

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Boarding House at 125 Main**

Address: 125 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-211

Current Owner Name: RIXEY WILLIAM W & GEORGIE CAROL Parent Parcel(s):

Current Owner Address: PO BOX 777, PARK CITY, UT 84060-0777

Legal Description (include acreage): LOTS 6 & 7 BLK 13 PARK CITY SURVEY; 0.05 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: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare type

No. Stories: 2 ½

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.): General disrepair. May be some roof damage as deflection is visible in roof over upper porch.

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: Not verified.

Walls: Drop siding.

Roof: Hipped roof form sheathed in standing seam metal.

Windows/Doors: One-over-one double-hung sash type and fixed casement with decorative transoms.

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 2 1/2-story frame boarding house remains virtually unaltered from what is seen in early photographs. The second story rail has been altered, but the structure remains as it is seen in the tax photo.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in an early photograph. The concrete retaining wall seen in the tax photo has been replaced with a wall of railroad ties.

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 house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, 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 life 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.): This foursquare boarding house is one of the few remaining boarding houses built after the passage of the mine boarding house bill in 1901.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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. 1910¹

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:

¹ Roper, page 1.

- 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 houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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, 1983.

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

² From "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 Res Street No. 125 Main St
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ %
 X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>1316</u>	\$ -	\$ <u>3265</u>
	x x			\$	\$
	x x			\$	\$

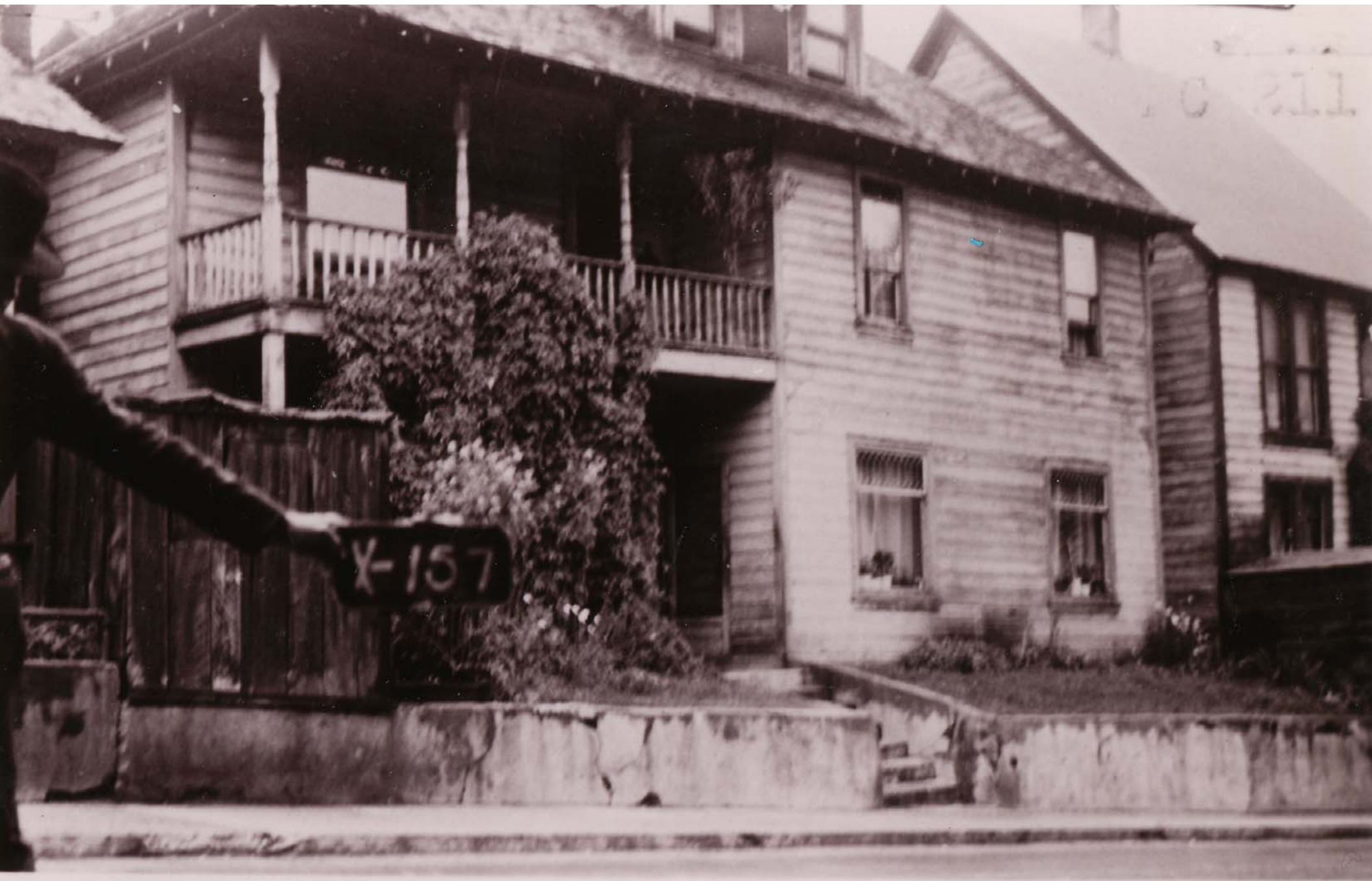
No. of Rooms 4-1 1/2 Attic Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>151</u>
Ext. Walls— <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small Med. <u>2</u> Lg.	<u>160</u>	
Bays—Small Med. — Lg.		
Porches—Front <u>95' @ 2'00"</u>	<u>190</u>	
Rear — @		
Cellar—Basmt— <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> full-floor <u>Conc</u>	<u>35</u>	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>4</u> Unfin.	<u>425</u>	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns Ftns. Shr. Dishwasher Garbage Disp.	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>Wald. Lined - 19 @ 20"</u>		<u>380</u>
Total Additions and Deductions	<u>1210</u>	<u>531</u>
Net Additions or Deductions	<u>-531</u>	<u>3265</u>

