Name of Property: 449 MAIN ST
AKA: 461 Main or 455 & 453 Main
City, County: Park City, Summit County, Utah
Current Owner Name: 449 MAIN LLC
Parent Parcel(s):
Current Owner Address: PO BOX 3419, PARK CITY, UT 84060
Legal Description (include acreage): NORTH 1/2 LOT 14 BLK 10 PARK CITY SURVEY, 0.02 AC

Property Category | Evaluation | Reconstruction | Use
--- | --- | --- | ---
✓ building(s), main | ☐ Landmark Site | ☐ Date: | Original Use: Commercial
☐ building(s), attached | ☐ Significant Site | ☐ Permit #: | Current Use: Commercial
☐ building(s), detached | ☐ Not Historic | ☐ Full ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)
*National Register of Historic Places: ☑ ineligible ☐ eligible
☑ listed (date: 03/07/1979 - Park City Main Street Historic District)

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
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers
☐ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

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

Building Type and/or Style: 2-Part Block
No. Stories: 2

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 wood sills.
- **Walls:** Wooden ship-lap siding.
- **Roof:** Shed roof form.
- **Windows/Doors:** Paired double-hung sash type in the upper façade and large display windows flanking central recessed entry doors with a ribbon of transom windows across the entire 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 two-story frame 2-part block has been maintained, but changes made to the adjacent building replicate the historic building in such a way as to create a false sense of history. The alterations may seem compatible, but are conjectural and lack any authenticity. The changes 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 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 display windows, transom windows, the restrained ornamentation, 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. The building to the south was altered to make the subject building appear wider - the changes are completely conjectural.

**Association** (Describe the link between the important historic era or person and the property.): The two-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.

This site was listed as a contributing building 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) and is associated with the mining era, but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance 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. 1900

**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:

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 district¹.

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: Southeast oblique. Camera facing northwest, tax photo.
Photo No. 4: Southeast oblique - with adjacent building (453 Main). Camera facing northwest, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

¹ 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: Herron, L. J.  PE 156
Owner's Address: Park City
Location: N. ½ lot 14, Blk. 10, P. C. Survey
Kind of Building: Store
Street No: 101 Main
Schedule: Class Base Factor

Stories | Dimensions | Co. Ft. | Sq. Ft. | Actual Factor | Totals
---------|------------|--------|--------|---------------|--------
         |            |        |        |               | $226.5 |

No. of Rooms: Condition: Good

Description of Building

Foundation—Stone... Conc. None
Ext. Walls: 56.7
Roof—Type: Flat
Dormers—Small Med. Lg.
Bays—Small Med. Lg.
Porches—Front Rear: 0
Basement: Floor
Attic—Rooms: Fin. Unfin.
Heat—Stove: H. A. Steam: S.
Cabinets: Mantels
Tile: Walls Floors

Total Additions and Deductions
Net Addition or Deductions

1895
Age: 42 Yrs. by Est. Owner Tenant Neighbors Records
Remodeled: Est. Cost: Remodelling Inc.
Garage—S e C.
Cars: Walls:
Roof: Size: Age
Floor: Cost: Depreciated Value Garage

