HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION					
Name of Property:					
Address: 158 Main Street		AKA:			
City, County: Park City, Summit	: County, Utah	Tax Number: SAL-1			
Current Owner Name: Helen E. Current Owner Address: PO BC Legal Description (include acres	Parent Parcel(s): PC-25 84060				
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 *National Register of H □ listed (date:)	Reconstruction Date: Permit #: □ Full □ Partial istoric Places: ☑ ineligible	<u>Use</u> Original Use: Residential Current Use: Residential		
3 DOCUMENTATION					
Photos: Dates ☑ tax photo: ☑ prints: ☐ historic: c. Drawings and Plans ☐ measured floor plans ☐ site sketch map ☐ Historic American Bldg. Surv ☐ original plans: ☐ other: Bibliographical References (books) Blaes, Dina & Beatrice Lufkin. "Fina Carter, Thomas and Goss, Peter.	□ abstract of ti □ tax card □ original build □ sewer permi □ Sanborn Ma □ obituary inde □ city directorie ey □ census reco □ biographical □ newspapers oks, articles, interviews, of the state of the	ding permit it it it ips ex es/gazetteers rds encyclopedias etc.) Attach copies of all ic Building Inventory. Salt La	ake City: 2007.		
University of Utah Graduate So McAlester, Virginia and Lee. <i>A Fie</i> Roberts, Allen. "Final Report." Park Roper, Roger & Deborah Randall. Historic Places Inventory, Nom	chool of Architecture and U Id Guide to American Hous City Reconnaissance Leve "Residences of Mining Boo nination Form. 1984.	tah State Historical Society ses. New York: Alfred A. Kn el Survey. Salt Lake City: 19	, 1991. opf, 1998.		
4 ARCHITECTURAL DESCRI	PTION & INTEGRITY				
Building Type and/or Style: Hall	-parlor type		No. Stories: 1		
Additions: □ none □ minor ☑	I major (describe below) Al	lterations: ☐ none ☐ mi	nor 🗹 major (describe below)		
		accessory building(s), #	; structure(s), #		
General Condition of Exterior M	aterials:				
☑ Good (Well maintained with	no serious problems apparent.	.)			

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

	☐ Fair (Some problems are apparent. Describe the problems.):
	☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
	☐ Uninhabitable/Ruin
Descr	erials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. ibe the materials.): Foundation: Concrete.
	Walls: Drop siding.
	Roof: Cross-wing roof form sheathed in asphalt shingles.
	Windows/Doors: paired double-hung sash type.
Esse	ential Historical Form: ☑ Retains □ Does Not Retain, due to:
Loca	ition: ☑ 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 hall-parlor house has been altered over time. The 1889 Sanborn Insurance map shows a hall-parlor form with tow rear extensions, a small entry porch, and an open deck wrapping around the north side of the house. The 1900 Sanborn Insurance map shows a similar footprint with the addition of a small extension to the southeast corner of the house. The 1907 Sanborn Insurance map shows a footprint that matches the earliest of the two tax photos; a hall-parlor house with a full-width porch that wraps around the north side of the house. The tax photo shows a porch roof that springs from the principal roof with square supports along the front of the house and turned posts supporting the porch on the north elevation. Also, the early tax photo shows a primary façade with two one-over-one double-hung sash type windows flanking a center entry door. A later tax photo shows a house that has been significantly altered from the previous photo; wrapped porches are gone, the window openings are large rectangular with mid-century horizontal panes, a projecting gable hood over the entry door and the entire house is clad in asbestos shingles. The house now retains the gable hood, has been re-clad in drop siding, and the window openings remain large and rectangular but the window have been replaced by paired double-hung sash type windows. The changes to the house are significant and diminish the site's 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 has not been significantly altered from what is seen in the early photographs or is suggested by the Sanborn Insurance maps.

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 home 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 life 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form 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. 1885
Builder: ☑ Not Known ☐ Known:	(source:)	
The site must represent an important significant under one of the three are	part of the history or architecture of the con as listed below:	nmunity. A site need only be
 Historic Era: ✓ Settlement & Mining Boom Era ☐ Mature Mining Era (1894-1930) ☐ Mining Decline & Emergence of 	,	
Park City was the center of o	ne of the top three metal mining districts in	the state during Utah's mining

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 houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

- 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, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo c. 1960.

