

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Park City Main Street Historic District (Boundary Increase)

Other names/site number: NRIS Number 79002511

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Main Street

City or town: Park City State: Utah County: Summit

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

Signature of certifying official/Title:

Date

Utah Division of State History/Historic Preservation Office

State or Federal agency/bureau or Tribal Government

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In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

**Title :
or Tribal Government**

State or Federal agency/bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>62</u>	<u>46</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>62</u>	<u>46</u>	Total

Number of contributing resources previously listed in the National Register 43

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Domestic: Multiple Dwelling

Domestic: Hotel

Commerce/Trade: Business

Commerce/Trade: Professional

Commerce/Trade: Department Store

Commerce/Trade: Restaurant

Social: Meeting Hall

Government: City Hall

Government: Fire Station

Government: Post Office

Recreation and Culture: Theater

Industry/Processing/Extraction: Communications Facility

Health Care: Medical Business/Office

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

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- Domestic: Multiple Dwelling
- Domestic: Hotel
- Commerce/Trade: Business
- Commerce/Trade: Professional
- Commerce/Trade: Department Store
- Commerce/Trade: Restaurant
- Government: Post Office
- Recreation and Culture: Theater
- Recreation and Culture: Museum
- Landscape: Parking Lot
- Landscape: Park
- Landscape: Plaza
- Work In Progress
- Vacant/Not In Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian

Late 19th and 20th Century Revivals: Mission

Modern Movement: Modern

Other

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; WOOD; weatherboard; STUCCO;
CONCRETE; ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The *Park City Main Street Historic District (Boundary Increase)* updates the original nomination of the Park City Main Street Historic District and extends it two blocks to the south, for an additional area of approximately 3.44 acres. This amendment updates building counts as well as the period of significance and historic contexts. The increase area is part of Park City's Main Street. Main Street developed between 1898 and the present but assumed its current appearance for the most part by the 1980s. The added area includes 21 primary buildings, of which 15 (71 percent) contribute to the historic character of the district. Of the six (19 percent) non-contributing buildings, one is an altered historic building and five are not yet of historic age. The increase area also includes one non-contributing outbuilding.

Taken with the previous Park City Main Street Historic District, the revised district boundary encompasses 108 properties in total. The 108 properties consist of 104 buildings, three sites (three parks), and one structure (a parking lot). Of the buildings, 71 are of historic age. Of the 108 properties, 61 (56 percent) contribute to the historic character of the neighborhood. Of the 47 (44 percent) non-contributing properties, 13 are altered historic buildings and 34 are not yet of historic age (including three parks and a parking lot).

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Narrative Description

The original Park City Main Street Historic District was listed on the National Register of Historic Places (NRHP) on March 7, 1979. The increase area lies directly south of the current district, abutting the southern boundary (see map). The Park City Main Street Historic District and the proposed addition encompass the core of Park City’s commercial district, as well as the historic center of its residential area.

There are several reasons for the proposed boundary increase. First, the original NRHP district was established in 1979 and the Main Street district has not been re-evaluated for almost 40 years. As a result, this expansion of the district will provide a valuable update to the original nomination. When the original NRHP district was listed in 1979, the period of significance was 1890–1929; properties on Park City Main Street dating to the establishment of the recreation industry starting in the 1960s were excluded. In addition to the boundary increase, this emendation also proposes a change in the period of significance to ca. 1880–1968 because many recreation era properties are now of historic age. Amending the historic district provides the opportunity to evaluate these previously out-of-period resources for inclusion in the Park City Main Street Historic District. Second, the extension of the historic district boundary brings the previously excluded south end of Main Street within the historic district, resulting in a more logical district boundary overall. The south end of Main Street contains a mix of commercial, multi-unit residential and single-family residential buildings. Historically, it functioned as an important transition zone between the commercial activity on Main Street and the adjacent residential neighborhoods, as well as the concentrated industrial activity of the mines and mills immediately to the south in and around Daly Avenue and Empire Canyon. Third, the expansion of the district two blocks to the south will result in the inclusion of key historic building types previously excluded from the district. Most significantly, the expansion includes two intact examples of historic boarding houses. Boarding houses historically represented a common building type in Park City. Miners, who were typically single men, often used boarding houses instead of buying or building individual residences (Oliver et al. 2017:28). The emended district includes two of only three extant examples of these boarding houses, along with a significant number of intact single-family residential building types, such as L- and T-cottages.

Construction Dates

Most buildings in the district date to early in Park City’s history: 11 to the Pre-Fire Mining Era (1868–1898) and 57 to the Post-Fire Mining Era (1898–1929) (Table 1). The next most common construction period is the Modern Era (1981–present), with 31 properties. Two properties date to the Great Depression, World War II, and Post-War Era (1930–1962), and seven properties date to the Recreation and Tourism Era (1963–1980). Most eligible properties date to the Pre-Fire Mining Era and the Post-Fire Mining Era.

Table 1. Summary of Construction Dates for Buildings and Structures in the Park City Main Street Historic District

Year Built	Total Properties	Percentage of Total	Eligible Properties	Percentage of Eligible
Pre-Fire Mining Era (1868–1898)	11	9%	11	18%
Post-Fire Mining Era (1898–1929)	58	54%	48	79%
Great Depression, World War II, and Post-War Era (1930–1962)	1	1%	1	1%
Recreation and Tourism Era (1963–1980)	7	7%	1	2%

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Year Built	Total Properties	Percentage of Total	Eligible Properties	Percentage of Eligible
Modern Era (1981–present)	31	29%	0	0%

Note: For buildings with construction date ranges, the later date was used. For properties later altered or moved, the original construction date was used.

Building Uses

The historic district encompasses what was historically Park City’s commercial district and a small mixed-use section at the south end, and this is reflected in the building uses shown in Table 2. The historic commercial uses of properties include general commercial, businesses and offices, restaurants and bars/taverns, a theater, a railroad depot, and mixed commercial and residential. In all, commercial uses account for 73 percent of the total properties, and 67 percent of eligible properties. Dwellings (including multiple dwellings, single-family dwellings, and hotels/motels) make up 19 percent of the total properties, and 28 percent of eligible properties. Other uses make up the remaining 8 percent of the total properties and 5 percent of eligible properties.

Table 2. Summary of Historic Uses for Buildings and Structures in the Park City Main Street Historic District

Uses	Total Properties	Percentage of Total	Eligible Properties	Percentage of Eligible
Bar/tavern	6	6%	4	7%
Business/office	12	11%	10	16%
City hall	1	<1%	1	<2%
Commercial (general)	48	44%	20	33%
Hotel/motel	2	2%	2	3%
Meeting hall	2	2%	2	3%
Mixed commercial/residential	2	2%	1	<2%
Multiple dwelling	6	6%	5	8%
Museum	1	<1%	0	0%
Park/plaza	3	3%	0	0%
Parking Lot	1	<1%	0	0%
Post office	1	<1%	0	0%
Rail transportation related	1	<1%	1	<2%
Recreation/culture	1	<1%	1	<2%
Residential (general)	1	<1%	1	<2%
Restaurant	5	5%	0	0%
Single-family dwelling	11	10%	9	15%
Specialty store	2	2%	2	3%
Theater	1	<1%	1	<2%
Warehouse	1	<1%	1	<2%

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Building Types and Styles

The type and style terminology used here was established by the Utah State Historic Preservation Office (SHPO). Commercial building types are listed in the top five rows of Table 3 and are predominantly one- and two-part commercial blocks (one- and two-story buildings, usually with large plate-glass display windows and transoms for added natural light on the street level) (Table 3). Commercial building types compose 78 percent of all buildings in the district, and 73.6 percent of all eligible properties in the district. The most common residential building types are twenty-first century other, hall-parlor, T- or L-cottages, rectangular block, double-loaded corridor, pyramid house, and foursquare. Together these types form 18 percent of all buildings in the district, and 26.4 percent of all eligible properties in the district (see Table 3).

