☐ Landmark Site  Date:  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
☐ tax photo:
☑ prints:  
☐ historic: c.
Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title  ☑ city/county histories
☐ tax card  ☐ personal interviews
☐ original building permit  ☐ Utah Hist. Research Center
☐ sewer permit  ☐ USHS Preservation Files
☐ Sanborn Maps  ☐ USHS Architects File
☐ obituary index  ☐ LDS Family History Library
☐ city directories/gazetteers  ☐ Park City Hist. Soc/Museum
☐ census records  ☐ university library(ies):
☐ 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:
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.):

  Foundation: Concrete.
  Walls: Narrow wooden siding.
  Roof: Gable roof form with rear shed extensions sheathed in asphalt shingle.
  Windows/Doors: 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 appears to have been altered, but the alterations may have occurred during the period of historic significance. The 1907 Sanborn Insurance map shows a simple hall-parlor type house with rear addition (likely a shed addition). By 1995, the house was raised on a concrete foundation, clad in narrow wooden siding and included a small projecting entry porch with gable roof supported by square columns. The siding and concrete suggest that the original hall-parlor was raised slightly to accommodate the foundation and new siding was applied. Modifying existing houses rather than demolishing and building new is a common tradition in the development history of Park City. The narrow wooden siding was commonly used on homes in Park City during the early 20th century. Additional research should be conducted to determine when the alterations were made. If they were made during the period of historic significance, then this site should be re-evaluated for to determine if it meets the criteria for designation as a Landmark Site. The changes affect the site's original design integrity, but not significantly.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have been significantly modified over time.

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. Additional research should be conducted on this site to determine when the alterations were made.

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; 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. Additional research should be conducted to determine when the alterations were made to this site. If they are found to have been completed during the period of historic significance, the site may be re-evaluated for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known   ☐ Known: (source: )  Date of Construction: c. 1905
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. 1:** East elevation. Camera facing west, 2006.
   **Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

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