

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Rasband's Hall**

Address: 268 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-275

Current Owner Name: HOPE PROPERTIES LLC

Parent Parcel(s):

Current Owner Address: 789 NORTHVIEW DR, SALT LAKE CITY, UT 84103

Legal Description (include acreage): Legal SUBD: PARK CITY BLOCK 22 BLOCK: 22 LOT: 1 PLAT: 0S 16 T 2S R 4E LOT A & S'LY 7 FT LOT 1 BLK 22 PARK CITY SURVEY LESS THE FOLLOWING: BEG AT A PT IN THE W WALL OF A FRAME BLDG SD PT BEING N 35.35 FT & E 62.80 FT FROM THE SW COR LOT 1 BLK 22, PARK CITY SURVEY; TH N 66*12' E 3.30 FT; TH S 23*38' E 3.85 FT; TH ALONG THE S WALL OF SD BLDG S 66*12' W 3.30 FT TO A COR IN SD BLDG; TH ALONG THE W WALL OF SD BLDG N 23*38' W 3.85 FT TO PT OF BEG CONT .0001 AC BAL 0.06 AC M134-651 M148-743 TWD516M172-394 410-809 574-237 REF:637-15 850-695 1501-1774-1776 1698-994, 0.06 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: Commercial
- Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

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

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:

Drawings and Plans

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

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-part block with false front.

No. Stories: 1 ½

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: 12-2008

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.):

Foundation: Concrete.

Walls: Drop siding (narrow reveal)

Roof: Assumed to be a false front with gable roof.

Windows/Doors: Paired double-hung sash type and paired fixed casement display windows.

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 1 ½-story frame one-part block resembles the building seen in a tax photo, but appears to be an inaccurate reconstruction of the historic building (see tax photo). The alterations are significant and diminish the site's original design character.

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 altered.

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 commercial building has been altered and, therefore, lost. This structure is a reconstruction (not accurate) based on early photographs.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity 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 one-part block is one of the most common commercial building types constructed in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929) and is associated with the mining era, but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1898¹

¹ 1900 Sanborn Insurance map.

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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: West elevation. Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, tax photo.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

