

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Bogan Boarding House**

Address: 221 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-193

Current Owner Name: 221 MAIN STREET LLC, C/O: AVENUE COMMUNITIES Parent Parcel(s):

Current Owner Address: 230 W FIFTH ST, TEMPE, AZ 85281

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 12 BLOCK: 12 LOT: 5 AND:- LOT: 6 BUILDING: 0.00N 5 FT OF LOT 5 & ALL LOT 6 BLK 12 PARK CITY SURVEY M98-120 311-371 326-203 622-296 762-120 1056-57 1542-1073 1588-439 1851-550, 06 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: 10/22/1984 - Mining Boom Era Residences Thematic District)

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.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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: Rectangular block type

No. Stories: 2 ½

Additions: none minor major (describe below) Alterations: none minor major (describe below)

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

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.):

Foundation: Stone and concrete.

Walls: Drop siding.

Roof: Clipped gable roof form.

Windows: Paired double-hung sash type.

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 2 ½-story boarding house remains virtually unchanged from the description in the National Register nomination (see Structure/Site Information Form, 1983). The site has been rehabilitated and is in better condition than when the NR nomination was completed. The site retains its original design integrity.

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 described in the National Register nomination and is seen on Sanborn Insurance maps.

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 boarding house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, 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.): This structure is one of the remaining boarding houses built following passage of the boarding house bill in 1901.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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: 1904¹

Builder: Not Known Known: (source:)

¹ Summit County Recorder.

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

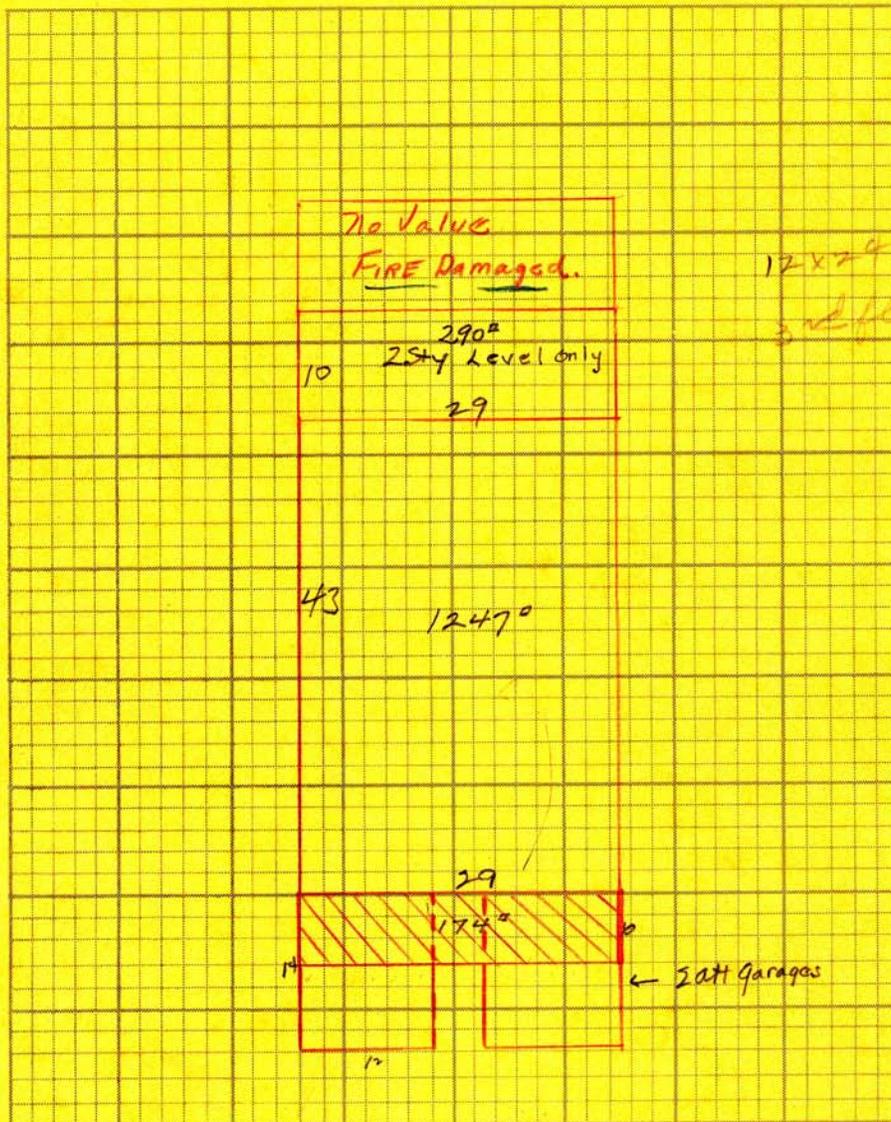
Photo No. 5: Southeast oblique. Camera facing northwest, 2006.

