



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Norman Smith House

Address: 1323 Park Avenue

Date of Construction: c. 1914

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-265

Current Owner: Cecil R. Bunnell (trustee)

Legal Description (include acreage): BEG AT A PT N 54*01' E 350 FT & N 35*59' W 110 FT FROM THE SW COR (PREVIOUSLY DESC AS THE SE COR) OF BLK 24 SNYDERS ADDITION TO PARK CITY & SD PT BEING ON THE W'LY R/W LINE OF PARK AVE; RUN TH ALONG SD W'LY LINE N 35*59' W 38 FT; TH S 54*01' W 75 FT; TH S 35*59' E 38 FT; TH N 54*01' E 75 FT TO THE PT OF BEG M88-715 FQC-528 M77-301-303 SWD-420 M158-575 M152-239 339-523 379-44 1012-669 1151-818 1528-324 1677-2236 2042-649
 CECIL R BUNNELL TRUSTEE OF THE CECIL BUNNELL TRUST 2042-649; 0.05 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos

Research Sources:

- Sanborn Maps
- City/ County Histories
- Newspapers

- Prints: tax Card Personal Interviews Other:
- Historic Census Records Park City Museum

DESCRIPTION

Architectural Style: Bungalow variation

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Horizontal aluminum siding, with vertical siding under the gabled roof portion

Foundation: Cement foundation

Roof: Asphalt shingle

Windows/Doors: Double hung windows (unable to verify based on photos alone if materials are new, original, or a mix of both), and a large picture window on right of front elevation

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1323 Park is a bungalow type house that has not had any major modifications, but has undergone quite a few material alterations. While the bungalow was not one of the three main house types built during the historic Park City mining era, it was still common to that time period. The gable roof is sheathed with composition shingles. The walls are clad with horizontal aluminum siding, with vertical siding in the gable. Stone veneer covers the foundation area. The windows and doors have undergone the most alteration. Starting at the top, in the c. 1940 tax photo, a six pane window was present in the gable but has been replaced with a large gable vent. The window on the right

side of the façade, currently a large fixed pane window, used to be a central pane window flanked by two narrower panes. What appears to be a sliding window in the porch area in the c. 1940 tax photo has been replaced with two one-over-one double hung sash windows. The door on the wall facing the street has been removed, with the door facing to the side becoming the main entry for the home. The porch area has also been altered significantly; the half wall surrounding the porch was replaced by a wood railing and the columns supporting the roof has been modified to be much larger and have a stone veneer similar to the foundation of the house. The site is largely the same, except for a planter box clad with the same stone veneer as the foundation. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Though a structure appears on this lot on the 1907 Sanborn Insurance map, it appears that it was demolished to make room for the current house, which differs in size, shape, and location on the lot. Information from a previous Historic Site Form indicates that it was built around 1914, but this is not confirmed. The lot was owned by the Ontario Silver Mining Company initially, and the title history states that it was not sold to an individual until 1935. The census records disagree, and show owners of the house as early as 1930. It was a common practice in early Park City for lots to be sold off the books and recorded at a later date; this is probably the case in this situation.

The 1930 census states that the house was owned and occupied by Thomas and Lillie Lawery. Thomas was a carpenter in the house building industry. No other information could be found on them. The title history shows that the property was in the possession of Norman Smith by 1935.

Norman Smith appears on the 1940 census, living in this house with his wife Leona and their three children. He worked as a truck driver and Leona helped her mother, Margaret Clark, who owned and operated the Park City Miner's Hospital. They moved from Park City in 1942, though the property remained under their ownership until 1946. It is currently owned by Cecil R. Bunnell.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1323 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