Table 3. Summary of Original Plan/Type for Buildings and Structures in the Park City Main Street Historic District

Type	Total Properties	Percentage of Total	Eligible Properties	Percentage of Eligible
<i>Commercial</i>				
Two-part commercial block	46	42%	18	30%
One-part commercial block	30	28%	22	36%
Two-part vertical block	4	4%	2	3%
Central block with wings	2	2%	2	3%
Three-part vertical block	1	<1%	0	0%
Other commercial	1	<1%	1	1.6%
<i>Residential</i>				
Hall-parlor	7	6%	6	10%
Other residential	4	4%	3	5%
T- or L-cottage	3	3%	3	5%
Pyramid house	1	<1%	1	1.6%
Foursquare house	1	<1%	1	1.6%
Rectangular block	1	<1%	1	1.6%
Double-loaded corridor	1	<1%	1	1.6%
Twenty-first century other	1	<1%	0	0%
<i>Other</i>				
Park	3	3%	0	0%
Parking lot	1	<1%	0	0%
Indeterminate (due to construction)	1	<1%	0	0%

Building styles are closely related to building types, and these are summarized in Table 4. Victorian Eclectic, Victorian commercial, and Early Twentieth Century commercial buildings predominate. Later architecture is generally commercial and of the Late Twentieth Century Other or Early Twenty-first Century Other style.

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Table 4. Summary of Original Styles for Buildings and Structures in the Park City Main Street Historic District

Style	Total Properties	Percentage of Total	Eligible Properties	Percentage of Eligible
Victorian Eclectic	48	44%	39	64%
Late Twentieth Century Other	24	22%	1	1.6%
Other	8	8%	3	5%
Victorian commercial	7	6%	7	11%
Early Twenty-first Century Other	7	6%	0	0%
Early Twentieth Century commercial	5	5%	4	7%
Mission	2	2%	2	3%
Vernacular	2	2%	1	1.6%
Railroad depot	1	1%	1	1.6%
PWA Moderne	1	1%	1	1.6%
Egyptian Revival	1	1%	1	1.6%
Victorian	1	1%	1	1.6%
Unknown*	1	1%	0	0%

* Building under construction at time of survey and style was unclear.

Boundary Description

The Park City Main Street Historic District (Boundary Increase) encompasses properties on upper Main Street in Park City, Utah. The properties are on the east and west sides of the street between the intersection of Main Street and Heber Avenue on the north end and, at the south end, the terminus of Main Street at its intersection with King Road, Hillside Avenue, and Park Avenue.

Original Park City Main Street Historic District

The original Park City Main Street Historic District is a primarily commercial district encompassing approximately 12 acres. The layout of the district, and Park City as a whole, is heavily influenced by the local topography. Steep hills border a narrow, relatively level area west of Silver Creek on which Park City's Main Street and several parallel streets are built. This narrow strip ascends moderately from north to south, with little space available to the east or west due to the presence of steeper slopes. As a result, Park City has a linear layout with Main Street at its core, flanked by narrow, irregular, often steep streets. This linear layout is characteristic of many mining towns in mountainous areas of the western United States and stands in contrast to the gridded layout and wide streets more common in agricultural and non-mining Utah communities.

The original Park City Main Street Historic District's period of significance was between 1890 and 1929 (Notarianni 1978: Item Number 7, Page 2). There were 64 buildings in the original district (some of which no longer remain), of which 55 were listed as contributing. Commercial buildings made up the majority, approximately 73 percent of the total number of buildings in the district. Additionally, three of the buildings were public (5 percent) and five of the buildings were residential (8 percent). In 1979, four

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buildings were considered outside of the historic period (6 percent), and five were non-contributing (8 percent).

At the time of the initial nomination, the composition of the historic district was primarily Victorian- to 1920s-era buildings. Commercial buildings, which made up the majority of the district, were primarily one-part and two-part blocks, and were most commonly built in the Victorian Commercial or Victorian Eclectic styles. A limited number of other styles were also present, including a Mission Style commercial building. The buildings in the original historic district were generally uniform in terms of height and scale.

Changes to the District Since the Original Nomination

Because of several factors, it is difficult to assess how the Park City Main Street Historic District has changed since it was initially nominated in 1978. For one, the original nomination form includes no pictures of the district or of the buildings, or maps indicating the locations or eligibilities of buildings. In some cases no addresses are included for the buildings the original nomination describes, making it impossible to accurately assess which buildings were deemed contributing or non-contributing in 1978, and whether their statuses have changed since the initial nomination. Change of street address is another issue that has made it difficult to compare building data from 1978 with the present. Most buildings' street numbers changed between 1978 and 2018. Without a map showing the locations of buildings at the time of the initial survey, it was necessary to try to match up a large proportion of buildings in that survey with those standing today based on written building descriptions; the accuracy of the results is uncertain. Finally, county recorder data and building permit files are often incomplete. Because of this, it is often difficult to know with confidence whether a given building was demolished or not.

Nevertheless, it is possible to draw firm conclusions about the changes the historic district has undergone between 1978 and the present. In general, a majority of the buildings present in 1978 remain, but the district has changed significantly since it was first nominated. At least 16 buildings present in 1978 have been demolished (Table 5). In most cases, new buildings have supplanted these demolished buildings. In some cases, the new buildings are of considerably larger scale in terms of height and massing. The new buildings are also often built using different materials than their historic counterparts, such as concrete or metal. Additionally, open spaces have been improved for public use as parks, such as Bear Plaza and Olympic Plaza; these and many of the improvements and renovations to the district resulted from increasing tourism and the 2002 Winter Olympics, many events of which were hosted in and around Park City.

Table 5. Buildings in the Park City Main Street Historic District Demolished Between 1978 and 2018

Street Address*
314 Main Street
333 Main Street
364 Main Street
416 Main Street
424 Main Street
425 Main Street

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Street Address*
446 Main Street
501 Main Street
?527 Main Street
551 Main Street
557-559 Main Street
562 Main Street**
586 Main Street
608 Main Street
?627 Main Street
632 Main Street

* All building addresses provided here represent property addresses from 2018 rather than the addresses used in 1978.

**While 562 Main Street has technically not been demolished, it was fully deconstructed and rebuilt; under National Register of Historic Places standards it has been reconstructed (personal communication with Anya Grahn 2018).

Development Patterns

Main Street is the principal thoroughfare in Park City's Old Town. It is divided into two sections: upper Main Street (to the south of Heber Avenue), which is primarily commercial, and lower Main Street (to the north of Heber Avenue), which is primarily residential. The Park City Main Street Historic District (Boundary Increase) consists of upper Main Street.

Main Street has changed dramatically throughout its history. Mining camps typically developed organically, based on proximity to the mines and the convenience of miners, and Park City's earliest layout followed that pattern. The town was not platted until 1880, when properties were re-ordered by blocks laid out in a regular linear plan. By 1889, Sanborn Fire Insurance (Sanborn) maps depicted the Main Street core with a dense collection of one- and two-story buildings: restaurants, saloons, social and fraternal halls, medical and mining company offices, hotels and boardinghouses, and a theater (Sanborn-Perris Map Co. Limited 1890). And by this time the division of Main Street into an upper commercial section and a lower residential section had begun: the maps also document a proliferation of single-family and multi-family dwellings north of Heber Avenue, with a very limited number of businesses (Sanborn-Perris Map Co. Limited 1890). The south end of Main Street and the mixed commercial and residential areas it encompassed were immediately adjacent to industrial activity on Daly Avenue and in Empire Canyon (Sanborn-Perris Map Co. Limited 1890, 1900).

The 1907 Sanborn maps indicate that almost all buildings fronting upper Main Street were wood-framed or brick commercial buildings and were built directly on the street without front or side yard setbacks. Dwellings (presumably for merchants) were often built at the rear of the narrow lots, facing Park Street (Sanborn Map Company 1907). And they also make clear that Park City was a pedestrian town, with a network of staircases and paths connecting the streets.

The development patterns that originally characterized the district persisted through the post-World War II period, although poverty and neglect resulted in the loss of some buildings and a rise in vacant lots.

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With the rise of recreation and tourism in Park City in the early 1960s and the corresponding recovery of the economy, the appearance of the district began to change. Empty lots were re-developed and dilapidated buildings were rehabilitated or torn down and replaced with new construction. But today, as historically, the district can be distinguished from its surroundings due to the setback patterns (with limited or no front, side, or even rear yards), the consequent density and limited amount of open spaces (such as parks or yards), and the high concentration of commercial buildings. The overall density decreases somewhat at the south end of the district and the proportion of residential buildings increases. However, the housing there remains denser physically (with smaller-than-average lot sizes and more limited setbacks than in neighboring residential areas) and in the level of use (with several large boarding houses and an apartment building).

