

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 436 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 436-MAIN-1

Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LTD Parent Parcel(s): PC-294

Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844

Legal Description (include acreage): LOT 1, 436 MAIN STREET SUBDIVISION, 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)

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: 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:

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

- 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 a concrete foundation.

Walls: Wooden siding decorative cornice elements.

Roof: Flat roof.

Windows/Doors: large fixed casement single-pane display windows with transoms and recessed entry door with transoms.

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 frame 1-part block was damaged by fire in 1993. Previous surveys have indicated this was a new building, but based on photographs and records in the Building Department files--permit files--the façade was only partially damaged by the fire. Most of the façade material was repaired when the building was reconstructed following the fire. The changes are minor 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, the recessed entrance and large display windows, transom windows, the restrained ornamentation--simple cornice and cornice brackets--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. 1898¹

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 Summit County Recorder.

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: Northwest oblique. Camera facing southeast, 2008.

Photo No. 2: West elevation. Camera facing east, 2008.

Photo No. 3: Southwest oblique. Camera facing northeast, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: West elevation. Camera facing east, 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.

PC 294

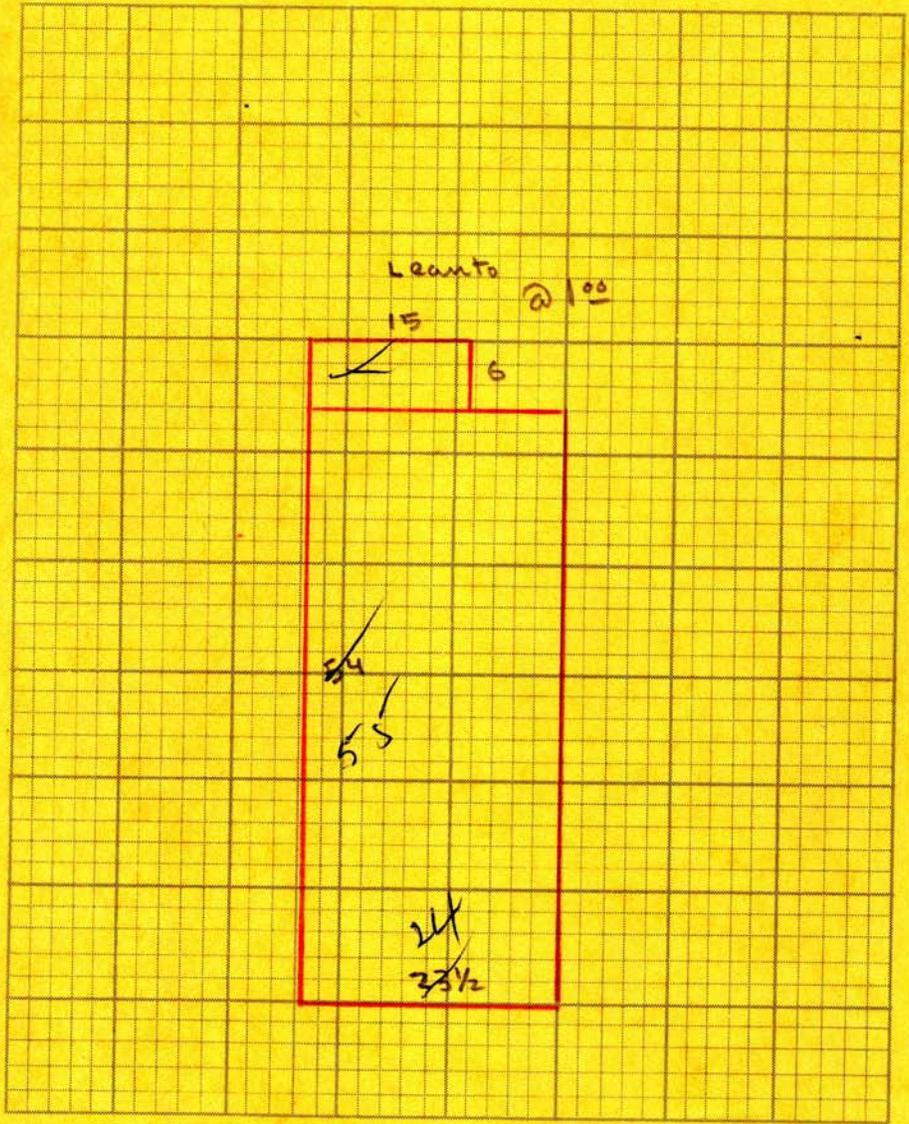
Location _____
 Kind of Bldg. Store St. No. 436 Main
 Class 1 Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1269		\$ 2355
	x x				
	x x				

