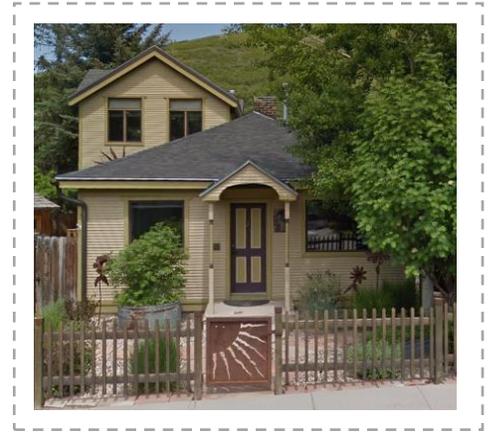




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Elmer H. Maxwell House

Address: 1328 Park Avenue

Date of Construction: c. 1935

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-284

Current Owner: Paul J. and Amanda K. Anderson (H/W jt.)

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; #1328 PARK AVE FQC-487 M22-167 M23-74 Y-502 M22-167 M91-664 M93-17-19 772-808 796-589 (REF:1410-1089) 1598-1234 1962-1341 2120-1421; 0.09 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints:

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Bungalow type

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: Narrow wooden siding

Foundation: Not verified

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

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.)

The house at 1328 Park Avenue was described in a 1984 National Register nomination form as follows:

“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.”

The house has been altered since the time of this description. The brackets supporting the porch have been replaced by turned posts not compatible with the style of the house. The door has also been replaced with a frame and panel door not associated with the bungalow time period. The largest modification to the house is a two story addition and this addition is connected to the original house by a small transitional element that is not visible from the public view. The addition is set back and away from the house so much that it actually appears to be a separate house altogether. The overall form and materiality of the building remains intact and the building retains 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.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

“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.”

This history is mostly accurate, except for the estimated date of construction. This house does not appear on the 1929 Sanborn map, but does appear on the 1941 Sanborn, where it is labeled 1330 Park Avenue. It also appears

on the 1940 census, where it is also labeled 1330 Park Avenue. It is not known exactly when this house was built, but it was sometime between 1929 and 1940.

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

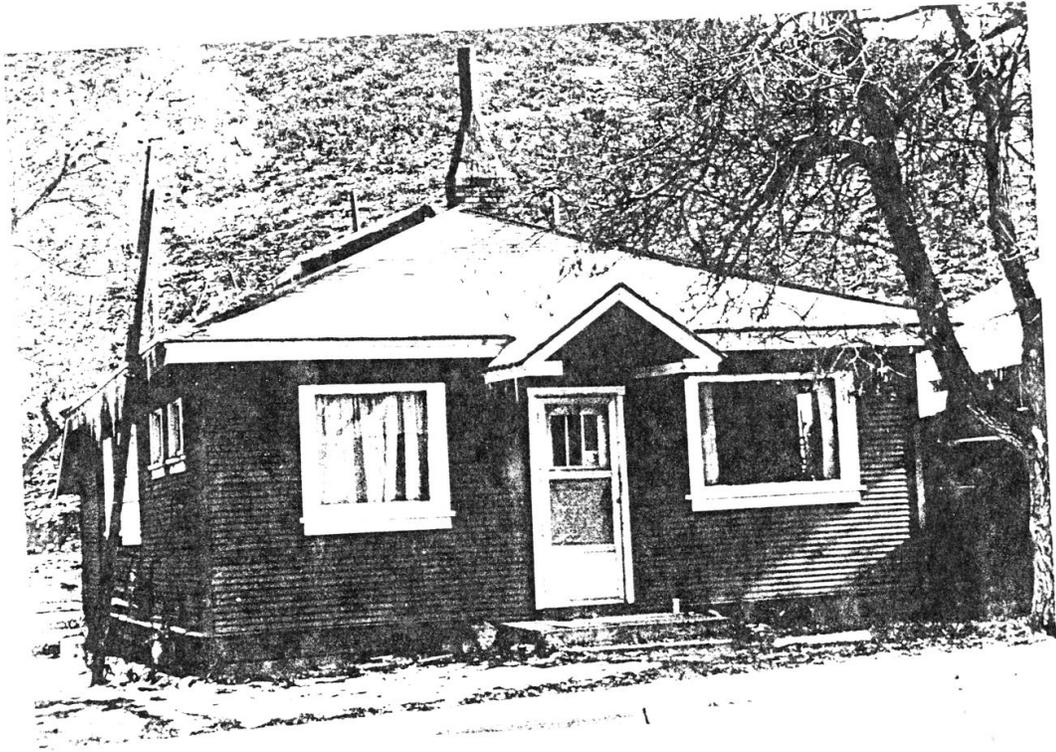
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1328 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940









