HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 412 MAIN ST
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-288A
Current Owner Name: Lapestem Properties, LLC
Parent Parcel(s):
Current Owner Address: PO BOX 3897, Park City, Utah 84060
Legal Description (include acreage): THE NORTHERLY 16 FT OF LOT 3 & THE S'LY 15 FT OF LOT 4, BLK 23 PARK CITY SURVEY; 0.06 ACRES.

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)
This site does not meet the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☐ prints:
☐ historic: c.

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

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

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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: Wooden siding.
- Roof: Gable with false front abutting 2-story addition.
- Windows/Doors: Ribbon of double-hung sash type with transoms.

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 1-Part block was not fully documented as part of the National Register nomination, but photographic evidence, the Summit County Recorder records, and Sanborn Insurance maps reflect conflicting information that should be resolved through research into the full development history of the site.

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.): Though the structure has been rehabilitated and resembles the structure seen in the tax photo, Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost. The full development history of the site should be researched to clarify conflicting information on date of construction and date and extent of 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; 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. The full development history of this site should be researched in order to clarify conflicting information about its date of construction and alterations.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known: (source: )  Date of Construction: c. 1898

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:

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1 Summit County Recorder.
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.

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. 4: West elevation. Camera facing east, 2006.
   Photo No. 6: West elevation. Camera facing east, tax photo.

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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.