Photo No. 6: Southeast oblique. Camera facing northwest, 1995.

Photo No. 7: East elevation. Camera facing west, 1983.

Photo No. 8: East elevation. Camera facing west, 1983.

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



Remarks: _____

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 221 Main Park City, Summit County, Utah UTM: 12 458250 4498840
 Name of Structure: Bogan Boarding House T. R. S.
 Present Owner: Linda and Dale M. Nelson
 Owner Address: 4240 South 1300 East, Salt Lake City, UT 84117
 Year Built (Tax Record): Effective Age: Tax #: PC 193
 Legal Description Kind of Building:

North 5 feet of Lot 5 and all of Lot 6 Block 23 Park City Survey
Less than one acre.

STATUS/USE 2

Original Owner: John & Anna Bogan Construction Date: c. 1904 Demolition Date:
 Original Use: boarding house Present Use: Lodging
 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: Slide No.: Date of Photographs: 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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record. March 30, 1901, p. 3; April 6, 1901, p. 3; April 13, 1907, John Bogan obituary

Researcher:

Date:

Architect/Builder: unknown

Building Materials: Wood

Building Type/Style: Boarding House

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

This building is a two and one half story frame rectangular boarding house with a clipped gable roof. The first floor is raised up above street level, fronted by a stone base through which the front stairs are cut, and into which shops were created at the street level. Drop siding is the principal building material, but there is narrow lap siding on the gable section. When the roof was replaced in 1940 because of a fire, the gable section was re-sided, and it is probable that lap siding was the most readily available material. The building exhibits no particular style, but has the standard elements common to a majority of Park City houses. There is a two story porch constructed of lathe turned piers topped by simple jigsaw cut brackets. A simple straight post balustrade encloses the second story porch. Above the two center piers is a simple decorative pediment. The arrangement of openings on the facade is symmetrical and essentially identical for the first two floors. A door is centered between paired double hung windows. The doors and windows are the long, narrow Victorian type, the doors being topped by a transom. There is also a pair of windows centered in the gable end of the top half story. There are several simple openings on the sides of the building, and there is a one story rear extension. The extension appears on the 1907 Sanborn Insurance Map and is probably original. The only alterations to the exterior of the
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1904

Built c. 1904, this boarding house at 221 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, and only four are extant in Park City, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This boarding house was built around 1904 for John and Anna Bogan, who owned it for several years. John Bogan was a miner and owner of the Bogan Mine, which later became part of the rich Silver King Consolidated Mine. He had come from Illinois to Utah around 1877 and worked in the mines at Alta and Dry Fork before coming to Park City around 1879. John Bogan died in 1907 at the age of 62 and Anna died in 1919. This property remained with their sons John T. and James F. Bogan until around 1925.

This was one of several large boarding houses constructed in the town after the passage of a bill in 1901 which revoked the right of the mines' managements to require that their miners live in the boarding houses near the mines if they were not married or their families were not living in town with them. The boarding houses near the mines, though convenient for work, were
(See continuation sheet)

