

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Society Hall**

Address: 461-463 MAIN ST

AKA: 465 Main Street

City, County: Park City, Summit County, Utah

Tax Number: PC-157-158

Current Owner Name: ANDERSON ELLEN L

Parent Parcel(s):

Current Owner Address: PO BOX 54, PARK CITY, UT 84060-0054

Legal Description (include acreage): LOTS 15-16-17 & 18 BLK 10 PARK, 0.18 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 the foundation is stone, concrete, and concrete block.

Walls: Wooden siding.

Roof: Gable roof form with false front.

Windows/Doors: Double-hung sash type and a large fixed casement with decorative transom. Also, a small diamond window appears just below the pediment.

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 significantly altered from what is seen in early photographs (on file at the PCHS&M). The building was constructed in two parts with the north part first, then the south. The 1978 photograph taken for the NR nomination provided clues as to the sections, but that evidence--changes in the reveal of the siding, a vertical element to hide the seam of spliced siding and a header board for the original projecting balcony--have been removed. The original siding has been replaced and a second floor door was removed to eliminate any indication of the original balcony or that the building was constructed in two phases. The main level display windows and entryways have also been significantly altered. 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.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building 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 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 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. 1898¹

¹ Notarianni, page 86.

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 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):

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: Northeast oblique. Camera facing southwest, 2006.

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

Photo No. 3: Southeast oblique. 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.

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.

Location _____
 Kind of Bldg. STORE - apts over Sr. No. 463-465 Main St
 Class 4 Rms. _____ Type 1 2 3 4 Cost \$ 1-4771 2-3677 X _____ %

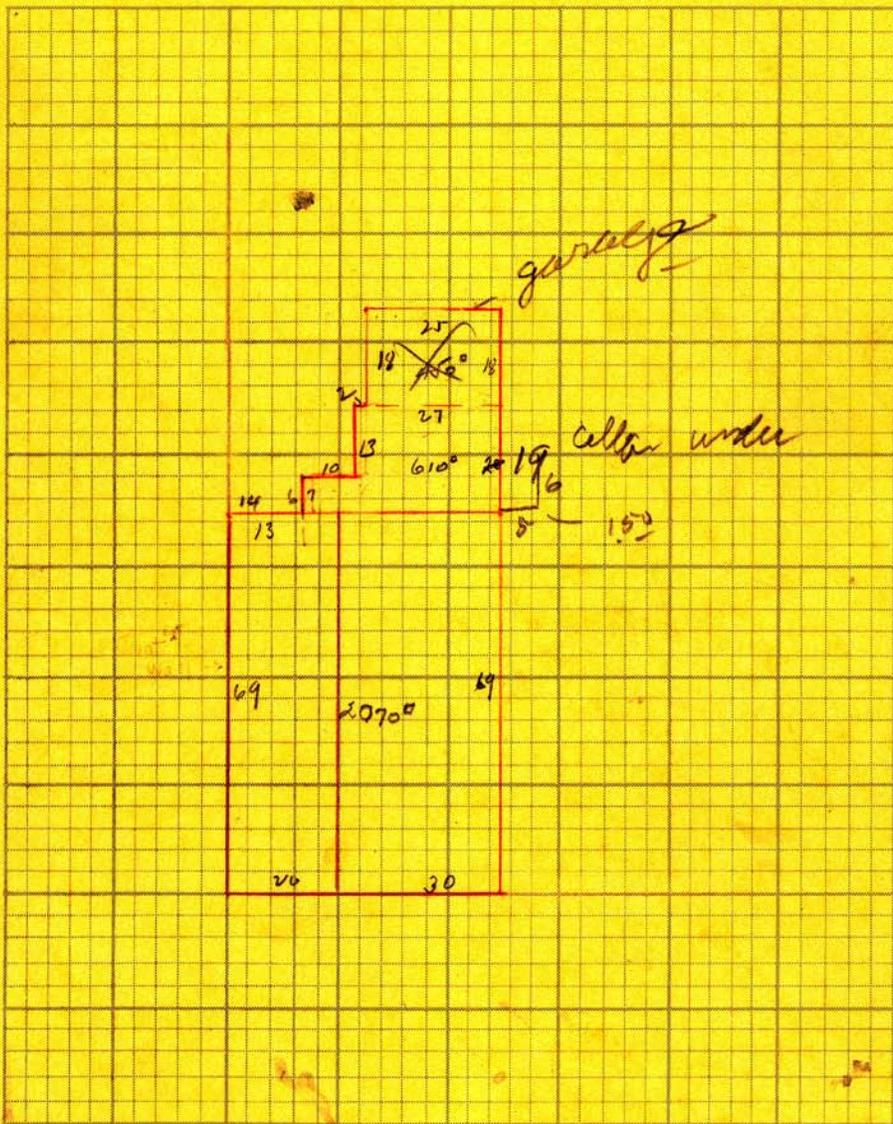
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		2680		\$ 4771
2	x x		3130		3677
	x x				

