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

1 IDENTIFICATION

Name of Property:

Address: 1450 Park Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: Lindy Point Properties, LLC

Current Owner Address: c/o VSN Properties, 1567 SW Chandler, Ste 101, Bend, OR 97702

Legal Description (include acreage): 0.21 acres; LOT 2 THE RETREAT AT THE PARK SUBDIVISION.

2 STATUS/USE

Property Category Evaluation* Reconstruction Use
☑ building(s), main ☑ Landmark Site ☑ Partial Original Use: Residential
☐ building(s), attached ☑ Significant Site ☐ Full ☐ Partial Current Use: Residential
☐ building(s), detached ☐ Not Historic ☐ Full ☐ Partial
☐ building(s), public ☐ Full ☐ Partial
☐ building(s), accessory ☐ Full ☐ Partial
☐ structure(s) ☐ Full ☐ Partial

*National Register of Historic Places: ☑ ineligible ☐ eligible

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
☐ measured floor plans ☑ sewer permit ☑ USHS Preservation Files
☐ site sketch map ☑ Sanborn Maps ☑ USHS Architects File
☐ Historic American Bldg. Survey ☑ city directories/gazetteers ☑ Park City Hist. Soc/Museum
☐ original plans: ☑ census records ☑ university library(ies):
☐ other: ☑ biographical encyclopedias ☑ other:
☐ other: ☐ newspapers

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: “L” Cottage or “T” Cottage

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), # _____.

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

- Foundation: Not visible and therefore its material cannot be verified
- Walls: Aluminum siding, with porch roofing and supports of aluminum material as well
- Roof: Asphalt shingle
- Windows/Doors: Aluminum sliding windows, and aluminum screen door

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): Form retains its essential character to the earliest tax photo, with the most noticeable changes being in the evolution of materials used. Decorative shingle patterns, porch details, drop-novelty wood siding, and window awning evident in the earliest tax photo have all been altered in material or physical presence by the “unknown date” photo (likely within the mid-20th century) and changes are still evident in later photographs provided. Sheathing and replacement of structure materials by aluminum and metal applications have compromised the character of the original, but still leave hints of essential form. Small side addition to the rear and right of front elevation view is first evident in the “date unknown” photo.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): Small building lot on fairly flat terrain, with the structure recessed at least 20-30 feet from the city roadway. Mature trees and shrubs encase the landscape. Most recent photo (2006) shows an unkempt yard with weeds and overgrown grass, and the beginnings of disrepair to the structure, mainly seen in the loose shingles and chimney cap bricks, and chipped aluminum siding. Lilac bush to the left of the front elevation view is also visible in earliest tax photo.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Thought 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 (“L” cottage), 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 “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. 1904

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

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1 Summit County Tax Assessor.
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:** West elevation (primary façade). Camera facing east, 2006.
**Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.
**Photo No. 3:** West elevation (primary façade). Camera facing east, date unknown.
**Photo No. 4:** West elevation (primary façade). Camera facing east, tax photo.

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