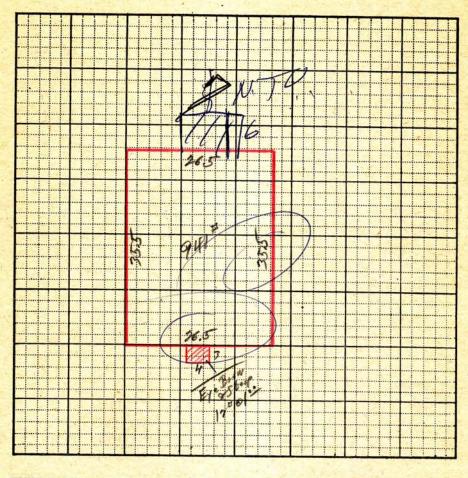
Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

¹ Structure appears on the 1889 Sanborn Insurance map.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO. RE-APPRAISAL CARD (NEW APPR. BASE)

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Owner's Ad	ldress				<u> </u>
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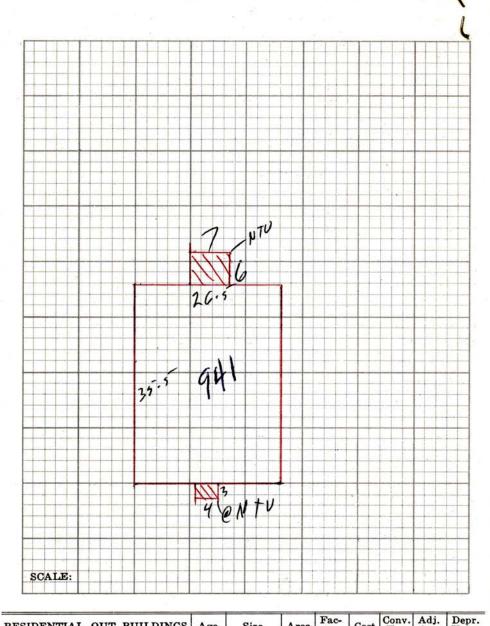
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Description of Buildings	1/	Additions		
oundation—StoneConc.	Sills -			
ext. Walls wood Shake	0 4			
oof Type Mtl		-		
ormers—Small Med La	arge		++	
ays—Small Med Large orches—Front	0 1	,,		
orches—Front	X1 @ N1			
ear	$2_{0} \mu$	0		
orch			\dashv	
lanters			-++	
ext. Base. Entry	@	¥ 605	FLD	
ett. Base. Entry dellar-Bsmt. — ¼ ½ ½ ¾ Full	_ Floor			
Ssmt. Gar				
Basement-Apt Rms Fin.	Rms			
Attic Rooms FinUnfin				
Class Tub Basin Sink	Trays	T 550	,	
Plumbing Basin Sink Shr. St. Shr. St.	O.T			
Dishwasher Garba	age Disp			
Ieat—Stove H.A. X FA HW	Stkr X Elec.	_ 285	-	
Oil Gas Coal _X Pipeless _	Radiant _			
Air Cond - Full Zone	е			
Finish—Fir. Hd. Wd.	_Panel			
Floor-Fir. Hd. Wd	Other	-	-	
Cabinets/ Mantels				
Tile—WallsWainscot	Floors		_	
Storm Sash—Wood DS; Meta				
Awnings — Metal Fiberg			_	
Total Additions		144	0	-
Year Built / 923 Avg. 1. 7 Re	placement Co	st 53	04	
Tear Dune	osolescence			
1-0:	lj. Bld. Value			
	nv. Factor	4.1.	3	
Replacement Cost	Emark/I miss			-
Depreciation Colu		5 6		
1940 Base Cost, Lo	ess Depreciati	on		
Total Value from reverse side MIN	SALVAGE	69 20	2	
Total Value from reverse side				



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	tor	Cost	Fac.	Cost	Value
		x	1			.47		1
) i		×		a i		.47		
		x		1		.47		
		x				.47		2
		x				.47		
		x				.47		
Cars Floor Wal Size x / \$ Age 1940 Base Cost					x 47 %		3° '	
			То	tal				
REMARKS								
				_	-	-		
						*		

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STATE OF UTAH - STATE TAX COMMISSION





PC 250

