

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 511 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-123

Current Owner Name: NEFF STEPHEN J & JUDITH M TRUSTEES Parent Parcel(s):

Current Owner Address: 3841 S COVE POINT DR, SALT LAKE CITY, UT 84109-3820

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 4 PLAT: 0S 16 T 2S R 4E N 10 FT LOT 3 & S 15 FT LOT 4 BLK 9 PARK CITY SURVEY QWD-317 IQC-284 M18-495 540-729 710-99 1662-1899STEPHEN J NEFF & JUDITH M NEFF TRUSTEES UNDER THE STEPHEN & JUDITH NEFF FAMILY LIVING TRUST, 0.08 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: Unknown
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.

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), # _____.

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

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 card indicates concrete.

Walls: Drop siding.

Roof: Shed roof form.

Windows/Doors: Large casement windows flanking a center recessed entrance with two entry doors.

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 modified slightly from what is seen in the early photographs (the tax photo is the earliest photograph consulted for this report). The windows on either side of the recessed entryway have been enlarged from a typical tripartite window with larger center fixed casement with flanking narrow sidelights. The doors have been modified from a panel door with upper light to fully-glaze doors. The changes are modest and do not significantly impact 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 display windows, transom windows, the restrained ornamentation, 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 as a contributing building 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. 1915¹

Builder: Not Known Known: (source:)

¹ Structure does not appear on the 1907 Sanborn Insurance map; the fenestration pattern and the horizontal paneled doors seen in the tax photo suggest the building was constructed in late 1910s or early 20s. NR nomination suggests a construction date of 1900, but the structure does not appear on the 1900 Sanborn map.

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: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: East elevation. Camera facing west, tax photo.

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.

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.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building DUPLEX Street No. _____

Schedule 3 Class 3D Type 1-2-3-4 Cost \$ _____ X %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|---------|------------|---------|---------|---------------|---------|
| 1 | x x | | 1032 | \$ | \$ 3391 |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 6 & 2 Baths Condition FAIR

| Description of Building | Add | Deduct |
|---|------------|-----------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____ | | |
| Ext. Walls _____ <u>SIDING</u> | | |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>FLAT</u> Mat. <u>BUILT UP</u> | | |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small _____ Med. _____ Lg. _____ | | |
| Porches—Front _____ | | |
| Rear <u>(2)</u> <u>72</u> @ <u>.60</u> <u>43</u> | | |
| Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No.</u> | | <u>90</u> |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. _____ Unfin. _____ | | |
| Plumbing—{ Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | | |
| Heat—Stove { H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Fir. _____ Conc. _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile—{ Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops _____ Fix. _____ | | |
| <u>USED LUMBER & MATERIALS - 2%</u> | <u>678</u> | |

Vacated

Total Additions and Deductions 43 768 3391

Net Additions or Deductions 43 \$ -725

Age 1936 Est. Owner REPRODUCTION VALUE \$ 2666

Tenant Depr. 1-2-3-4-5-6 24/7 / 75/7 % \$ _____

Neighbors Reproduction Val. Minus Depr. \$ 2012

Records _____ Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____

Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____

Cars _____ Walls _____ Out Bldgs. _____ \$ _____

Roof _____ Size x Age _____ \$ _____

Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value _____ \$ _____

Appraised Oct 194 9 By Ch. & AJ

Serial No. PC 123

Location _____

Kind of Bldg. Duplex St. No. _____

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

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 1032 | | \$ 2562 |
| | x x | | | | |
| | x x | | | | |

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

| Description of Buildings | Additions | |
|---|--|-----|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____ | Built of used materials vacated 40% OBS | |
| Ext. Walls <u>SIDING</u> | | |
| Insulation—Floors _____ Walls _____ Clgs. _____ | | |
| Roof Type <u>Flat</u> Mtl. <u>BU</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med. _____ Large _____ | | |
| Porches—Front _____ @ _____ | | |
| Rear <u>72</u> @ <u>60</u> <u>43</u> | | |
| Porch _____ @ _____ | | |
| Metal Awnings _____ Mtl. Rail _____ | | |
| Basement Entr. _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____ | | |
| Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { Class <u>1</u> Tub <u>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____ | | 600 |
| Built-in-Appliances _____ | | |
| Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ 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 <u>2</u> Mantels _____ | | |
| Tile—Walls _____ Wainseot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____ | | |
| Total Additions | 643 | |

| | | | |
|---|--|---------------------------|----------------|
| Year Built <u>1936</u> | Avg. Age _____ | Current Value | \$ <u>3205</u> |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | Commission Adj. <u>-40%</u> | Bldg. Value | <u>1923</u> |
| Remodel Year _____ Est. Cost _____ | Depr. Col. <u>1</u> 2 3 4 5 6 <u>66%</u> | Current Value Minus Depr. | \$ <u>1269</u> |
| Garage—Class _____ Depr. 2% 3% _____ | Carpport—Factor _____ | | |
| Cars _____ Floor _____ Walls _____ Roof _____ Doors _____ | | | |
| Size—x _____ Age _____ Cost _____ x _____ % | | | |
| Other _____ | | | |
| Total Building Value | | | \$ _____ |

Appraised Nov 27 19 57 By 1331



10 123

X-48



FIRST
INTERNATIONAL
FESTIVAL

LEA NINES
ORTHODONTIC

50



509

Bleebot Lounge
of Park City



CROSBY
CLOSED

CLOSED