

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 523 MAIN ST

AKA: 525 MAIN ST

City, County: Park City, Summit County, Utah

Tax Number: PC-125

Current Owner Name: NASS NICHOLAS J & ANDREA R TRUSTEES Parent Parcel(s):

Current Owner Address: PO BOX 277, UNDERWOOD, WA 98651

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 40 PLAT: 0S 16 T 2S R 4E BEG AT A PT IN THE E END LINE OF LOT 40, BLK 9, PARK CITY SURVEY, 2 FT N'LY FROM THE SE COR OF LOT 40, & RUN TH S'LY ALONG THE E END LINE OF LOT 40 & LOT 41 16 FT; TH W'LY AT RIGHT ANGLES TO SD E LINE 6 FT 4 INCHES; TH N'LY PARALLEL TO SD E END LINE 16 FT; TH E'LY 6 FT 4 INCHES TO THE PLACE OF BEG ALSO THE N 23 FT OF LOT 7, BLK 9, PARK CITY SURVEY ACCORDING TO THE AMENDED PLAT THEREOF; ALSO A STRIP OF LAND 14 FT IN WIDTH OFF THE N'LY SIDE OF LOT 6 & A STRIP OF LAND 2 FT IN WIDTH OFF THE S'LY SIDE OF LOT 7, BOTH OF BLK 9 OF THE PARK CITY SURVEY ACCORDING TO THE AMENDED PLAT THEREOF BAL 0.07 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.

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 card indicates concrete.

Walls: Drop siding.

Roof: Shed roof form.

Windows/Doors: Paired double-hung sash type in the upper façade and large display windows flanking center recessed entryway, both with transom windows above.

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 two-story frame 2-part block remains unchanged from what is seen in the earliest photograph consulted for this report (tax photo). The site retains its original design integrity.

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 two-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. 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. 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: southeast oblique. Camera facing northwest, tax photo.

Photo No. 4: elevation. Camera facing .

¹ Notarianni, page 94.

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.

Location _____
 Kind of Bldg. STORE St. No. 523 Main
 store
 Class 1 Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x		<u>992</u>		\$ <u>3540</u>
	x x				
	x x				

