

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 158 Main Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SAL-1

Current Owner Name: Helen E. Wallace

Parent Parcel(s): PC-250

Current Owner Address: PO BOX 542, Park City, Utah 84060

Legal Description (include acreage): LOT 1 SALDARINI REPLAT; CONT 3613 SQ FT OR 0.08 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: 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: Hall-parlor type

No. Stories: 1

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: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: paired double-hung sash type.

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 one-story frame hall-parlor house has been altered over time. The 1889 Sanborn Insurance map shows a hall-parlor form with two rear extensions, a small entry porch, and an open deck wrapping around the north side of the house. The 1900 Sanborn Insurance map shows a similar footprint with the addition of a small extension to the southeast corner of the house. The 1907 Sanborn Insurance map shows a footprint that matches the earliest of the two tax photos; a hall-parlor house with a full-width porch that wraps around the north side of the house. The tax photo shows a porch roof that springs from the principal roof with square supports along the front of the house and turned posts supporting the porch on the north elevation. Also, the early tax photo shows a primary façade with two one-over-one double-hung sash type windows flanking a center entry door. A later tax photo shows a house that has been significantly altered from the previous photo; wrapped porches are gone, the window openings are large rectangular with mid-century horizontal panes, a projecting gable hood over the entry door and the entire house is clad in asbestos shingles. The house now retains the gable hood, has been re-clad in drop siding, and the window openings remain large and rectangular but the windows have been replaced by paired double-hung sash type windows. The changes to the house 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 not been significantly altered from what is seen in the early photographs or is suggested by the Sanborn Insurance maps.

**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.

**Association** (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

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. 1885<sup>1</sup>

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 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.<sup>2</sup>

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:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 4:** Northwest oblique. Camera facing southeast, tax photo c. 1960.

**Photo No. 5:** Northwest oblique. Camera facing southeast, tax photo.

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<sup>1</sup> Structure appears on the 1889 Sanborn Insurance map.

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

BLT

SERIAL NO.

DESC.

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building RES Street No. \_\_\_\_\_  
 Schedule 1 Class 3 Type 1 (2) - 3 - 4 Base Cost \$ \_\_\_\_\_

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>941</u>	<u>-</u>	<u>\$ 1654</u>
	<u>x x</u>				
	<u>x x</u>				

No. of Rooms 5 4 Bath Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>134 @ 12</u> Conc. <u>BLK</u> None		<u>124</u>
Ext. Walls <u>SHAKES</u>		
Insulated—Floors _____ Walls _____ Cigs _____		
Roof—Type <u>GAB</u> Mat <u>RT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>12' @ 12'</u>	<u>12</u>	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{3}{4}$ full-floor <u>DIRT</u>	<u>422</u>	<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink _____ Toilet <u>1</u> Urns _____ Ftns. _____ Shr _____ Dishwasher _____ Garbage Disp _____	<u>330</u>	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Dr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____	<u>411</u>	
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Fir _____ Floors— { Hd. Wd. _____ Conc. _____		
Cabinets <u>No</u> Mantels <u>No</u>		
Tile— { Walls _____ Floors _____ Wainscot _____		
Lighting—Lamp _____ Drops _____ Fix _____		
Total Additions and Deductions	<u>1195</u>	<u>305</u>
Net Additions or Deductions	<u>-305</u>	<u>1654</u>

Est. REPRODUCTION VALUE \$ 2544  
 Ave Age 26 Yrs. by { Est. Owner   
 Tenant   
 Neighbors   
 Records  Depr 0-2-3-4-5-6 39/61 % \$  
 Remodeled 1948 Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage S 8 - C 1 Depr. 2% (3%) Obsolescence \_\_\_\_\_ \$  
 Cars 2 Walls SHG Out Bldgs. \_\_\_\_\_ \$  
 Roof T.P. Size 20 x 18 Age 38 \_\_\_\_\_ \$  
 Floor DIRT Cost 193/25 Depreciated Value Garage \_\_\_\_\_ \$ 48  
 Remarks Use Ave Age = 26 yrs. On Old Total Building Value \_\_\_\_\_ \$ 1600  
House in 1941 - Completely Remod. - 1948.  
Use Ave Age = 26 yrs - 1948.

Appraised Oct 5 1949 By Chas. A. J.



Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 158 main  
 Class 1 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  
 Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals  
 1 | x x | | 941 | | \$ 2104  
 | x x | | | | |  
 | x x | | | | |  
 Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_  
 Description of Buildings | Additions  
 Foundation—Stone \_\_\_\_\_ Conc. 1304 None \_\_\_\_\_  
 Ext. Walls WOOD SHAKES  
 Insulation—Floors \_\_\_\_\_ Walls \_\_\_\_\_ Clgs. \_\_\_\_\_  
 Roof Type gabr Mtl. Asph  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 12 @ NTU 12  
 Rear \_\_\_\_\_ @ \_\_\_\_\_  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Metal Awnings \_\_\_\_\_ Mtl. Rail \_\_\_\_\_  
 Basement Entr. \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor 257 257  
 Bsmt. Apt. \_\_\_\_\_ Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub \_\_\_\_\_ Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_ 350  
 Built-in-Appliances  
 Heat—Stove H.A. ✓ Steam \_\_\_\_\_ Stkr ✓ Bfr. \_\_\_\_\_ 176  
 Oil \_\_\_\_\_ Gas \_\_\_\_\_ Coal ✓ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_ 153  
 Air Cond. \_\_\_\_\_  
 Finish—Fir ✓ Hd. Wd. \_\_\_\_\_  
 Floor—Fir ✓ Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets \_\_\_\_\_ Mantels \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainseot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_  
 Total Additions 943  
 Year Built \_\_\_\_\_ Avg. 34 Current Value \$ 3047  
 Age \_\_\_\_\_ Commission Adj. \_\_\_\_\_ %  
 Inf. by { Owner - Tenant - Bidg. Value  
 Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 53 %  
 Remodel Year 1946 Est. Cost \_\_\_\_\_ Current Value Minus Depr. \$ 1615  
 Garage—Class 1 Depr. 2% 3% Carport—Factor \_\_\_\_\_  
 Cars 2 Floor 2 Walls \_\_\_\_\_ Roof \_\_\_\_\_ P. Doors 2  
 Size—20 x 18 Age 30+ Cost 193 x 30 % 58  
 Other \_\_\_\_\_  
 Total Building Value \$ \_\_\_\_\_  
 Appraised 12-13 19 57 By 1331

