

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 556 MAIN ST

AKA: 552 Main Street

City, County: Park City, Summit County, Utah

Tax Number: PC-307

Current Owner Name: KBC INVESTMENTS LLC

Parent Parcel(s):

Current Owner Address: 1400 LUCKY JOHN DR, PARK CITY, UT 84060

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 24 BLOCK: 24 LOT: 13 PLAT: 0S 16 T 2S R 4E PC 307 ALL LOT 13 BLK 24 PARK CITY SURVEY UWD-258 M25-50-452 388-741 1033-701 1152-391 1319-114 1331-754 1455-1549, 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), # _____.

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: Not verified.

Walls: Beveled wood (clapboard) siding.

Roof: Shed roof form.

Windows/Doors: Single-pane fixed casement display windows flanking a center glazed 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 one-story frame 1-part block has undergone several alterations to the primary façade. The site remains largely as it was described in the National Register nomination, but the window and door openings have been altered. A tax photo of the adjacent building suggests that this building had large two-over-two fixed casement display windows and at least one doorway with a transom. The two side-by-side doors seen in the photograph taken in 1978 have been replaced with a single center entry door and two rectangular fixed casement windows in the upper façade have been removed. Since 1995, the two display windows have been changed from two-over-two configuration to single-pane fixed casement windows. The changes are extensive and the full development history of the site should be researched.

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. Based on photographs reviewed for this report, the structure, specifically the primary façade, has undergone significant alterations.

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 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. 1910¹

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: West elevation. Camera facing east, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, 1995.

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 Notarianni, page 130.

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 JJ Murphy
 Owner's Address Park City
 Location Lot 13 Blk 24 PC Sur
 Kind of Building Res Street No. 552 Main
 Schedule 1 Class 3-15% Type 1-2-3-4 Cost \$ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
	x x		1944	\$	\$ 2959
	x x			\$	\$
	x x			\$	\$

No. of Rooms _____ Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <u>+ Wood</u>		105
Ext. Walls <u>1/2 + Bat Sht</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Shed</u> Mat. <u>TP</u>		54
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>1/2</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>2</u> Tub <u>1</u> Trays _____ Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	450	
Heat—Stove _____ H. A. <input checked="" type="checkbox"/> Steam _____ S. _____ Blr. _____ Oil <input checked="" type="checkbox"/> Gas _____ Coal _____	558	
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		

Insulated Boarded up for Cond

-15% for Class

Total Additions and Deductions 1008 603 3959
 Net Additions or Deductions \$ 405

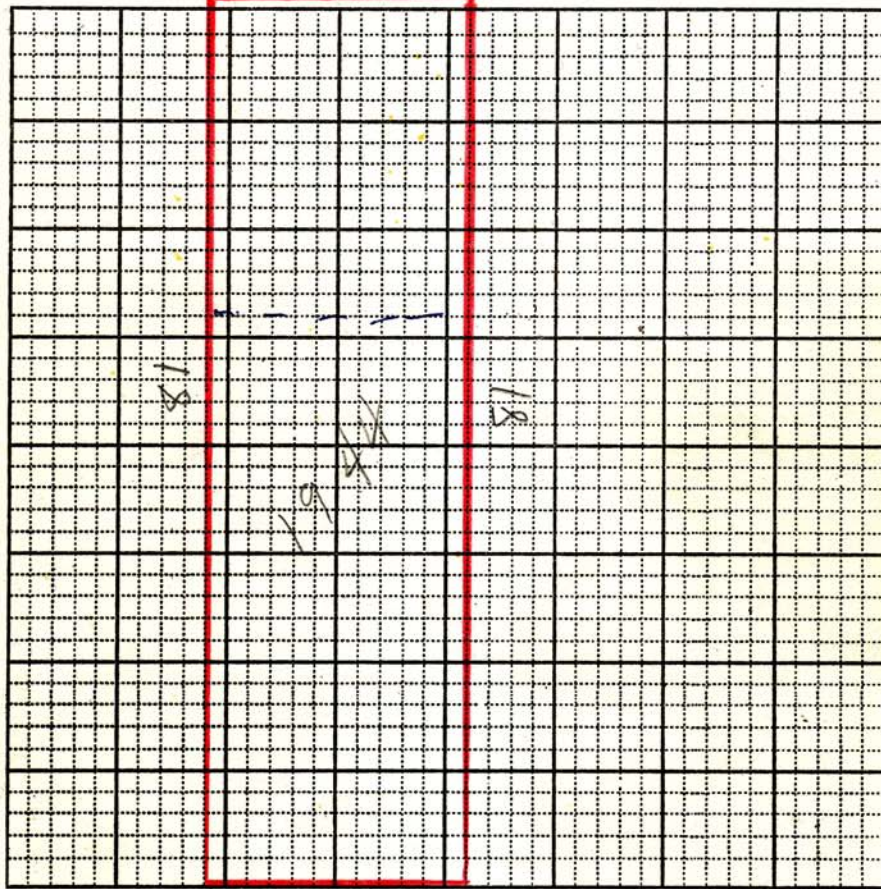
Age 51 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 3364
 Depr. 2-3-4-5-6 67/35 % \$ _____
 Reproduction Val. Minus Depr. \$ 1211