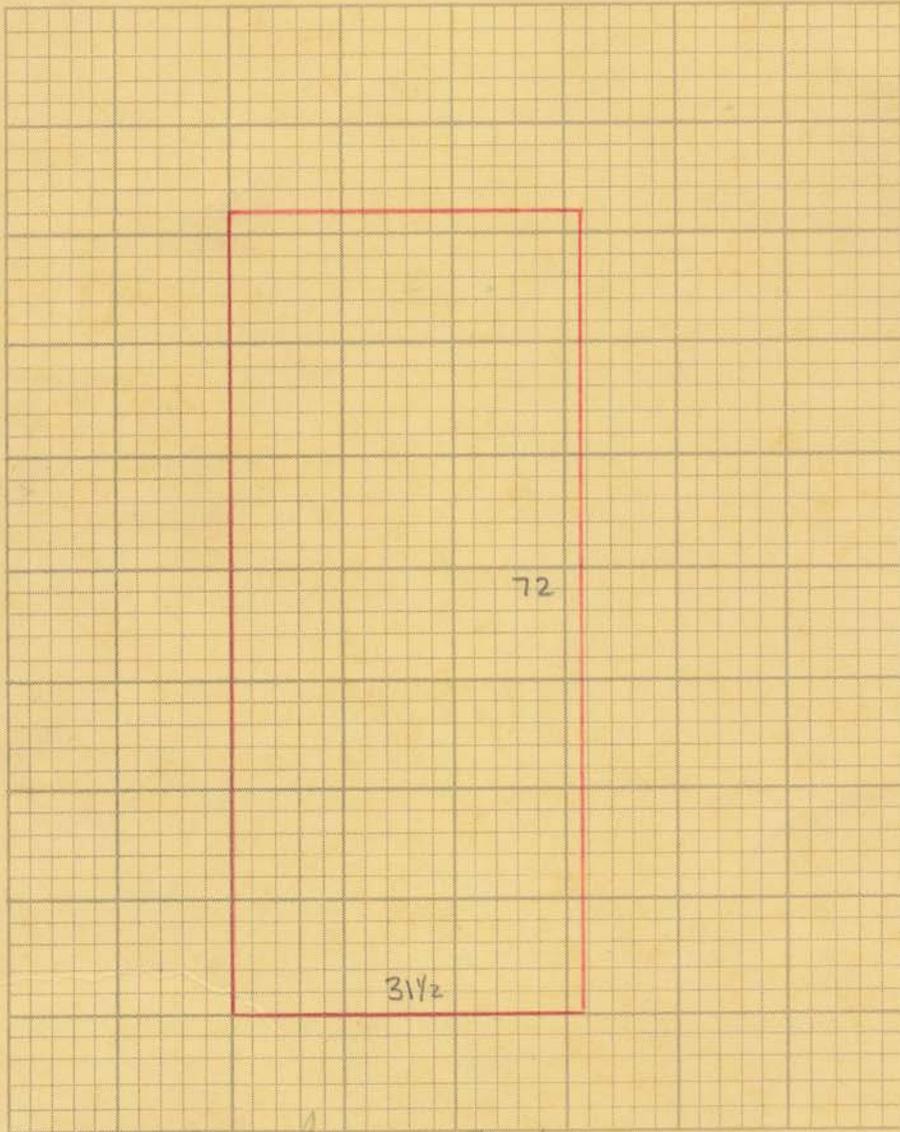
Location _____
 Kind of Bldg. Store (Tenem) St. No. 304 Main St.
 Class 1 Rms. _____ Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		2268		\$ 3912
	x x				
	x x				

Att. Gar. x Fr. _____ Walls _____ Roof _____

Description of Building		Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____		Vacant 30% obs good Cond
Exr. Walls _____ <u>Siding</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type _____ <u>gab</u> Mtl. _____ <u>Asph</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front _____ @ _____		
Rear _____ @ _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ (Full) _____ Floor <u>dnt</u> ✓	522	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub _____ Trays _____ Basin <u>1</u> Sink _____ Toilet <u>2</u> Urns. _____ Fms. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	305	
Heat— Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Stkr. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	1113	
Air Cond. _____		
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____ Blr. In _____		
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets _____ Fixt. _____		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____		
		1940

Total Additions			1940
Year Built <u>1901</u>	Avg. Age _____	Reproduction Value	\$ 5852
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Depr. Col. <u>1</u> 2 3 4 5 6 31 %	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	1814
		Obsol. or Rem. <u>- 30</u> %	- 544
		Bldg. Value	\$ 1270
Garage— Class _____	Depr. 2% 3%		
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____		
Size— <u>x</u>	Age _____ Cost _____		
Other _____			
Total Building Value			\$ _____



Remarks: Bent 10' high

EX 10 15-68
1333

PC 275A
Serial Number

61
Card Number

Owners Name _____

Location _____

Kind of Bldg. STORE St. No. 304 MAIN

Class. 1+ Type 1 2 3 4. Cost \$ 6872 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2268		\$ 7284	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr.— Walls— Cl.—

Description of Buildings Additions Additions

Foundation—Stone Conc. ✓ Sills

Ext. Walls 509

Roof Type 7AB Mtl. Sh9L

Dormers—Small — Med. — Large

Bays—Small — Med — Large

Porches—Front @

Rear @

Porch @

Planters @

Ext. Base. Entry 10x31.5x72 FLD @ 22680 @ 0.08

Cellar-Bsmt. 1/4 1/8 1/2 3/8 3/4 Full Floor 1814

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub F Trays 393
Basin 1 Sink F Toilet 2 145

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 1007

Heat—Stove H.A. FA HW Stkr Elec. 1463 ADD

On Gas ✓ Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. ✓ Hd. Wd. Panel

Floor—Fir. ✓ Hd. Wd. Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. S.