Streetscapes and Landscape

Main Street is a busy two-lane road with parallel parking on either side. Concrete sidewalks typically span the limited distance between the curb and the building façades and, because of the sloping street, stairs and ramps that provide building access often project into the sidewalks. A number of commercial buildings also have arcades and second-story porches that extend over the sidewalk. Narrow side streets and staircases open onto Main Street at regular intervals. Landscaping in the district is primarily left to the discretion of individual property owners; given the limited amount of front yard space, this is usually confined to planter boxes. Several publicly owned plazas and pocket parks feature flower beds, shade trees, and small lawns. The boundary extension to the district features a higher proportion of residential properties than in the original district. These residential properties are densely clustered but are set back slightly from the street; their small yards may feature shrubs, shade trees, and flowerbeds.

A limited amount of modern infill has been built throughout the district, particularly at the north end of Main Street. This development generally consists of three- to five-story commercial, residential, or mixed-use properties. The modern buildings are often somewhat larger in scale than surrounding historic buildings but in general they do not exceed the size of the largest historic multi-story commercial buildings in the district. Additionally, a limited number of non-historic buildings of smaller size are scattered throughout the district; these are generally of modest scale and blend in with surrounding historic buildings.

Architectural Types, Styles, and Materials by Period

This section is adapted in part from the original Park City Main Street Historic District NRHP nomination form. Information on historic building typologies dating to between 1930 and 1968, after the period of significance established in the original nomination (1890–1929), has been added, as well as information on buildings within the boundary expansion.

Commercial Buildings: Pre-Fire Mining Era (1868–1898)

Prior to the 1898 fire that destroyed much of the historic town core, Main Street was densely developed, and contained a wide variety of commercial enterprises ranging from restaurants and saloons to offices for the nearby mines. Most of these buildings were one- or two-stories tall and were commonly made of wood or (less often) brick or stone (Sanborn-Perris Map Co. Limited 1890). Today, only two commercial buildings in the historic district predate the 1898 fire, the Union Pacific Depot at 660 Main Street (built 1886) and a one-part commercial block at 268 Main Street (built ca. 1896). The railroad depot survived the fire despite being wood-framed. Both buildings are Victorian Eclectic in style.

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Commercial Buildings: Post-Fire Mining Era (1898–1929)

The most common category of buildings in the Park City Main Street Historic District are commercial properties dating to the Post-Fire Mining Era. There are 47 such buildings in total, with historic uses that included a theater, bars and taverns and business offices. Of those, 16 were built in or shortly after 1898 or 1899 as part of the rapid rebuilding efforts after the fire. As Notarianni wrote of the buildings from this period,

Frame buildings sprang up quickly [after the 1898 fire]. These structures (some remaining) exhibited architectural styles of typical Victorian period mining town commercial buildings—one and two story structures, some with flat roofs, others with gable roof[s] and false fronts, and most often wood cornices (some bracketed). Facades generally had central indented entrances flanked by display windows and transoms over windows and doors. Two story blocks also contained an entrance, either next to the ground floor entry or to the side, for access to the upper floor. Some contained porches and second story balconies (elements that are reappearing in restoration projects). (Notarianni 1979:Item Number 8, Page 3)

In contrast to the district prior to the fire, a larger proportion of commercial buildings from this period were built using masonry instead of wood:

Stone and brick followed, however, with new commercial buildings using similar door and window placements as the frame, but adding decorative detailing, such as door and window arches, Queen Anne brick work, and piers (all elements remaining). (Notarianni 1979:Item Number 8, Page 3)

Most buildings from this period fall within one of three types: one-part block, two-part block, or a central block with wings. One-part block buildings are one story tall and generally have large plate-glass display windows. They also commonly have false façades. Two-part blocks are similar but are two or more stories tall and are divided into two distinct vertical zones. The first is at street level and generally contains businesses or offices, while the second zone encompasses the upper stories, which were commonly used for offices or apartments. Central blocks with wings are typically symmetrical and have a large central block with lower, recessed flanking wings (Utah Division of State History 2016).

Commercial Buildings: Great Depression, World War II, and Post-War Era (1930–1962)

No commercial buildings in the Park City Main Street Historic District date to this period.

Commercial Buildings: Recreation and Tourism Era (1963–1980)

A total of six commercial buildings in the Park City Main Street Historic District date to this period. These buildings are of larger scale and tend to be taller than earlier buildings. All are two-part block, two-part vertical block, or three-part vertical block type buildings. With the exception of the Park Hotel (605 Main Street; built ca. 1978), which was built to closely imitate the Victorian Eclectic style of earlier eras of construction, these buildings are not stylistically distinct and are classified as Late Twentieth Century Other. In general, the buildings from this era are built of wood and brick, but also incorporate new building materials, such as metal and concrete.

Treasure Mountain Inn (TMI), at 255 Main Street (built 1965), is particularly notable as one of the first tourism-related developments on Main Street:

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The 50-unit lodge was modeled after similar resort developments built at the time in Aspen, Tahoe, and other ski resort communities, and was Utah's first condominium-style hotel. Built in a mid-century modern version of the Colonial Revival style, TMI consists of three sections: the four-story Main Street building and two buildings with one-story facades along Park Avenue... Storefronts on the main level provided additional retail on Main Street that catered to ski vacationers, while the basement level provided 36 owner and guest parking spaces. (Oliver et al. 2017:43)

As such, it represents a notable example of the changes in design and function that the commercial buildings during this period underwent to serve Park City's burgeoning tourism industry.

Commercial Buildings: Modern Era (1981–present)

A total of 24 commercial buildings in the Park City Main Street Historic District date to the Modern Era. None are contributing because they are not yet of historic age nor are exceptionally significant. All are built in the Late Twentieth Century Other or the Early Twenty-First Century Other style (generally plain brick buildings or wood buildings with a few Victorian Revival elements). Like buildings from the Recreation and Tourism Era, they tend to be of a larger scale than older buildings, but tend to feature a more eclectic mix of building materials. While buildings from prior to 1980 often used similar materials to those that had been in use for the entire history of the district (such as wood and brick), buildings from the Modern Era tend to incorporate other materials, such as synthetic stucco, concrete, and architectural metals.

Public Buildings (1898–1962)

A limited number of public buildings exist in the historic district. These are the original City Hall, the Post Office, and the W.P.A. War Memorial Building. As Notarianni observes in the original nomination:

City Hall, the Post Office, and a W.P.A. War Memorial Building helps [sic] to document public life. Labor strife and discontent in 1916 led to the jailing of members of the Industrial Workers of the World (I.W.W.), or Wobblies. Documenting this event is an insignia, dated August 8, 1916, burned on the wall of the communal cell in the basement of City Hall, which remains... In addition, City Hall functioned as a territorial jail for Utah Territory. The W.P.A. War Memorial Building, built in 1939, served the community as a recreational facility. (Notarianni 1979: Item Number 8, Page 4)

The styles, types, and materials of these buildings vary. The original City Hall is a brick, two-part block building in the Victorian Eclectic style, built in 1885. It also includes a historic fire station. The Post Office, built in 1921–1922, is a one-part block building that has Victorian Eclectic stylistic elements similar to the older commercial buildings around it. It is clad with wood clapboard siding. The W.P.A. War Memorial Building was built in 1940 and is a central block with wings type building in the PWA Moderne style. It is made of formed concrete.

Residential Buildings: Single-family Dwellings (1868–present)

All historic-age single-family dwellings in the district date to the Pre-Fire Mining Era (1868–1898). Most are hall-parlor houses or crosswing (L- or T-shaped) cottages, as well as one pyramid (109 Main Street; built ca. 1895) and one foursquare house (558 Main Street; built ca. 1898). In Park City, hall-parlor

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houses were the earliest building form and usually date to between 1870 and 1890. L- and T-cottages were typically built later, between the mid-1880s and 1892. Pyramid houses became common from the late 1880s through 1910 (Randall 1985).

The construction methods used for Park City's residential buildings usually vary based on their period of construction. The earliest homes commonly used single-wall/plank house construction techniques.