1328 Park Avenue. Northwest oblique. November 2013.



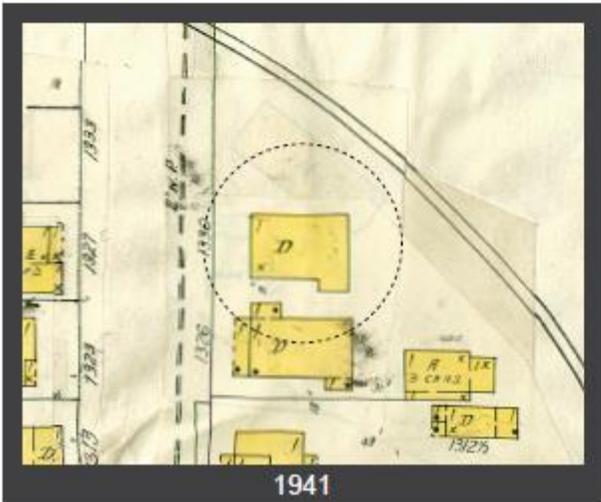
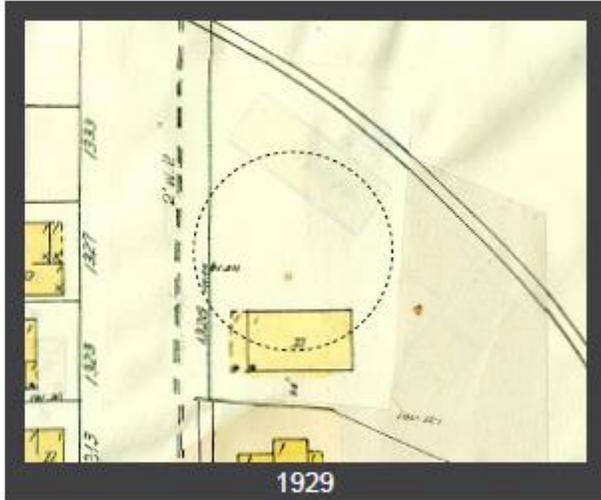
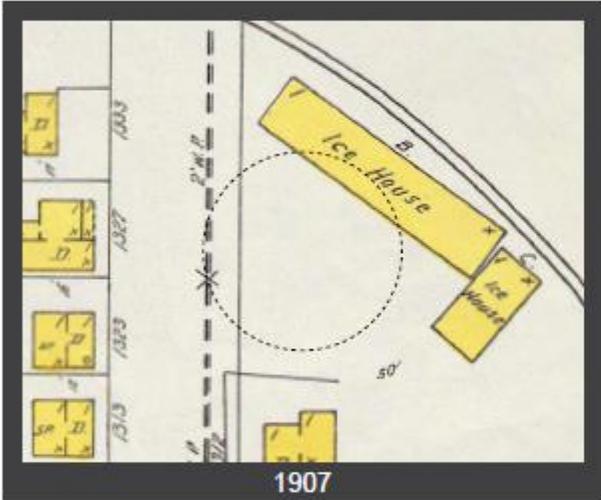
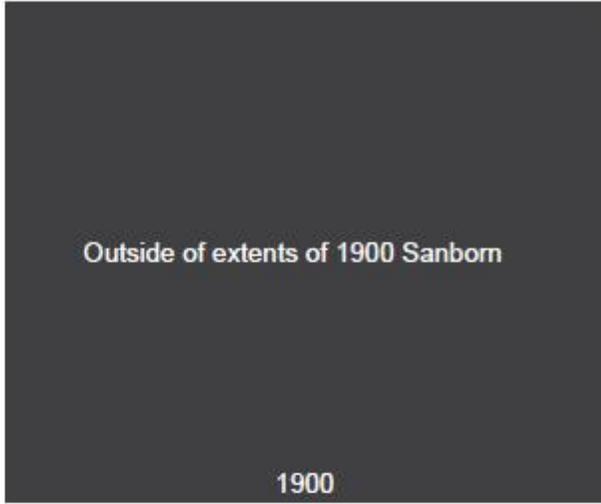
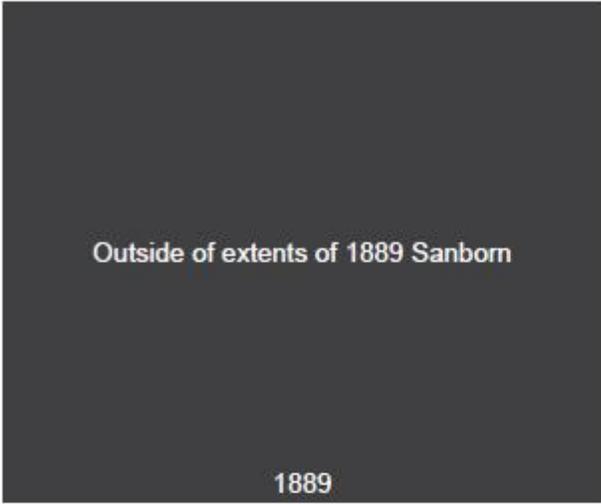
1328 Park Avenue. West elevation. November 2013.



