

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 151 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 151-MAIN-A

Current Owner Name: 151 MAIN STREET LC

Parent Parcel(s): PC-215, PC-217

Current Owner Address: PO BOX 3537, PARK CITY, UT 84060-3537

Legal Description (include acreage): LOT A 151 MAIN STREET SUBDIVISION, 016 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:)

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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Double-loaded corridor type

No. Stories: 3 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), # 1.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

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

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.):

Site: Stone retaining walls on either side of the front façade.

Foundation: Concrete.

Walls: Front - tapestry brick, rear - common brick.

Roof: Flat roof.

Windows/Doors: Double-hung sash type, grouped ribbons of three narrow casement windows, tri-partied windows with large center rectangular windows flanked by narrow side lights. Multi-pane glazed doors are centered on the primary façade.

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 3 ½-story brick structure has not been significantly altered over time. The two one-car garages on the ground level have been enclosed. The changes are minor and do not affect 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 has not been altered significantly over time. An addition was constructed on the north façade, but it is minor and does not detract from the original setting.

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 early twentieth century apartment block are the simple massing, center entrance, symmetrically window and door openings, brick exterior, and flat roof.

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 early twentieth century.

Association (Describe the link between the important historic era or person and the property.): The double-loaded corridor type apartment building was a common building type constructed in Utah during the early 20th century. It reflects the residential development patter in Park City during the mature mining period.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1926¹

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)

¹ Summit County Recorder.

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. 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: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location _____
 Kind of Bldg. APT BLDG St. No. 151 MAIN ST.
 Class 1 Rms. _____ Type 1 2 3 4. Cost \$ 11970 X --- %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>3</u>	x x	<u>42750</u>	<u>1425</u>	<u>.28</u>	\$ <u>11970</u>
	x x				
	x x				

Att. Gar. x Flr. Walls _____ Roof _____

Description of Building		Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____		3rd floor unoccupied
Ext. Walls <u>TYP. BRK. front Common Brick</u>		2nd floor two tenants
Insulation— Floors _____ Walls _____ Clgs. _____		1st floor owner's residence
Roof Type <u>Flat</u> Mtl. <u>B U</u>		40% OBS.
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front _____ @ <u>100</u>	<u>175</u>	
Rear _____ @ _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — <u>1/4 1/3 1/2 3/4 Full</u> Floor <u>dent</u>	<u>171</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub <u>2</u> Trays _____	<u>350</u>
	Basin <u>4</u> Sink <u>1</u> Toilet <u>63</u>	<u>210</u>
	Urns. _____ Ftns. _____ St Shr. <u>6</u>	<u>190</u>
	Dishwasher _____ Garbage Disp. _____	<u>280</u>
Heat— Stove _____ H.A. _____ Steam <u>✓</u> Stkr. <u>✓</u> Blr. _____		In specifications
Oil _____ Gas <u>✓</u> Coal <u>✓</u> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish— Fir <u>✓</u> Hd. Wd. _____		
Floor— Fir <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>2</u> Mantels _____ Blt. In _____	<u>40</u>	
Tile— Walls _____ Wainscot _____ Floors _____		
Electrical— Outlets _____ Fixt. _____		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____	<u>100</u>	
<u>2 one car basement garages too narrow for modern use</u>		
Total Additions		<u>1576</u>

