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

1 IDENTIFICATION

Name of Property:
Address: 558 Main Street
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-308
Current Owner Name: 558 Main, LLC
Parent Parcel(s): 
Current Owner Address: PO BOX 3313, Park City, Utah 84060
Legal Description (include acreage): LOTS 14 & 15, BLK 24, PARK CITY SURVEY; 0.09 ACRES

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>Date:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
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<tr>
<td>☐ building(s), public</td>
<td></td>
<td>☑ Partial</td>
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<tr>
<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)
The site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates
☑ tax photo: ☐ abstract of title ☑ city/county histories
☑ prints: ☐ tax card ☐ personal interviews
☐ historic: ☑ 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 ☑ city directories/gazetteers ☑ Park City Hist. Soc/Museum
☐ original plans: ☑ biographical encyclopedias ☑ LDS Family History Library
☐ other: ☑ obituary index ☑ university library(ies):
☐ newspapers ☑ census records

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

Carter, Thomas and Goss, Peter. Utah’s Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah:
University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
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: Foursquare lodging house. 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: Concrete.
  Walls: Drop siding.
  Roof: Hipped roof from sheathed in metal.
  Windows/Doors: Large single-pane casement with decorative transoms flanking the center glazed door. Upper level has two double-hung sash type windows flanking a center glazed door.

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 lodging house has been altered from what is noted in the National Register nomination and what is seen in early photographs. The tax photograph shows the structure with a full-width front porch with a flat roof—the outline of the hipped roof is seen on the front siding. By 1978 when the photograph was taken for the National Register nomination, the porch roof was a shed form with a center pediment. Currently, the front porch is a deck for the upper level and the porch structure itself includes corner brackets. The changes are significant and diminish 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 atypical of a mining era commercial core with buildings located adjacent to one another and abut the sidewalk or street edge. This structure, with a more residential character, is set back from the street edge as most residential structures are in the older neighborhoods of Park City.

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 building has been significantly altered, much of the physical evidence from the period that defines this as a typical Park City mining era lodging house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, full-width front porch, the roof form, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 structure was used as a lodging house which is a common building type in early mining towns.

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

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 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: Southwest oblique. Camera facing northeast, tax photo.

¹ Notarianni, page 128.
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>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Pac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</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.
Total

REMARKS UPPER FLOOR HEATED BY FUR HEATER