Awnings — Metal Fiberglass

Total Additions 1911 3359

Year Built 1901 Avg. 1.53 Replacement Cost 10,643

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base 5002

Depreciation Column 1 2 3 4 5 6 34

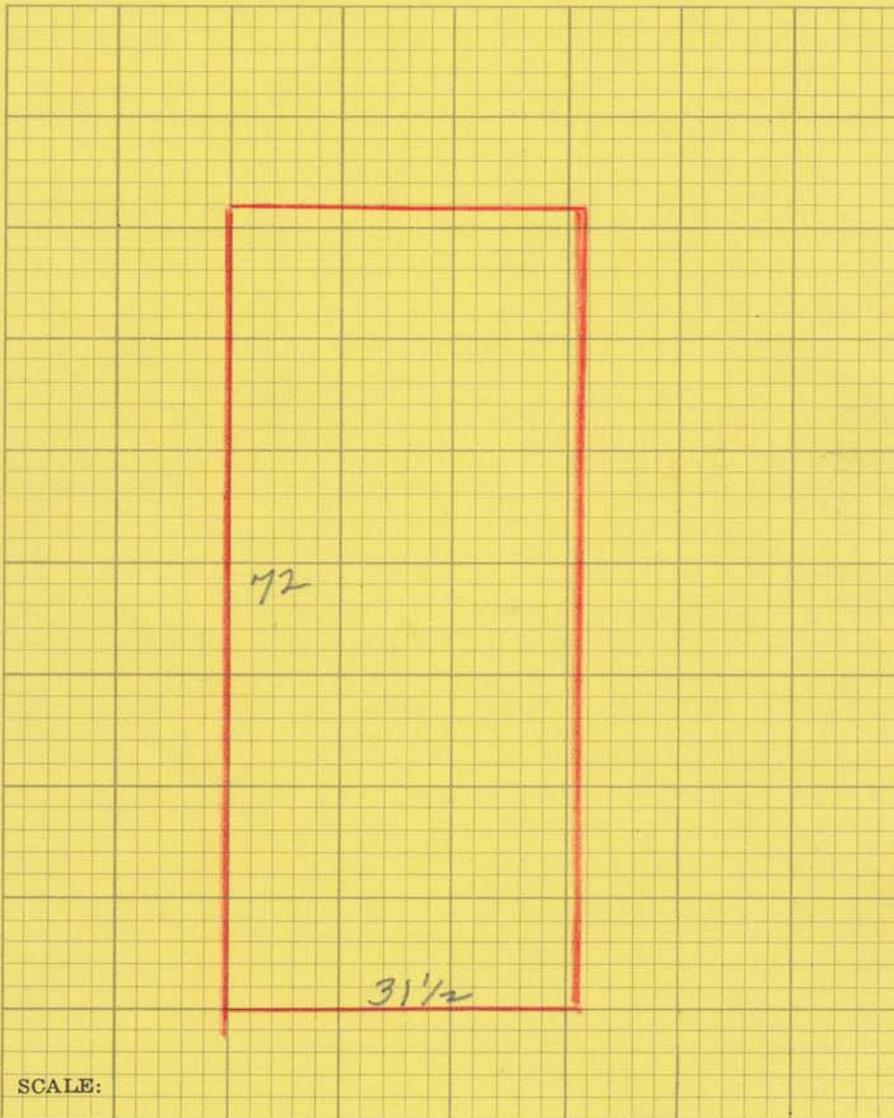
1940 Base Cost, Less Depreciation 1701

Total Value from reverse side

Total Building Value \$ 1701

Appraised ① 5-25 19 64 By 1480

Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 _____







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HOPE GALLERY

HOPE GALLERY

HOPE GALLERY

BAR