Att. Gar.	Flr.	Walls	Roof	
Description of Building			Additions	
Foundation—	Stone _____ Conc. <input checked="" type="checkbox"/>	None _____		
Ext. Walls	<u>Siding</u>			
Insulation—	Floors _____ Walls _____	Cigs. _____		
Roof Type	<u>flat</u>	Mtl. <u>RR</u>		
Dormers—	Small _____ Med. _____	Large _____		
Bays—	Small _____ Med. _____	Large _____		
Porches —	Front _____	@ _____		
Rear	<u>Lean 6x15</u>	@ <u>100</u>	<u>90</u>	
Basement Entr.		@ _____		
Planters		@ _____		
Cellar-Bsmt. —	<u>259</u> 1/4 1/3 1/2 2/3 3/4 <u>Full</u>	Floor <u>wood</u>	<u>329</u>	
Bsmt. Apt.	Rooms Fin. _____	Unfin. _____		
Attic Rooms	Fin. _____	Unfin. _____		
Plumbing	Class <u>1</u>	Tub _____	Trays _____	
	Basin <u>1</u>	Sink _____	Toilet <u>1</u>	
	Urns _____	Ftns. _____	Shr. _____	
	Dishwasher _____	Garbage _____	Disp. _____	<u>255</u>
Heat—	Stove <input checked="" type="checkbox"/> H.A. _____	Steam _____	Stkr. <u>Small</u>	
Oil <input checked="" type="checkbox"/>	Gas _____	Coal _____	Pipeless _____	<u>At Bldg</u>
Air Cond.				
Finish—	Fir <input checked="" type="checkbox"/>	Hd. Wd. _____		
Floor—	Fir <input checked="" type="checkbox"/>	Hd. Wd. _____	Other _____	
Cabinets	Mantels _____	Blt. In _____		
Tile—	Walls _____	Wainscot _____	Floors _____	
Electrical—	Outlets _____	Fixt. _____		
Storm Sash—	Wood _____	Metal _____	Doors _____	Sash _____
Metal Awnings				
Total Additions				<u>674</u>

Year Built <u>1898</u>	Avg. Age _____	Reproduction Value	\$ <u>3029</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>	Repr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	Depr. Col. _____	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	<u>909</u>
Garage—	Class _____	Depr. 2% 3%	
Cars _____	Floor _____	Walls _____	Roof _____
Size—	x _____	Age _____	Cost _____
Other _____			
Total Building Value			\$ _____

Appraised Dec 13 19 57 By 1331



Remarks: _____

PC 294
Serial Number

.....OF.....
Card Number

Owners Name _____

Location _____

Kind of Bldg. store St. No. 436 No. Main St.

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1320		\$ 4373	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____

Ext. Walls brick

Roof Type flat Mtl. BU

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ —

Rear _____ @ —

Porch _____ @ —

Planters _____ @ —

Ext. Base. Entry _____ @ —

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{2}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full 8' Floor wood .96 1267

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. _____ Trays _____
Basin 1 Sink _____ Toilet 1
Wtr. Sftr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____ } 393

Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec _____
Oil _____ Gas _____ Coal _____ Pipeless 1 small unit Radiant _____
Air Cond. — Full _____ Zone 1 med unit } 675

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 2335

Year Built 1898 Avg. 1.898 Replacement Cost 6708
Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

