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

### 1 IDENTIFICATION

**Name of Property:** Park City Variety Store  
**Address:** 440 MAIN ST  
**City, County:** Park City, Summit County, Utah  
**Tax Number:** PC-296  
**Current Owner Name:** ROUSE ENTERPRISES LLC  
**Current Owner Address:** 3520 CROSS CREEK LN, MALIBU, CA 90265-4926

**Legal Description (include acreage):** LOT 11 BLK 23 PARK CITY SURVEY; BEG AT THE SW COR OF LOT 11 BLK 23 PARK CITY SURVEY, & RUN TH ALONG THE S'LY LINE OF SD LOT 11 N 66°22' E 75.00 FT TO THE SE COR OF SD LOT 11 SD PT ALSO BEING ON THE E LINE OF SD BLK 23; TH LEAVING SD BLK LINE & RUN N 66°22' E 50.00 FT TO A PT ON SW ELLIE ALLEY AS CURRENTLY CONSTRUCTED; TH S 23°38' E 1.65 FT; TH S 66°44'33" W 125.00 FT; TH N 23°38' E 1.65 FT; TH S 66°44'33" W 125.00 FT; THN 23°38' W .83 FT TO THE PT OF BEG CONT 155 SQ FT BAL 0.05 AC

### 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>Permit #:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>Significant Site</td>
<td>☐ Full ☐ Partial</td>
<td>Current Use: Commercial</td>
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<tr>
<td>☐ building(s), detached</td>
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<td>☐ building(s), public</td>
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<td>☐ building(s), accessory</td>
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<tr>
<td>☐ structure(s)</td>
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*National Register of Historic Places: ☐ ineligible ☑ eligible  
☑ listed (date: 03/07/1979 - Park City Main Street Historic District)

### 3 DOCUMENTATION

**Photos:** Dates  
**Research Sources (check all sources consulted, whether useful or not):**  
☐ tax photo: ☐ abstract of title ☐ city/country histories  
☑ prints: ☐ tax card ☐ personal interviews  
☐ historic: c. ☐ original building permit ☐ Utah Hist. Research Center  
☐ measured floor plans ☐ sewer permit ☐ USHS Preservation Files  
☐ site sketch map ☐ Sanborn Maps ☐ USHS Architects File  
☐ Historic American Bldg. Survey ☐ obituary index ☐ LDS Family History Library  
☐ original plans: ☐ census records ☐ Park City Hist. Soc/Museum  
☐ other: ☐ biographical encyclopedias ☐ university library(ies):  
☐ 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

**Researcher/Organization:** Preservation Solutions/Park City Municipal Corporation  
**Date:** 12-2008
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.)
☐ 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: The tax cards indicate both stone (1949 & 1957) and stone and concrete (1968) foundation materials.

Walls: Wooden siding and common brick on the rear.

Roof: Flat roof.

Windows/Doors: three large single-pane display windows adjacent to a slightly recessed entry door to the south. 12 smaller transom windows are grouped in 3s across the façade.

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 site remains as it was described in the National Register nomination, though very little information is provided. Early photographs suggest the site has not been significantly altered over time. The site retains its 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 (though very slight in this case) and display windows, transom windows, the restrained ornamentation--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. 1900

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1 Notarianni, page 24.
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 district².

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. 3: 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.
## RE-APPRAISAL CARD

### Owner's Name
L.B. Wight

### Owner's Address
S.L. City

### Location
lot 11, Blk. 23, Park City

### Kind of Building

### Schedule Class Base Factor

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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### No. of Rooms

### Condition

### Description of Building
- **Foundation** — Stone, Conc., None
- **Ext. Walls** — Flat, Roll
- **Roof** — Type, Mat.
- **Dormers** — Small, Med., Lg.
- **Bays** — Small, Med., Lg.
- **Porches** — Front, Rear
- **Basement** — Full, Floor
- **Attic** — Rooms, Fin., Unfin.
- **Plumbing** — Class, Tub, Stove, Sink, Toilet
- **Heating** — Type, H. A., Steam
- **Finish** — Hd. Wd., Floors
- **Cabinets** — Mantels
- **Tile** — Walls, Floors
- **Lighting** — Lamp, Drops, Fix.