Att. Gar. 18 x 25 Flr. dust Walls G1 Roof G1 2/2

Description of Building		Additions
Foundation— Stone <input checked="" type="checkbox"/> Conc. _____	None	
Ext. Walls <u>siding</u>		
Insulation— Floors _____ Walls _____ Clgs. _____		
Roof Type <u>gab + flat</u> Mtl. <u>shg - RR</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		
Porches — Front _____	@	
Rear _____	@	
Basement Entr. _____	@	
Planters _____	@	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ Full _____	Floor <u>dust</u>	70
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub <u>7</u> Trays _____	350
	Basin <u>8</u> Sink <u>7</u> Toilet <u>8</u>	1500
	Urns _____ Ftns. _____ Shr. _____	85
	Dishwasher _____ Garbage Disp. _____	
Heat— Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Stkr. <input checked="" type="checkbox"/> Blr. _____		1398
Oil _____ Gas _____ Coal _____	Pipeless _____ Radiant _____	
Air Cond. _____		
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>7</u> Mantels _____ Blr. In _____		240
Tile— Walls _____ Wainscot _____	Floors _____	
Electrical— Outlets _____	Fixt. _____	
Storm Sash— Wood _____ Metal _____	Doors _____ Sash _____	
Metal Awnings _____		
Total Additions		3643

Poor Cond
 Apartments
 mostly
 vacated
 one side
 first floor
 storage
 25% obs.
 1963 ADD
 1ST FLOOR
 WALL BOARD PART.
 ON 2x4's
 3492 @ .68
 = 2375.00
 ASPH
 TILE 1170
 .35 = 413.00
 PLUMB 345
 3133.00
 47
 1473.00

Year Built <u>1898</u> Avg. <u>46</u> Age _____	Reproduction Value	\$ <u>12303</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Depr. Col. 1 2 3 4 5 6 <u>41</u> %	
	Repr. Val. Minus Depr.	<u>5044</u>
Remodel Year <input checked="" type="checkbox"/> Est. Cost _____	Obsol. or Rem. <u>- 25</u> %	
Garage— Class _____ Depr. 2% 3%	Bldg. Value	\$ <u>3783</u>
Cars _____ Floor _____ Walls _____	Roof _____ Doors _____	
Size— x _____ Age _____	Cost _____ x _____ %	
Other _____		
Total Building Value		\$ _____



Remarks: _____

PC157
Serial Number

Card Number

Owners Name Howard L. Anderson

Location lots 15-16-17-18 Bldg 10 PC

Kind of Bldg. Store St. No. 463-465 North Main St

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	554	463/465	2565	\$
2	x x	3450		19116	
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills

Ext. Walls siding

Roof Type Gable v Flat Mtl. Shingles & R

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear 30' @ 150 45

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor conc 200 pd

Bsmt. Gar. _____

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

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 7 Trays _____

Basin 9 Sink 7 Toilet 9

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 conc

Cabinets 7 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

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

Awnings — Metal _____ Fiberglass _____

Total Additions 9259

Year Built 1898 Avg. 1906 Replacement Cost 30940

1963 Age 2. Obsolescence _____

Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
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 \$ _____

Appraised ① 11-12 19 68 By 1333 DEC 10 1968

Appraised ② _____ 19 _____ By _____



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 **Average Year of Construction Computation:**

Year 1898 \$ 27807 = 90 % X 66 Year = 59.40

Year 1913 \$ 3133 = 10 % X 1 Year = 10

Average Year of Construction 1906 59.50

62



PC 156



LIVE MUSIC & DANCING

ARTWORKS GALLERY

ONE WAY

STOP



JULY
6,7,8

ARTWORKS GALLERY

467