

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 430 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-293

Current Owner Name: KENTAY PROPERTIES

Parent Parcel(s):

Current Owner Address: PO BOX 3532, PARK CITY, UT 84060-3532

Legal Description (include acreage): NORTH 10-1/2 FT LOT 7 & SOUTH 10 FT LOT8 BLK 23 PARK CITY SURVEY, 0.04 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: 03/07/1979 - Park City Main Street Historic District)

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.

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: 1-Part Block

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:

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

- 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: Tax cards indicate no foundation; nor verified.

Walls: Wooden siding with decorative cornice and cornice brackets.

Roof: Flat roof.

Windows/Doors: large fixed casement display windows flanking a recessed entry door.

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 site is typical of mining town commercial buildings and the site retains its 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 is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

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 commercial building are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the central recessed entrance flanked by display windows, transom windows, 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 the commercial activity 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 one-part block is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. 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. 1898¹

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)

¹ Notarianni, page 32.

□ 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): This site is associated with J. E. Jenkins, aka "Pop Jenks", who was a well-known local businessman.

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: Southwest oblique. Camera facing northeast, 2008.

Photo No. 2: Southwest oblique. Camera facing northeast, 2008.

Photo No. 3: West elevation. Camera facing east, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: West elevation. Camera facing east, 1995.

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 J. D. Jenks
 Owner's Address Park City
 Location Part of Lot 76 & Blk 23 P.C. Sw
 Kind of Building Store & Res Street No. 430 Main
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ %
 X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
	x x		1170	\$	\$ 1950
	x x			\$	\$
	x x			\$	\$

No. of Rooms _____ Condition _____

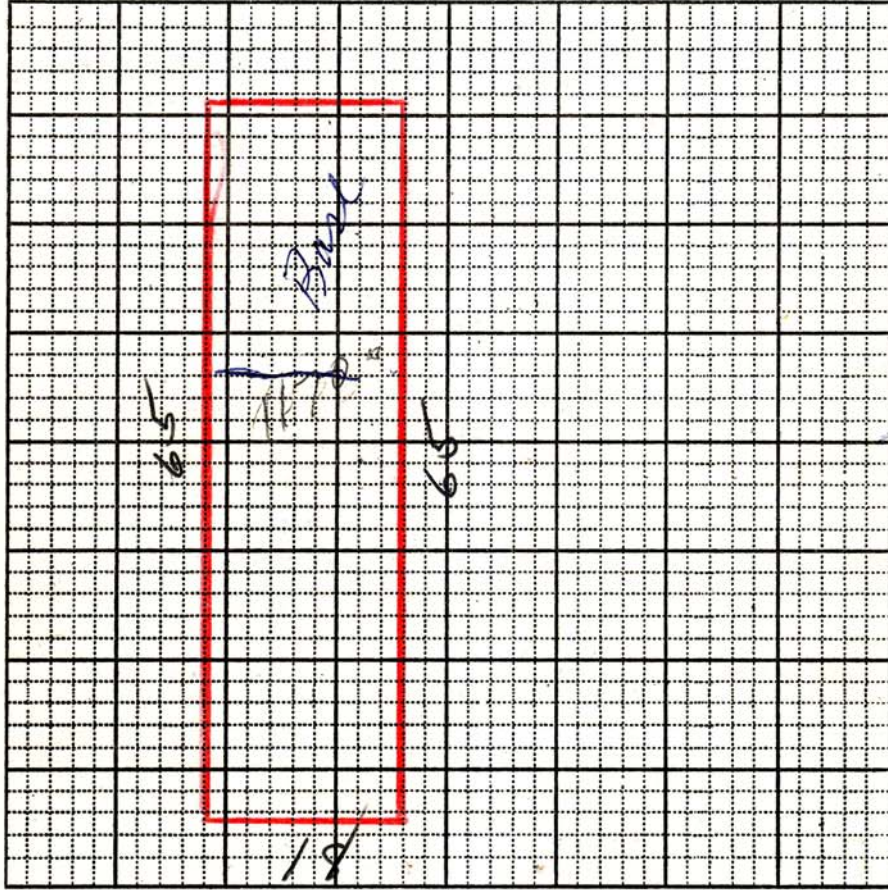
Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		166
Ext. Walls <u>Asst</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Asph. Mat. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{3}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>conc</u>	266	40
Basement Apts.—Rooms Fin. <u>2</u> <u>59</u>		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	250	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. _____ Conc. _____		
Cabinets <input checked="" type="checkbox"/> _____ Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
Total Additions and Deductions	656	206
Net Additions or Deductions		1950

