

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Frankel Building**

Address: 368 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-284

Current Owner Name: 368 MAIN STREET LC

Parent Parcel(s):

Current Owner Address: PO BOX 3537, PARK CITY, UT 84060-3537

Legal Description (include acreage): BEG AT A PT ON THE E'LY R/W LN OF MAINST SD PT BEING S 23°38'00" E 0.46 FT FR THE NW COR OF LOT 13 BLK 22 PARK CITYSURVEY; & RUN TH N 23°38'00" W 60.39 FT ALG THE E'LY R/W LN OF MAIN ST; TH N 66° 35'02" E ALG THE OUTSIDE FACE OF AN EXIST BLDG & SD BLDG FACE ROJECTED77.91 FT; TH S 23°29'48" E 9.98 FT; TH N 66°32'39" E 47.06 FT ALG THE N'LY LN OF LOT 16 BLK 69; TH S 23°31'00" E 49.90 FT ALG THE E'LY LN OF LOTS 16 & 15 BLK69; TH S 66°29'56" W 49.85 FT ALG THE S'LY LN OF LOT 15 BLK 69; TH S 66°34'45" W 11.95 FT ALG THE S'LY LN OF LOT 14 BLK 22; TH S 23°24'33" E 0.48 FT; TH S66°35'27" W ALG THE OUTSIDE FACE OF AN EXIST BLDG & SD BLDG FACE EXTENDED 63.05 FT TO PT OF BEG CONT 0.16 AC (LESS 0.07 AC 679-418 PC-284-A)(LESS 0.08 AC 1007-301 PC-284-B) BAL 0.01 ACRES and/or BEG AT A PT N 23°38'00" W 10.00 FT FR THE NW COR OF LOT 16, BLK 22, PC SURVEY;& RUN TH N 66°40'00" E 77.97 FT; TH S23°29'48" E 24.98 FT; TH S 66°35'02" W 5.00 FT TO THE SE COR OF A BRICK BLDG;TH ALG THE OUTSIDE BRICK FACE OF SD BLDGS 66°35'02" W 69.18 FT TOO THE SW COR OFSD BLDG TH S 66°35'02" W 3.73 FT TO THE E'LY R-O-W LINE OF MAIN STREET; TH ALGTHE E'LY R-O-W WAY LINE N 23°38'00" W 25.10 FT TO THE PT OF BEG. CONT 0.04 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)

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.

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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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: 1-Part Block

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.):

Foundation: Tax cards indicate the foundation is stone; not verified.

Walls: Face brick.

Roof: flat roof.

Windows/Doors: Large display windows, fully-glazed entry door, and transom 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 one-story 1-Part block has been significantly altered from the description provided in the National Register nomination. The incompatible alterations that had been made by 1979 when the building was nominated to the NR have been removed and the typical storefront elements seen in the tax photo are restored, though the placement of the door and display windows has been changed. The 1907 Sanborn map shows a porch element, but it had been removed by the time the tax photo was taken. The changes do not affect the site's 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 is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

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 commercial building are the simple methods of construction, the use face brick, the recessed entrance flanked by display windows, transom windows, 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 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.

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), is associated with the mining era, 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: c. 1907¹

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: Northwest oblique. Camera facing southeast, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, c. 1960.

Photo No. 4: Southwest oblique. Camera facing northeast, c. 1970.

Photo No. 5: Southwest oblique. Camera facing northeast, tax photo.

¹ Notarianni, page 40.

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.

PC 284
 Serial Number _____ OF _____
 Card Number _____
 Owners Name R E McConaughy & LC

Location _____
 Kind of Bldg. Club St. No. 368 Main St.
 (use) 6 Res Vol. Type 1 @ 3 4. Cost \$ 9892 X 1045 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 25 x 69	1725		\$ 10337	\$
	x x				
	x x				