1323 Park Avenue. Northeast oblique. November 2013.



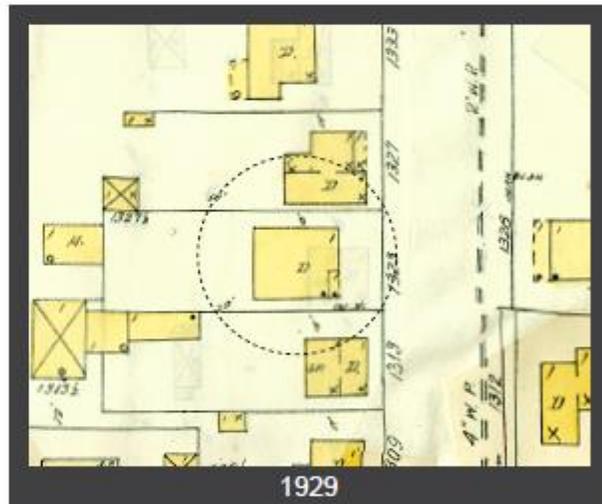
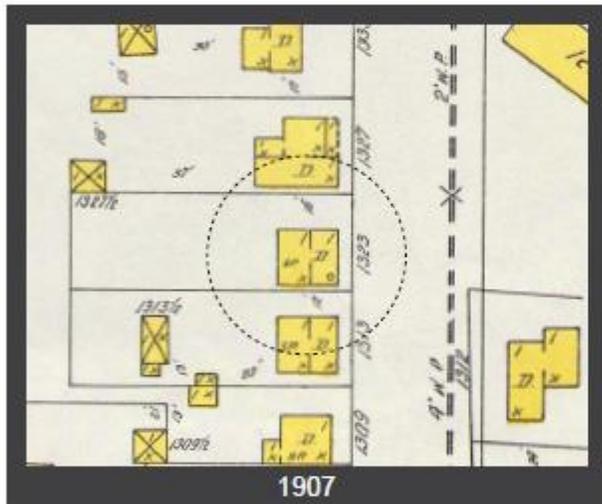
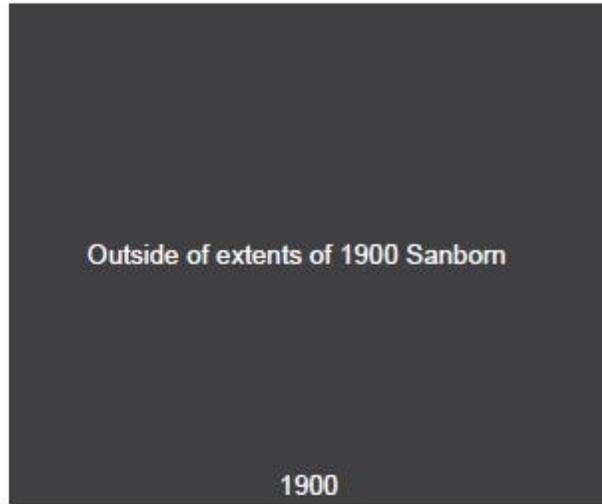
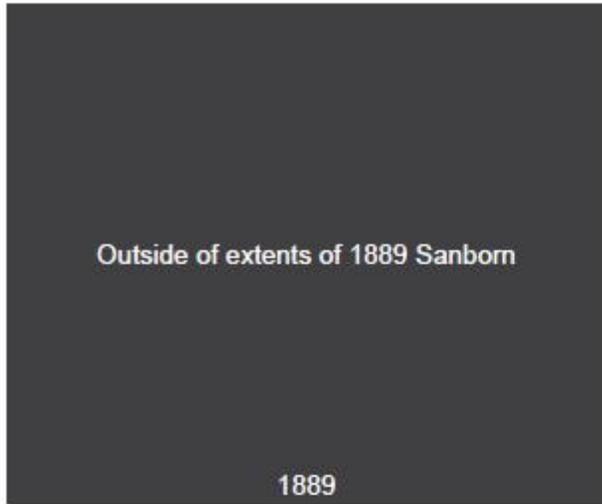
1323 Park Avenue. East elevation. November 2013.