Remarks: metal rail

Total
Obsolescence: $120
Total Building Value: $872

Original Record: Appraised: Mar. 19
Card No: Year: By:
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<th>Kind of Bldg.</th>
<th>Str. No.</th>
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<td>Rms.</td>
<td>Type 1(1)</td>
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<td>Dimensions</td>
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<td>Sq. Ft.</td>
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<tr>
<td>Z</td>
<td>x</td>
<td>x</td>
<td>625</td>
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<tr>
<td>Lean</td>
<td>x</td>
<td>12½ x 2½</td>
<td>300</td>
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<tr>
<td>Art. Gt.</td>
<td>x</td>
<td>Flr.</td>
<td>Walls</td>
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<td>Description of Building</td>
<td>Additions</td>
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<td>Ext. Walls</td>
<td>Siding</td>
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<td>Walls</td>
<td>Clgs.</td>
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<tr>
<td>Dormers</td>
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<td>Med.</td>
<td>Large</td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med.</td>
<td>Large</td>
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<tr>
<td>Porches</td>
<td>Front</td>
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<tr>
<td>Rear</td>
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<td>Basement Entr.</td>
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<td>Planters</td>
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<tr>
<td>Cellar-Bsm.</td>
<td>½ ½ ½ ½ ¼ Full</td>
<td>Floor.</td>
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<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
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<tr>
<td>Plumbing</td>
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</tr>
<tr>
<td>Class</td>
<td>Tub</td>
<td>Trays</td>
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<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<td>Uris.</td>
<td>Finsh.</td>
<td>Shrt.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
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<td>Air Cond.</td>
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<tr>
<td>Finish</td>
<td>Fir.</td>
<td>Hd. Wd.</td>
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<tr>
<td>Floor</td>
<td>Fir.</td>
<td>Hd. Wd.</td>
<td>Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels</td>
<td>Blt. In</td>
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<tr>
<td>Tile</td>
<td>Walls</td>
<td>Wainscot</td>
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<tr>
<td>Storm Sash</td>
<td>Wood</td>
<td>Metal</td>
<td>Doors</td>
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<td>Tenant</td>
<td>Neighbor</td>
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<td>Remodel Year</td>
<td>Est. Cost</td>
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<td>Garage</td>
<td>Class</td>
<td>Depr. 2%</td>
<td>3%</td>
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<tr>
<td>Cars</td>
<td>Floor</td>
<td>Walls</td>
<td>Roof</td>
</tr>
<tr>
<td>Size</td>
<td>x</td>
<td>Age</td>
<td>Cost</td>
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<td>Other</td>
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<td>Total Building Value</td>
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<td>Appraised</td>
<td>Dec. 6</td>
<td>1937</td>
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<td>Dimensions</td>
<td>Sq. Ft.</td>
<td>Factor</td>
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<td>2 x</td>
<td>x</td>
<td>650</td>
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<th>Att. Gar.</th>
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<th>Walls</th>
<th>Cl.</th>
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<td>Dormers: Small Med. Large</td>
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<td>Bays: Small Med. Large</td>
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<tr>
<td>Porches: Front</td>
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<tr>
<td>Rear</td>
<td>@</td>
<td>312 @ 100</td>
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<tr>
<td>Porch</td>
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<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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<td>Cellar-Bsmt. ¾ ½ ¼ ¾ ¾ ¾ Full</td>
<td>Floor</td>
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<tr>
<td>Bsmt. Gar.</td>
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<td>Attic Rooms Fin.</td>
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<td>Plumbing</td>
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<tr>
<td></td>
<td>Class 1</td>
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<td>Basin 1</td>
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<td>Air Cond. Full Zone</td>
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<td>Finish: Fir. Hd. Wd. Panel</td>
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<td>Cabinets Mantels</td>
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<td>Tile Wainscot Floors</td>
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<td>Storm Sash Wood D. S.; Metal D. S.</td>
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<td>Awnings Metal Fiberglass</td>
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Total Additions 980

Year Built 1898 Avg. 1 Replacement Cost 5277
Age 2 Obsolescence *25%* 1319
Inf. by Owner - Tenant - Neighbor - Record - Est.
| Owner - Tenant - Neighbor - Record - Est. |
| Adj. Bld. Value |
| Conv. Factor x.47 |

Replacement Cost—1940 Base 1970 "C" Depreciation Column 1 2 3 4 5 6 1940 Base Cost, Less Depreciation

Total Value from reverse side Total Building Value $ DEC 10, 1968

Appraised @ 11-12 1968 By 1333
Appraised @ 19 By
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<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tr>
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Garage — Class Depr. 2% 3%
Cars

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<tr>
<th>Size</th>
<th>Age</th>
<th>Cost x 47%</th>
<th>1940 Base Cost</th>
<th>% Depr.</th>
<th>Total</th>
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REMARKS
1. 1st Room used up stairs allow 25%少
Bel 1 of 2nd floor no value.