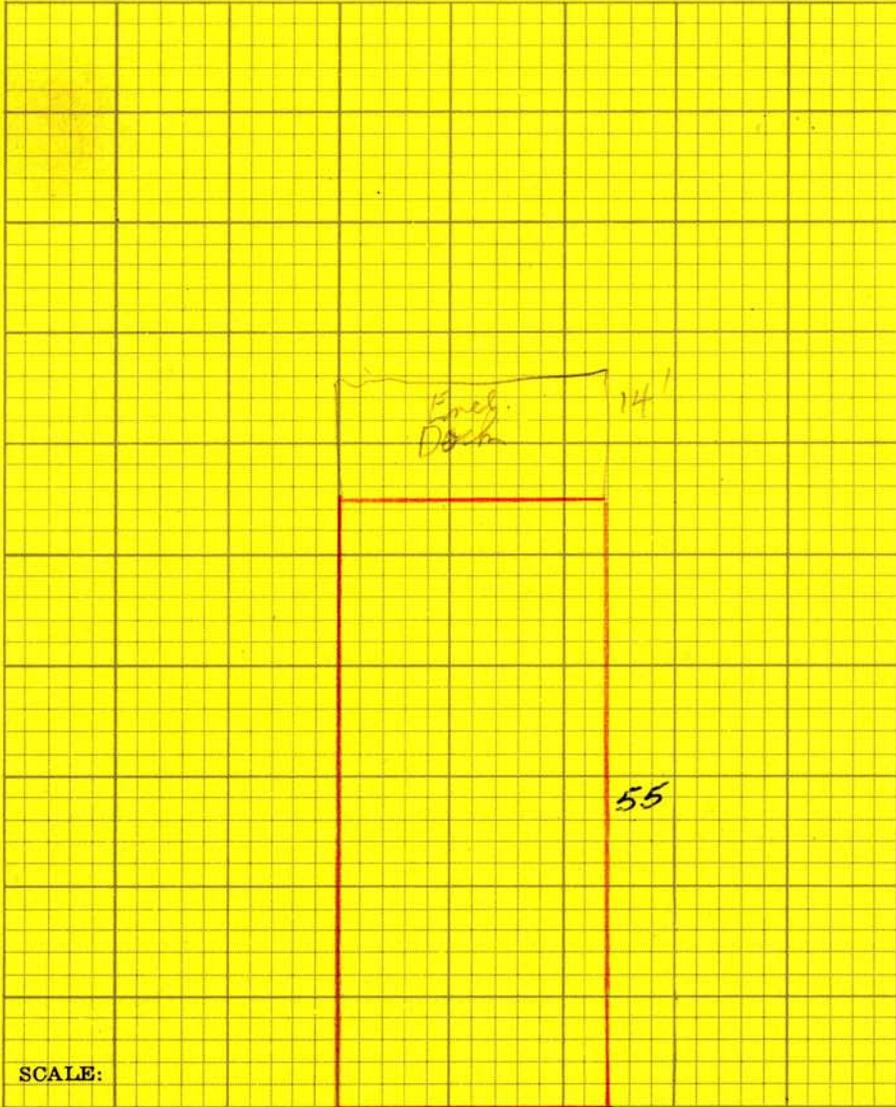
Total Building Value \$

Appraised ① 10-17 168 By 1333

Appraised ② _____ 19 By _____

DEC 12 1968

1228



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. _____

Total _____

REMARKS _____



Quality Interiors & Gifts

THE



Quality Interiors & Gifts

PURPLE

PURPLE SAGE
BY THE DESIGN COMPANY

436



SE

NOISE
Gill

PURPLE

PURPLE SA
AMERICAN DESIGN

1233148

HOT683



MOOSE Grill

QUALITY INTERIORS & GIFTS
436 MAIN

PURPLE SA...

OOSE

PURPLE

QUALITY INTERIORS
& GIFTS
826 MAIN ST

P
Pay for
Parking
Here

Garff

