

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 438 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-295-A

Current Owner Name: 438 MAIN STREET LLC, C/O: NEWMAN JOHN Parent Parcel(s):

Current Owner Address: 11517 TIMBER MOUNTAIN AVE, LAS VEGAS, NV 89135

Legal Description (include acreage): ALL LOT 10 BLK 23 PARK CITY SURVEY ALSO: BEG AT A PT N 66°22'00" E 45.50 FT FR THE SE COR OF LOT 10, BLK 23, TO APT WHERE THE EXTERIOR OF AN EXISTING E'LY WALL OF A BUILDING INT/SEC WITH THE S'LY LOT LINE OF THE TRACT DESC AS PARCEL 2 IN THE WARRANTY DEED TO 438MAIN PARTNERSHIP, RECORDED 03-13-87 ENTRY 267938, BOOK 423-308 SUMMIT COUNTY RECORDER'S OFFICE; TH RUN ALG SD WALL S 23°38'00" E 2.2 FT TO THE COR OF SDBUILDING; TH S 67°01'35" W 119.008 FT ALG THE S'LY WALL TO THE COR OF SD BLDG; TH N 23°38'00" W 0.83 FT ALG THE W'LY WALL OF SD BLDG TO THE S'LY LINE OF LOT 10 BLK 23; TH N 66°22'00" E 119.008 FT ALG SD LOT LINE & EXTENSION THEREOF TO TH PT OF BEG CONT 180 SQ FT (LESS 81 SQ FT 963-169 PC-296) BAL 0.05 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: 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.

### 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.

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

**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.)
- 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 both stone and concrete.

Walls: Wooden siding, stamped metal, and cast iron.

Roof: Flat roof.

Windows/Doors: Large multi-pane display windows flanking a center recessed entry door.

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 upper portion of the 2-part block structure remains as described in the National Register nomination, but subsequent alterations have been made. The storefront was restored to what is seen in the tax photo and earlier photos on file at the Park City Historical Society & Museum. The changes are significant and serve to restore 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 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 of non-beveled (drop-novelty) wood siding, cast iron piers, the recessed entrance and display windows, the Victorian ornamentation, and the elaborate detailing (not typical of Park City commercial buildings).

**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), 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. 1900<sup>1</sup>

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 district<sup>2</sup>.

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:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 2:** West elevation. Camera facing east, 1995.

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

**Photo No. 4:** West elevation. Camera facing east, 1978.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

---

<sup>1</sup> Notarianni, page 26.

<sup>2</sup> 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.

RE-APPRAISAL CARD Blk. 23

P.C.

Owner's Name O. Stobbe & J.H. Stobbe **PC/295**  
 Owner's Address Park City  
 Location All of lot 10, Blk. 23, P.C. Sur.  
 Kind of Building Store + Rooms over Street No. (over) 438 Main  
 Schedule..... Class..... Base Factor.....

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
2	Transferred from				\$ 6585
	x Work Sheet				
	x				
	x				
	x				

No. of Rooms..... Condition Good

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Plst</u>		
Roof—Type <u>Flat</u> Mat. <u>Roll</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Porches—Front <u>—</u> @ <input type="checkbox"/>		
Rear <u>—</u> @ <input type="checkbox"/>		
Basement <u>Full</u> Floor <u>Lumber</u>		
Attic—Rooms <input type="checkbox"/> Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing— { Class <u>1 1/2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1 1/2</u> Sink <u>—</u> Toilet <u>2</u> Urns <u>—</u> Ftns. <u>—</u> Shr. <u>—</u>		
Heat—Stove <input type="checkbox"/> H. A. <input type="checkbox"/> Steam <u>1-sty</u> S. <input checked="" type="checkbox"/>		
Finish— { Hd. Wd. <u>—</u> Floors— { Hd. Wd. <u>Plst</u> Fir. <u>—</u> Fir. <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>		
Tile— { Walls <u>—</u> Floors <u>—</u>		
Lighting—Lamp <input type="checkbox"/> Drops <input type="checkbox"/> Fix <input checked="" type="checkbox"/>		
<b>Vacated</b>		
Total Additions and Deductions.....		6585
Net Addition or Deductions.....		\$

REPRODUCTION VALUE \$ 6585

Age 1898 Yrs. by { Est. Owner  
 Tenant  
 Neighbors  
 Records } Depreciation 58/44 % \$ 2897  
 Reproduction Val. Minus Dep. \$ 2897