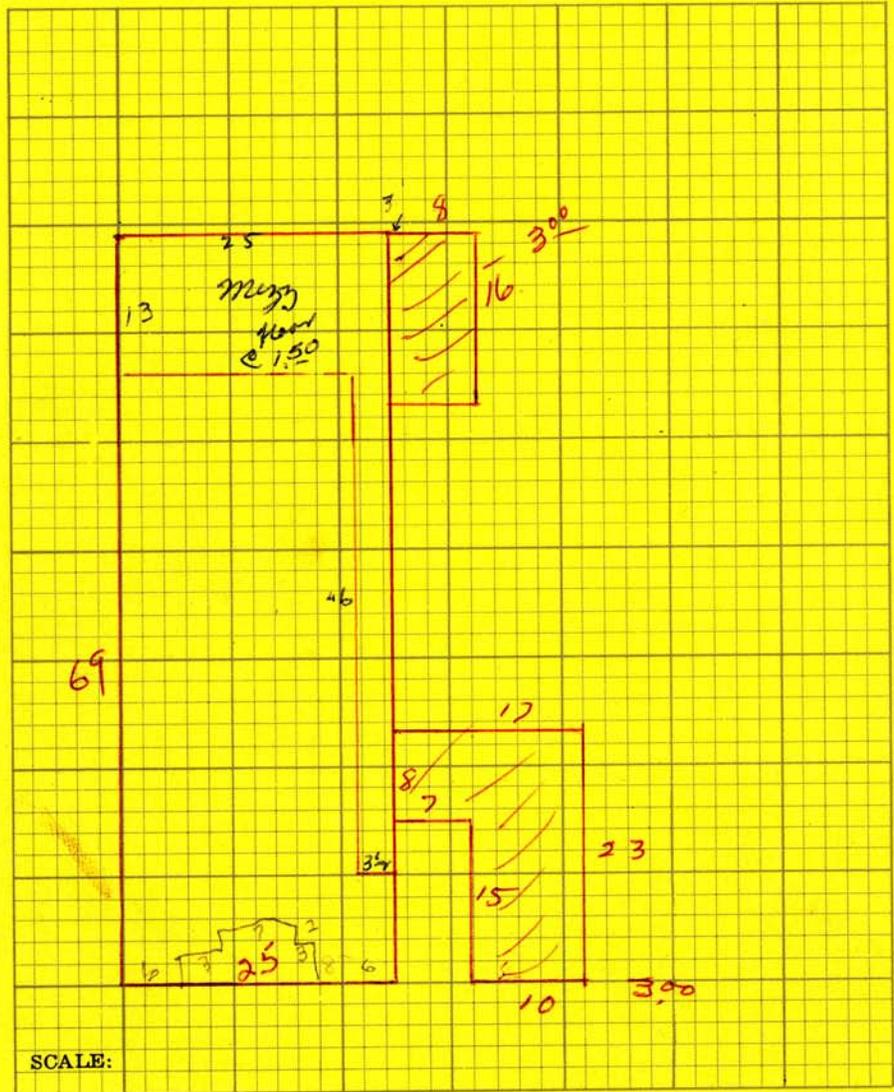
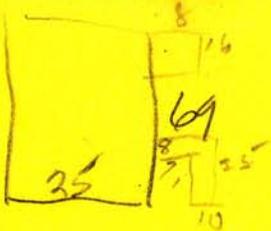
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ Sills _____		
Ext. Walls <u>Face brick</u> (C)		
Roof Type <u>Flat</u> Mtl. <u>Asph</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>Side</u> 286 @ 300 858		
Rear 128 @ 300 384		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry <u>15x69</u> @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 <u>Full</u> 1725 Floor <u>conc</u> 1946		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub _____ Trays <u>2</u> 839 Basin <u>2</u> Sink _____ Toilet _____ 175 fid Wtr. Sfr. _____ Shr. S. <u>1000</u> O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____ 743 Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings <u>7</u> Metal _____ Fiberglass _____ <u>486</u> <u>7</u> <u>Menz. c 150</u> 729		
Total Additions	5674	

Reappr
 8-15-79
 1952

Year Built _____	Avg. 1.1908	Replacement Cost	16011
	Age 2.	Obsolescence	
Inf. by { Owner - <u>Tenant</u> - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
		Replacement Cost—1940 Base	7525
		Depreciation Column 1 2 @ 4 5 6	25
		1940 Base Cost, Less Depreciation	1881
Total Value from reverse side <u>0.00</u>			
Total Building Value		\$	

Appraised ① 3-26 1968 By 1333-1358
 Appraised ② _____ 19 _____ By APR 1 1968 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Blk top</i>	1968	x	1200	12	144	.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 _____

Thomas R & Bonnie J Mathews PC 284
 2311 Connecticut Ave M8-521
 Wash. D. C. 20008 VarLB22
 HQC236CQC535-

(Serial No.-Owner-Add.-Desc. of Property)

TC-541 (M-20) (URBAN LAND CARD)

~~Und 1/3 int in~~

PC 284 N1 1/2 ft lot 14; all lots 15 &
 16 & S 10 ft lot "B" Blk 22 Park City
 Survey

M79-741 494 IQC358M74-159

*PC 284-A & 284-B were
 cancelled and added onto
 PC 284.*

PARCEL NO.		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
		61.5' x 75	1.000	200 <i>yr.</i>			12,300
TOTAL							12,300

ASSESSED VALUE

~~12,300~~ + 2460 = 14,760



PC 284



The SILVER PALACE

GUARANTEED - SANFORIZED





BARKING FROG

FROG FROG FROG FROG FROG

FROG FROG FROG FROG FROG

CHIMAYO

IMAGES OF

CHIMAYO A DISTINCTIVE SOUTHWESTERN RESTAURANT