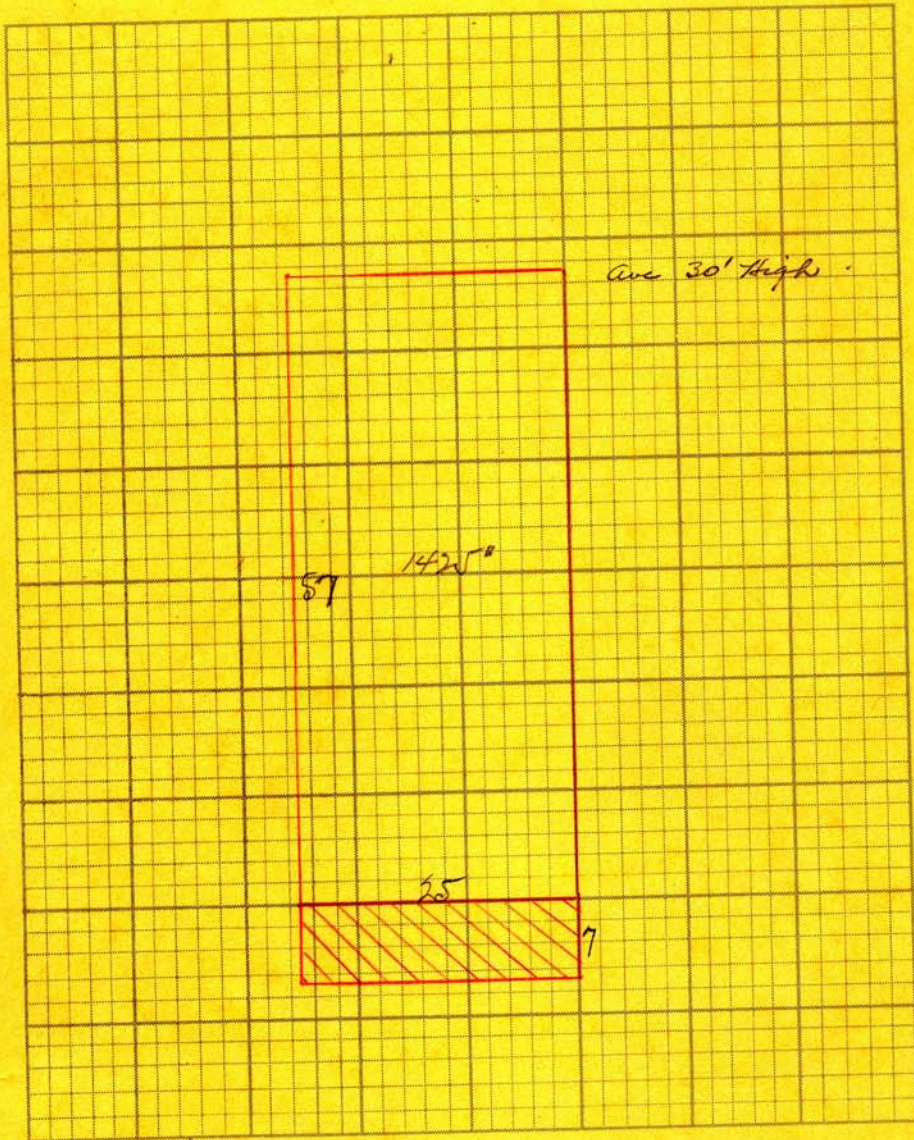
1963 ADD
 14 BASINS
 7 TOILETS
 1 SINK
 1 TUB
 6 SHOWERS

3830
 47%
 1800
 CREDIT 1030
 40 BUNKS
 770

No alterations for 1964

Year Built <u>1926</u>	Avg. Age <u>31</u>	Reproduction Value	\$ <u>13486</u>
Inf. by <u>Owner</u>	Tenant - Neighbor - Record - Est.	Depr. Col. 1 2 3 4 5 6 <u>61</u> %	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	<u>8226</u>
Garage— Class _____	Depr. 2% 3% _____	Obsol. or Rem. <u>- 40</u> %	
Cars _____	Floor _____ Walls _____ Roof _____ Doors _____	Bldg. Value	\$ <u>3290</u>
Size— <u>x</u>	Age _____ Cost _____		
Other _____			
Total Building Value			\$ <u>13350</u>

Appraised 12-10 19-53 By 1331



Remarks: JIM CARR

Owners Name Jim Carr
 Location lot 13 Bk 13 PC
 Kind of Bldg apt St. No. 151 No Main St
 Class 1 Type 1 @ 3 4. Cost \$ 20520 X 104% 21860 X 1023/100

Stories	Dimensions	CC Sq. Ft.	Factor	Totals	Totals
3	25 x 57 x 30	42750	48	\$ 21958	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. Walls Cl. Cl.

