

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 510 Main Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-301-A

Current Owner Name: Wasatch Back Consolidated Land, LLC

Parent Parcel(s):

Current Owner Address: PO BOX 28018, PARK CITY, UTAH 84060

Legal Description (include acreage): LOT 3, BLK 24 PARK CITY SURVE ALSO BEG AT A PT N 66°22'00"E 4.8 FT FR TH NW DOR OF LOT 3, BLK 24 PARK CITY SURVEY; & RUN TH N 23°38'00"W 5.50 FT; TH N 66°22'00"E 99.0 FT; TH S23°38'00" 30.50 FT, TH S 66°22'00" W 28.8 FT; TH ALG THE E LINE OF LOT 3 N 23°38'00" W 25.00 FT; TH ALG THE N LINE OF LOT 3 S 66°22'00"W 70.20 FT TO THE PT OF BEG; CONT 0.03 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.

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)

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

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: Concrete.

Walls: Drop siding and vertical siding between lower and upper cornices. Also, heavy cornice brackets.

Roof: Not verified.

Windows/Doors: Multi-pane casements with half-round 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 has been significantly altered over time. The tax photo shows a one-story frame one-part block with two doors and two windows (door, window, door window). The windows are a double-hung sash type on the south and a large multi-pane casement window on the north. The photograph from the 1979 NR nomination shows a completely different structure with a center double door and half-round transom flanked by large multi-pane fixed casement windows also with half-round transoms. Following a fire in 1991, the structure was reconstructed (not accurately) based on the photograph from 1978. A complete development history on this property should be completed.

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.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

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. 1900¹

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: Northwest oblique. Camera facing southeast, 2006.

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

Photo No. 3: Southwest oblique streetscape. Camera facing northeast, 1978 (on file with PCHS&M and on line at NPS web site).

Photo No. 4: Southwest oblique. Camera facing northeast, tax photo.

¹ Notarianni, page 16. This structure was inaccurately reconstructed after a fire destroyed the original building in 1991.

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. 24 PC. 1174

Owner's Name Barta, Lillian & Dr. R.V. Barta.
 Owner's Address Park City
 Location Lot 3, Blk. 24, P.C. Survey
 Kind of Building Office Res Street No. 5107 Main
 Schedule 1 Class 3 Base Factor (74)

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1382</u>	<u>\$1.22</u>	<u>\$1686</u>
	<u>x x</u>				<u>-169</u>
	<u>x x</u>				
	<u>x x</u>				

No. of Rooms 8 Condition Good

Description of Building	Add	Deduct
Foundation— <u>Stone</u> Conc. <u>None</u> ✓		<u>134</u>
Ext. Walls <u>Red Bat ch</u>		<u>41</u>
Roof—Type <u>gab</u> Mat. <u>Shg</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Porches—Front <u>—</u> @ <u>—</u>		
Rear <u>—</u> @ <u>—</u>		
Basement <u>Brick Put</u> Floor <u>conic</u>	<u>35</u>	<u>Val</u>
Attic—Rooms <u>—</u> Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>2</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>—</u> Ftns. <u>—</u> Shr. <u>—</u>	<u>320</u>	
Heat—Stove <u>—</u> H. A. <u>—</u> Steam <u>—</u> S. <u>—</u>	<u>802</u>	
Finish—{ Hd. Wd. <u>—</u> Floors <u>—</u> { Hd. Wd. <u>—</u> Fir <u>—</u> Fir <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>	<u>30</u>	
Tile—{ Walls <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>—</u> Fix <u>—</u>		
Total Additions and Deductions	<u>1187</u>	<u>175</u>
Net Addition or Deductions		<u>1012</u>

Age <u>45</u> yrs. by <u>ava</u>	Est. Owner	REPRODUCTION VALUE	<u>\$2529</u>
	Tenant	Depreciation <u>68/42%</u>	
	Neighbors	Reproduction Val. Minus Dep.	<u>\$1062</u>
	Records		
Remodeled <u>—</u>	Est. Cost	Remodeling Inc. <u>—</u>	
Garage—S <u>—</u> C <u>—</u>			
Cars <u>—</u> Walls <u>—</u>			
Roof <u>—</u> Size <u>x</u> Age <u>—</u>			
Floor <u>—</u> Cost <u>—</u>		Depreciated Value Garage	
Remarks		Total	<u>\$1062</u>
		Obsolescence <u>10%</u>	<u>\$106</u>
		Total Building Value	<u>\$956</u>

Original Record _____ Appraised May 19 41
 Card No. _____ Year _____ By Stand

PE 30A

Location Block 24 Lot 3
 Kind of Bldg. RES St. No. 510 Main St
 Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1382		\$ 2418
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Asp Shakes on Siding</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gab.</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>Enclosed Sliver 54 @ 1.00</u>	54	
Rear <u>11x17 187 @ 1.00</u>	187	
Side <u>5 1/2 x 32 176 @ .80</u>	141	
Porch _____		
Metal Awnings _____ Mtl. Rail <u>32 @ 1.50</u>	48	
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>Conc</u>	50	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	410 35
	Basin <u>2</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp _____	
Built-in—Appliances _____		
Heat—Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Stkr. <input checked="" type="checkbox"/> Br. _____	600	
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	164	
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30	
<u>Basement Garage</u>	70	