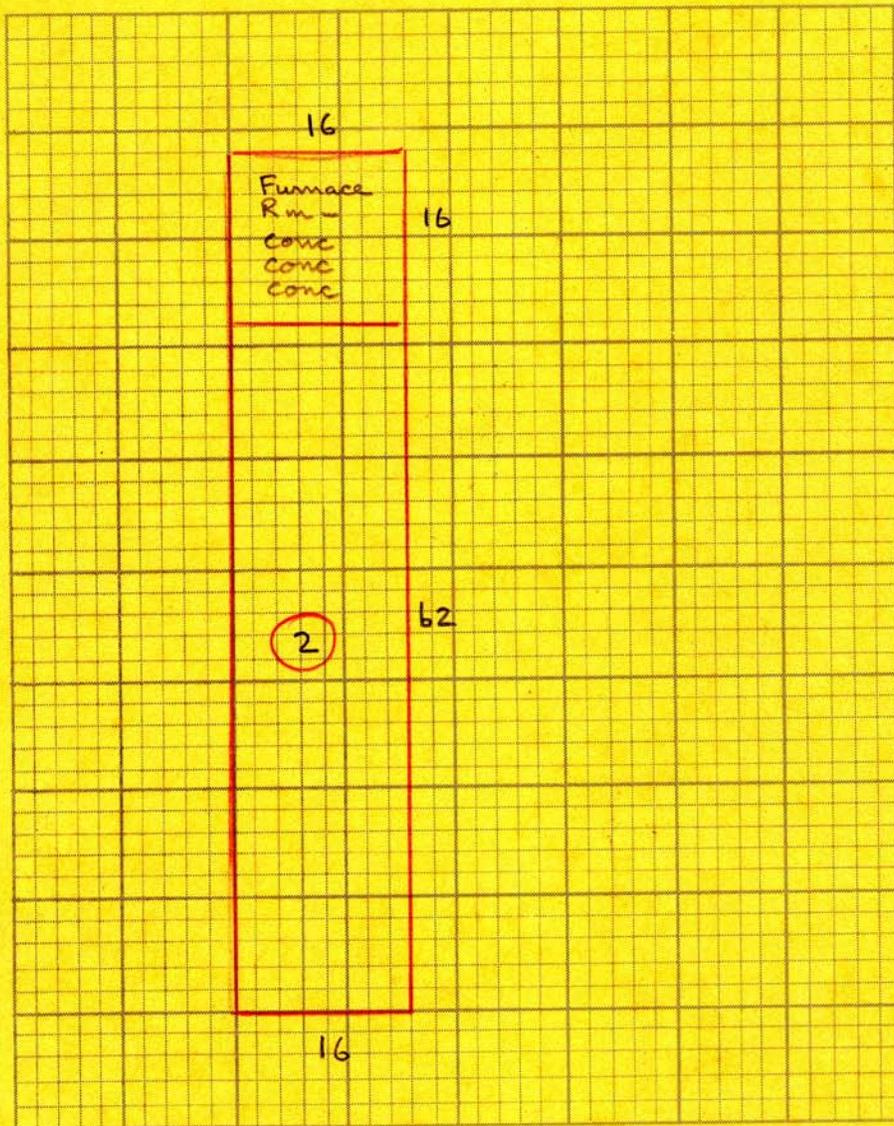
Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building	Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls <u>BRICKTEX ON SIDING</u>	
Insulation— Floors _____ Walls _____ Clgs. _____	
Roof Type <u>flat</u> Mtl. <u>B.V.</u>	
Dormers— Small _____ Med. _____ Large _____	
Bays— Small _____ Med. _____ Large _____	
Porches — Front _____ @ _____	
Rear _____ @ _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor _____	
Bsmt. Aprt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>
	Urns. _____ Ftns. _____ Shr. _____
	Dishwasher _____ Garbage Disp. _____
Heat— Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Sskr. _____ Blr. <input checked="" type="checkbox"/>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>435</u> <u>366</u>
Air Cond. _____	
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____ Blr. In _____	<u>40</u>
Tile— Walls _____ Wainscot _____ Floors _____	
Electrical— Outlets _____ Fixt. _____	
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings _____	
<u>Furnace Room 16x16 @ 1st</u>	<u>256</u>
<u>Total Additions</u>	<u>1097</u>

Being used
 as photo
 shop -
 w upstairs
 apartment
 occupied
 Run down
 condition
 10% obs.

Year Built <u>1898</u>	Avg. Age _____	Reproduction Value	\$ <u>4637</u>
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Repr. Val. Minus Depr.	<u>1391</u>
		Obsol. or Rem. <u>-10</u> %	<u>139</u>
Remodel Year _____ Est. Cost _____		Bldg. Value	\$ <u>1252</u>
Garage— Class _____ Depr. 2% 3%			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— <u>x</u> Age _____ Cost _____ <u>x</u> %			
Other _____			
Total Building Value			\$ _____

Appraised Nov 27 19 59 By 1331



Remarks: _____

PC 125
Serial Number

OF
Card Number

Owners Name H-V Webb
Location Pt of 647 BK9 PC
Kind of Bldg Storage St. No. 523 No Main St
Type 1 3 4. Cost \$ 6275 X 1023 %

