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

1 IDENTIFICATION

Name of Property: 1460 Park Avenue
Address: 1460 Park Avenue
City, County: Park City, Summit County, Utah
Tax Number: RPS-1
Current Owner Name: Lindy Point Properties, LLC
Parent Parcel(s): SA-240 & SA-241
Current Owner Address: c/o VSN Properties, LLC, 1567 SW Chandler, Ste 101, Bend, OR 97702
Legal Description (include acreage): 0.21 acres; LOT 1 THE RETREAT AT THE PARK 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
☐ Permit #:
☐ Full
☐ Partial

Use
Original Use: Residential
Current Use: Residential

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☐ prints:
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit

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

city/county histories
personal interviews
Utah Hist. Research Center
USHS Preservation Files
USHS Architects File
city directories/gazetteers
Park City Hist. Soc/Museum
biographical encyclopedias
newspapers

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
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: 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.):

Foundation: Not visible and therefore its material cannot be verified.

Walls: Aluminum siding

Roof: Asphalt shingle

Windows/Doors: Aluminum sliding windows, and aluminum screen doors.

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 of “L” cottage type is readily evident, although the materials have been drastically altered from original state. Aluminum in siding, windows, porch roof and supports all suppress the original appearance of this structure. Material alterations were likely made in mid-20th century.

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 recessed at least 20 feet from city roadway on the lot. Grounds are surrounded in mature trees and simple grasses with pedestrian access to structure being through a single car width driveway.

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 (“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. 1901

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:

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1 Summit County Tax Assessor; appears on the 1907 Sanborn Insurance Map.
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 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.

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.