Total Additions 1789

Year Built _____	Avg. <u>54</u>	Reproduction Value	\$ <u>4207</u>
<u>Age 1944-45</u>	Age _____	Obsol. or Rem. _____ %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
Remodel Year _____ Est. Cost _____		Depr. Col. <u>1</u> 2 3 4 5 6 <u>33</u> %	
		Repr. Val. Minus Depr.	\$ <u>1388</u>
Garage—Class _____ Depr. 2% 3% _____		Carport—Factor _____	
Cars _____ Floor _____ Walls _____		Roof _____ Doors _____	
Size— <u>Basmt Garage</u> _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 5-28-1958 By 1332

Owners Name _____

Location _____

Kind of Bldg. Res. St. No. 510 No main st use

Class. 3 Type 1 2 3 6 Cost \$ 5240 X 102%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1382		\$ 5361	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
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Foundation—Stone _____ Conc. Sills

Ext. Walls Asbestos Shakes on frame

Roof Type Gable Mtl. Pat - Wood sh

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 5x33 165 @ 125 206

Rear 11x24 264 @ 300 792

Porch 3x18 54 @ 125 68

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor Conc 80

Bsmt. Gar. _____

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

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 2 Sink 1 Toilet 1

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

Dishwasher _____ Garbage Disp. _____ 640

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

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____ 775

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. 1 S. _____; Metal D. 1 S. _____ 55

Awnings — Metal _____ Fiberglass _____

Total Additions 2664 2664

Year Built _____	Avg. <u>1904</u>	Replacement Cost <u>7777</u>
	Age <u>2.</u>	Obsolescence _____

Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value _____
	Conv. Factor <u>11210</u>

Replacement Cost—1940 Base _____

Depreciation Column (1) 2 3 4 5 6 _____

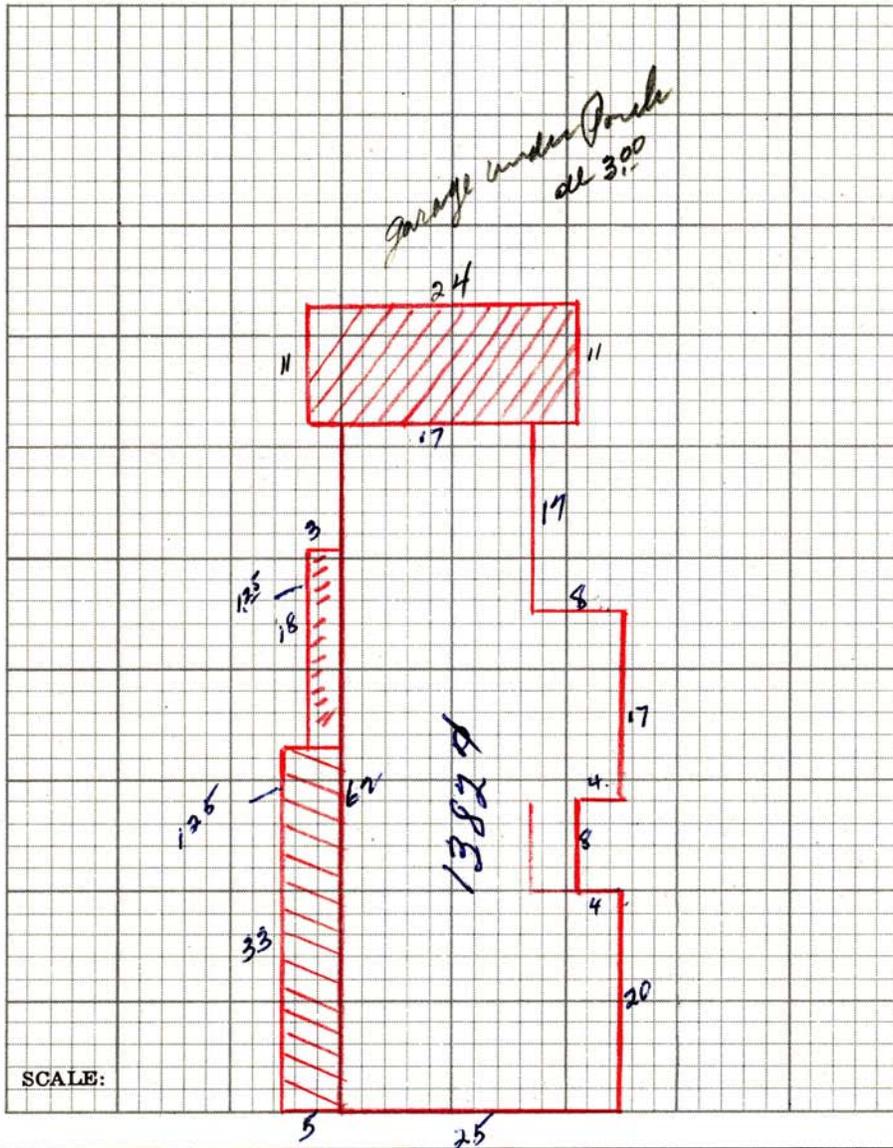
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 10-17 1968 By 1333 DEC 17 1968