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value \$ 1211

Appraised 9/22 194 9 By 20

24



24

OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
<i>Buildg has more base</i>		x				
<i>than shaves</i>		x				
		x				
<i>locked up cant get in</i>		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Location _____
 Kind of Bldg. RES St. No. 552 Main
 Class 2 Type (2) 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1944		\$ 2467
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Sid + sht</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Shed</u> Mtl. <u>TP</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ @ _____	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full _____ Floor <u>dnt</u> <u>40</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____	
Heat—Stove _____ H.A. _____ Steam _____ Stkr. _____ Blr. _____ 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 _____ Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>40</u>

VACANT
 BOARDED
 POOR
 CONDITION
 30% OBS.
 Salvage \$50
 10-18-68
 1333

Year Built _____	Avg. Age <u>59</u>	Reproduction Value	\$ 2507
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. - 30 %	- 752
Remodel Year _____ Est. Cost _____		Bldg. Value	1755
		Depr. Col. (1 2 3 4 5 6) 30 %	
		Repr. Val. Minus Depr.	\$ 526
Garage—Class _____ Depr. 2% 3% Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— _____ x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$

Appraised 12-16-57 By 1331

BUILDING PERMIT APPLICATION BECOMES PERMIT WHEN STAMPED

Park City Municipal Corp.

*Date: 11-15-74

*Proposed Use of Structure: BAI

*Bldg. Address: 368 MAIN ST DOWN STAIRS

*Address Certificate No. _____ Assessors Parcel No. _____

*Lot # _____ *Block _____ *Subd. Name & Number _____

*Property Location: *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft. _____ Total Bldg. Site Area Used _____

*Owner of Property: JAMES MATHEWS Phone _____

*Mailing Address: 90 THE PUCKETT PARK CITY UT City _____

*Business Name Address _____ Business Lic. No. _____

*Architect or Engineer: _____ Phone _____

Receipt No. 1818 Date Issued 10-14-74 Permit Number 370

BUILDING FEE SCHEDULE

Square Ft. of Building: 1435 Valuation: \$2000.00

Rough Basement Building Fees 20.00

Finish Basement Plan Check Fees 10.00

Carport sq. ft. Electrical Fees _____

Garage sq. ft. Plumbing Fees _____

Other Mechanical Fees _____

Type of Bldg. Water _____

*No. of Dwellings _____ No. of Bldgs. _____ Sewer _____

No. of Stories _____ Storm Sewer _____

Occ. Group Moving or Demo. _____

Type of Construction Temporary Conn. _____

Frame Brick Ver. Reinspection _____

Brick Block Concrete Steel Other _____

Max. Occ. Load Other _____

Fire Zone _____

Fire Sprinklers Req. Yes No 30.00

Total _____

Building Inspector Signature: John L. Smith

*General Contractor: LLOYD STEVENS Phone 649-9051

*Business Address: 573 MAIN *State Lic. No. _____ *City/Co. Lic. No. _____

*Electrical Contractor: _____ Phone _____

*Business Address _____ *City/Co. Lic. No. _____

*Plumbing Contractor: _____ Phone _____

*Business Address _____ *City/Co. Lic. No. _____

*Mechanical Contractor: _____ Phone _____

*Business Address _____ *City/Co. Lic. No. _____

*Previous Use of Land or Structure: CAFE

*Dwell. Units Now on Lot _____ *Assessory Bldgs. Now on Lot _____

*Type of Improvement/Kind of Const.

Sign Build Remodel Addition

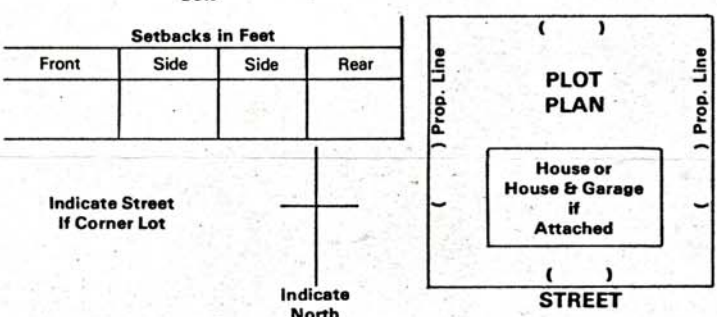
Repair Move Convert Use Demolish

*No. of offstreet parking spaces: Covered _____ Uncovered _____

Signature of Approval: John L. Smith

SUB-CHECK Zone _____ Zone Approved By _____

Disapproved _____ Approved _____ Date _____ Sub-Ck. By _____



NOTE: 24 hours notice is required for all inspections.

Comments: No structural change

Plan Chk. OK by: J.L.S.

Special Approvals	Required	Received	Not Req.
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

Land Use Cert. _____

Electrical Dept. _____

HiBack C.G. & S. _____

Other _____

Bond Required Yes No Amount _____

Signature of Approval: John L. Smith

This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent: Lloyd Stevens Date: 11/15/74

Signature of Owner (if owner) _____ (Date) _____

Census Tract. _____ Traffic Zone _____ Coordinate Ident. No. _____

New S.L.U. Code No. _____ Old S.L.U. Code No. _____

Certificate of Occupancy _____



Chloe Lane



556



SOU
D
TR