Age 35 Yrs. by { Est. Owner Tenant Neighbors Records }
 REPRODUCTION VALUE \$ 3944
 Depr. 1-2-3-4-5-6 48/52 % \$
 Reproduction Val. Minus Depr. \$ 2051

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars Walls _____ Out Bldgs. _____
 Roof Size x Age _____
 Floor Cost _____ Depreciated Value Garage _____
 Remarks (27yr Ave Used - 1941) Total Building Value \$ _____

Appraised 10/1949 By CAO & AJ



Y-157

PC 211

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 125 Main
 Park City, Summit County, Utah
 Name of Structure: Boarding House at 125 Main

UTM: 12 458260 4498740
 T. R. S.

Present Owner: George C. and William Rixey
 Owner Address: P.O. Box 777, Park City, UT 84060

Year Built (Tax Record): Effective Age:
 Legal Description: Kind of Building:

Tax #: PC 211

Lots 6 and 7 Block 13, Park City Survey
 Less than one acre.

Original Owner: Unknown Construction Date: c. 1910 Demolition Date:

Original Use: Boarding House Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Maps | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Note | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record, March 30 and April 6, 1901.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Boarding House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This building is a two and one half story frame rectangular boarding house with a hip roof and a hip roof dormer. There is a two story porch on the south half of the building with lathe turned piers and a straight post second story balustrade. Two doors set side by side provide first floor access. A single second story door opens onto the porch. A broad single sash and transom window on each floor flanks the door or doors. There are four windows on the north half of the facade, broad single sash and transom windows on the first floor, and double hung windows on the second floor. The dormer has three double hung sash windows and exposed rafters which reflect a trace of the Craftsman influence. The building is virtually unaltered, and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1910

Built c. 1910, this boarding house at 125 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. After that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, and only three are extant in Park City, therefore this building is especially significant as one of the three early boarding houses that document this type of residential accommodation.

This building was constructed or moved onto this property after 1907, as indicated by the Sanborn Insurance Maps. Judging from its appearance, this building appears to have been built by at least 1910, but there is no evidence in the ownership records or other records to support that assumption.

Although it is assumed that this building was constructed on this property after 1907, it is also possible that it was built earlier on another lot and moved here after 1907. It was not uncommon in Park City for houses to be moved, and the architectural features of this house suggest that it was probably built in the late 1890s or early 1900s. It is assumed that this building was constructed as a boarding house because of its large scale, its shape and fenestration, which are much different than those of the standard Park City house types, and its location on upper Main Street, where several other boarding houses were located. It is currently used as a lodging house.

(See continuation sheet)

125 Main
History continued:

Boarding houses were an important element of Park City's housing during its mining boom years, since many of the miners were single and were interested primarily in the mining activity rather than in establishing a home. Almost all of the large boarding houses in nineteenth century Park City were located near the mines and were operated by the mine managements. Unmarried miners and married miners living away from their families were required to live in the mines' boarding houses until the passage of the "Boarding House Bill" in 1901.¹ Thereafter many of the miners chose to move into town because the boarding houses at the mines were generally considered the poorest accommodations available.² This influx of miners into the town prompted the construction of numerous large boarding houses, such as this one. Others built at that time include 176 and 221 Main.

This property had been purchased in 1881 by Charles Lindeborg and remained in his family until the early 1900s. A smaller 1-1/2 story house was on the property during most of the years of their ownership. Summit County received title to the property in 1915, because of unpaid taxes, and in 1916 the county sold it to Sarah M. Loggie, who owned it until 1921. Other owners include Alex Rosa (1921-23), Justo Uriando (1923-37) and Serefina Ereno (1937-45). The only indication of when this house may have been built or moved onto the property was in 1928 when a lien was placed on this and other neighboring property owned by Justo Uriando "for the construction and repair of two buildings." It is unclear whether this building was one of those referred to at that time, but, judging from its appearance, it is highly unlikely that it was built as late as 1928.

¹Park Record, March 30, 1901, p.3; April 6, 1901, p.3.

²Ibid.







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