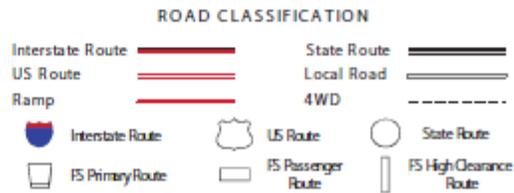
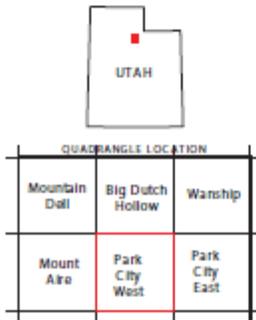
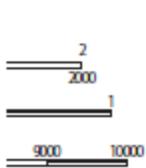
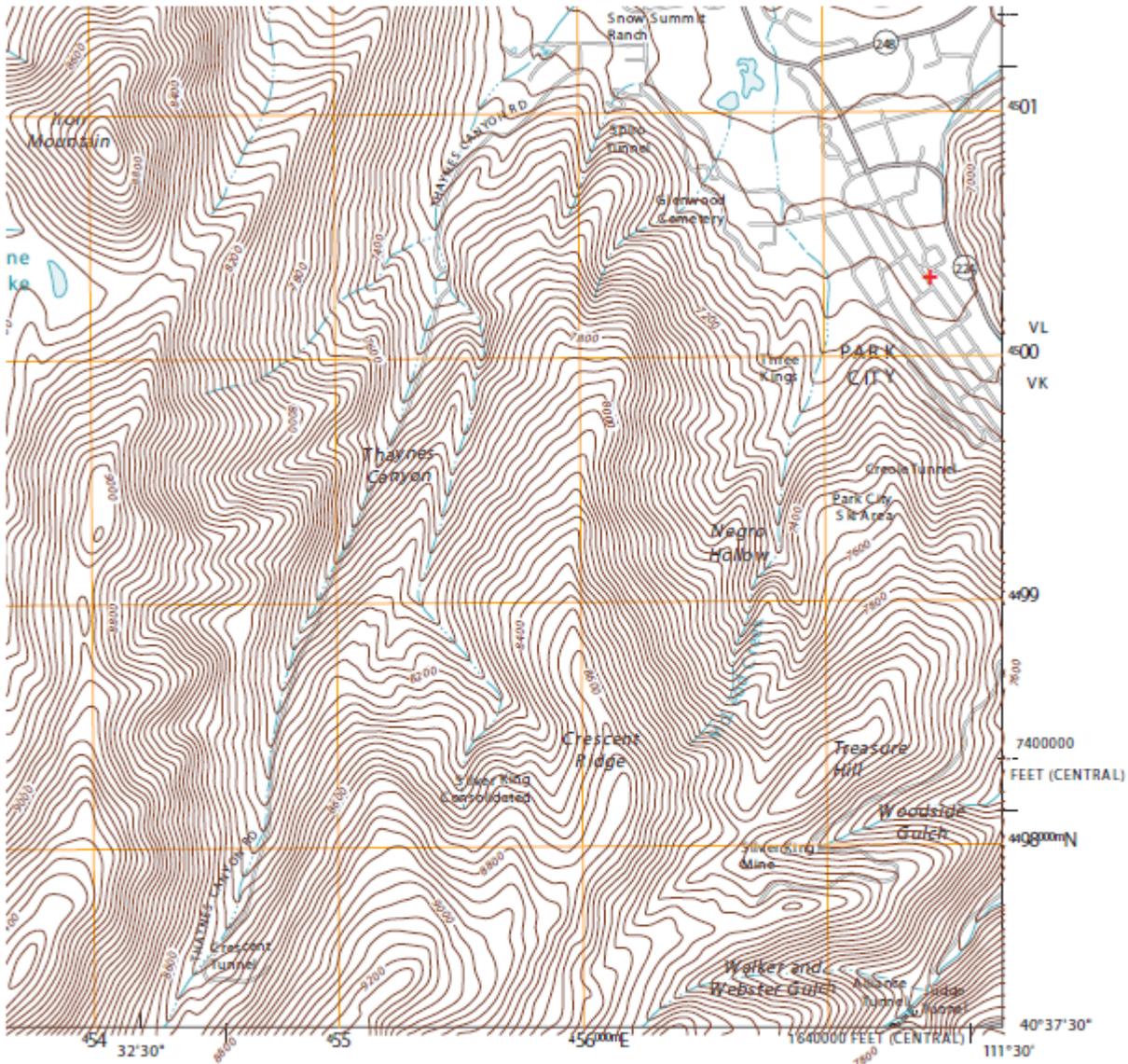
1328 Park Avenue. Southwest oblique. November 2013.

