

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 227 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-194

Current Owner Name: RIXEY WILLIAM & GEORGIE CAROL

Parent Parcel(s):

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

Legal Description (include acreage): Legal SUBD: PCFD STATION NO 38 SUBDIVISION BLOCK: 12 PLAT: 0S 16 T 2S R 3E PC 194 LOTS 7 & 8 BLK 12 PARK CITY SURVEY M68-291, 0.09 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: Commercial

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

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- historic: c.

### 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:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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.

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: Other building type

No. Stories: 3

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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: Not verified.

Walls: Stucco

Roof: Complex roof form--flat with hipped elements.

Windows: Half-round fixed casement and horizontally oriented fixed casement 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): A one-story dwelling was either replaced or added onto in the early 20th century. A complete development history of the site should be undertaken.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting, as suggested by the Sanborn Insurance maps, has been significantly altered, but a complete development history of the site should be completed to gain a full understanding of the alterations made to the setting over time.

**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. However, if the alterations are found to have been completed during the period of historic significance to modify the original dwelling as a hotel building, the workmanship of the structure may be distinctive. Not enough is known about the development history of the site to reach a conclusion on the matter.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the Spanish Colonial Revival style being used for a hotel building in the early twentieth century.

**Association** (Describe the link between the important historic era or person and the property.): The use of stucco and low half-round openings suggests a Spanish Colonial style, which was commonly used in Utah between 1915 and 1935. The original building appears to have been constructed in 1885, but was engulfed by a large addition in the mid to late 1920s (according to the Park City Historical Society). The PCHS also indicates this site is associated with Dong Team Chew, aka Joe Grover, whose father, Dong Ling Hing, was one of the few Chinese emigrants to be buried in the Park City Cemetery.<sup>1</sup>

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. This structure may have been significantly modified during the period of historic significance. Additional research should be done to verify the development history of the site and then be re-evaluated for designation as either a Significant or Landmark Site.

## 5 SIGNIFICANCE

<sup>1</sup> Park City Main Street Historic Walking Tour, page 6.

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1885<sup>2</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>3</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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

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<sup>2</sup> Structure appears in an earlier form on the 1889 Sanborn Insurance map.

<sup>3</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



227

★ OLD HOTEL ★  
MORIARTY  
HAT & SWEATER  
SHOP

227



227

STAR HOTEL

UPTOWN FARE

OPEN

255 MAIN STREET

255

STAR HOTEL