421  
-169

X

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	58	58	58	58	58							
RESIDENCE	1584	1554	1523	1493	1463							
TOTAL	1642	1612	1581	1551	1521							
ASSESSED VALUE	655	645	630	620	610							

**PC 250**  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 158 MAIN ST.  
 Class. 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X 100 %

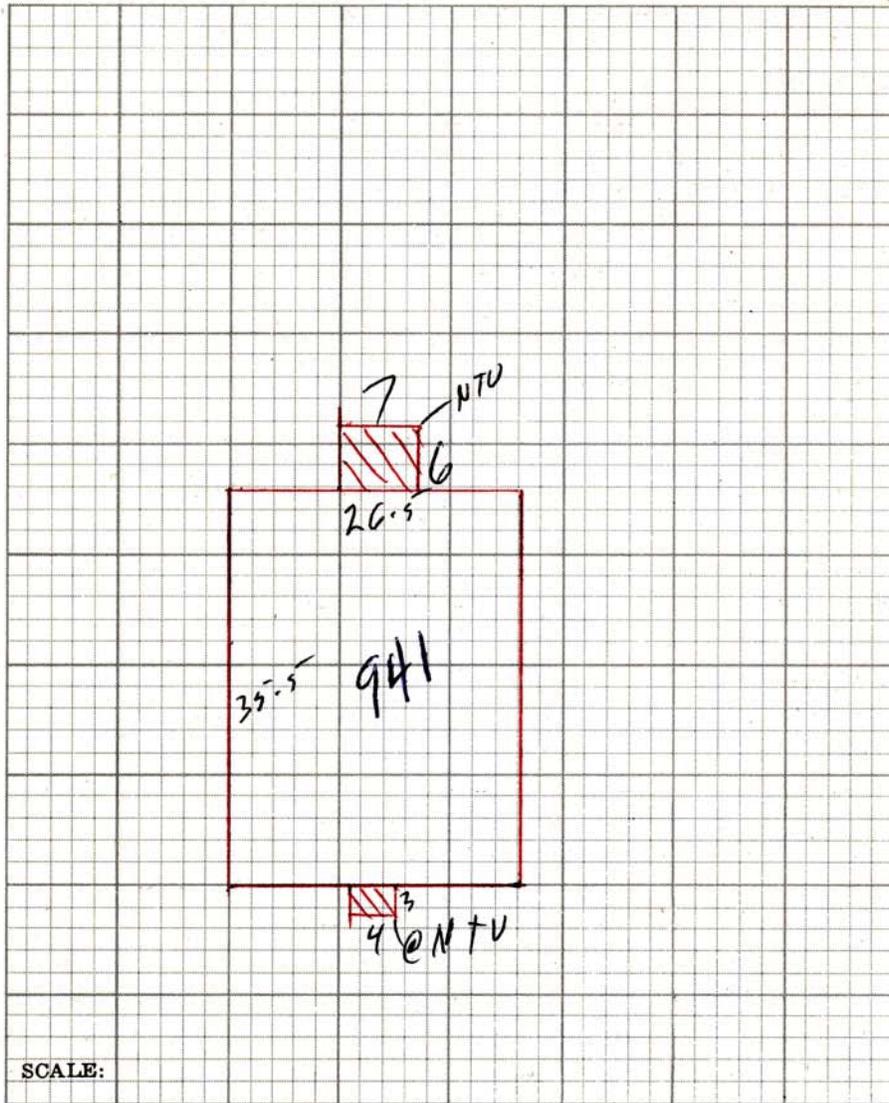
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	941		\$ 3864	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>Blk</u> Sills _____		
Ext. Walls <u>wood shake (A)</u>		
Roof Type <u>gab</u> Mtl. <u>put</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>12<sup>th</sup></u> @ <u>NTV</u>		
Rear <u>42</u> @ <u>NTV</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ <u>Full</u> Floor <u>diat</u> <u>605</u> <u>FLD</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove _____ H.A. <u>X</u> FA _____ HW _____ Stkr <u>X</u> Elec. _____ Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____	285	
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		1440
Year Built <u>1923</u>	Avg. 1. <u>1923</u>	Replacement Cost <u>5304</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	<u>1.15</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>MIN SALVAGE 69</u>		<u>20</u>
Total Building Value \$		

Appraised ① 10-28 1968 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
 JAN 15 1969 1325



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 1 Depr. 2% 3%

Cars 2 Floor Dirt Walls sh Roof A-B Doors \_\_\_\_\_

Size 10 x 18 Age 30 Cost Salvage \$ 20 x 47%

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Old Picture*



247



PC 250