Single-wall construction provided a quick solution to the need for housing during the mining boom. Using this simple method, builders made wall panels by nailing vertical wood planks to a roof plate and floor sill. Built like a box, the panels were assembled on the ground and then erected to form rooms, attached directly to one another without corner posts or other vertical structural members. Door and window openings were cut out after the wall was constructed, and battens or horizontal drop siding was often (but not always) used to finish the exterior. The roof and floor structures provided rigidity to the box, which typically had no foundation, although it might be raised off the ground on rubblestone or wood blocks. (Oliver et al. 2017:12–13)

Later residences, starting in the mid-1880s and particularly after the 1898 fire, were more commonly balloon framed, which offered better structural stability and enabled builders to insulate them against the harsh mountain winters. These later buildings (which were most commonly pyramid houses) were often embellished with Victorian details such as lathe-turned posts, decorative brackets, and spindles (Oliver et al. 2017:29–30).

Residential Buildings: Multiple-family Dwellings (Boarding Houses, Apartment Buildings, and Hotels/Motels) (1868-present)

Six multiple-family dwellings are present in the district, of which four are contributing. With the exception of the apartments at 205 Main Street (built ca. 2015), all date to the Pre-Fire Mining Era (1868–1898) or the Post-Fire Mining Era (1898–1929). Two of these (125 and 176 Main Street; built ca. 1914 and ca. 1901 respectively) are historic boarding houses that would have served miners working in the nearby mines and mills; they were a common building type within the city (Oliver et al. 2017:28). These boarding houses represent a building type previously omitted from the Park City Main Street Historic District. Additionally, one (115 Main Street; built ca. 1885) is a duplex, the only such building present in the historic district.¹ One other building, a contributing historic hotel is also part of the district.

Although of larger scale, both the boarding houses use the same materials as surrounding single-family dwellings (wood siding) and are built using similar styles. The boarding house at 125 Main Street is a modified version of the hipped-roof pyramid style common in Park City in the late 1880s until 1910; 176 Main Street is a scaled-up version of the T-cottages common between the mid-1880s and 1892. The hotel (227 Main Street; built ca. 1885) is actually a heavily modified and expanded single-family dwelling. The expansions (which occurred during the 1920s) were done using masonry and wood framing covered with stucco, in the Mission style.

Outbuildings (1898–present)

¹ 115 Main Street was original built as a single-family dwelling but was expanded several times between ca. 1920 and ca. 1941. By ca. 1941 it was in use as a duplex (Ewanowski 2015a).

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Only one outbuilding is present in the district, a modern gable-front, wood-framed, detached single-car garage associated with 140 Main Street. Although complimentary in style and materials to the residence on the property, the garage dates to ca. 1990 and is a non-contributing resource.

Summary

The historic resources of the Park City Main Street Historic District (Boundary Increase) illustrate architectural types and styles spanning much of the history of Park City, from its initial boom period prior to the 1898 fire, its reestablishment after the conflagration, to its establishment as a leader in the recreation industry. These resources document the transformation of the town from a mining community dependent on industry for its survival, to a largely defunct ghost town after the decline of mining, to a premier ski and recreation destination.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery

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- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Commerce
Politics/Government
Social History
Transportation
Industry
Entertainment/Recreation

Period of Significance

ca. 1880–1968

Significant Dates

c. 1880
1898
1930
1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Park City Main Street Historic District (Boundary Increase) is significant at the state level under Criterion A for its association with events that have made a significant contribution to the broad patterns of Utah's history, and under Criterion C as a significant and distinguishable entity whose components may lack individual distinction. Its period of significance is from ca. 1880 to 1968. The first construction in the area of the district began in 1868, but the oldest remaining buildings date to ca. 1880. The resources within the district span the time from the initial mining era prior to the fire that destroyed much of Park City in 1898 to the rise of the recreation and tourism industries after 1963. Throughout that timespan Main Street was the commercial heart of Park City and it remains so today. The broad temporal range of the period of significance reflects multiple cycles of decline and renewal that defined Main Street historically and into the modern era.

The Park City Main Street Historic District (Boundary Increase) is an approximately two-block boundary increase of the original Park City Main Street Historic District. The increase area consists of 24 properties. This emendation increases the size of the historic district to its historically logical boundary, which includes the important transitional zone of mixed residential and commercial use that links the head of Main Street to the industrial landscape of Empire Canyon and the residential neighborhoods that crowd the hills above it. The emendation of the district also offers the opportunity to incorporate historic resources from later periods of history that have gained significance since the original district nomination.

As stated in the original nomination form,

Park City's commercial historic district represents the best remaining metal mining town business district in the state of Utah, exhibiting unique historical and architectural qualities. The Park City mining district, opened in 1869, early was recognized as a top bonanza camp... Consumed by a conflagration in June 19, 1898, Park City's main business district lay in ruins; and its rebuilding, through public and private support, attested to the confidence and attachment demonstrated toward the city. The present commercial district is a product of that confidence of 1898, and also of a confidence born out of the area's rebirth as a recreational center, beginning in the 1960s. (Notarianni 1978: Item Number 8, Page 1)

As further explained in the original nomination, Main Street historically functioned as the commercial, social, and political center of Park City. It was closely associated with key historic events throughout Park City's history, from the Great Fire of 1898 to the booms and busts that characterized mining throughout the twentieth century. In the original form, the district was nominated as significant under Criterion A for its important role as a center of commerce during the mining era in Park City after the 1898 fire; it remains significant today. The emendation, however, adds a new area of significance under Criterion A: the district's importance in relation to the recreation and tourism industry. The district is also eligible under Criterion C as a significant and distinguishable entity whose components lack individual distinction. Although many of the properties in the historic district may not be individually significant for their architectural qualities, cumulatively they represent a distinctive collection of historic buildings spanning the history of development of Park City's Main Street, from its origins prior to the Great Fire of 1898 through the rise of recreation and tourism.

Starting with the opening of Treasure Mountain Resort in 1963, Park City's Main Street began to undergo changes to better serve the burgeoning recreation industry and the tourists attracted by the city's ski

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resorts. Increasing development and tourism brought two sharply contrasting trends: the construction of new buildings on Main Street on previously vacant lots or in place of deteriorated properties and, conversely, a new emphasis on the preservation of historic buildings because of their appeal to tourists. These trends shaped Main Street into what it is today. Furthermore, the growth of the recreation industry and the changes that it wrought on Main Street resulted in a new form of commercial development in Park City that emphasized a combination of historic preservation and modern resort development, a pattern shared by many other alpine communities in the western United States.

Within this broader context, the history of the Main Street Historic District can be divided into five eras: the Pre-Fire Mining Era (1868–1897), the Post-Fire Mining Era (1898–1929), the Great Depression, World War II, and Post-War Era (1930–1962), the Recreation and Tourism Era (1963–1980), and the Modern Era (1981–present).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

SIGNIFICANCE

This section describes the areas of significance established in the original nomination form for the Park City Main Street Historic District and whether they still apply. These were commerce, politics/government, social history, transportation, and industry. Also, the boundary increase of the Park City Main Street Historic District allows for the introduction of two additional areas of significance: recreation and architecture. Between the mid-1960s and 1980, Main Street underwent development to meet the needs created by the burgeoning recreation industry, particularly skiing. As a result, the construction of new buildings on Main Street on previously vacant or deteriorated properties began to increase. Ultimately, this development shaped Main Street into what it is today: an eclectic mixture of historic, mining era commercial buildings beloved by locals and tourists, and modern buildings designed to address the commercial needs those same tourists create.

Criterion A: Patterns of History

Commerce

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Commerce because of its role throughout the period of significance as the commercial heart of the community. From Park City's inception as a mining community through its evolution to a hub of recreation and tourism, upper Main Street has remained the most important commercial center in town. Originally, it catered to miners and other residents eager for food, drink, supplies, and social connections. Beginning in the 1960s, the construction of new commercial and residential buildings served the same needs of the increasing numbers of tourists. Upper Main Street's evolution mirrors that of the community as a whole and served as a model in Utah and the region of the revitalization the recreation and tourism industries could bring to economically depressed former mining communities.

Politics/Government

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Politics/Government because of its history as the earliest center of politics in the community. The 1889 Sanborn maps show City Hall (including a fire station and a jail) on Main Street. After the 1898 fire City

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Hall was rebuilt; the building remains to the present (528 Main Street). The presence of local government offices only heightened the importance of Main Street within the community.

Social History

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Social History because, as the center of commerce and politics in early Park City, it was also an important social hub. This is particularly evident in the presence of fraternal halls, which were present on Main Street as early as 1889. These organizations provided an important social counterweight to the relative anarchy of mining settlements and helped to create a sense of community among residents. One such building still stands on Main Street, the Benevolent and Protective Order of the Elks (B.P.O.E.) Lodge No. 734 (550 Main Street).

