**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**

**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

Name of Property:  
Address: 109 Main Street  
AKA:  
City, County: Park City, Summit County, Utah  
Tax Number: PC-209

Current Owner Name: Lisabeth Garrahan  
Parent Parcel(s):  
Current Owner Address: 20131 Big Basin Way, Boulder Creek, CA 95006

Legal Description (include acreage): LOT 3, BLK 13, PARK CITY SURVEY; 0.01 ACRES

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>☑ Not Historic</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Full</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible  ☐ eligible  
☐ listed (date: )

### 3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
</table>
| ☑ tax photo: | ☑ abstract of title  
| ☑ prints: | ☑ city/county histories  
| ☑ historic: c. | ☑ personal interviews  
| ☑ measured floor plans | ☑ original building permit  
| ☑ site sketch map | ☑ Utah Hist. Research Center  
| ☑ Historic American Bldg. Survey | ☑ sewer permit  
| ☑ original plans: | ☑ USHS Preservation Files  
| ☑ other: | ☑ USHS Architects File  

**Drawings and Plans**  
☑ Sanborn Maps  
☑ city directories/gazetteers  
☑ census records  
☑ biographical encyclopedias  
☑ city directories/gazetteers  
☑ LDS Family History Library  
☑ Park City Hist. Soc/Museum  
☑ university library(ies):  
☐ other:

**Bibliographical References** (books, articles, interviews, etc.) Attached copies of all research notes and materials.


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing form  
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), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

**Researcher/Organization:** Preservation Solutions/Park City Municipal Corporation  
**Date:** 12-2008
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**: Concrete.
- **Walls**: Drop siding.
- **Roof**: Steeply hipped (pyramid) roof form with cross-wing gable sheathed in asphalt shingle
- **Windows/Doors**: Large square single-pane fixed casement type in gable bay and double-hung sash type.

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 pyramid house was modified to a cross-wing form with a projecting gable wing. It is not clear when this change was made to the house. According to the Building Department, this house was reconstructed based on photographs of the original house. The alterations made to the site--primarily the reconstruction--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 not significantly different from what is suggested by the 1900 and 1907 Sanborn Insurance maps. The house is located on a narrow peninsula with Main Street running along the frontage an Park Avenue along the rear lot line.

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. According to the Building Department, this structure was reconstructed based on photographs of the house that was originally located here.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Pyramid house is 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: )

Builder: ☑ Not Known □ Known: (source: )

Date of Construction: c. 1880¹

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:

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¹ Summit County Recorder indicates the original house was constructed in 1860, but the current structure is a reconstruction of the house that once occupied this site.
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 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.


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