

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Park City Variety Store**

Address: 440 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-296

Current Owner Name: ROUSE ENTERPRISES LLC

Parent Parcel(s):

Current Owner Address: 3520 CROSS CREEK LN, MALIBU, CA 90265-4926

Legal Description (include acreage): LOT 11 BLK 23 PARK CITY SURVEY; BEG AT THE SW COR OF LOT 11 BLK 23 PARK CITY SURVEY, & RUN TH ALONG THE S'LY LINE OF SD LOT 11 N 66*22' E 75.00 FT TO THE SE COR OF SD LOT 11 SD PT ALSO BEING ON THE E LINE OF SD BLK 23; TH LEAVING SD BLK LINE & RUN N 66*22' E 50.00 FT TO A PT ON SWEDE ALLEY AS CURRENTLY CONSTRUCTED; TH S 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; TH N 23*38' E 1.65 FT; TH S 66*44'33" W 125.00 FT; THN 23*38' W .83 FT TO THE PT OF BEG CONT 155 SQ FT BAL 0.05 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

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: The tax cards indicate both stone (1949 & 1957) and stone and concrete (1968) foundation materials.

Walls: Wooden siding and common brick on the rear.

Roof: Flat roof.

Windows/Doors: three large single-pane display windows adjacent to a slightly recessed entry door to the south. 12 smaller transom windows are grouped in 3s across the façade.

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 site remains as it was described in the National Register nomination, though very little information is provided. Early photographs suggest the site has not been significantly altered over time. The site retains its 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 (though very slight in this case) and display windows, transom windows, the restrained ornamentation--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. 1900¹

¹ Notarianni, page 24.

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: West elevation. Camera facing east, 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.

RE-APPRAISAL CARD

Blk. 23.
P.C.

Owner's Name L. B. Wight x 112
PC 296
 Owner's Address S. L. City
 Location lot 11, Blk. 23, Park City
 Kind of Building Store Street No. 440 Main
 Schedule..... Class..... Base Factor.....

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	Transferred from x North x	Sheet		\$	\$ 3577
	x 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>Plat. + Brick Rear</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 <input type="checkbox"/> @ <input type="checkbox"/>			
Rear <input type="checkbox"/> @ <input type="checkbox"/>			
Basement <u>Full</u> Floor <u>conc</u>			
Attic—Rooms <input type="checkbox"/> Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>			
Plumbing— { Class <input type="checkbox"/> Tub <input type="checkbox"/> Trays <input type="checkbox"/> Basin <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <input type="checkbox"/> Urns <input type="checkbox"/> Ftns. <input type="checkbox"/> Shr. <input type="checkbox"/>			
Heat—Stove <input checked="" type="checkbox"/> H. A. <input type="checkbox"/> Steam <input type="checkbox"/> S. <input type="checkbox"/>			
Finish— { Hd. Wd. <input type="checkbox"/> Floors— { Hd. Wd. <input type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/>			
Cabinets..... Mantels.....			
Tile— { Walls..... Floors.....			
Lighting—Lamp..... Drops <input checked="" type="checkbox"/> Fix.....			
Vacated Rough Shape			
Total Additions and Deductions.....			3577

Net Addition or Deductions..... \$

1898 Age 40 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records } REPRODUCTION VALUE \$ 3577
 Depreciation 57/44 % \$
 Reproduction Val. Minus Dep. \$ 1574

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

Remarks..... Total \$ 1574
 Obsolescence Cap 10 % \$ 157
 Total Building Value..... \$ 1417

Original Record..... Appraised 211 ay 19 41
 Card No..... Year..... By J. H. H. S.

PC 296

Location _____
 Kind of Bldg. STORE St. No. 440 Main
 Class 1 Rms. _____ Type 1 2 3 4 Cost \$ 3080 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1734		\$ 3080
	x x				
	x x				

Att. Gar.	Flr.	Walls	Roof
x			
Description of Building			Additions
Foundation— Stone <input checked="" type="checkbox"/> Conc. _____ None _____			Vacant Poor Cond. 50% obs
Ext. Walls <u>Siding + common brick</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 _____ @ _____			
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>conc</u> <u>761</u>			
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing	Class <u>1</u> Tub _____ Trays _____		
	Basin <u>1</u> Sink <u>not connected</u> Toilet <u>1</u>		
	Urns. _____ Ftns. _____ Shr _____		
	Dishwasher _____ Garbage Disp. _____		
Heat— Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Srkr. _____ Blr. _____			
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____			
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— Ourlets _____ Fixt. _____			
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____			
Metal Awnings _____			

Total Additions			
Year Built <u>1898</u>	Avg. Age _____	Reproduction Value	\$ <u>3841</u>
		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Repr. Val. Minus Depr.	<u>1152</u>
		<u>Obsol.</u> or Rem. <u>-50</u> %	<u>-576</u>
Remodel Year _____	Est. Cost _____	Bldg. Value	\$ <u>576</u>
Garage— Class _____ Depr. 2% 3% _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 12-13 in 57 By 1331

PC 296
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Store St. No. 440 No main St