Age 5 Yrs. by { Est. Owner, Tenant, Neighbors, Records } REPRODUCTION VALUE \$ 9100
 Depr. 1-2-3-4-5-6 6 1/2 % \$ 756
 Reproduction Val. Minus Depr. \$ 756

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars 2 Walls GI _____ Out Bldgs. _____ \$ _____
 Roof GI Size 18x18 Age 32+ _____ \$ _____
 Floor Asst Cost 168 Depreciated Value Garage _____ \$ 42

Remarks _____ **Total Building Value** \$ 798

Appraised 9/23 194 9 By 40



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

PC 293

Location _____
Kind of Bldg. STORE St. No. 430 Main
Class 1 Rms. _____ Type (2) 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1170		\$ 2192
	x x				
	x x				

Att. Gar.		Flr.	Walls	Roof
Description of Building				Additions
Foundation—	Stone _____	Conc. _____	None <input checked="" type="checkbox"/>	
Ext. Walls	<u>Siding</u>			
Insulation—	Floors _____	Walls _____	Clgs _____	
Roof Type	<u>flat shed</u>			
	Md. <u>229</u>			
Dormers—	Small _____	Med. _____	Large _____	
Bays—	Small _____	Med. _____	Large _____	
Porches —	Front _____		@ _____	
Rear _____			@ _____	
Basement Entr.			@ _____	
Planters			@ _____	
Cellar-Bsmt. —	1/4 1/3 <u>1/2</u> 2/3 3/4 Full _____	Floor <u>concrete</u>		257
Bsmt. Apt. _____	Rooms Fin. <u>2</u>	Unfin. _____		110
Attic Rooms	Fin. _____	Unfin. _____		
Plumbing	Class <u>1</u>	Tub <u>1</u>	Trays _____	
	Basin _____	Sink <u>2</u>	Toilet <u>1</u>	
	Urns _____	Fros. _____	Shr. _____	
	Dishwasher _____	Garbage Disp. _____		355
Heat—	Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/>	Steam _____	Skr. _____	Blr. <input checked="" type="checkbox"/>
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/>	Coal _____	Pipeless _____	Radiant _____	392
Air Cond.				
Finish—	Fir <input checked="" type="checkbox"/>	Hd. Wd. _____		
Floor—	Fir <input checked="" type="checkbox"/>	Hd. Wd. _____	Other _____	
Cabinets	<u>1</u>	Mantels _____	Blt. In _____	
Tile—	Walls _____	Wainscot _____	Floors _____	
Electrical—	Outlets _____	Fixt. _____		
Storm Sash—	Wood _____	Metal _____	Doors <input checked="" type="checkbox"/>	Sash _____
Metal Awnings				
Total Additions				1114

Year Built _____	Avg. Age <u>59</u>	Reproduction Value	\$ 3306
		Depr. Col. <u>(1) 2 3 4 5 6</u>	30%
Inf. by { Owner - Tenant -		Repr. Val. Minus Depr.	992
{ Neighbor - Record - Est. EMPLOYEE		Obsol. or Rem. _____	%
Remodel Year _____	Est. Cost _____	Bldg. Value _____	\$
Garage—	Class <u>1</u>	Depr. <u>2% 3%</u>	
Cars <u>2</u>	Floor <u>cut</u>	Walls <u>1</u>	Roof <u>G1</u> Doors <u>2</u>
Size— <u>18</u> x <u>18</u>	Age <u>30</u>	Cost <u>168</u>	x <u>30</u> %
Other _____			50
Total Building Value			\$

Appraised 12-12-57 -19- By 1331

PC293
Serial Number

OF
Card Number

Owners Name J. E. Jenkins

Location _____

Kind of Bldg. Store St. No. 430 No Main St.