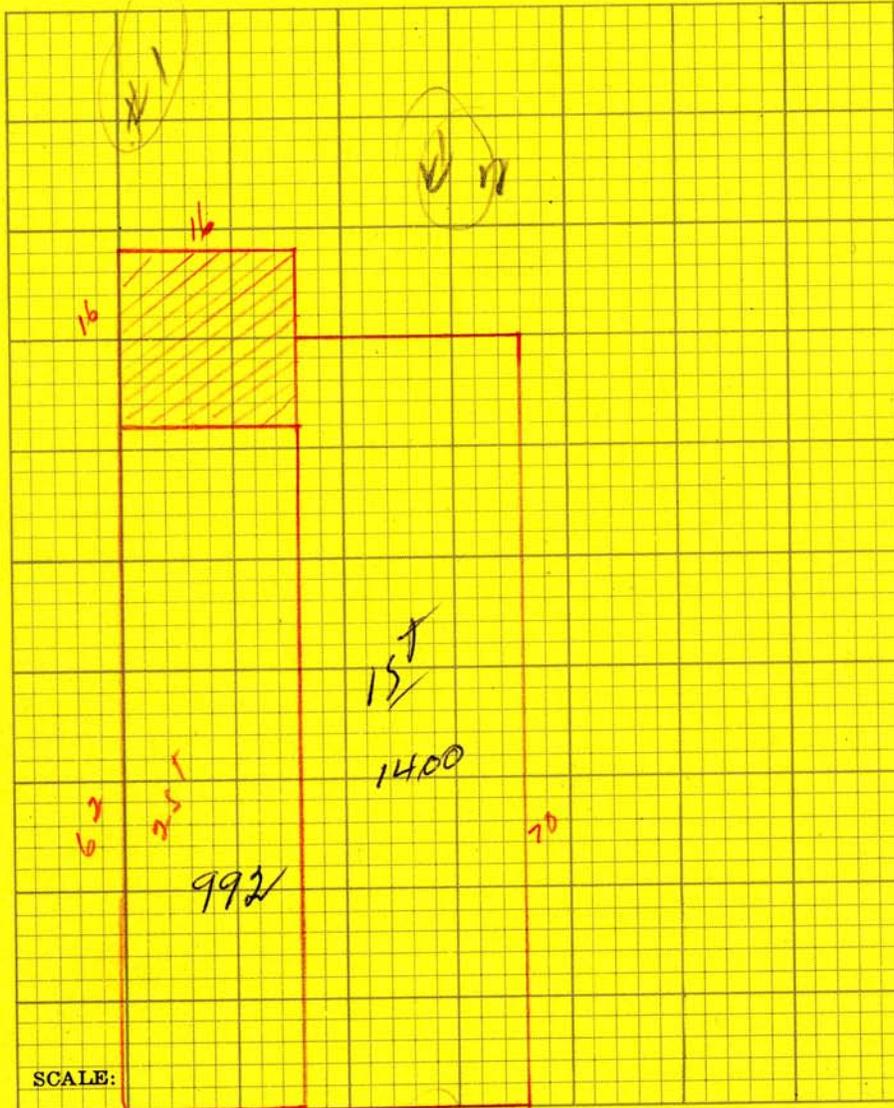
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1400		\$ 6419	\$
2	x x	992		6340	
	x x				

Att. Gar. — C.P. — x — Fr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> _____ Sills _____		
Ext. Walls <u>Brick on Frame + under block</u>		
Roof Type <u>Flat - gable</u> Mtl. <u>B4 + Pal.</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear <u>16x16</u> @ <u>256</u> @ <u>1.50</u> <u>384</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>3</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		<u>610</u> <u>493</u> <u>100</u> <u>HL</u>
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		<u>730</u> <u>1146</u>
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<u>Credit 70' 8" job + gable wall 773 x 78% - 379</u>		
Total Additions		<u>3114</u>

Year Built <u>1898</u>	Avg. <u>1192</u>	Replacement Cost <u>15873</u>
<u>1966</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
<u>C</u>	Depreciation Column 1 2 3 4 5 6	
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 11-8 1968 By 1333 NOV 27 1968
Appraised ② _____ 19 _____ By _____



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 **Average Year of Construction Computation?**

Year 1898 # 2101 = 51 % X 69 Year = 3519

Year 1965 # 7777 = 49 % X 1 Year = 49

Average Year of Construction 1909 3568







David Whitten Gallery

David Whitten Gallery

Fresh Bagels Main St. Deli Espresso Main St. Deli

DELICIOUS

outback

Ice Cream & Frozen Yogurt