Remodeled..... Est. Cost..... Remodeling Inc. % \$  
 Garage—S 8—C..... \$  
 Cars..... Walls..... \$  
 Roof..... Size..... x..... Age..... \$  
 Floor..... Cost..... Depreciated Value Garage..... \$

Remarks Vacant allow Total \$ 2897  
 Obsolescence 45% % \$ 579  
 Total Building Value..... \$ 2318

Original Record..... Appraised May 1941  
 Card No..... Year..... By Stobbe



Location Don Mallicam Verwal  
 Kind of Bldg. STORE St. No. 438 Main  
 Class 1 Rms. \_\_\_\_\_ Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x		<u>1700</u>		\$ <u>5751</u>
	x x				
	x x				

Att. Gar.	x	Flr.	Walls	Roof	
Description of Building				Additions	
Foundation—	Stone <input checked="" type="checkbox"/>	Conc.	None		Vacant Poor Condition 5070 OBS
Ext. Walls	<u>Siding</u>				
Insulation—	Floors	Walls	Clgs.		
Roof Type	<u>flat</u>		Mtl.	<u>RR</u>	
Dormers—	Small	Med.	Large		
Bays—	Small	Med.	Large		
Porches —	Front		@		
Rear	<u>150'</u>		@	<u>150</u>	
Basement Entr.			@		
Planters			@		
Cellar-Bsmt. —	$\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$	<u>Full</u>	Floor	<u>wd</u>	<u>746</u>
Bsmt. Apt.	Rooms Fin.		Unfin.		
Attic Rooms	Fin.		Unfin.		
Plumbing	Class <u>1</u>	Tub <input checked="" type="checkbox"/>	Trays		<u>435</u>
	Basin <u>3</u>	Sink <u>1</u>	Toilet <u>2</u>		
	Urns.	Ftns.	Shr.		
	Dishwasher	Garbage		Disp.	
Heat—	Stove <input checked="" type="checkbox"/>	H.A. <input checked="" type="checkbox"/>	Steam <input checked="" type="checkbox"/>	Skr. <input checked="" type="checkbox"/>	Blr.
Oil	<u>Gas</u>	Coal	Pipeless	Radiant	
Air Cond.					
Finish—	Fir <input checked="" type="checkbox"/>	Hd.	Wd.		<u>255</u>
Floor—	Fir <input checked="" type="checkbox"/>	Hd.	<u>1st St</u>	Other	
Cabinets	Mantels		Blr. In		
Tile—	Walls	Wainscot	Floors		
Electrical—	Outlets		Fixt. <input checked="" type="checkbox"/>		
Storm Sash—	Wood	Metal	Doors	Sash	
Metal Awnings					

Total Additions				<u>2517</u>
Year Built	<u>1898</u>	Avg. Age	Reproduction Value	\$ <u>8268</u>
Inf. by	{ Owner - Tenant - Neighbor - Record - Est.	Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	Repr. Val. Minus Depr.	<u>2480</u>
		Obsol. or Rem. <u>- 50</u> %	<u>1240</u>	
		Bldg. Value	\$ <u>1240</u>	
Remodel Year	Est. Cost			
Garage—	Class	Depr. 2% 3%		
Cars	Floor	Walls	Roof	Doors
Size—	x	Age	Cost	x %
Other				
Total Building Value				\$

PC 295  
Serial Number

OF  
Card Number

Owners Name Don Mallicam (Vandal ut)

Location \_\_\_\_\_

Kind of Bldg. Cafe St. No. 438 No Main St.

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1st</u>	<u>1725</u>	<u>700</u>	<u>\$ 12,075</u>		
<u>2nd</u>	<u>x x</u>	<u>1725</u>	<u>4.90</u>	<u>8453</u>	
	<u>x x</u>				

