

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 558 Main Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-308

Current Owner Name: 558 Main, LLC

Parent Parcel(s):

Current Owner Address: PO BOX 3313, Park City, Utah 84060

Legal Description (include acreage): LOTS 14 & 15, BLK 24, PARK CITY SURVEY; 0.09 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)
The site no longer meets the criteria for listing in the National Register.

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: Foursquare lodging house.

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:

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: Concrete.

Walls: Drop siding.

Roof: Hipped roof from sheathed in metal.

Windows/Doors: Large single-pane casement with decorative transoms flanking the center glazed door. Upper level has two double-hung sash type windows flanking a center glazed door.

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 lodging house has been altered from what is noted in the National Register nomination and what is seen in early photographs. The tax photograph shows the structure with a full-width front porch with a flat roof--the outline of the hipped roof is seen on the front siding. By 1978 when the photograph was taken for the National Register nomination, the porch roof was a shed form with a center pediment. Currently, the front porch is a deck for the upper level and the porch structure itself includes corner brackets. The changes are significant and diminish 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 atypical of a mining era commercial core with buildings located adjacent to one another and abut the sidewalk or street edge. This structure, with a more residential character, is set back from the street edge as most residential structures are in the older neighborhoods of Park City.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): though the building has been significantly altered, much of the physical evidence from the period that defines this as a typical Park City mining era lodging house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, full-width front porch, the roof form, the restrained ornamentation, and the plain finishes.

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 structure was used as a lodging house which is a common building type in early mining towns.

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) 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. 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: West elevation. Camera facing east, 2006.

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

Photo No. 3: Southwest oblique. Camera facing northeast, tax photo.

¹ Notarianni, page 128.

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.

α 10-18-68
1337

PC 308
Serial Number

1 OF 1
Card Number

Owners Name _____
Location _____
Kind of Bldg. STORE - APT St. No. 558 MAIN ST
Class 1 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1768		\$ 9607	\$
2	x x	1360			
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls _____ <u>SD9</u>		
Roof Type <u>Hip</u> Mtl. <u>PAT</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>6x34 = 204 @ 1.75</u>	<u>357</u>	
Rear _____ <u>32 @ 2.00</u>	<u>64</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>DRT</u>	<u>500</u>	
Bsmt. Gar. _____		

Basement-Apt. _____ Rms. _____ Fin. Rms. _____
Attic Rooms Fin. _____ Unfin. _____

Plumbing	Class <u>1</u> Tub. <u>2</u> Trays _____	<u>610</u>	<u>1963</u> <u>1500</u> <u>1964</u>
	Basin <u>4</u> Sink <u>3</u> Toilet <u>4</u>	<u>610</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	<u>493</u>	
	Dishwasher _____ Garbage Disp. _____	<u>320</u>	

Heat—Stove _____ H.A. _____ FA HW _____ Stkr _____ Elec. _____
1963 ADD Oil _____ Gas Coal _____ Pipeless _____ Radiant _____
1500 ONLY Air Gond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____
Floor—Fir. Hd. Wd. (14x23) Other _____

Cabinets 1 Mantels _____
Tile—Walls _____ Wainscot _____ Floors _____
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____
Awnings — Metal _____ Fiberglass _____
WALK IN BOX 298 SURF. @ 2.00 596
ASPHALT TILE 802 @ .40 321

Total Additions 1911 4526

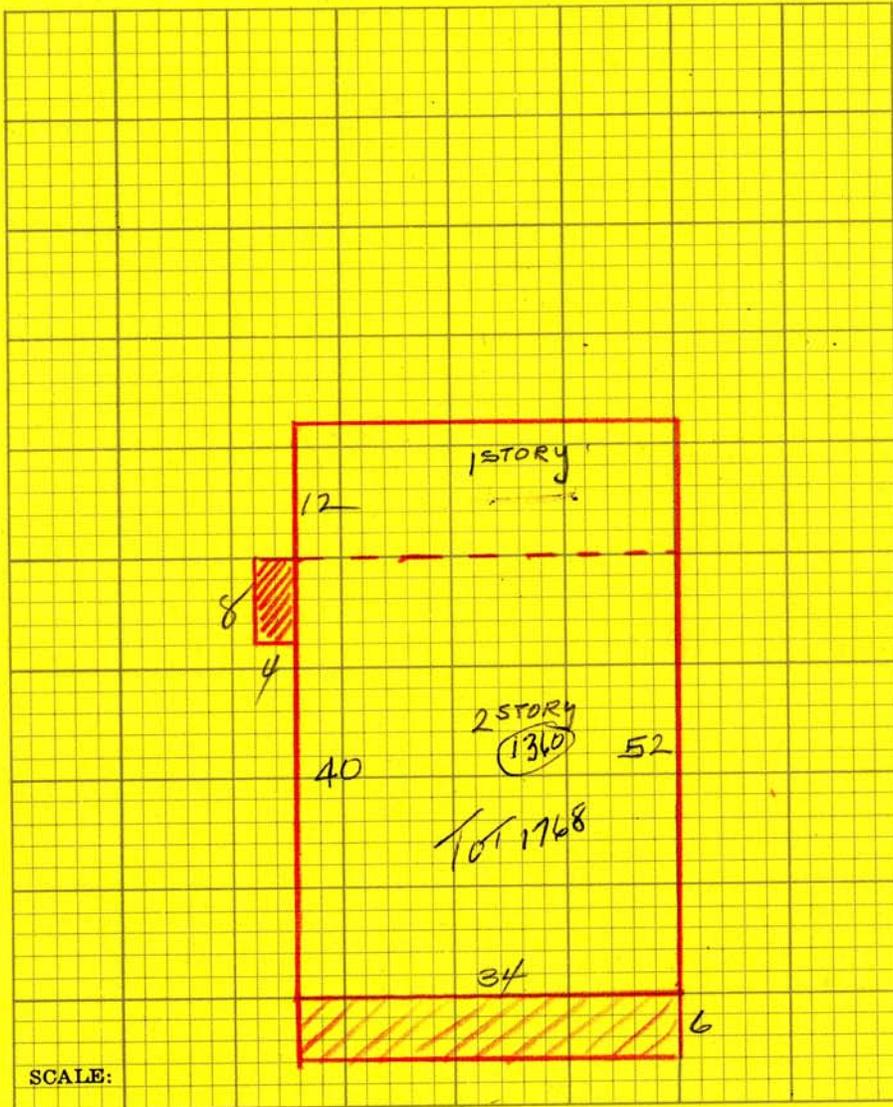
Year Built 1901 Avg. 1.53 Replacement Cost 14,133
REM 1963 AV 1911 Age 2. Obsolescence _____

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

Replacement Cost—1940 Base 6642
Depreciation Column 1 2 3 4 5 6 34
1940 Base Cost, Less Depreciation 2258

Total Value from reverse side _____
Total Building Value \$ 2258

Appraised ① 3-25 1964 By 1480 DEC 12 1968
Appraised ② _____ 19 _____ By 1308



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 UPPER FLOOR HEATED BY SPACE HEATER

PC 308





SILVER JUNCTION MERCANTILE
Bingham Junction Antiques - Articipation Gallery

CINZANO

PATHFINDER

2400



Cafe
588

588

OPEN

Chloe
Lane

RAM 1500