### Add Deduct

### Net Addition or Deductions

### REPRODUCTION VALUE

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### Remodeled

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<th>Est. Cost. Remodeling Inc. %</th>
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### Garage

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### Cars

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<th>Walls</th>
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### Roof

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<th>Size</th>
<th>Age</th>
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### Floor

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<th>Cost</th>
<th>Depreciated Value Garage</th>
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### Remarks

### Total Building Value

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### Original Record

### Card No.

### Year

### By

### Appraised

1941
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<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
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<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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Location
Kind of Blds. STORE St. No. 440 Main
Class Rms. Type 4 Cost $3080 x 100%
Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
1 x x 1734 $3080
Att. Gar. x Flr. Walls Roof
Description of Building Additions
Foundation— Stone ✓ Conc. None
Ext. Walls Siding + Common Brick
Insulation— Floors Walls Clas.
Roof Type FLAT MTD. R & B
Dormers—Small Med. Large
Bays— Small Med. Large
Porches— Front Rear
Basement Entr. Planter
Cellar-Basmt. – 1 1/2 3/4 1 3/4 Full Floor
Attic Rooms Fin. Unfin.
Plumbing
\[ \begin{array}{|c|c|}
\hline
\text{Class} & \text{Tub} \\
\hline
\text{Basin} & \text{Sink} \\
\hline
\text{Tall} & \text{Shr} \\
\text{Dishwasher} & \text{Garbage Disp.} \\
\hline
\end{array} \]
Oil Gas Coal Pipeless Radiant
Air Cond.
Finish— Fır ✓ Hdl. Wd.
Floor— Fır ✓ Hdl. Wd. Other
Cabinets Mantels Blr. In
Tile— Walls Wainscot Floors
Electrical— Outlets Fixt.
Storm Sash— Wood Metal Doors Sash
Metal Awnings

Total Additions

Year Built 1898 Avg. Reproduction Value $3841
Inf. by \{ Owner - Tenant \}
Neighbor - Record - Est. Repr. Val. Minus Depr. 1187
Remodel Year Est. Cost Bldg. Value $576
Garage—Class Depr. 2% 3%
Cars Floor Walls Roof Doors
Size— x Age Cost x %
Other

Total Building Value

Appraised 12-13 1957 By 1331
Owners Name
Location
Kind of Bldg. Store St. No. 440 No Main St
Class 1
Stories 1
Dimensions x x
Sq. Ft. 1725
Factor x x
Totals 544

Att. Gar. C.P. x Fir. Wall s Cl.

Foundation—Stone Conc. Sills
Ext. Walls Stucco Concrete
Roof Type Flat Mill. BA
Dormers—Small Med. Large
Boys—Small Med Large
Porches—Front Rear
Gar
Planters
Ext. Base. Entry
Cellar-Room 1/4 1/2 1/4 1/4 Full Floor Cont. 1656
Bamt. Gar.

Attic Rooms Fin.
Plumbing
Class 1 Tub. Trays
Basin Sink Toilet
Wtr. Strr. Shr. St. O.T.
Dishwasher Garbage Disp.

Oil Gas Coal Pipeless Radiant

Air Cond. Full Zone
Finish—Fir. H. Wd. Panel
Floor—Fir. H. Wd. Other

Cabinets Mantels
Tile—Walls Wainscot Floors
Storm Sash—Wood D. S Metal D. S
Awnings — Metal Fiberglass

Total Additions

Year Built 1898 Avg. 1898 Replacement Cost $7445
Age 2. Obsolescence
Inf. by [Owner - Tenant -]
Adj. Bld. Value
Conv. Factor x .47
Replacement Cost—1949 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $1328

Appraised 10-17 1968 By 1333
Appraised 19 By
### RESIDENTIAL OUT BUILDINGS

<table>
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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
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<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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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.

**REMARKS** Store at present time open Saturdays only