

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 408 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 408-ALL

Current Owner Name: FOUR ZERO EIGHT LLC

Parent Parcel(s): PC-287, PC-287-A

Current Owner Address: PO BOX 3599, PARK CITY, UT 84060-3599

Legal Description (include acreage): ALL OF 408 MAIN STREET SUBDIVISION AMENDMENT, 0.07 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)
The site no longer meets the criteria for listing in the National Register.

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.

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: 2-Part block

No. Stories: 2

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.)

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

- 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 a concrete block foundation.

Walls: Wooden siding.

Roof: Shed roof with false front.

Windows/Doors: Fixed casement display windows and 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-story 2-Part block has been significantly altered over the years, but the alterations are compatible with mining era frame commercial buildings. Window openings on the second floor were added between 1945 and 1952 and were enlarged in 1989. Also, the building had a front porch extending over the sidewalk which has been removed. A full development history of this site should be conducted.

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.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost. The property has undergone so many changes over time, the materials cannot be dated with certainty. A full development history of the property should be conducted.

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 two-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) 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. 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 Notarianni, page 36.

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.

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.

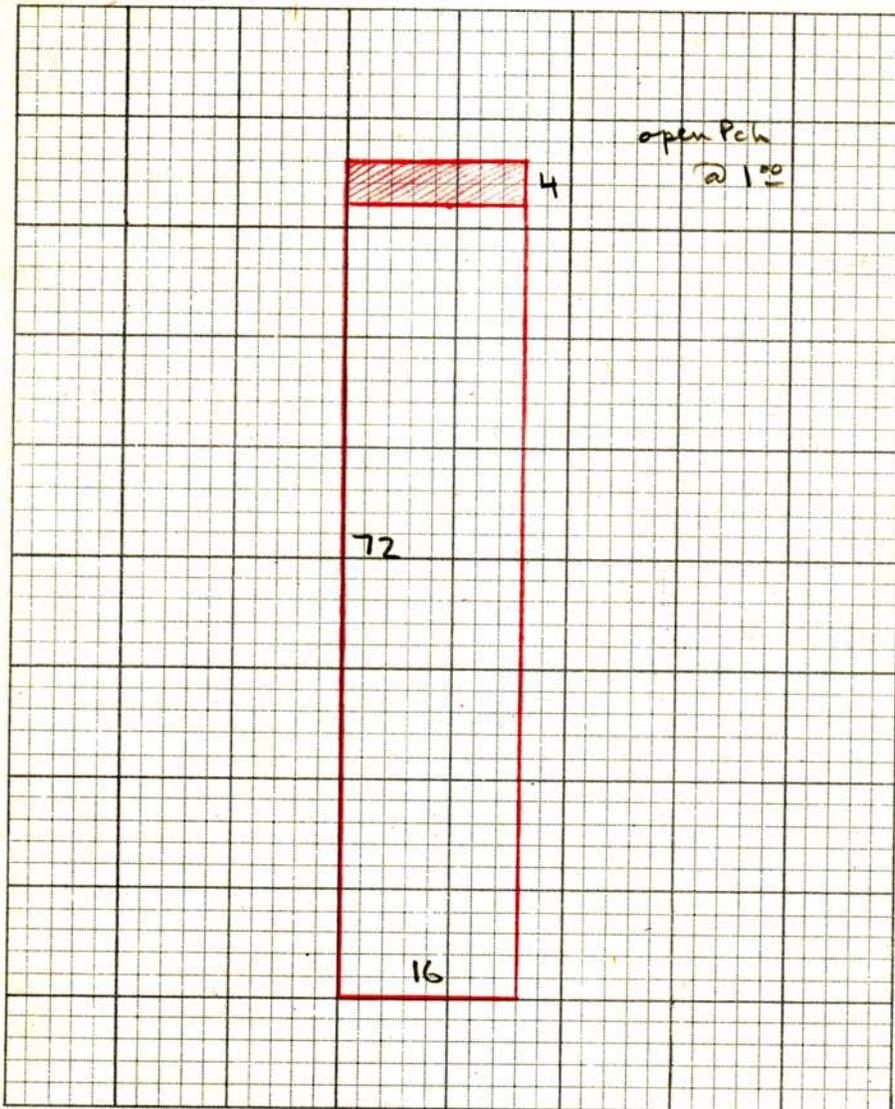
Location _____
 Kind of Bldg. Res St. No. 412 Main St
 Class 3 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1152		\$ 2014
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>✓</u> + Blk None	
Ext. Walls <u>Siding + NU-LAP</u>	
Insulation—Floors _____ Walls <u>1/2</u> Cigs.	42
Roof Type <u>galt</u> Mtl. <u>aluminum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays — Small _____ Med. _____ Large _____	
Porches—Front _____ @ _____	
Rear _____ <u>64</u> @ <u>100</u>	64
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>1/2 conc</u>	236
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. <u>1/2 dent</u>	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove _____ H.A. <u>✓</u> Steam _____ Stkr. _____ Blr. _____ Oil <u>✓</u> Gas _____ Coal _____ Pipeless _____ Radiant _____	252
Air Cond. _____	
Finish—Fir <u>✓</u> Hd. Wd. _____	
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile — Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ <u>ce2</u> Metal D. <u>1</u> S. _____	30
One Car Basement Garage	70
Total Additions	1044

