Name of Property: 436 MAIN ST

Address: 436 MAIN ST

City, County: Park City, Summit County, Utah

Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LTD

Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844

Tax Number: 436-MAIN-1

Legal Description (include acreage): LOT 1, 436 MAIN STREET SUBDIVISION, 0.06 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

- ☑ 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

Research Sources (check all sources consulted, whether useful or not)

- ☑ abstract of title
- ☐ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☑ Sanborn Maps
- ☑ city directories/gazetteers
- ☑ LDS Family History Library
- ☑ Park City Hist. Soc/Museum
- ☑ census records
- ☑ university library(ies):
- ☑ biographical encyclopedias
- ☐ other:
- ☑ 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**: Tax cards indicate a concrete foundation.
- **Walls**: Wooden siding decorative cornice elements.
- **Roof**: Flat roof.
- **Windows/Doors**: Large fixed casement single-pane display windows with transoms and recessed entry door 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 one-story frame 1-part block was damaged by fire in 1993. Previous surveys have indicated this was a new building, but based on photographs and records in the Building Department files—permit files—the façade was only partially damaged by the fire. Most of the façade material was repaired when the building was reconstructed following the fire. The changes are minor and serve to restore 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 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.): The physical evidence from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the recessed entrance and large display windows, transom windows, the restrained ornamentation—simple cornice and cornice brackets—and the plain finishes.

**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 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), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

### 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.

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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.
<table>
<thead>
<tr>
<th>Location</th>
<th>Kind of Bldg.</th>
<th>St. No.</th>
<th>436 Main</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class</td>
<td>1 Rms.</td>
<td>Type</td>
<td>3 4.</td>
</tr>
<tr>
<td>Stories</td>
<td>Dimensions</td>
<td>Cu. Ft.</td>
<td>Sq. Ft.</td>
</tr>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>1269</td>
</tr>
<tr>
<td>Att. Gar.</td>
<td>x Flr.</td>
<td>Walls</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation: Stone Conc.</td>
<td>None</td>
</tr>
<tr>
<td>Extr. Walls: Siding</td>
<td></td>
</tr>
<tr>
<td>Insulation: Floors Walls Clgs.</td>
<td></td>
</tr>
<tr>
<td>Roof Type: Flat RR</td>
<td></td>
</tr>
<tr>
<td>Dormers: Small Med. Large</td>
<td></td>
</tr>
<tr>
<td>Bays: Small Med. Large</td>
<td></td>
</tr>
<tr>
<td>Porches: Front</td>
<td>@</td>
</tr>
<tr>
<td>Rear Lean 6x15</td>
<td>@ 100 90</td>
</tr>
<tr>
<td>Basement Entr.</td>
<td>@</td>
</tr>
<tr>
<td>Planters</td>
<td>259</td>
</tr>
<tr>
<td>Cellar-Bamt. - 1/2</td>
<td>1/4 1/4 1/4 (Full) Floor.</td>
</tr>
<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Class 1 Tub Trays</td>
</tr>
<tr>
<td></td>
<td>Basin 1 Sink Toilet 1</td>
</tr>
<tr>
<td></td>
<td>Ufs. Fin. Shtr.</td>
</tr>
<tr>
<td></td>
<td>Dishwasher Garbage Disp. 255</td>
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<tr>
<td>Heat:</td>
<td>Stove H.A. Steam</td>
</tr>
<tr>
<td></td>
<td>Oil Gas Coal Pipeless Radiant</td>
</tr>
<tr>
<td>Air Cond.</td>
<td></td>
</tr>
<tr>
<td>Finish:</td>
<td>Fir. Hd. Wd.</td>
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<tr>
<td>Floor:</td>
<td>Fir. Hd. Wd. Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels Blt. In</td>
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<tr>
<td>Tile:</td>
<td>Walls Wainscot Floors</td>
</tr>
<tr>
<td>Electrical: Outlets Fixr.</td>
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</tr>
<tr>
<td>Storm Sash: Wood Metal Doors Sash</td>
<td></td>
</tr>
<tr>
<td>Metal Awnings</td>
<td></td>
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| Total Additions | 674 |

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<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Reproduction Value</th>
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<td>1896</td>
<td>$ 3029</td>
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<tr>
<td>Inf. by</td>
<td>Owner - Tenant - Neighbor - Record - Est.</td>
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<tr>
<td>Remodel Year</td>
<td>Est. Cost Bldg. Value</td>
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<tr>
<td>Garage: Class</td>
<td>Depr. 2% 3%</td>
<td></td>
</tr>
<tr>
<td>Cars: Floor</td>
<td>Walls Roof Doors</td>
<td></td>
</tr>
<tr>
<td>Size: x Age</td>
<td>Cost x %</td>
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<tr>
<td>Other</td>
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</table>

Appraised | Dec 13 1957 By 1331 |
Owners Name

Location

Kind of Bldg. Store

St. No. 436 No. Main St.

Class. 1

Type 1 % 4 Cost %

Stories 1

Dimensions x x

1320

Totals $ 4373

Factors x x

Att. Gar. C.F. x Flr. Walls Cl.

Description of Buildings

Additions

Additions

Foundation Stone Cone. Sills

Ext. Walls

Roof Type Flat

Dormers Small Med. Large

Bays Small Med Large

Porches Front

Rear

Porch

Planters

Ext. Base. Entry

Cellar-Bmt. 1320

Bmt. Gar. 96


Attic Rooms Fin. Unfin.

Plumbing

Class 1 Tub. Trays

Basin 1 Sink Toilets

Wtr. Strtr. Shr. St. O.T.

Dishwasher Garbage Disp.


Oil Gas Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash Wood D. S. Metal D. S.

Awnings Metal Fiberglass

Total Additions

2335

Year Built 1898 Avg. 1898 Replacement Cost 6708

Age 2. Obsolescence

Inf. by Owner Tenant Neighbor—Record—Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $

Appraised By 10-17 16.8 By 1333 12.28

Dec 12 1958
<table>
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<td></td>
<td>x</td>
<td>.47</td>
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<td>.47</td>
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Garage — Class  Depr. 2% 3%

Cars  Floor Walls Roof Doors

Size x Age Cost x 47 %

1940 Base Cost x % Depr.

Total

REMARKS
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<thead>
<tr>
<th>PARCEL NO.</th>
<th>FRONTAGE AREA</th>
<th>DEPTH FACTOR</th>
<th>RATE</th>
<th>CORNER INFLUENCE</th>
<th>RATE</th>
<th>VALUE</th>
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<tr>
<td>294x75</td>
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<td>2,800</td>
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<td>1,000</td>
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