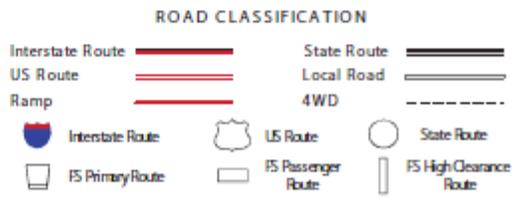
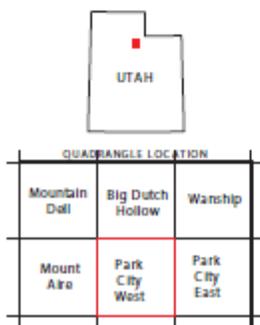
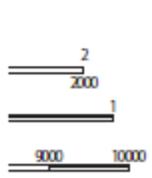
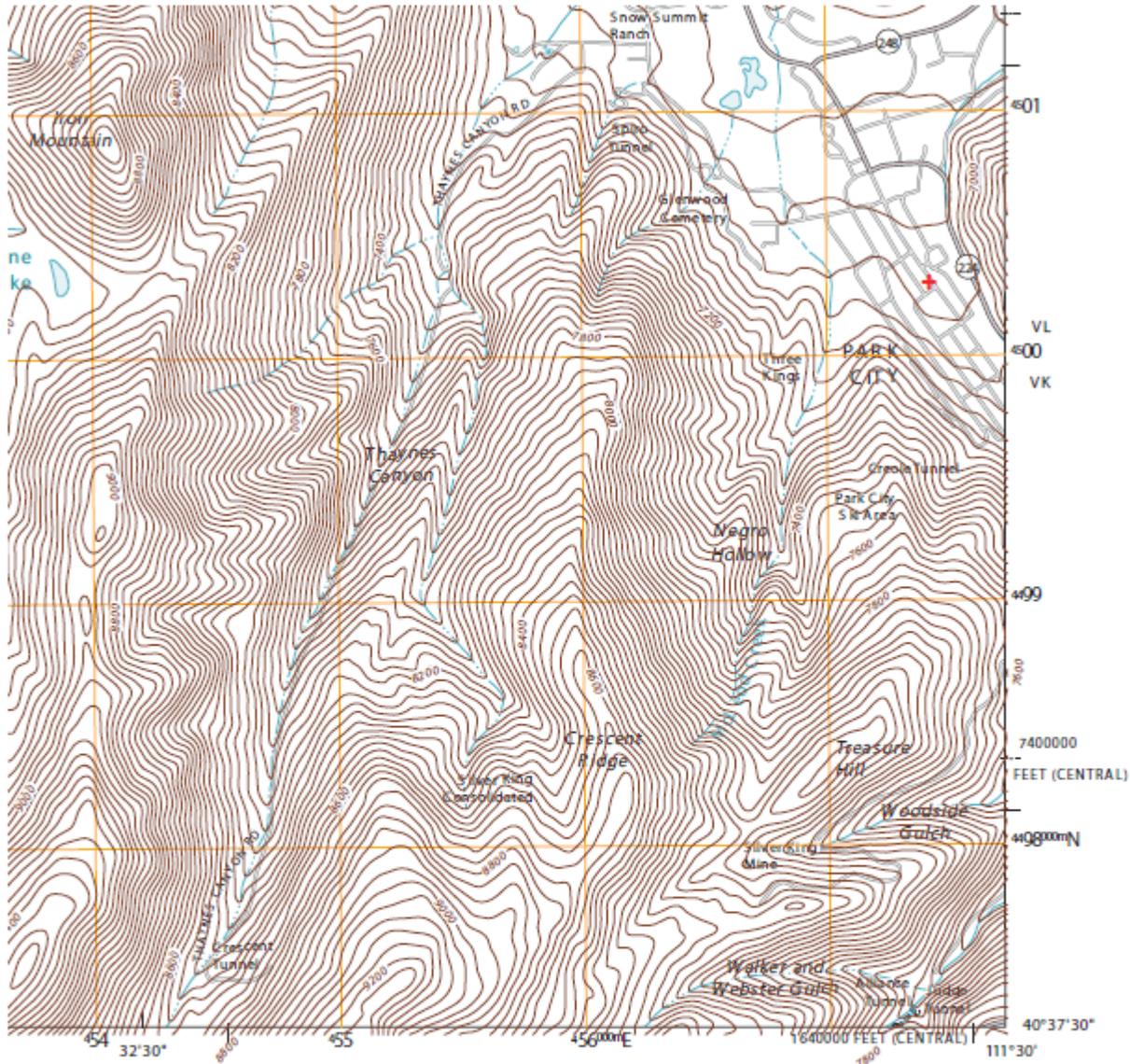
1323 Park Avenue. Southeast oblique. November 2013.

MAPS

1323 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1323 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

