

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 449 MAIN ST

AKA: 461 Main or 455 & 453 Main

City, County: Park City, Summit County, Utah

Tax Number: PC-156

Current Owner Name: 449 MAIN LLC

Parent Parcel(s):

Current Owner Address: PO BOX 3419, PARK CITY, UT 84060

Legal Description (include acreage): NORTH 1/2 LOT 14 BLK 10 PARK CITY SURVEY , 0.02 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: 2-Part Block

No. Stories: 2

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 wood sills.

Walls: Wooden ship-lap siding.

Roof: Shed roof form.

Windows/Doors: Paired double-hung sash type in the upper façade and large display windows flanking central recessed entry doors with a ribbon of transom windows across the entire 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 two-story frame 2-part block has been maintained, but changes made to the adjacent building replicate the historic building in such a way as to create a false sense of history. The alterations may seem compatible, but are conjectural and lack any authenticity. The changes are significant and diminish 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 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 recessed entrance and 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. The building to the south was altered to make the subject building appear wider - the changes are completely conjectural.

Association (Describe the link between the important historic era or person and the property.): The two-part block is one of the most common commercial building types constructed in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was listed as a contributing building 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) and is associated with the mining era, but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance 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. 1900

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 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 district¹.

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, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

Photo No. 4: Southeast oblique - with adjacent building (453 Main). Camera facing northwest, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

¹ 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.

RE-APPRAISAL CARD

Owner's Name Hernon, L. J. Hernon x 572
 Owner's Address Park City PC 156
 Location N. 1/2 lot 14, Blk. 10, P.C. Survey
 Kind of Building Store room over Street No. 461 Main
 Schedule _____ Class _____ Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
2	Translucent glass x work sheet			\$	\$ 2265
	x			\$	
	x			\$	
	x			\$	

No. of Rooms _____ Condition Good

Description of Building	Add	Deduct	
Foundation—Stone <u>wood sills</u> Conc. _____ None _____			
Ext. Walls <u>Rat</u>			
Roof—Type <u>Flat</u> Mat. <u>Roll</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____ @ _____			
Rear _____ @ _____			
Basement _____ x _____ Floor _____			
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing—{ Class _____ Tub. _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____			
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____			
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir _____ Fir _____			
Cabinets _____ Mantels _____			
Tile—{ Walls _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____			

upstairs
created

Total Additions and Deductions _____ 2265
 Net Addition or Deductions _____ \$

1898	Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE	\$ 2265
Age 43 Yrs. by		Depreciation <u>56/44</u> %	Reproduction Val. Minus Dep.
Remodeled _____	Est. Cost _____	Remodeling Inc _____ %	
Garage—S 8—C _____			
Cars _____	Walls _____		
Roof _____	Size _____ x _____	Age _____	
Floor _____	Cost _____	Depreciated Value Garage _____	
Remarks <u>metal and not sty</u>		Total	\$ 997
		Obsolescence <u>4 and 12 1/2</u> %	\$ 125
		Total Building Value	\$ 872

Original Record _____ Appraised May 1941
 Card No. _____ Year _____ By [Signature]

PC 156

Serial Number

Card Number

Owners Name L.J. Hernon
 Location lot 14 blk 10 PC
 Kind of Bldg Taxum St. No. 455 No Main St
 Class 1 store (9250) Type 1 @ 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	650	661	\$ 4297	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills wood

Ext. Walls Siding

Roof Type Flat Mtl. BU

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear 18 x 24 Terrace 312 @ 100 312

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. _____ Trays _____

Basin 1 Sink 1 Toilet 1

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

Dishwasher _____ Garbage Disp. _____

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

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 980

Year Built 1898 Avg. 1. Replacement Cost 5277

Age 2. Obsolescence 25% 1319

Inf. by { Owner - Tenant - Adj. Bld. Value 3958

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

1970 "C" Depreciation Column 1 2 3 4 5 6

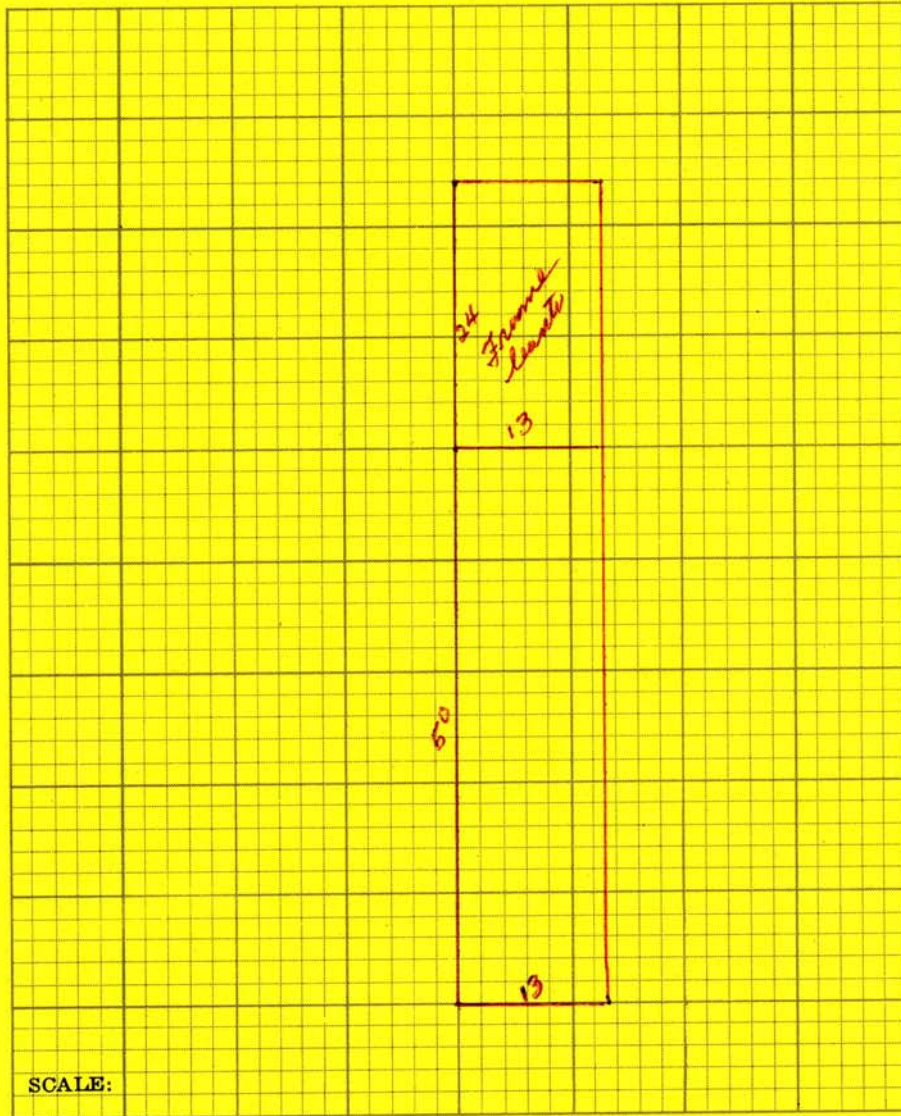
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ DEC 10 1968

Appraised ① 11-12 1968 By 1333

Appraised ② _____ 19 _____ By _____



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. _____

Total _____

REMARKS *1 Bed Room used up stairs allow 75% value*
Bal. of 2nd floor No Value.



PC 157



PC 1223

PC 155





U

447

THE GRILL IS OPEN
WITH LOUS

449

ARTWORKS GALLERY

FINE CONTEMPORARY CRAFTS

ANDERS

OPEN
CLOSE