Appraised ② _____ 19 _____ By 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 _____

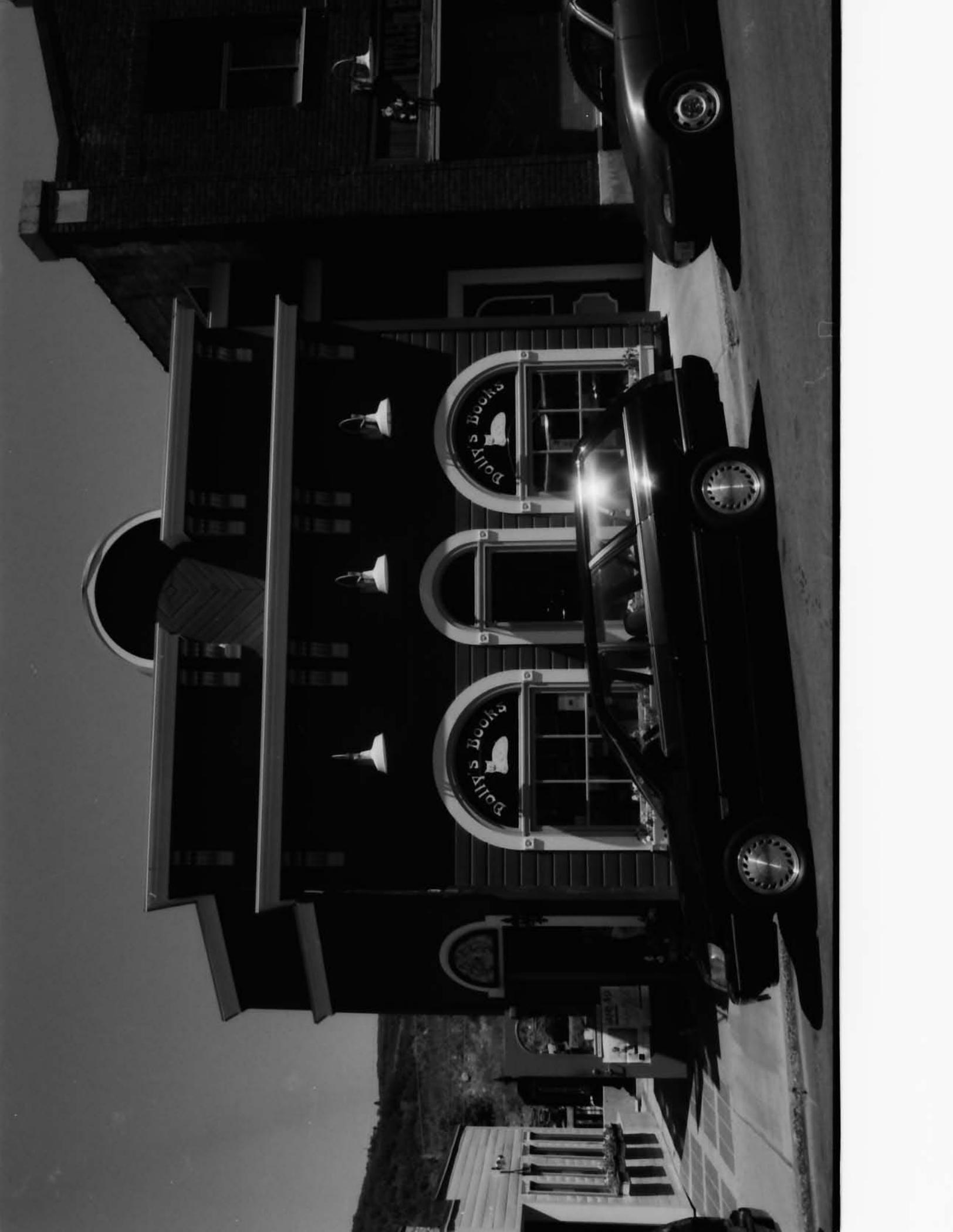
Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____







Dolly's
FOODSTORE

Peach Mountain
CHOCOLATE FACTORY

CARAMEL APPLES ♦ FUDGE ♦ ICE CREAM

510

Peach Mountain
CHOCOLATE FACTORY

DOLLY'S
FOODSTORE

POPcorn

