

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 628 Park Avenue

AKA: 630 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: PC-113

Current Owner Name: 628 Park Avenue LLC

Parent Parcel(s):

Current Owner Address: 1814 N Orleans, Chicago, IL 60614

Legal Description (include acreage): LOT 25 & LOTS 26, 27 & 28, BLK 8 PARK CIY SURVEY(LESS A TRACT FOR HWY PROJECT #97); 0.21 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: Residential
- 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.

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: Central Passage type

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.)

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

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: Stucco.

Roof: Gable roof form sheathed in wooden shingles.

Windows/Doors: Fixed casement windows.

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 formed concrete structure has been modified significantly over time. In the Park City Main Street Historic District nomination, the site is listed as having been constructed in the 1970s, but it is seen in both the 1900 and 1907 Sanborn Insurance maps. The building footprint noted in the Sanborn maps corresponds exactly to the building footprints sketched in the 1949 and 1968 tax cards. It appears that the additions to the east were constructed in the early 1970s. Which may also be when the modifications were made to the windows of the main building. The tax photo shows two-over-two double-hung sash type windows that have been replaced with single-pane fixed casement windows. The small gable dormers on the north roof seen in the tax photo are extant, as are the brick chimneys; though the chimneys appear to have been covered with stucco. The changes to the windows and the site 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 has been significantly altered by the adaptive reuse of the building from residential to commercial and the construction of significant additions to the east façade, and paving of the rear and side yards to accommodate parking.

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 home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries, though the additions to the east diminish the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The central passage type lodging house was built during the mining era.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form 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. 1890¹

Builder: Not Known Known: (source:)

¹ Structure appears on the 1900 Sanborn Insurance 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: North elevation. Camera facing south, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 2006.

Photo No. 3: North elevation. Camera facing south, 1995.

Photo No. 4: Northeast oblique. Camera facing southwest, tax photo.

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 _____ Street No. _____

Schedule	Class	Type 1-2-3-4	Cost \$	X	%
1	x	x	1113	\$ -	\$ 2054
2	x	x	832	\$ -	\$ 746
	Leanto	x	70	\$ 100	\$ 70

No. of Rooms 5-4-4-4-4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>lime conc. & stucco</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Shp.</u>		
Dormers—Small <u>2</u> Med. <u>to</u> Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>68" @ .80</u> <u>54</u>		
Rear <u>24" @ .80</u> <u>19</u>		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____		
Basement Apts.—Rooms Fin. _____		
Attic Rooms Fin. <u>4</u> Unfin. _____	<u>475</u>	<u>80</u>
Plumbing— Class <u>1</u> Tub <u>3</u> Trays _____ Basin <u>2</u> Sink <u>3</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>745</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>3</u> Mantels _____	<u>170</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Modernized Lbr. & ...</u>		
Total Additions and Deductions	<u>1415</u>	<u>80</u>
Net Additions or Deductions	<u>-80</u>	<u>2870</u>

Age <u>48</u> Yrs. by <input checked="" type="checkbox"/> Est. Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Neighbors <input type="checkbox"/> Records	REPRODUCTION VALUE	\$ <u>4203</u>
	Depr. <u>1-2-3-4-5-6</u> <u>10/50</u> %	\$ _____
	Reproduction Val. Minus Depr.	\$ <u>1261</u>
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S <u>8</u> C _____ Depr. 2% 3% _____	Obsolescence _____	\$ _____
Cars _____ Walls _____	Out Bldgs. _____	\$ _____
Roof _____ Size <u>x</u> Age _____		\$ _____
Floor _____ Cost _____	Depreciated Value Garage _____	\$ _____
Remarks _____	Total Building Value	\$ _____

Appraised 10/1940 194 _____ By C.A.D. & A.C.

Serial No. PC 114

328-8706

Location W. Mc CONAUGHY

Kind of Bldg. Res St. No. _____

Class 43 Type 1 2 3 4 (4) Cost \$ 2492 1344 X 106%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1113		\$ 2642
2	x x		832		1425
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Concrete</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>gab</u> Mtl. <u>Blg</u>		
Dormers—Small <u>2</u> Med. <u> </u> Large <u> </u>	60	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u>68</u> @ <u>80</u>	54	
Rear <u>24</u> @ <u>80</u>	19	
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>	757	
Plumbing { Class <u> </u> Tub <u> </u> Trays <u> </u> Basin <u>7</u> Sink <u> </u> Toilet <u> </u> Wtr. Sft. <u> </u> Shr. St. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	715	
	Built-in-Appliances <u> </u>	
	Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input checked="" type="checkbox"/>	
	Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u> </u> Mantels <u> </u>	80	
Tile—Walls <u> </u> Wainseot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
<u>100 sq ft 7x10 @ 1.00</u>	70	
<u>Building is being used as a SKI STORE on main floor & ATTIC ROOM as RES.</u>	1755	
Year Built <u> </u> Avg. <u>66</u> Current Value	\$ 5822	
Age <u> </u> Commission Adj. <u>- 50%</u>	2911	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	2911
	Depr. Col. 1 2 3 4 5 6 <u>30%</u>	
Remodel Year <u> </u> Est. Cost <u> </u> Current Value Minus Depr.	\$ 873	
Garage—Class <u> </u> Depr. 2% 3% <u> </u> Carport—Factor <u> </u>		
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>		
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %		
Other <u> </u>		
Total Building Value		\$