221 Main

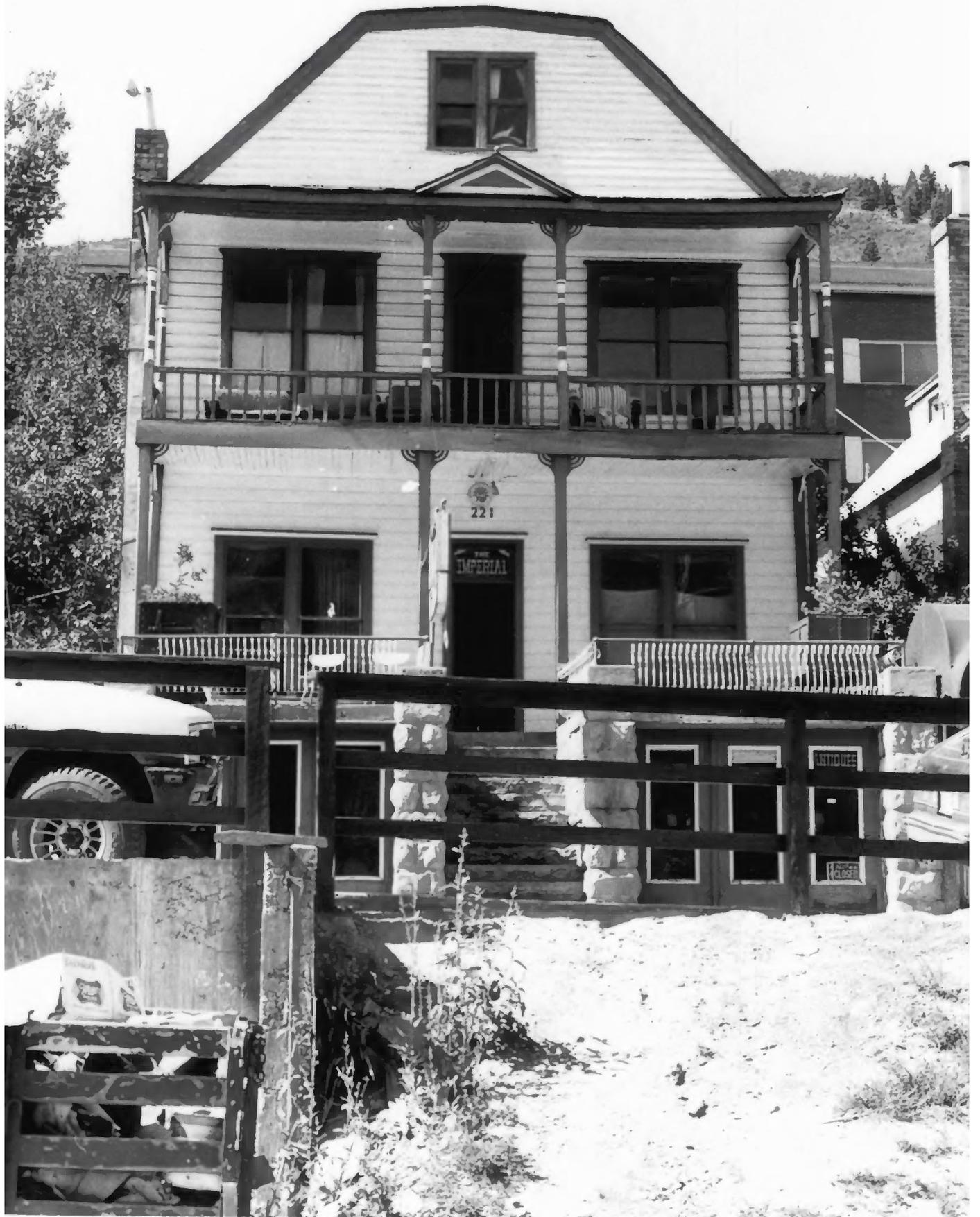
Description continued:

building include the addition of a cinderblock chimney and a small window to the south facade, and a metal balustrade to the first floor porch section. Those changes are minor, however, and do not affect the building's original character.

History continued:

considered the poorest accommodations available, and many miners moved into the new boarding houses in town after 1901.¹ This building served primarily as a boarding house for miners, but during the 1918 flu epidemic it was used as an emergency hospital. It is currently known as the Imperial Boarding House, and is still in use as a lodging house.

¹Park Record, March 30, 1901, p. 3; April 6, 1901, p. 3.



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THE IMPERIAL

ANTIQUE

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Bogan Boarding House

221 Main

Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



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Bogan Boarding House

221 Main

Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society





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IMPERIAL
HOTEL



THE IMPERIAL HOTEL

FOR SALE



FOR SALE
COMMERCIAL (K20)
BY APPOINTMENT
435-615-4823
435-640-2061
Eric Nelson



FOR SALE
COMMERCIAL (K20)
BY APPOINTMENT
435-615-4823
435-640-2061

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THE
IMPERIAL
HOTEL
EST. 1904

Bob & Jennifer

FOR SALE
Call Eric Nelson
403-411-0482
403-449-2881
Eric Nelson

FOR SALE
Call Eric Nelson
415-315-4831
415-440-304
Eric Nelson

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★ STAR HOTEL ★

STAR HOTEL