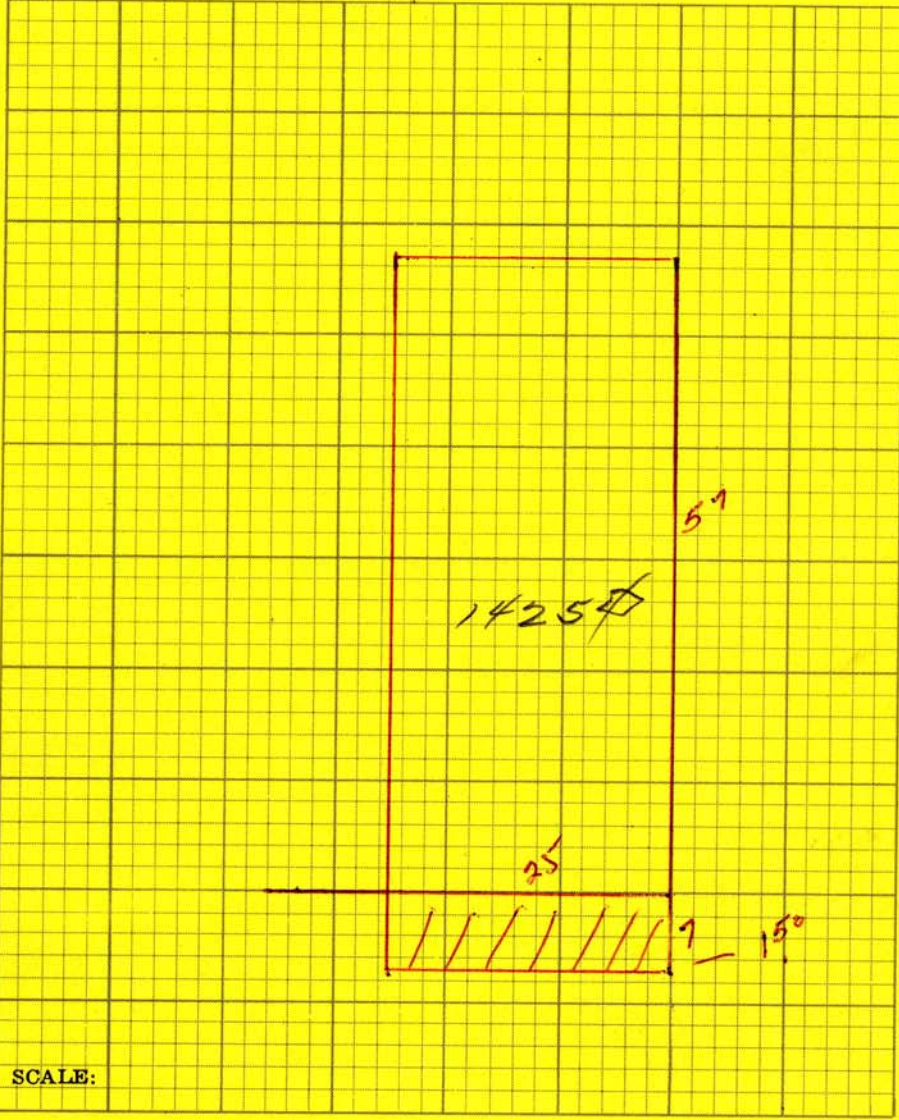
Description of Buildings	Additions	Additions
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> Sills <u>Conc.</u>		
Ext. Walls <u>Top Bk Front Balcony</u>		
Roof Type <u>Flat</u> Mtl. <u>Bu</u>		
Dormers—Small <u>Med.</u> Large		
Bays—Small <u>Med</u> Large		
Porches—Front <u>175 @ 150</u>	<u>263</u>	
Rear <u>@</u>		
Porch <u>@</u>		
Planters <u>@</u>		
Ext. Base. Entry <u>@</u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full <u>712 sq ft @ .25</u> Floor <u>dirt conc</u>	<u>1246</u>	
Bsmt. Gar. <u>No value</u>		
Basement-Apt. <u>Rms.</u> Fin. <u>Rms.</u>		
Attic Rooms Fin. <u>Unfin.</u>		
Plumbing { Class <u>2</u> Tub <u>-</u> Trays <u>-</u> Basin <u>14</u> Sink <u>1</u> Toilet <u>6</u> Wtr. Sfr. <u>-</u> Shr. St. <u>6</u> O.T. <u>5 x 150</u> Dishwasher <u>-</u> Garbage Disp. <u>-</u>	<u>4020</u>	
Heat—Stove <u>H.A.</u> FA <u>HW</u> Stkr <u>-</u> Elec. <u>-</u>		
Oil <u>Gas</u> Coal <u>-</u> Pipeless <u>-</u> Radiant <u>-</u>		
Air Cond. — Full <u>-</u> Zone <u>-</u>		
Finish—Fir. <u>-</u> Hd. Wd. <u>-</u> Panel <u>-</u>		
Floor—Fir. <u>-</u> Hd. Wd. <u>-</u> Other <u>-</u>		
Cabinets <u>1</u> Mantels <u>-</u>		
Tile—Walls <u>-</u> Wainscot <u>-</u> Floors <u>-</u>		
Storm Sash—Wood D. <u>-</u> S. <u>-</u> ; Metal D. <u>-</u> S. <u>-</u>		
Awnings — Metal <u>-</u> Fiberglass <u>-</u>		
Total Additions	<u>5529</u>	

Year Built <u>1926</u>	Avg. <u>11931</u>	Replacement Cost <u>27487</u>
<u>1963</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant <u>mgr</u> Neighbor - Record - Est.	Adj. Bld. Value	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
<u>A</u>	Depreciation Column 1 2 <u>3</u> 4 5 6	
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 11-15 19 68 By 1333
 Appraised ② _____ 19 _____ By _____

Revised 8-10-79
187

DEC 1968



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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. _____

Average Year of Construction Computation:
 Year 1926 \$ 23657 = 86 % X 38 Year = 3268
 Year 1963 \$ 2830 = 14 % X 1 Year = 14
 Average Year of Construction 1931 = 3282
 3

64
 33
 31