Vacant
Poor
Condition
50% obs

Appraised 12-5-57 19 By 1331

PC 114
Serial Number

OF
Card Number

Owners Name W. MS CONAUCHY

Location _____

Kind of Bldg. Res St. No. 628 PARK

Class 3 Type 1 2 3 4 4 Cost \$ _____ X 100 %

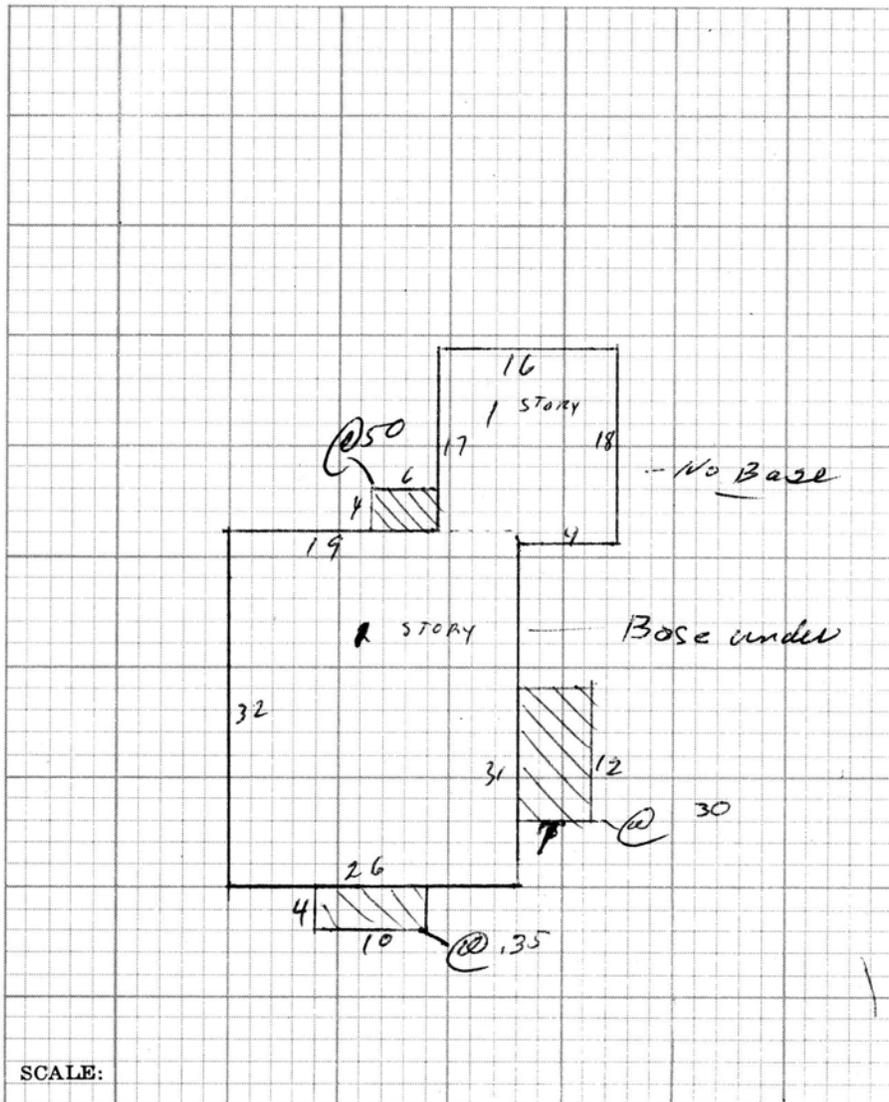
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1113		\$ 4577	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>Δ</u> Sills _____		<u>R-APP</u>
Ext. Walls <u>Stucco</u> (A)	<u>501</u>	<u>12/5/70</u>
Roof Type <u>GTD</u> Mtl. <u>H.S.</u>		<u>1964</u>
Dormers—Small <u>2</u> Med. _____ Large _____	<u>160.</u>	<u>2043</u>
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>40</u> @ <u>35</u>	<u>14.</u>	
Rear _____ <u>847</u> @ <u>30</u>	<u>25.</u>	
Porch _____ <u>24</u> @ <u>50</u>	<u>12</u>	
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>832</u> Floor	<u>807.</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>4</u> Unfin. _____	<u>675.</u>	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	<u>690.</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. <u>1</u>	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <u>H.A.</u> <u>FA</u> <u>HW</u> Stkr _____ Elec. _____	<u>409.</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>/</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>3283</u>
Year Built <u>1891</u>	Avg. 1.	Replacement Cost <u>7870</u>
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 10 1968 By 1708 JAN 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 _____







BUONA
VITA

RESTAURANTE ITALIANO

ART CENTER

BUONA
VITA

RESTAURANTE
ITALIANO

BUONA
VITA



BUONA VITA