

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 115 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-210

Current Owner Name: SANTANGELO RALPH & NANCY (JT)

Parent Parcel(s):

Current Owner Address: 51 HUNTER CT, ELMA, NY 14059-9221

Legal Description (include acreage): LOTS 4 & 5 BLK 13 PARK CITY SURVEY EXCEPTING THEREFROM THAT PORTION OF LOTS 4 & 5 BLK 13 LYING WITHIN THE FOLLOWING: PARCEL A: BEG AT THE NW COR OF LOT 22, BLK 13 PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN OFFICE OF SUMMIT COUNTY RECORDER SUMMIT COUNTY UTAH: & RUN TH N 66°34'00" E 33.00 FT ALG THEN'LY PROPERTY LINE OF SD LOT 22 TO A PT ON W'LY WALL LINE OF AN EXISTING BLDG (NO 125 MAIN ST). TH S 6°15'55" W 13.43 FT TO THE SW COR OF SD EXISTING BLDG THS 83°20'10" E 5.78 FT ALG THE S'LY WALL LINE OF SD BLDG TO A PT ON THE E'LY LOTLINE LINE OF SD LOT 22, TH S 5°39'57" E 4.97 FT TO THE SE COR OF SD LOT 22, THS 7°25'44" W 35.66 FT ALG AN EXISTING RAILROAD TIE RETAINING WALL, TH S 66°06'00" W 11.13 TO A PT ON THE W'LY LINE OF SD BLK 13, TH N 23°54'00" W 50.00 ALG SD W'LY BLK LINE TO THE PT OF BEG ALSO EXCEPTING PARCEL B: BEG AT A PT ON THE W'LY LINE OF BLK 13 PARK CITY SURVEY S 23°54'00" E 50.00 FT FR THE NW COR OF LOT 22, SD BLK 13 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN OFFICE OF SUMMIT COUNTY RECORDER, & RUN TH N 66°06'00" E 11.13 TO A PT ON AN EXISTING RAILROAD TIE RETAINING WALL, TH S 7°25'44" W 16.48 FT ALG SD RAILROAD TIE RETAINING WALL & AN EXISTING ROCK RETAINING WALL TO A PT ON THE NW COR OF AN EXISTING BLDG (NO 109 MAIN ST) TH S 9°04'34" W 4.70 FT ALG THE W'LY WALL LINE OF SD BLDG TO A PT ON THE W'LY LINE OF SD BLK 13, TH N 23°54'00" W 18.02 ALG SD W'LY BLK LINE TO THE PT OF BEG; BAL 0.03 ACRES

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: c. 1940
- prints: 1995 & 2006
- 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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

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: double house / Victorian eclectic-vernacular style 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:

- 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: A concrete retaining wall with concrete cap spans the frontage of the site that is broken by steps on the north end. A paved parking area is located adjacent to the house to the south.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. The front porch, with an extended shed roof, spans the full façade and is supported by turned posts with decorative brackets and a low balustrade. The porch skirt is made of a diamond lattice.

Roof: The roof is a gable form sheathed in metal material. The extended shed roof of the porch is also sheathed in metal material. The porch roof has a small pediment over the steps leading to the main entry. A brick chimney, visible in the tax photograph has been removed.

Windows: The windows are large vertically oriented openings with fixed casement units. The north end of the primary façade includes an aluminum side-slider.

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 hall-parlor house appears to have been altered, but during the period of historic significance. The 1900 and 1907 Sanborn Insurance maps suggest a simple hall-parlor house without a full-width front porch, but by 1949 the tax card indicates to alterations were made; first, the house was extended to the north and a full-width front porch was constructed. Additional research should be conducted to determine when the alterations were made and to determine if the house ha been extensively rehabilitated or was reconstructed. If found to have undergone extensive rehabilitation, the site should be re-evaluated for designation as a Landmark Site.

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 from what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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 Hall-Parlor house form is the earliest type to be built in Park City 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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site. The site appears to have been reconstructed. If found to have been extensively rehabilitated rather than reconstructed, the site should be re-evaluated for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 1895¹

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.²

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: East elevation. Camera facing west, 2006.

