## HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION				
Name of Property:				
Address: 1280 PARK AVE		AKA:	AKA:	
City, County: Park City, Summi	it County, Utah	Tax Numb	per: 1280-PA-1	
Current Owner Name: QS BG LLC C/O: LE		THY L Parent Pa	rcel(s): SA-375; SA-377	
Current Owner Address: PO B	OX 1402, PARK CITY,	UT 84060-1402		
Legal Description (include acre SUBDIVISION; 0.12 AC	eage): 1280 PARK AVE	NUE SUBDIVISION LOT	T: 1LOT 1 1280 PARK AVE	
2 STATUS/USE				
Property Category  ☑ building(s), main ☐ building(s), attached ☐ building(s), detached ☐ building(s), public ☐ building(s), accessory	Evaluation* ☑ Landmark Site ☐ Significant Site ☐ Not Historic	Reconstruction  Date: Permit #: □ Full □ Partial	<u>Use</u> Original Use: Residential Current Use: Residential	
☐ structure(s)	*National Register of ☐ listed (date: )	Historic Places: □ ineligi	ible ☑ eligible	
3 DOCUMENTATION				
Blaes, Dina & Beatrice Lufkin. "Fin Carter, Thomas and Goss, Peter. University of Utah Graduate S McAlester, Virginia and Lee. <i>A Fie</i> Roberts, Allen. "Final Report." Par Roper, Roger & Deborah Randall. Historic Places Inventory, Nor	□ abstract of □ tax card □ original bui □ sewer perr □ Sanborn M □ obituary inc □ city director vey □ census rec □ biographication □ newspaper  oks, articles, interviews  tal Report." Park City Histor Utah's Historic Architecture school of Architecture and led Guide to American Houle k City Reconnaissance Le "Residences of Mining Be mination Form. 1984.	title  ilding permit mit laps dex ries/gazetteers cords al encyclopedias rs  , etc.) Attach copies of a pric Building Inventory. Salt re, 1847-1940: a Guide. Sa Utah State Historical Socie uses. New York: Alfred A. Re evel Survey. Salt Lake City:	alt Lake Čity, Utah: ty, 1991. Knopf, 1998.	
4 ARCHITECTURAL DESCRI	PHON & 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 outbuild General Condition of Exterior N		□ accessory building(s),	#;   structure(s), #	
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: Minor cement retaining wall, rising with slope grade of terrain			
Foundation: Not fully visible and therefore unable to completely verify the materials used			
Walls: Drop-novelty wood siding (unable to verify if materials are new, original, or a mix of both)			
Roof: Asphalt shingle			
Windows/Doors: Wooden casement single hung			
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 datesknown or estimatedwhen alterations were made): Most current form of structure is still in compliance with its standard housing type ("L" cottage). Evidence of 2006 photo shows drastic efforts for improvement and historic character when compared to the house's dilapidated state seen in 1995 photo (sagging rooflines, over grown trees, large aluminum picture windows, etc.) Unclear how recent the addition in rear of structure is, although its presence is secondary to the primary front elevation.  Setting (The physical environmentnatural or manmadeof a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. House is recessed roughly 20 feet from city roadway. Various planted vegetation and trees, with lilac shrubs separating the property line with neighbors to the right of 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.): The distinctive elements that define this as a typical Park City mining era house are the 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.			
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 "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.			
5 SIGNIFICANCE			
Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: 1904 <sup>1</sup>			
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:			

<sup>&</sup>lt;sup>1</sup> Summit County Recorder; appears on the 1907 Sanborn Insurance Map.

☐ 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.<sup>2</sup>

- 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, 2008.

**Photo No. 2:** West elevation (primary façade). Camera facing east, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

Photo No. 4: West elevation (primary façade). Camera facing east, 2006.

Photo No. 5: West elevation (primary facade). Camera facing east, 1995.

<sup>&</sup>lt;sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.