Transportation

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Transportation because of its role in the development of Park City's transportation system. Pioneering improvements to Park City's transportation system often began with Main Street. It was one of the first places in Park City to receive active street maintenance and improvement, and it was also one of the first streets to have controlled use and access enforced, with the banning of heavy transportation and hauling in the early twentieth century and parking ordinances established in the 1920s. Additionally, the Union Pacific depot stands at the north end of the district; it historically served as a vital connection between Park City, outlying communities, and Salt Lake City to the west. In addition to passenger service, the railroad provided a low-cost means for transporting coal to the mines and mills in Park City and for moving the extracted ores to Salt Lake City for further processing and distribution (Oliver et al. 2017:13).

Industry

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Industry because of the close relationship between the district and nearby industrial operations, and the impact those operations had on its development. While no industrial resources exist within the Main Street Historic District, Main Street's development was the direct result of the significant industry just blocks away, such as the Silver King Coalition Mines building to the north and the Ontario Mill just south of Main Street (Rick Pieros Photography 2011; Sanborn Map Company 1907). The boarding houses in the boundary extension housed industrial workers in the nearby mills and mines, and the many restaurants and businesses on Main Street served their needs. Indeed, the relationship of Main Street to nearby mining industry was one of the key selling points of the district for tourists. Many of the newer buildings reflect this relationship through names (such as Treasure Mountain Inn, whose name refers to one of the nearby silver mining areas), through industrial design elements reminiscent of hoist houses and mills, and through the use of historically industrial materials like corrugated metal and board and batten siding.

Entertainment/Recreation

The Park City Historic District (Boundary Increase) is significant under Criterion A in the area of Entertainment/Recreation because of its role as the entertainment and recreational center of Park City during much of the period of significance. Numerous entertainment and recreation establishments operated on Main Street from its earliest period, particularly theaters (Oliver et al. 2017:29). These offered the community, particularly miners and mill-workers with money to spend, a source of entertainment. One striking example that remains is the Egyptian Theater (328 Main Street), which was

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“built under the supervision of an Egyptologist in the au courant style” in 1926 (Oliver et al. 2017:29). The attention to the appearance and architectural character of the theater emphasizes the importance of entertainment within the community. Although it is an event outside of the historic period, it should be noted that the Egyptian Theater was also the principal venue of the Sundance Film Festival when it first moved to Park City in 1981 (Friedman 2010). Another notable example of an important recreation-related resource is the Summit County War Veterans Memorial Building (427 Main Street), which served as a recreation center (with gym, bowling alley, and table games) from 1940 until the late 1960s (Ewanowski 2015b).

In addition to these two particularly notable examples of entertainment/recreation buildings, at least 10 of the buildings still standing on Main Street were historically used as saloons, bars, breweries, or billiard parlors (Ewanowski 2015c, 2015d, 2015e, 2015f, 2015g, 2015h, 2015i, 2015j, 2015k, 2015l). While these types of recreation were less formal than those at the Egyptian Theater or the War Veterans Memorial Building, drinking, gambling, and socializing at saloons and billiard halls were key pastimes for the town’s predominantly male population with disposable income from mine work. A striking illustration of the importance these recreational outlets held in Park City’s history was George Wanning’s saloon, which was the first building rebuilt after the Great Fire of 1898, ahead of any other commercial or public buildings (Oliver et al. 2017:27). Just two years after the fire 14 saloons were again operating on Main Street; this number increased to 17 by 1907 (Sanborn Map Company 1907; Sanborn-Perris Map Co. Limited 1900). While the entertainment and recreation culture on Main Street has shifted more toward restaurants, bars, galleries, and shopping in the modern era, the large number of remaining buildings originally geared towards earlier forms of leisure activity illustrate the significance of the historic district as a center of recreation and entertainment in Park City historically.

Criterion C: Architecture

The Park City Historic District (Boundary Increase) is significant under Criterion C in the area of Architecture as a collection of buildings “that represent a significant and distinguishable entity whose components may lack individual distinction” (National Park Service 1997:2). While many of the district’s buildings are relatively nondescript examples of vernacular commercial architecture from 1898 to 1968, they cumulatively represent a largely intact example of a late nineteenth to mid-twentieth century commercial district in a mining and tourist town.

From the Pre-Fire Mining Era (1868–1897), little remains within the original district boundaries. Almost all commercial buildings in Park City (which were concentrated on Main Street at the time) were destroyed in the 1898 fire and only two buildings remain, making them significant as rare examples of commercial architecture from the period. The boundary increase also includes dwellings, one of which was extensively altered in the 1920s for use as a hotel (227 Main Street; built ca. 1885). The dwellings are typical examples of Park City architectural types and styles from the era.

The majority of properties in the district (56 buildings in total) date to the Post-Fire Mining Era (1898–1929). These buildings vary in style and typify commercial architecture from the early twentieth century. The majority are one- or two-part block commercial buildings, and most retain enough of the aspects of integrity to contribute to the district. While some of these buildings may not be individually significant under Criterion C, cumulatively they reflect the historic architectural trends of the era.

Only two buildings date to the Great Depression, World War II, and Post-War Era (1930–1962). These buildings are therefore significant as the few examples of architecture linking the primarily Victorian

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commercial buildings of the Post-Fire Mining Era to the modern designs of the following Recreation and Tourism Era.

Seven buildings within the revised Park City Main Street Historic District boundaries date to the Recreation and Tourism Era (1963–1980). These buildings reflect changes in architectural character brought about by the burgeoning tourism industry (in terms of both style and scale, particularly when juxtaposed with the traditionally designed, modestly sized buildings in the district from previous eras). As such, they represent an important new architectural trend in the historic development of Main Street.

The Modern Era (1981–present) falls outside of the historic period. Although buildings of exceptional importance may be significant even if less than 50 years old, no buildings in the Park City Main Street Historic District (Boundary Increase) appear to meet this standard (National Park Service 1997:2).

HISTORICAL CONTEXT

The period of significance for the district begins ca. 1880. However, in order to provide necessary background information, the context begins in 1868 when the first claim was staked in the area that would become Park City.

Pre-Fire Mining Era (1868–1897)

Park City is arguably the best-known mining settlement in Utah and one of the foremost silver mining communities in the western United States. Members of the Church of Jesus Christ of Latter-day Saints (LDS Church), or Mormons, had arrived in the region in 1847 and had explored the area in the mountains east of the Salt Lake Valley by the following year but did not initially settle there. Instead, the first European American settlers were non-Mormon prospectors, who arrived in the 1860s. Prospecting for mineral resources had begun early in Utah territory, long before statehood was granted in 1896. LDS Church leaders discouraged mining (and its associated lifestyle), perceiving it as a threat to the group's core agrarian values. But with the encouragement of Colonel Patrick Connor, commander of nearby Fort Douglas, soldiers in the U.S. Army began to actively prospect by 1862. The first claim in what would be Park City—the Young American lode—was staked in 1868; more claims soon followed (Thompson and Buck 1993).

Perhaps the most significant was the Ontario Mine, the claim for which was bought by George Hearst in 1872 for \$27,000.² The Ontario Mine is an excellent example of the rapid growth of these early holdings. By 1876, the Ontario Silver Mining Company had incorporated and preparations were begun to sink its No. 3 shaft. Just one year later, in 1877, the mine began running a 40-stamp mill at the mouth of Ontario Canyon, started a drain tunnel and another shaft (No. 4), and aggressively acquired adjacent claims. Mirroring the development process of the Ontario Mine, many of Park City's most significant mining operations were established over the subsequent 20 years, including the Daly, Comstock, and Silver King companies. The mines worked by these companies were owned and operated by some of Utah's best-known mining magnates, including John Daly, John Judge, and Thomas Kearns (Bowes 2000).

The formation of the Ontario mine in the early 1870s catalyzed the formation of Park City as a mining camp. Early residents quickly established additional claims and mines, and by the 1880s Park City was a bustling town with commercial establishments and residences. In contrast with most settlements in Utah at the time, the population was largely non-Mormon. However, the wealth generated by the mines

² George Hearst was the father of well-known newspaper baron William Randolph Hearst (Bowes 2000:17).

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attracted numerous Gentiles, as non-Mormons were known, and the town expanded and transitioned rapidly from a mining settlement to a permanent town (Oliver et al. 2017:12). It continued to grow despite early economic setbacks such as the financial Panic of 1893.

