

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 591 Main Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-136-A-136-B

Current Owner Name: Crest Meyer, LTD

Parent Parcel(s): PC-138-B

Current Owner Address: 725 Folger Avenue, Berkeley, CA 94710

Legal Description (include acreage): ALL LOT 23 & E 25 FT LOT 24 BLK 9 PARK CITY SURVEY EXCEPTING AN ALLEY 10 FT IN WIDTH OVER REAR OF SD LOTS; ALSO A PORTION OF LOT 3 GADDIS LOT COMBINATION PARK CITY SURVEY SUPPLEMENTAL AMENDED PLAT BEG AT THE SE COR OF LOT 23 BLK 9 OF THE PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN OFFICE OF THE SUMMIT COUNTY RECORDER; TH S 66*54'00" W ALONG THE LINE COMMON TO LOTS 22 & 23 BLK 9 OF SDPARK CITY SURVEY 4.83 FT TO THE E SIDE OF AN EXISTING BLDG & THE TRUE PT OF BEG; TH LEAVING SD COMMON LINE & ALONG SD BLDG S 22*24'12" E 1.20 FT TO THE SE COR OF SD BLDG; TH ALONG THE S SIDE OF SD BLDG S 67*16'32" W 70.13 FT TO THE W LINE OF LOT 22 BLK 9 PARK CITY SURVEY; TH LEAVING SD BLDG & ALONG THE W LINE OF SD LOT 22 BLK 9 N 23*38'00" W 0.74 FT TO THE NW COR OF SD LOT 22 BLK 9; TH ALONG THE N LINE OF SD LOT 22 BLK 9 N 66*54' 00" E 70.15 FT TO THE PT OF BEG CONT 68SQ FT BAL 0.05 AC; ALSO BEG AT THE NE COR OF LOT 24 BLK 9 AMENDED PLAT OF THEPARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF; TH S 66*54'00" W 25.00 FT TO THE TRUE PT OF BEG; TH S 66*54'00" W 0.25 FT; TH S 23*38'00" E 25.00 FT; TH N 66*54'00" E 0.25 FT; TH N 23* 38'00" W 25.00 FT TO THE TRUE PT OF BEGCONT 6.25 SQ FT; ALSO BEG AT THE NE COR OF LOT 25 BLK 9 AMENDED PLAT OF THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF; TH ALONG THE N'LY LINE OFSD LOT 25 S 66*54'00" W 25.00 FT TO THE SW COR OF THE PROPERTY CONVEYED TO MARYDOUGHTY IN BK 1041-505; TH S 66*54'00" W 0.23 FT TO A COVERED STAIRWAY; TH ALONG COVERED STAIRWAY S 23*07'00" E 0.45 FT; TH ALONG COVERED STAIRWAY N 69*50'00" E 2.73 FT TO THE S SIDE OF AN EXISTING BLDG; TH ALONG S SIDE OF AN EXISTING BLDG N 67*16'32" E 22.51 FT TO THE E LINE OF LOT 25; TH N 23*38'00" W 0.74 FT TO THE PT OF BEG CONT 16.35 SQ FT BAL 0.05 0.05 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 doe not meet 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:

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

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: 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: concrete with stone veneer.

Walls: Wooden siding--clapboard and vertical plank.

Roof: Gable roof with cross-wings.

Windows/Doors: Two-over-two double-hung sash type, fixed casement, decorative transom windows, multi-pane casement and two-over-two side slider types.

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 was extensively altered in the 1970s and again in the late 20th century. While the site is compatible with its surroundings in terms of massing and scale, the changes are significant and diminish the site's 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.): 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 two-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 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. 1899¹

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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, c. 1975.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Notarianni, page 112.

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.







Bakery
LANNY BARNARD
All-Season Bakery

Robley W. Schmitt
McCormick Park

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