

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 541 MAIN ST #410

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-130

Current Owner Name: BLACK JAMES L & MARY E H/W (JT) Parent Parcel(s):

Current Owner Address: PO BOX 393, PARK CITY, UT 84060-0393

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 9 BLOCK: 9 LOT: 12 PLAT: 0S 16 T 2S R 3E S'LY 22.6 FT LOT 12 BLK 9 PARK CITY SURVEY VWD-195 M32-427 HQC-21 SWD-591 M104-565 TWD-325 OWD-117-8 362-693448-433 508-758 518-390 (REF:596-54) 595-673 1372-441 1537-113 1547-620, 0.03 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), # \_\_\_\_\_.

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

**General Condition of Exterior Materials:**

- 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 card indicates no foundation; not verified.

Walls: Drop siding.

Roof: Shed roof form.

Windows/Doors: Double-hung sash type and large display windows flanked by a recessed entryway with transom.

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 altered since it was listed on the NR as part of the Park City Main Street Historic District, but the changes have served to restore many of the historic elements. The tax card from 1968 indicates the building was clad in aluminum siding and the NR nomination also states the building is clad in aluminum siding. A photograph of an adjacent building taken for the NR nomination shows a portion of the front façade this is clad in aluminum siding, but the windows are also aluminum side slider type. Since the NR listing, the primary façade has been restored with three double-hung sash type windows in the upper façade and a typical storefront on the main level. The tax card includes a note that should be investigated further. It states, "Bldg. moved here after fire." 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 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.

**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.

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), 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. 1908<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 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 district<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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

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<sup>1</sup> Notarianni, page 102.

<sup>2</sup> 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.

PC 130

Serial Number

OF Card Number

Owners Name Stanley a Baker  
 Location 50 226 1/2 of lot 12 Blk 9 PC  
 Kind of Bldg. Res St. No. 541 No Main St  
 Class 3 Type 1 2 3 4. Cost \$ 5729 X 104.5 %

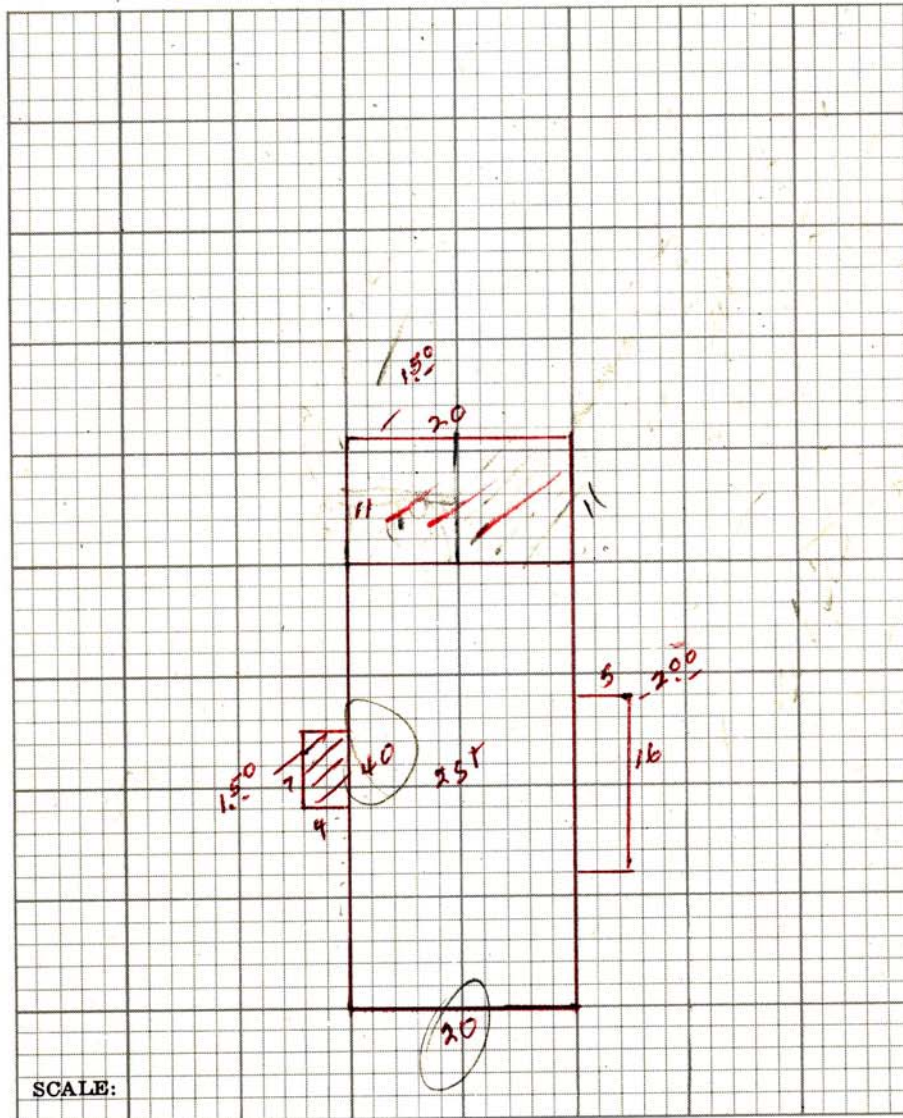
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	800		\$ 5987	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills. <input checked="" type="checkbox"/>		
Ext. Walls <u>alc siding on frame</u>		
Roof Type <u>shed</u> Mtl. <u>BU</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>Side</u> 28 @ 150 42		
Rear <u>11 x 20</u> 220 @ 150 330		
Porch <u>Side</u> 80 @ 200 160		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>2</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	1190	
Heat <u>Stove</u> H.A. <input checked="" type="checkbox"/> HW _____ Stkr. _____ Elec. _____	340	
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	340	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors <u>30</u>	30	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<b>2432</b>	

Year Built <u>1900</u>	Avg. <u>1.193</u>	Replacement Cost <u>8419</u>	<i>changed to Res.</i>
<u>1965</u>	Age <u>2.</u>	Obsolescence <u>8319</u>	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value <u>1.000</u>	Conv. Factor _____	
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 11-15 19 68 By 1333 NOV 27 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1326



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>find card</i>		x				.47		
<i>and work on age</i>		x				.47		
<i>found 1965</i>		x				.47		
<i>sid 1965</i>		x				.47		
<i>use 1900</i>		x				.47		
<i>Bed room here after fire</i>		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 Average Year of Construction Computation:*

Year 1900 \$ 6739 = 80 % X 66 Year = 5280

Year 1965 \$ 1680 = 20 % X 1 Year = 120

Average Year of Construction 1913 53





GENERAL STORE



545 MAIN STREET



REAL ESTATE INFORMATION  
COLDWELL BANKER