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 18 x 25	1170		\$ 3966	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills

Ext. Walls shing _____ Mtl. CR

Roof Type Shd _____ Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full _____ Floor conc 529 114

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. 2 525 114

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub 1 Trays _____
Basin _____ Sink 2 Toilet 1

Wtr. Sfr. _____ Shr. St. _____ O.T. _____ 610

Dishwasher _____ Garbage Disp. _____ 691

Heat—Stove _____ H.A. HW _____ Stkr _____ Elec. _____

Oil Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 42 30

Awnings — Metal _____ Fiberglass _____

Total Additions 2985

Year Built <u>1898</u>	Avg. <u>1.1898</u>	Replacement Cost <u>6351</u>
	Age <u>2.</u>	Obsolescence

Inf. by Daughter Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

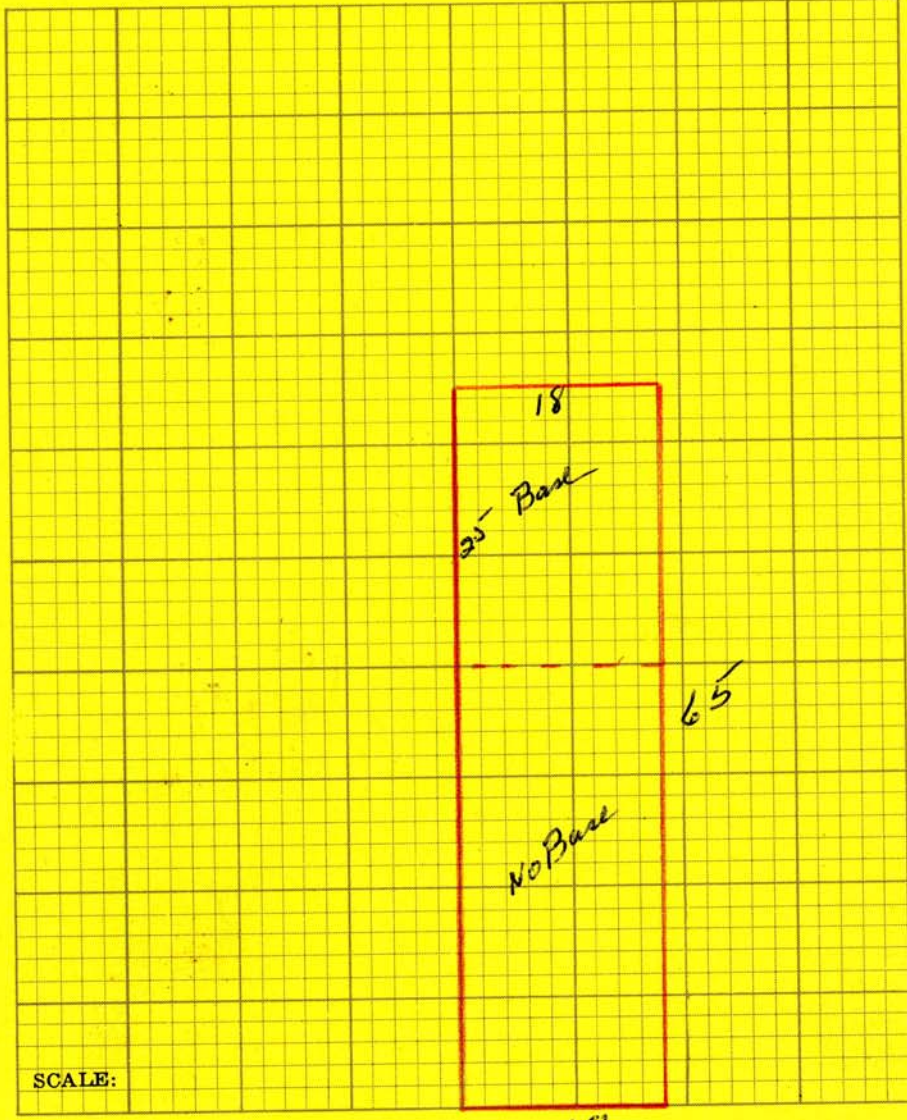
Total Value from reverse side

Total Building Value \$

Appraised ① 10-16 1968 By 1333

Appraised ② _____ 19 _____ By _____

DEC 12 1968
1328



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 _____

Eugene A Park
3431 Anchovy Ave
San Pedro, Ca.
90732

PC-293
L7&8B23
NWD225
M46-390-391

(Serial No.-Owner-Add.-Desc. of Property)

PC 293 N 10½ ft lot 7 & S 10 ft lot 8
Blk 23 Park City Survey

TC-541 (M-20) (URBAN LAND CARD)

PARCEL NO.		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
		20.5' x 15'	14.570	20 off			4100
TOTAL							4100
ASSESSED VALUE							820

2-9-76



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