Class 1 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x x</u>	<u>1725</u>		<u>\$ 5446</u>	<u>\$</u>
	<u>x x</u>				
	<u>x x</u>				

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

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills _____

Ext. Walls siding Com Bk Rear

Roof Type Flat Mtl. BU

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ 96

Cellar—Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor Conc 1656

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. _____ Trays _____

Basin 1 Sink _____ Toilet 1

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

Dishwasher _____ Garbage Disp. _____

Heat—Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

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 2049

Year Built 1898 Avg. 1898 Replacement Cost 7495

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 \$ _____

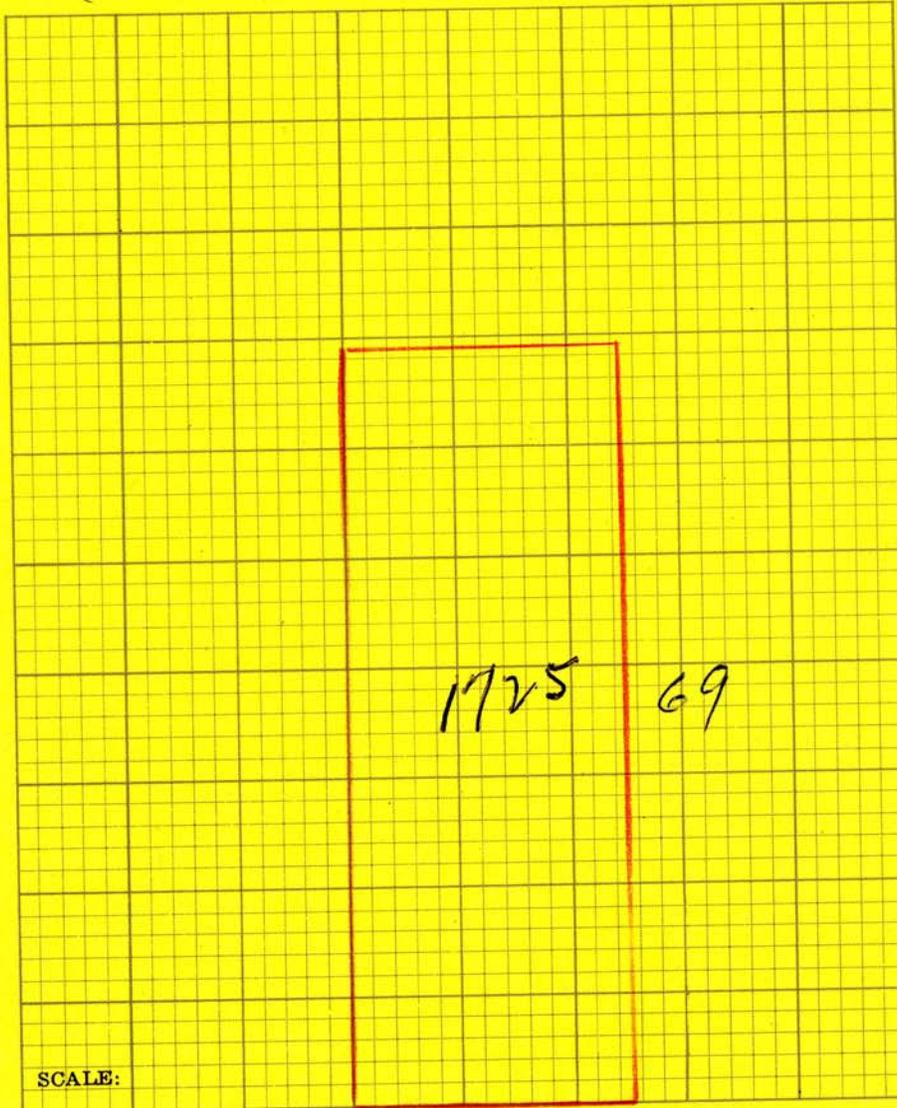
Appraised 10-17 1968 By 1333

Appraised 10-17 19 _____ By _____

Reappl
8-16-79
1952

DEC 12 1968

1328



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 *store at present time open saturday only*



PARK CITY'S
VARIETY-STORE

X-112

OR
C



TEXAS RED'S PIT BARBECUE

on Main St. Circle 1483

OPEN

W

ETS

Main St.

Christmas or Main
Gifts & Souvenirs

Christmas Or Main
Gifts & Souvenirs

The building features a prominent display window with a black and white striped awning. The window is divided into three sections, each with the text "BANDITS GRILL AND BAR" in yellow. The rightmost section also includes the word "CLOSED" in white. A sign above the window reads "BANDITS GRILL AND BAR" and "100% BEEF". The door to the right of the window is wooden with a glass panel and has the number "40" on it. The building has a light-colored facade with dark wood trim and a red roofline. There are four blue pendant lights hanging from the roofline. To the left of the building is a brick building with a sign that says "ETS". To the right is a building with a decorative facade and a balcony.

40

BANDITS GRILL AND BAR

BANDITS GRILL AND BAR

BANDITS GRILL AND BAR

CLOSED

BANDITS GRILL AND BAR
100% BEEF

HELP WANTED
SEEKING
EXPERIENCED
Cooks