Historically, upper Main Street was primarily a commercial district. The south end of the district (the area of the boundary increase) also closely abutted industrial operations, particularly ore refining plants run by the local mines (Sanborn-Perris Map Co. Limited 1890, 1900; Sanborn Map Company 1907).

[Prior to 1898] Main street was built of log and frame homes and one-story business houses with two-story false fronts, with numerous shacks as of today. Rock and brick were freighted in by horse and ox drawn wagons, and, before the fire of June, 1898, our city's main thoroughfare was a real famed Main street, flanged [sic] on each side with brick and rock store buildings, boasting of a three-story bank building and a four-story opera house and lodge room. (*Park Record* 1942a)

A wide variety of businesses operated on Main Street, including everything from saloons to fraternal halls to professional offices. As temporary camps were replaced with more permanent dwellings, "families settled, and new businesses such as furniture stores, dress shops, jewelry stores, and mercantiles opened to serve the diversifying community" (Oliver et al. 2017:12). By the late 1890s the community had expanded to 7,500 residents, Main Street was flanked with established neighborhoods, and mining companies continued to modernize their workings, hoist houses, and mills (Oliver et al. 2017:27).

Post-Fire Mining Era (1898–1929)

The Great Fire of 1898 brought a halt to this progress. The fire destroyed 200 of Park City's 350 wood-framed and masonry buildings and caused nearly \$1 million in property damage; 500 residents were left homeless (Oliver et al. 2017:27; Notarianni 2018; Williams-Blaes and Jameson 2009:9). Despite the hardship, the town was rebuilt in just 18 months, initially with wood-framed buildings; these were sometimes later improved to brick and stone (Notarianni 2018). In rebuilding after the fire and in the following years Main Street assumed much of its present appearance.

By the early 1900s upper Main Street was again a bustling business district. "Main Street was busy back then with restaurants of all nationalities, department stores, grocery stores and last, but certainly not least...there were candy kitchens" (Polson 1980). Department stores, offices, and dance halls were also important fixtures on the street (Polson 1980). "If one would walk up one side of Main Street and down the other side in 1904 it would take quite awhile [sic] to count all the merchants in business. In one's total tabulation, 33 saloons could be counted with their doors swinging in and doors swinging out; twenty four hours per day" (Davich 1972).

The overall number of businesses is even more telling:

The Park City commercial district contained numerous businesses, as well as various social halls and meeting places, public buildings and at the base the Union Pacific Railroad Depot...A scrutiny of Utah business directories reveals that in 1892-1893, 112 businesses (including physicians and lawyers, but not mining companies) existed; while in 1903-1904, approximately 136 concerns operated in Park City. By 1918-1919, the number had declined to 87, and in 1920-1921, 75. (Notarianni 1979:Item Number 8, Page 4)

It was during this period of prosperity that Park City and its residents began to actively improve the streetscape of Main Street. In 1905, the streets themselves were rough at best. Main Street was unpaved

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and had no sidewalks; it was covered in dust in the summers and turned into mud when it rained (*Park Record* 1931). This was in part due to heavy teams doing mine-related transport up and down Main Street, which regularly damaged the roads and prevented long-term repairs (*Park Record* 1906a). Flumes serving the mines also ran down Main Street (*Park Record* 1905). Starting in 1906, however, the city began to consider means for improving the situation, beginning in 1907 by directing heavy traffic up Marsac Avenue instead (*Park Record* 1906b). By 1907 three plank crossings were placed at key intersections on the road, and in 1911 the first concrete sidewalk was poured on upper Main Street (*Park Record* 1907, 1911a). As the *Park Record* optimistically reported at the news, “Truly Park City is on the upward trend. Good times ahead sure enough” (*Park Record* 1911a).

The *Park Record* was correct. Starting in 1911, many property owners on upper Main Street began to work to improve the streetscape through the construction of concrete sidewalks:

C.W. Hodgson and J.C. O’Hara are having cement sidewalks placed in front of their Main street property adding greatly to the attractiveness and value of the same. The Record understands that several other property owners have arranged to make similar improvements. It is not out of the way to predict that all of Main street will have cement walks before the close of the year. (*Park Record* 1911b)

Improvements to upper Main Street continued through the 1910s. These included the construction of additional concrete sidewalks and a public push to paint and maintain buildings (*Park Record* 1914, 1915). By 1915 much of Main Street had also been paved, and in 1916 residents petitioned the city to extend the paved section from the intersection of Main Street and Second Street down to the intersection of Main Street and Daly Avenue (*Park Record* 1915, 1916a). A strong impetus for these improvements was the introduction and growing popularity of automobiles in the early 1900s. The increase in automobiles also resulted in changes to how Main Street was used by residents. A 1916 article noted that it was common practice for residents to park on Main Street (*Park Record* 1916b).

The improvements to the streetscape during the 1900s and 1910s were accompanied by changes to the physical make-up of buildings on upper Main Street. By the 1910s, residents of the city were actively working to remove vacant and undesirable buildings:

There is a vacant building on Upper Main street that should receive the attention of the fire chief and the city officials. It is the old Berry barn, which has not been in use for years past. It is a tumble-down shack and a dangerous fire trap...it is only a matter of time before a fire will occur, and the whole upper part of town jeopardized by a big conflagration. (*Park Record* 1916c)

In cases such as the Berry Barn (which stood until 1924), removed buildings were replaced with new construction intended to meet the changing needs of the area’s residents. The Berry Barn was replaced with a commercial garage designed to hold ten cars in separate garages: “five with entrances on Main street and five in the basement, with entrance on Grant avenue” (*Park Record* 1924). During the 1920s efforts also continued to improve the appearance of the businesses, particularly through upkeep and remodeling (*Park Record* 1921).

Some issues continued to plague upper Main Street. In one case, heavy rains flooded mine flumes and (as a result) the Main Street gutters as well; the flood left rocks and ore all over the street (*Park Record* 1925). In another case, a car that one resident tried to park in his garage lost its brakes and rammed through the wall and into a neighboring residence on Main Street (*Park Record* 1927).

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One issue that required management by the city was parking. Since the 1910s the numbers of cars in use had continued to increase, and ultimately the parking situation on narrow streets like Main Street required a city ordinance:

It shall be unlawful to allow any vehicle to stand on what is known as upper Main street, except to load or unload between the intersection of Second street and Main street and Daly avenue commonly known as Empire canyon and Hill streets... In the opinion of the City Council of Park City, Summit County, State of Utah, it is necessary to the health and safety of the inhabitants of Park City, Utah that this ordinance amending...shall take effect immediately. (*Park Record* 1928)

Despite this ordinance parking continued to be a problem on Main Street, something that might still sound familiar to residents today (*Park Record* 1942b).

Sanborn maps from 1929 depict a densely developed commercial district with a wide variety of businesses. These included boarding houses and hotels, entertainment venues such as a dance hall, pool halls, and theaters, professional offices and banks, specialty stores, such as those for jewelry or millinery, social spaces, such as meeting halls for fraternal organizations, public buildings such as city hall and a public library, and many additional general commercial enterprises, such as grocers, hardware shops, and a general store (Sanborn Map Company 1929). In general, the density and layout of the district in the 1929 Sanborn maps correspond closely to what exists today, although the overall size of the buildings was smaller (usually one or two stories).

The Great Depression, World War II, and the Post-War Era (1930–1962)

Throughout the period between the 1890s and 1930, Park City's mines experienced several economic setbacks tied to national ore markets but development in town continued during boom periods. A more steady decline began after World War I as a result of lessening ore quality and labor unrest. The start of the Great Depression brought an even stronger downturn in Park City's mining industry and (correspondingly) its economy. As a result, many families were forced to relocate to find work elsewhere, "the population of Park City declined sharply and many houses and commercial properties were abandoned" (Oliver et al. 2017:30). Despite this, Park City's residents made efforts to maintain upper Main Street. In 1937, the city conducted a "clean-up campaign" to "make the city the cleanest and neatest in its history. Accumulated dirt and rubbish, unpainted buildings, broken sidewalks—all are being attacked with a firm resolve to make a good job of the clean-up, paint-up, plant-up, fix-up campaign" (*Park Record* 1937a). These clean-up efforts included Main Street. That same year, a culvert and bridge over Silver Creek on upper Main Street were repaired under the supervision of the Works Progress Administration (*Park Record* 1937b).

