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

1 IDENTIFICATION

Name of Property: Society Hall

Address: 461-463 MAIN ST AKA: 465 Main Street

City, County: Park City, Summit County, Utah Tax Number: PC-157-158

Current Owner Name: ANDERSON ELLEN L

Current Owner Address: PO BOX 54, PARK CITY, UT 84060-0054

Legal Description (include acreage): LOTS 15-16-17 & 18 BLK 10 PARK, 0.18 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>☑ Original Use: Commercial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Current Use: Commercial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible
☑ listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title</td>
</tr>
<tr>
<td>☑ prints:</td>
<td>☑ city/county histories</td>
</tr>
<tr>
<td>☑ historic: c.</td>
<td>☑ personal interviews</td>
</tr>
<tr>
<td>☑ original building permit</td>
<td>☑ Utah Hist. Research Center</td>
</tr>
<tr>
<td>☑ sewer permit</td>
<td>☑ USHS Preservation Files</td>
</tr>
<tr>
<td>☑ Sanborn Maps</td>
<td>☑ USHS Architects File</td>
</tr>
<tr>
<td>☑ city directories/gazetteers</td>
<td>☑ LDS Family History Library</td>
</tr>
<tr>
<td>☑ census records</td>
<td>☑ Park City Hist. Soc/Museum</td>
</tr>
<tr>
<td>☑ biographical encyclopedias</td>
<td>☑ university library(ies):</td>
</tr>
<tr>
<td>☑ newspapers</td>
<td>☑ other:</td>
</tr>
</tbody>
</table>

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: 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 the foundation is stone, concrete, and concrete block.

Walls: Wooden siding.

Roof: Gable roof form with false front.

Windows/Doors: Double-hung sash type and a large fixed casement with decorative transom. Also, a small diamond window appears just below the pediment.

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 significantly altered from what is seen in early photographs (on file at the PCHS&M). The building was constructed in two parts with the north part first, then the south. The 1978 photograph taken for the NR nomination provided clues as to the sections, but that evidence--changes in the reveal of the siding, a vertical element to hide the seam of spliced siding and a header board for the original projecting balcony--have been removed. The original siding has been replaced and a second floor door was removed to eliminate any indication of the original balcony or that the building was constructed in two phases. The main level display windows and entryways have also been significantly altered. 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.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost.

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 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. 1898¹

¹ Notarianni, page 86.
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: Southeast oblique. 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.

---

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.
# Appraisal of Building

### Location
- **Kind of Bldg:** Store-Apartment
- **St. No.:** 463-465 Main St
- **Cost:** $4,771

### Stories
<table>
<thead>
<tr>
<th>Floors</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>2630</td>
<td>4771</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>x x</td>
<td>3130</td>
<td>3677</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Attic Gar. 12 x 25 Ft. and Walls 4 x 1 Roof 6

### Description of Building
- **Foundation:** Stone
- **Ext. Walls:** Siding
- **Insulation:** Floors Walls Ceilings
- **Roof Type:** Galvanized Metal
- **Dormers:** Small Med. Large
- **Bays:** Small Med. Large
- **Porches:** Front Rear
- **Basement Entr.:**
- **Planters:**
- **Cellar/Bas.:** 1/4 1/2 1/3 1/4 Full Floor
- **Attic Rooms Fin.:** Unfin.
- **Plumbing:**
  - Class 1 Tub Trays
  - Basin Sink Toilet
  - U/L S F T Shr. Garbage Disp.
- **Heat:** Stove H.A. Steam Stkr. Blr.
- **Oil Gas Coal Pipeless Radiant:**
- **Air Cond.:**
- **Finish:** Fir. Hd. Wd.
- **Floor:** Fir. Hd. Wd. Other
- **Cabinets:** Mantels Blts. In
- **Tile:** Walls Wainscot Floors
- **Electrical:** Outlets Fixer.
- **Storm Sash:** Wood Metal Door Sash
- **Metal Awnings:**

### Additions
- **Total Additions:**
- **Remodel Year:** Est. Cost
- **Garage:** Class Depr. 2% 3%
- **Cars:** Floor Walls Roof Doors
- **Size:** x Age Cost x %

### Total Building Value

### Appraisal
- **Appraised:** Dec. 6, 1957
- **By:** 1321
<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>554</td>
<td>46.3%</td>
<td>2565</td>
</tr>
<tr>
<td>2</td>
<td>x</td>
<td>3450</td>
<td>31.6%</td>
<td>19116</td>
</tr>
</tbody>
</table>

Att. Gar.—C.P. x Fir.  Walls Cl.

Description of Buildings

- Foundation—Stone Conc. with Sills.
- Ext. Walls: Siding
- Roof Type: Shingles, M/t. Skylight
- Dormers—Small Med. Large
- Bays—Small Med. Large
- Porches—Front
- Rear
- Porch
- Planters
- Ext. Base Entry
- Cellar-Basmt. — ¾ ¾ ¾ ¾ ¾ ¾ Full
- Fin. Rms.
- Attic Room Fin.
- Unfin.
- Tub
- Travs
- Basin
- Sink
- Toilet
- Wtr. Sfr.
- Shr. St.
- O.T.
- Dishwasher
- Garbage Disp.
- Stkr. Elec.
- Oil
- Coal
- Pipeless
- Radiant
- Air Cond. — Full Zone
- Finish—Fir. Hd. Wd. Panel
- Floor—Fir. Hd. Wd. Other Coat
- Cabinets
- Mantels.
- Wainscot
- Floors
- Storm Sash—Wood D. S.: Metal D. S.
- Awnings—Metal Fiberglass

Total Additions: 9259

Year Built: 1898  Avg: 1926  Replacement Cost: 30940
Age: 2.

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: $
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Garage — Class** Depr. 2% 3%

Cars

<table>
<thead>
<tr>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Size

<table>
<thead>
<tr>
<th>x</th>
<th>Age</th>
<th>Cost</th>
<th>x 47%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1940 Base Cost x % Depr.

**REMARKS**

**Average Year of Construction Computation:**

- **Year 1908**: $2,780.7 = 92% x 286 Year = 59.40
- **Year 1943**: $2,599 = 17% x 1 Year = 17

**Average Year of Construction 1936**