### 1 IDENTIFICATION

**Name of Property:**

Address: 1420 Park Avenue  
**AKA:**

City, County: Park City, Summit County, Utah  
**Tax Number:** 1420-PA-1

**Current Owner Name:** Ronald Mumford, II, et al.  
**Parent Parcel(s):** SA-234

**Current Owner Address:** 869 Las Palomas Drive, Las Vegas, NV 89138-5000

**Legal Description (include acreage):** 0.12 acres; LOT 1 1420 PARK AVENUE SUBDIVISION.

### 2 STATUS/USE

**Property Category**  
- ☑ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

**Evaluation**  
- ☑ Landmark Site
- ☑ Significant Site
- ☑ Not Historic

**Reconstruction**  
- ☐ Landmark Site
- ☑ Significant Site
- ☐ Not Historic

**Use**  
- ☐ Original Use: Residential
- ☑ Current Use: Residential

**Partial**

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

### 3 DOCUMENTATION

**Photos: Dates**

- ☑ tax photo:  
- ☐ 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
- ☐ measured floor plans  
- ☑ census records  
- ☐ site sketch map  
- ☑ Park City Hist. Soc/Museum
- ☐ Historic American Bldg. Survey  
- ☑ university library(ies):
- ☐ original plans:  
- ☑ bibliographical 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:** Hipped Roof or “Pyramid” house  
**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), # 1; ☐ structure(s), # ______.

**General Condition of Exterior Materials:**

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**Researcher/Organization:** Dina Blaes/Park City Municipal Corporation  
**Date:** November, 08
☐ 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 fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Vertical and horizontal aluminum siding on main original structure, but what appears to be wooden siding on left addition of front elevation. Metal railing and supports on main entry porch, with wood railings and supports on entry of the left side.

Roof: Asphalt shingle

Windows/Doors: Appears to be aluminum sliding and picture windows encased in wooden frames.

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): Little evidence of structural change between 1995-2006 photos, except that aluminum front porch awning extension and white picket fence in 1995 photo have been removed by 2006, the fence being replaced with an untreated tight wood fence of similar height. Materials of aluminum and metal are likely additions or replacements of original materials. The changes are significant and diminish the site's original character.

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. Concrete block garage is located north of main building; date unknown, but likely built mid-century. Does not contribute to character of site. Planted grasses and trees along the landscape, with a prominent mature tree in the center of the front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home—simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (Pyramid), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes—have been altered, the building retains its essential historical form.

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 Pyramid house is 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. 1905¹

¹ Structure appears on the 1907 Sanborn Insurance Map; Summit County Tax Assessor indicates a date of construction of 1914.
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. 1:** Southwest oblique. Camera facing northeast, 2006.
   **Photo No. 2:** West elevation (primary façade). Camera facing east, 2006.
   **Photo No. 3:** Northwest oblique. Camera facing southwest, 2006.
   **Photo No. 4:** West elevation (primary façade). Camera facing east, 1995.

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