

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Elmer H. Maxwell House**

Address: 1328 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-284

Current Owner Name: ANDERSON PAUL JOSEPH

Parent Parcel(s):

Current Owner Address: PO BOX 1833, PARK CITY, UT 84060-1833

Legal Description (include acreage): BEG N 54*01' E 406 FT & S 35*59' E 340 FT FROM SW COR BLK 24 SNYDERS ADD TO PARK CITY; TH S 35*59' E 59 FT; N 57*00' E 70.5 FT; N 35*50' W 38 FT; N 83*28' W 36.8 FT; S 54*01' W 43 FT TO BEG; 0.09 AC

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

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow 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), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior 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 verified.

Walls: Narrow wooden siding.

Roof: Hipped roof form sheathed in asphalt shingles.

Windows/Doors: large, single light fixed casement windows on the primary façade, double-hung sash type on the side elevations.

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 bungalow has been altered. The 1983 National Register nomination describes the original portion of the house (see Structure/Site Form, 1983), but several alterations were made in the mid-1990s. The front entry porch is supported by turned posts that are not compatible with the bungalow style. Originally, above the front door was a bracketed gable hood with curved underside. The original door was typical of the bungalow era--solid door with a ribbon of narrow upper lights, an apron and large dentil molding--and has been replaced by a frame-and-panel door more typically seen on Colonial Revival style homes. The greatest modification, however, is the two-story addition. An effort was made to separate the addition with a transitional element and the addition does not detract from the original house. The changes do not significantly affect the site's original design character. The design integrity would benefit from the removal of the turned posts and return of the brackets.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. A large addition at the rear of the house does not significantly impact the setting as it is perceived from the primary public-right-of-way.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of narrow wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The 1995 photograph suggests the siding may be all new materials, though this was not verified for this report. If it is found to have been completely re clad in new materials, then the workmanship of the site has been diminished.

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 bungalow was a common house type built in Utah during the early twentieth century.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1925

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:

- 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: West elevation. Camera facing east, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, 1995.

Photo No. 3: West elevation. Camera facing east, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

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



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1328 Park UTM: 12 457490 4500140
 Name of Structure: Park City, Summit County, Utah
 Elmer H. Maxwell House T. R. S.
 Present Owner: Robert B. Graf
 Owner Address: P.O. Box 2204, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: SA 284
 Legal Description Kind of Building:
 Beginning North 54 degrees 01 minutes East 406 feet and South 35 degrees 59 minutes East 340 feet from Southwest corner Block 24, Snyder's Addition to Park City, thence South 35 degrees 59 minutes East 59 feet, North 59 degrees 00 minutes East 70.5 feet, North 35 degrees 50 minutes West 38 feet, North 83 degrees 28 minutes West 36.8 feet, South 54 degrees 01 minutes West 43 feet to beginning. Section 16 T2S R4E. Less than one acre.

STATUS/USE 2

Original Owner: probably Elmer Maxwell Construction Date: c.1925 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Salt Lake Tribune. January 31, 1942, p. 20. Elmer H. Maxwell obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame building with a hip roof and a square plan. Although it lacks the prominent porch of a typical bungalow, it is comparable to other houses that were built in Park City during the period of peak popularity of the bungalow. Park City's bungalows generally have a square or rectangular form, low pitch hip roofs, narrow lap siding, symmetrical facades with a door centered between large horizontal windows and some type of porch. This house fits the above description. A gable roof hood supported on brackets is centered over the door. The windows on the facade are large single pane glass panels, and most of the windows on the sides of the house are the one over one double hung sash type. A dormer was attached to the east side of the roof and there is a shed addition which extends out beyond the south wall. A door pierces the west side of that extension. Both the dormer and shed extension were made at the rear of the house and are unobtrusive. The house maintains its original integrity.

Statement of Historical Significance:

Construction Date: c.1925

Built c. 1925, the Elmer H. Maxwell House at 1328 Park, is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

Elmer Maxwell probably had this house built soon after his arrival in Park City in 1925. He did not receive legal title to the property, however, until 1935 when the Ontario Silver Mining Company granted him a quit claim deed. Several neighboring properties, some also with houses on them, were similarly deeded by the Ontario Silver Mining Company at that same time, illustrating the apparently acceptable, but perhaps risky, practice of constructing houses on property owned by mining companies.

Born in 1897 in the nearby farming community of Oakley, Elmer Hugh Maxwell engaged in ranching in that area before moving to Park City in 1925, where he owned and operated the Maxwell Apartments and served as district agent for Singer Sewing Machine Company. He lived in this house until his death in 1942. Members of the Maxwell family continued to own the house until 1977.