Att. Gar.—C.P.  x  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

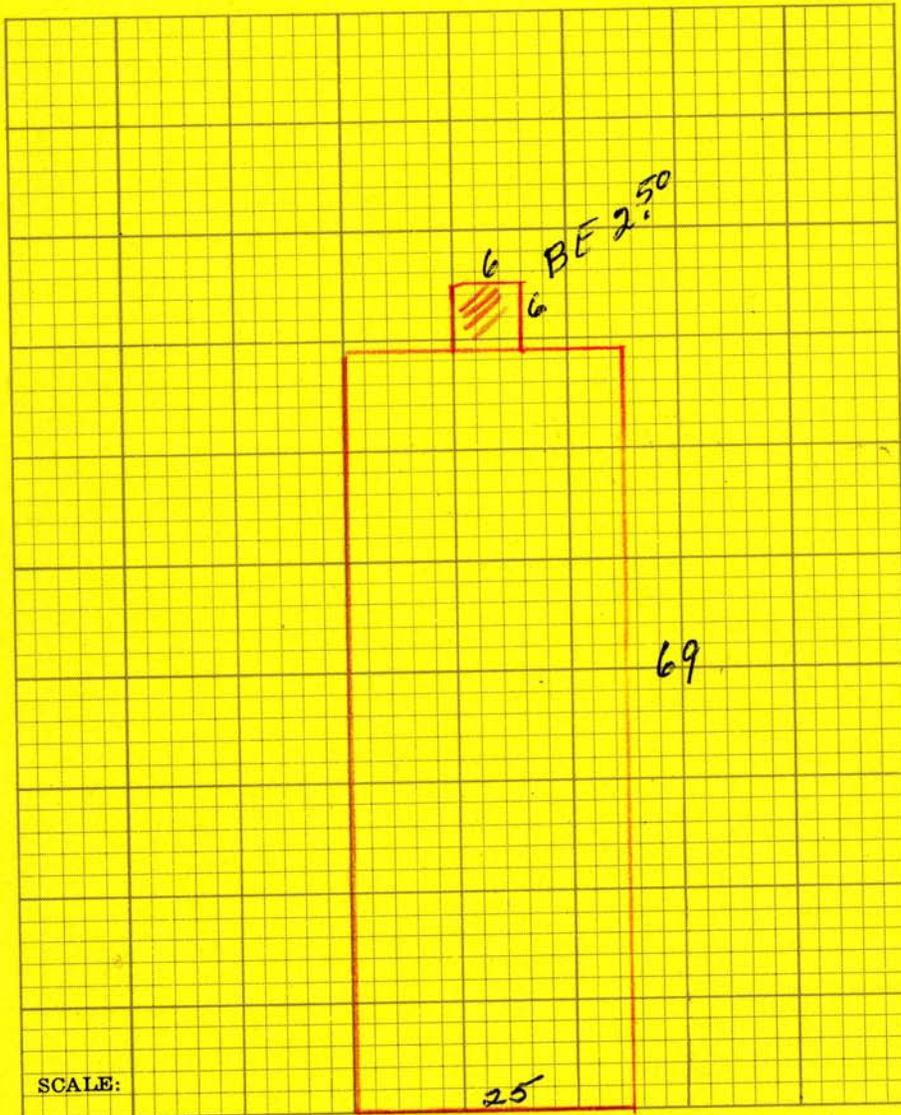
Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u> siding</u>		
Roof Type <u> Flat</u> Mtl <u> Bu</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry <u> 36' @ 2.50</u>	<u> 90</u>	
Cellar-Bsmt. <u> 1300 sq ft</u> Full Floor <u> 8' 138 sq ft</u>	<u> 6900</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u> 2</u> Tub _____ Trays _____	<u> 839</u>
	Basin <u> 2</u> Sink _____ Toilet <u> 3</u>	<u> 159</u>
	Wtr. Sfr. <u> 1400</u> Sfr. St. _____ O.T. _____	<u> 175</u>
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr _____ Elec. _____		
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	<u> inc</u>	
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 <u> Conc</u>		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<u> 2 fans @ 40</u>	<u> 80</u>	
<b>Total Additions</b>	<b>8243</b>	

Year Built <u> 1898</u>	Avg. <u> 11909</u>	Replacement Cost <u> 28971</u>
<u> 1965</u>	Age <u> 2.</u>	Obsolescence <u> 30</u> <u> 8631</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value <u> 20140</u>	
	Conv. Factor <u> x.47</u>	

Replacement Cost—1940 Base \_\_\_\_\_  
 Depreciation Column 1 2  4 5 6 \_\_\_\_\_  
 1940 Base Cost, Less Depreciation \_\_\_\_\_  
 Total Value from reverse side \_\_\_\_\_

Total Building Value \$ \_\_\_\_\_  
 Appraised ①  10-17 19 68 By  1333  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 17 1968  
1328



SCALE:

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. \_\_\_\_\_

Average Year of Construction Total computation:

REMARKS Year 1898 \$ 16827 = 84 % X 68 Year = 5712  
 Year 1965 \$ 4313 = 16 % X 1 Year = 116  
 Average Year of Construction 1909 57.28

57 IN 1966 59



295

THE CITY MARKET STORE

ORANGE LOSSON  
CONFECTIONERY.

Coca-Cola

OBLAD'S 5-10-25¢  
NOTHING OVER 15¢

X-111

Coca-Cola







Hungry MOOSE

MOOSE HOUSE

P  
P  
No fee for parking here