Year Built <u>1898</u>	Avg. Age <u>50</u>	Current Value	\$ <u>3058</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year <u>1947</u> Est. Cost _____		Bldg. Value	
		Depr. Col. <u>1 2 3 4 5 6</u> <u>37</u> %	
		Current Value Minus Depr.	\$ <u>1131</u>
Garage — Class _____ Depr. 2% 3% _____		Carport — Factor _____	
Cars _____ Floor _____ Walls _____		Roof _____ Doors _____	
Size— _____ x _____	Age _____	Cost _____ x _____ %	
Other _____			
		Total Building Value	\$ _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 288
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Rw St. No. 412 No Main
Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1152		\$ 4951	\$
	x x				
	x x				

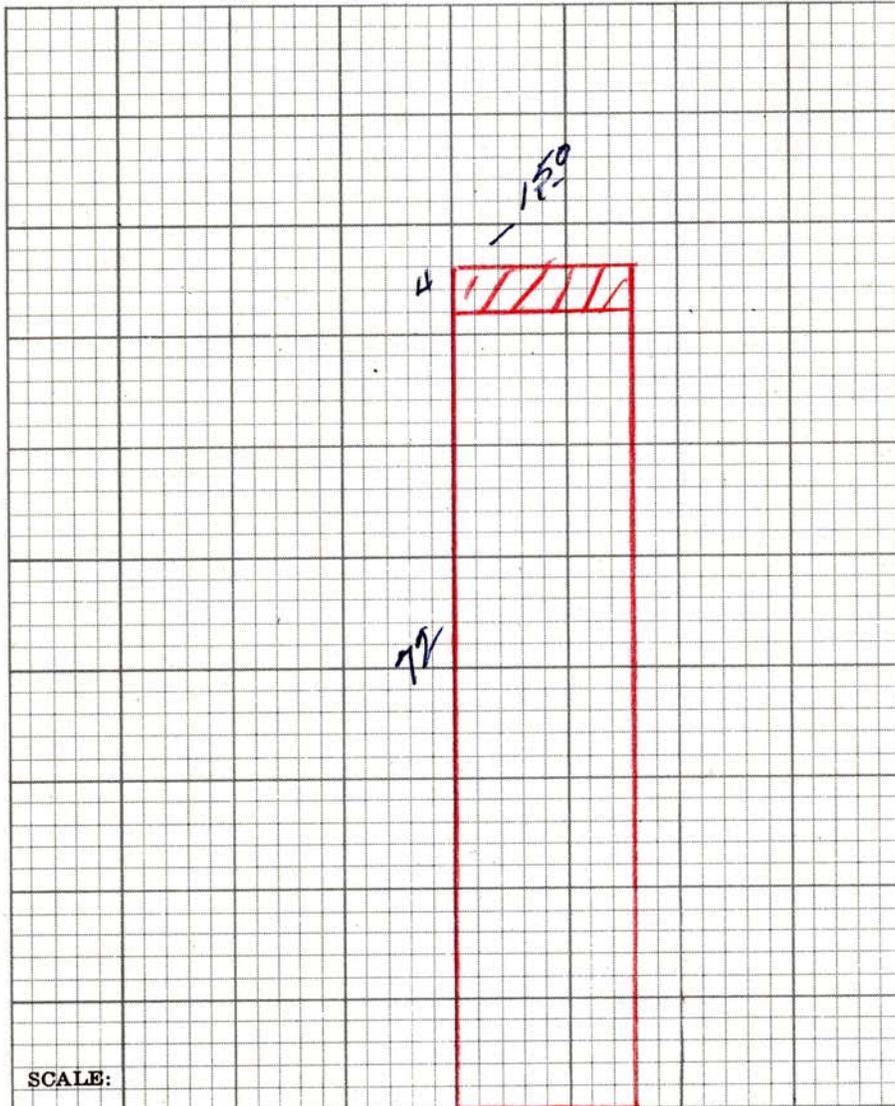
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>✓</u> Sills _____			
Ext. Walls <u>Side - Nu Tap + Metal</u>			
Roof Type <u>Shable</u> Mtl. <u>Metal</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ @ _____			
Rear _____ 64 @ 150	96		
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/2 3/4 1/2 Full _____ Floor <u>50</u>	700	<u>14</u>	
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550		
			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. _____			
Heat—Stove _____ H.A. <u>(FA)</u> HW _____ Stkr _____ Elec. _____			
Oil <u>(Gas)</u> Coal _____ Pipeless _____ Radiant _____	417		
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____			
Floor—Fir. _____ Hd. Wd. _____ Other _____			
Cabinets <u>✓</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30		
Awnings — Metal _____ Fiberglass _____			

Reappr
8-15-79
1952

Total Additions	1793
Year Built <u>1898</u>	Avg. <u>1907</u> Replacement Cost <u>6144</u>
<u>1947</u>	Age <u>2.</u> Obsolescence
Inf. by { Owner - Tenant -	Adj. Bld. Value
{ Neighbor - Record - Est.	Conv. Factor <u>1.9</u>
Replacement Cost—1940 Base	
Depreciation Column <u>(2)</u> 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side	
Total Building Value \$	

Appraised ① 10-16 1968 By 1333 DEC 12 1968
Appraised ② _____ 19 _____ By _____



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 _____



