

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: **United States Post Office**

Address: 450 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-298-X

Current Owner Name: United States of America

Parent Parcel(s):

Current Owner Address: 1600 Pennsylvania Avenue, Washington, D.C. 20500

Legal Description (include acreage): BEG AT AN IRON PIN SET IN THE GROUND AT THE SW COR OF SD LOT 13 OF BLK 23 TH N 66}29' E 125 FT TO AN IRON PIN SET IN THE GROUND; TH N 23}31' W 120.2 FT TO AN IRON PIN SET IN THE GROUND; TH S 66}22'W 125 FT TO AN IRON PIN SET IN THE GROUND; TH S 23}31' E 120 FT TO THE PLOF BEG. CONT .344 AC J-581

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: Public
- Current Use: Public

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)
De-listed in 1989 due to alterations made in 1964 and 1975.

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1978, 1995, 2011
- historic: c. 1921

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.)

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. Site #SU-10-43.

Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation. 2008.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-part block

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 5-2011

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

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.):

Site: Building constructed as street front, site drops away from east to west, basement below Main Street roadway level. Building in a T shape with stem extending to Swede Alley. North side has inset parking area.

Foundation: Concrete.

Walls: Stucco over block.

Roof: Flat roof.

Windows/Doors: Double-hung, six-over-one on primary façade. Standard commercial glazed double door without transom lights.

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 stucco over block, 1-part block remains virtually unchanged from the photos provided in the 1979 National Register nomination. The building was built in 1921 in an austere Greek Revival style (not typical of the 1920s, more common during the period 1830-1860). Originally, the primary façade included two windows on the south and a single door opening at the north end of the façade. The door opening included multi-light double doors with a multi-light transom window and a projecting flat-roofed portico with simple pediment and Doric columns. The windows did not include trim-work and the building's cornice was a prominent feature. The building underwent a "remodel" in 1964 and again in 1975 which altered and diminished its historic integrity significantly. Additions were constructed to the north and south and heavy neo-classical elements were added to the primary and secondary facades. The alterations are incompatible with the original building and should be removed if possible. The windows are surrounded by ornate classical trim work and brackets and between the original windows are wood panels. A projecting sign board extends across the original façade and a new cornice was built up with brackets, dentils and decorative molding. The new additions are clad in horizontal siding and window openings were included that continue the rhythm of the original façade. Except for the flat roof and window/door openings, the original building is completely hidden by new construction and new materials.

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 commercial business districts; buildings are located close to one another along the street edge. The setting has been altered by the addition of one-storey wings to the north and south.

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 not evident. Further investigation would be necessary to determine its existence underneath the later additions. It is clear moving through the building that much of the historic material is gone.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not convey a sense of the commercial activity in a western mining town of the late nineteenth and early twentieth centuries. The addition of gaudy classical revival elements destroys the historic character.

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; however, the changes made to this structure over time have diminished its association with 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 originally built within the historic period (1868-1929), 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. 1921

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: Northwest oblique. Camera facing southeast, 2011.

Photo No. 2: West Elevation. Camera facing east, 1978.

Photo No. 3: West Elevation. Camera facing east, 1995.

Photo No. 4: Various photographs on file at the Park City Historical Society and Museum, c. 1921.

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.



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