By 1939, the industrial revitalization spurred by World War II brought a small amount of money back into Park City, and Main Street enjoyed the benefits:

Since the mines started and most of the boys are back on the job, new cars and new paint jobs are cluttering up the parking spaces on Main street so fast one would think this was a farming community. The color jobs on a few, are similar enough to make you wonder whether the owners had chipped in on some mail order paint. (*Park Record* 1939)

In general, though, mining was no longer economically viable—many mines were so deep that water had to be pumped out for them to operate, and the profits from mining remained too low to justify the costs of pumping the water (Price 1970).

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The need for ore and mining that had fueled Park City's economy as part of the war effort soon ended, and in 1949 mine closures put 1,200 miners out of work (Oliver et al. 2017:30). By the 1950s most remaining mines had closed and, as a result, many businesses (particularly on Main Street) failed, creating a ghost town atmosphere. Cumulatively, the events of this period meant that little development occurred on upper Main Street during the period between roughly 1930 and 1960 (Williams-Blaes and Jameson 2009:8). But in the 1960s Park City entered into a new boom period spurred by the burgeoning recreation industry, beginning with the opening of Treasure Mountain Resort (now Park City Mountain ski resort) near Main Street in 1963 (Ewanowski 2015m:1).

Recreation and Tourism Era (1963–1980)

Skiing had been an important part of Park City's culture for almost as long as the city had existed. For example, in the 1880s a local undertaker and carpenter was known to manufacture skis, which were used for winter transport and sometimes for recreational purposes. The first rope-tow was installed at what would become Deer Valley Resort in 1929, and famous skier Alf Engen set world records for ski jumping at nearby Ecker Hill in 1931. (Ecker Hill Ski Jump [NRIS No. 86001251] is listed in the NRHP.) Recreational skiing became even more popular as part of the increased leisure and tourism activity that occurred after World War II. The Squaw Valley Olympics, hosted in California in 1960, brought winter sports directly into the national spotlight and the number of ski resorts in the nation doubled in the next ten years (Oliver et al. 2017:36). In Park City,

The major push for skiing as a business and economic catalyst began in 1958 when United Park City Mines [UPCM], recognizing the potential value of its land above ground, conducted a feasibility study to create Treasure Mountain, named after the historic "Treasure Hill" of the Silver King Mine. In 1963, Park City received a federal loan from the Area Redevelopment Agency for 1.25 million to develop a ski area ... (Oliver et al. 2017:37).

That same year UPCM established the Treasure Mountain Resort, now Park City Mountain ski resort. (Oliver et al. 2017:36). Articles in the *Park Record* document the changes that occurred as skiing and tourism began to revive the town's economy. In addition to the opening of a large new lodge at 255 Main Street (Treasure Mountain Inn) in 1965, new businesses centering around the needs of visitors started to supplant older ones, and other old businesses and buildings were renovated (*Park Record* 1965a, 1965b, 1974, 1979a). But change began slowly and even in the late 1960s upper Main Street retained much of its historic character.

A less-tangible but still important aspect of the changes on upper Main Street from the 1960s to the present is the acknowledgement and marketing of Park City as a historic mining town and a welcoming place for visitors. As early as the 1960s, businesses on Main Street had begun to emphasize a connection to the town's mining history and the experience it offered to visitors:

You travel up Main Street through Park City to reach the southernmost guest accommodations in The Park. It is the same route the miners and ore wagons used in days past when the Judge and Daly West mines were working at full capacity. Hominess and friendliness make the tourist welcome to this famous mining community and resort area. (*Park Record* 1968)

By the early 1970s, Park City's municipal government recognized the need to manage the rapid changes on Main Street. In 1973 a Main Street Improvement Plan was introduced, which was intended to guide improvement plans on the municipal level and which centered around the preservation of the area's

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historic character. The goal was to balance the changing needs of the town with keeping the historic character of Main Street.

To accomplish these goals, the Main Street district must become unique and attractive in appearance, and capable of accommodating additional development, increasing traffic and demands for convenient parking... The proposed street and curb design would allow for more convenient street parking and easier snow removal and maintenance. Of great importance, too, are proposals for improvements that will enhance and preserve the old mining town character of Main Street. (*Park Record* 1973)

As in preceding decades, street parking was of particular concern and the plan included a discussion of ways to increase parking capacity in the area. It also touched on the question of how to keep Main Street's historic character, going so far as to dissuade property owners from installing historically inaccurate wood sidewalks and instead to use stone and asphalt for street and sidewalk materials (*Park Record* 1973).

Development continued at an increasing pace, and in 1976 the city adopted a Land Management Code that delineated historic districts and instituted historic preservation ordinances (Notarianni 2018). Merchants on Main Street agitated for "the lifting of building impact fees on Main Street to encourage owners of empty lots to build and to encourage restoration of our historical district" (*Park Record* 1976). And in 1977, developers presented the most ambitious plans for upper Main Street to date.

A three part development that could change the whole character of Park City's downtown area, featuring plans for a Main Street trolley line, a chair lift from the Park Avenue Coalition Building to the top of Park City Resort's Payday ski run, and a 49 lot subdivision on a proposed extension of Norfolk Avenue, were revealed to the planning commission last Wednesday night. (*Park Record* 1977)

The plan would have dramatically changed Main Street and much of Park City, and understandably it received considerable push-back from residents. Later that year, the developers back-pedaled and stated that the trolley and chairlift weren't necessary for their plans (*Park Record* 1977). (Ultimately, no trolley was ever built on Main Street, although the Town Lift, which connects Main Street with the ski slopes above, was built amid continuing controversy in 2001 [Oliver et al. 2017:48]). However, during the 1970s and 1980s numerous other building projects on Main Street were also reviewed and approved by the city (*Park Record* 1979c, 1980a). As a result, new buildings began to infill previously empty lots, increasing density and altering the appearance and character of the area.

In 1979, the importance of historic upper Main Street received formal recognition through the nomination of the Park City Main Street Historic District to the NRHP (*Park Record* 1979b). Also in that year, the municipal government of Park City was concentrating on how best to meet the needs of Main Street, and funded five project areas to help improve the area as well as to maintain its historic character. These areas were housing and commercial building rehabilitation, a demolition program to remove vacant and blighted structures, capital improvements (such as maintaining and building sidewalks and retaining walls), and acquisition and relocation (to acquire parcels that "pose hazards for motorists") (*Park Record* 1979d). In 1980 the city's redevelopment agency sought development proposals for city-owned lots (*Park Record* 1980b).

In response to this increasing development locals began to voice concerns about how it was affecting the character of Main Street. As one resident wrote in a letter to the editor regarding proposals for new developments, "Air Space indeed. Many of us call it living space, breathing space, seeing space, green

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space, or just not a space filled with a building 60 feet high... Another Monolithic [sic] planned building 300 feet maximum size, maximum height, maximum density and again almost minimum parking” (*Park Record* 1980c).

Modern Era (1981–Present)

The recreation and tourism industry entered another phase with the opening of Deer Valley Resort in 1981. Prior to its opening, skiing had been a casual pastime. But Deer Valley Resort’s emphasis on a luxury experience for its visitors, encompassing everything from accommodations at a deluxe hotel to valets who would carry ski gear for guests, deeply altered the tourism industry in Park City.

When Deer Valley Resort opened in 1981, it marked the beginning of the luxury ski era and the transfiguration of Park City from a casual winter vacation spot to a recreation mecca and second home community, from a revitalized mining town with a few ski runs to a glittering tourist destination set against the backdrop of mining-era buildings (Oliver et al. 2017:44).

Main Street was no exception. The opening of Deer Valley Resort and the expansion of surrounding ski resorts resulted in development pressure in Park City’s Old Town, particularly Main Street. Old Town functioned as the commercial and social hub, and the increasing numbers of visitors and the need to accommodate them created pressure on existing buildings and infrastructure. At the same time, however, Park City’s residents and developers recognized the value of the mining-era buildings as “a coherent and ready-made theme for tourists seeking an escape” and continued to make extensive efforts to preserve them for both their historic and commercial value (Oliver et al. 2017:45).