MAPS

1328 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1328 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)

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type: _____

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:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:
- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> 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.

Researcher: Roger Roper

Date: 4/80

Street Address: 1328 Park

Site No:

4
ARCHITECTURE

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.

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HISTORY

Statement of Historical Significance:

Construction Date: c.1925

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TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1328 Park Avenue

City: Park City, UT

Current Owner: Paul J. and Amanda K. Anderson
Address: (see historic site form for address)

Tax Number: SA-284

Legal Description (include acreage): SA BK 24, 59'x43'x36.8'x38'x75' parcel (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	Robert C. Chambers	W		"Block"
9/7/1901	Adaline C. Martin, et al	Ontario Silver Mng. Co.	Deed of Convey.		"Block 24"
8/19/1935	Ontario Silver Mng. Co.	Elmer Maxwell	Q.C.D.		
8/11/1969	Richard E. & Wanda H. Maxwell	Mercy M. Maxwell Rawson	W.D.		[willed from E. Maxwell following his death]
8/31/1976	Illa M. Stanworth, exec.	I.M Stanworth & R.E. Maxwell, Jr.	Exec. Deed		[estate of Mercy M. Rawson]
4/26/1977	I.M Stanworth & R.E. Maxwell, Jr., et al	Robert B. Graf	W.D.		
12/14/1993	Robert B. Graf	Todd A. Arenson & Richard E. Kann	W.D.		
3/31/1994	Richard E. Kann	Todd A. Arenson	Q.C.D.		
2/10/2004	Todd A. Arenson	Paul Joseph Anderson	W.D.		
1/12/2009	Paul Joseph Anderson	Paul J. and Amanda K. Anderson	W.D.		

Date: 4/24/2014

Researcher: John Ewanowski, CRSA Architecture