¹ Structure appears on the 1900 Sanborn Insurance map.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		864	\$ -	\$ 1558
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>120' x 120'</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		120
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>144' @ 1.15</u>	166	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>4</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 5 @ 15⁰⁰</u>		75
Total Additions and Deductions.	556	235
Net Additions or Deductions.	-235	\$ +321

*Occupied
good
cond*

Age 45 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1879
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 789

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (37yr Ave Used - 1941) **Total Building Value** \$ _____

Appraised 10/19/92 By CAR & AJ

Serial No. FC 210

Location _____
 Kind of Bldg. RES St. No. _____
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		864		\$ 1656
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gaf</u> Mtl. <u>slug</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>144</u> @ <u>125</u>	180
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>B</u> Tub <u>B</u> Trays _____ Basin <u>B</u> Sink <u>B</u> Toilet <u>B</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	
Total Additions	530

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2186</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Co. <u>1 2 3 4 5 6</u>	<u>34</u> %
		Current Value Minus Depr.	\$ <u>743</u>
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$

Appraised 12-5 1952 By 1331

PC 210
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. _____

Class. 3 Type 1 2 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	864		\$ 3652	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>1</u> Sills _____		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>GAB</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>144 @ 1.25</u>	180	
Rear _____ @		
Porch _____ @		
Planters _____ @		
Ext. Base. Entry _____ @		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	354	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	60	
Awnings — Metal _____ Fiberglass _____		

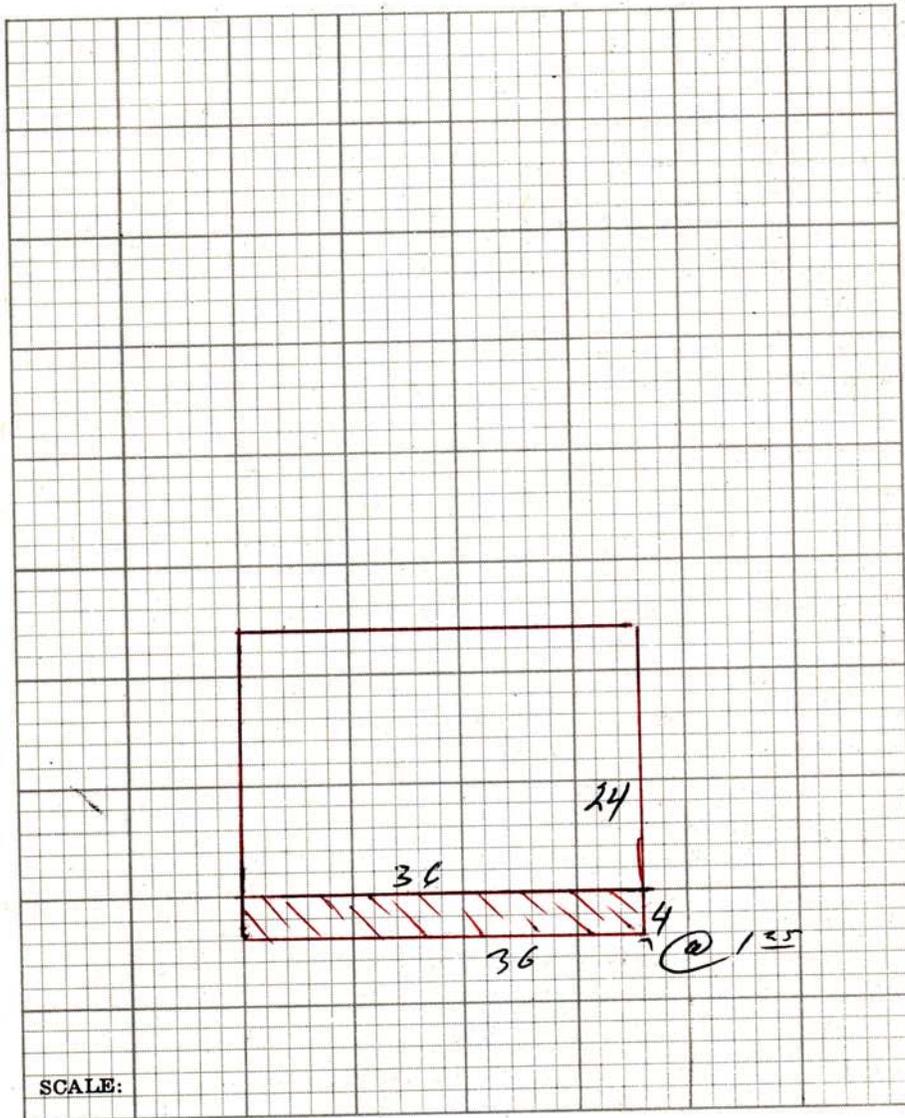
Total Additions 1144

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	4796
	Age 2.	Obsolescence	

Inf. by Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value
Conv. Factor 1.13

Replacement Cost—1940 Base	
Depreciation Column <u>1</u> 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side	
Total Building Value \$	

Appraised ① 10-24 19 68 By 1708 JAN 15 1969
Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____