As Notarianni concluded in the original nomination,

...the significance of the Park City commecial [sic] district lies in the areas of commerce, politics, government, social, transportation, labor and mining; as well as signifying the contributions made by prominent and well-known members of the community... As mentioned, the area functioned and continues to function as an important element in daily life in Park City. A low ebb was reached in the city in the 1950s, but the area’s rejuvenation as a recreational community in the 1960s has prompted a surge; thus an increase in commercial activity. (Notarianni 1979:Item Number 8, Page 4)

Presently Park City’s permanent population is only 7,500, but the town accommodates over 3 million visitors each year (Park City Municipal Corporation 2014). Intense development continues apace to meet the seasonal housing demand, continuing to place great strain on the city’s historic architecture while at the same time relying on it to convey the “real” Western mining town that people come to experience. On today’s thriving Main Street, a few large-scale modern commercial buildings stand among clusters of smaller, historic one- and two-part blocks dating to the late nineteenth and early twentieth century, giving the district a unique character that conveys the diverse aspects of its historic significance.

Park City Main Street Historic District (Boundary Increase)

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2015d Historic Site Form: Coffey & Farrell Saloon Building. CRSA Architecture, Salt Lake City.

2015e Historic Site Form: Mary McLeod Building. CRSA Architecture, Salt Lake City.

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2015g Historic Site Form: Riley & Towey Saloon Building. CRSA Architecture, Salt Lake City.

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Park City Main Street Historic District (Boundary Increase)

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1924 Park Float. 19 September. Park City, Utah.
1925 Park Float. 14 August. Park City, Utah.
1927 Park Float. 18 November. Park City, Utah.
1928 An Ordinance. 3 February. Park City, Utah.
1931 Dad's Column. 23 January. Park City, Utah.
1937a Activity on the Clean-up Campaign. 29 April. Park City, Utah.
1937b New Beer Ordinance Passed by City Council. 27 May. Park City, Utah.
1939 Telling Tales. 22 June. Park City, Utah.
1942a Why Park City Was Built So Close to the Mountains. 5 March. Park City, Utah.
1942b Sorting the Muck Pile. 3 September. Park City, Utah.
1965a Old Drug Store Will be Ice Cream Parlor. 4 November. Park City, Utah.
1965b Thousands Visit Park City and Lovely Apartment Inn. 25 February. Park City, Utah.
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1974 Renovation Plan Approved. 31 October. Park City, Utah.
1976 Main Street Merchants Seek Improvements. 5 August. Park City, Utah.
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1980a Main Street Hotel Plans Appear Before Commission. 21 February. Park City, Utah.
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Park City Main Street Historic District (Boundary Increase)

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

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 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): NRIS Number 79002511

10. Geographical Data

Acreage of Property 11.9 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.646656 | Longitude: -111.498005 |
| 2. Latitude: 40.646894 | Longitude: -111.497251 |
| 3. Latitude: 40.63961 | Longitude: -111.494086 |
| 4. Latitude: 40.639645 | Longitude: -111.49437 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Park City Main Street Historic District (Boundary Increase) is shown as the yellow line on the accompanying map entitled "Park City Main Street Historic District (Boundary Increase) Sketch Map."

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Boundary Justification (Explain why the boundaries were selected.)

The boundary (with the extension added in 2018) encompasses all of upper Main Street.

This area historically formed the commercial core of Park City. Although the farthest south section includes residences as well as commercial properties, this area was closely tied with the business area to the south geographically and economically, and represents a transitional zone between the dense commercial district to the south and the residential neighborhoods surrounding it.

11. Form Prepared By

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organization: SWCA Environmental Consultants
street & number: 257 East 200 South, Suite 200
city or town: Salt Lake City state: Utah zip code: 84111
e-mail khovanes@swca.com
telephone: (801) 322-4307
date: January 24, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Park City Main Street Historic District

City or Vicinity: Park City

County: Summit

State: Utah

Photographer: Kate Hovanes

Date Photographed: July 11, 2018



Main Street from north boundary of historic district. Camera facing southeast. 1 of 35.

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Main Street Historic District, from south of 4th Street. Camera facing northwest. 2 of 35.



Main Street Historic District, from south of 4th Street. Camera facing southeast. 3 of 35.

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Main Street Historic District, from north of intersection of Main Street and Swede Alley. Camera facing northwest. 4 of 35.



Main Street Historic District, from north of intersection of Main Street and Swede Alley. Camera facing southeast. 5 of 35.

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Main Street Historic District, from south district boundary. Camera facing north. 6 of 35.



109 Main Street. Camera facing north. An example of a modified pyramid house in the expanded historic district boundary. 7 of 35.

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115 Main Street. Camera facing west. Modified hall-parlor duplex in boundary extension. 8 of 35.



125 Main Street. Camera facing west. An example of an intact boarding house in the boundary extension. 9 of 35.

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140 Main Street. Camera facing east. An example of an L-cottage in the boundary extension. Note modern detached garage south of house. 10 of 35.



151 Main Street. Camera facing west. An example of a building historically used as a multiple dwelling in the boundary extension. 11 of 35.

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176 Main Street. Camera facing southeast. A larger-than-average example of the T- and L-Cottage form. 176 Main Street was historically used as a boarding house. 12 of 35.



205 Main Street. Camera facing west-northwest. Modern Era residential development in boundary extension. 13 of 35.

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227 Main Street. Camera facing southwest. An example of a hotel in the boundary extension (the former Star Hotel, which was built around an older single-family dwelling). 14 of 35.



255 Main Street, Treasure Mountain Inn (1965). Camera facing south. 15 of 35.

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580 Main Street. Camera facing north. Brick building dating to the Recreation and Tourism Era. 16 of 35.



605 and 613 Main Street. Camera facing south. Buildings dating to the Recreation and Tourism Era. 17 of 35.

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221 Main Street. Camera facing west. An example of a rectangular block type building in the expanded historic district boundary. 18 of 35.



328 Main Street. Camera facing northeast. Egyptian Theatre, in original district boundaries. 19 of 35.

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427 Main Street. Camera facing southwest. An example of a central block with wings in the PWA Moderne style in the original historic district boundaries. 20 of 35.



528 and 530 Main Street. Camera facing northeast. One-part block and two-part block. City Hall (on the left) is historic, while the Park City Museum building (on the right) is modern construction. 21 of 35.

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660 Main Street. Camera facing northwest. 660 Main Street was historically the Park City Union Pacific Depot and was one of two buildings in the original historic district boundaries that survived the Great Fire of 1898. 22 of 35.



301-305 Main Street. Camera facing west. An example of a one-part block commercial building in the original historic district boundaries. 23 of 35.

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447 Main Street. Camera facing southwest. An example of a one-part block commercial building in Mission Revival style in the original historic district boundaries. 24 of 35.



509 Main Street. Camera facing west. An example of one-part block commercial building in the Victorian Eclectic style in the original historic district boundaries. 25 of 35.

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525 Main Street. Camera facing west. An example of one-part block commercial building and an adjacent two-part commercial block in the Victorian Eclectic style in the original historic district boundaries. 26 of 35.



558 Main Street. Camera facing east. An example of a foursquare residence put into use as a commercial building in the original historic district boundaries. 27 of 35.

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309 Main Street. Camera facing west. An example of a two-part block commercial building in the original historic district boundaries. 28 of 35.



361 Main Street. Camera facing southwest. An example of a two-part block commercial building in the original historic district boundaries. 29 of 35.

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438 Main Street. Camera facing east. An example of a two-part block commercial building in the original historic district boundary. 30 of 35.



544 Main Street. Camera facing east. A particularly small example of the two-part block commercial building type in the original historic district boundary. It provides an example of compatible modern infill between historic buildings that has occurred. 31 of 35.

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550 Main Street. Camera facing east-northeast. An example of a two-part block building within the original historic district boundary. 550 Main Street was originally used as meeting hall by the local Benevolent and Protective Order of the Elks. The historic Masonic Hall is at right. 32 of 35.



586 Main Street. Camera facing east. An example of a two-part block commercial building within the original historic district. 33 of 35.

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Olympic Plaza, between 405 and 419 Main Street. Camera facing west. An example of open public space in the original historic district boundaries. 34 of 35.



?200 Main Street. Camera facing northeast. A surface parking lot at the south end of Main Street. 35 of 35.

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Park City Main Street Historic District (Boundary Increase)

Park City, Summit County

40.646659 Latitude -111.498277 Longitude

40.647079 Latitude -111.496862 Longitude

40.639829 Latitude -111.493158 Longitude

40.639409 Latitude -111.494573 Longitude

 Historic District Boundary

1:2,697
Contains Privileged Information: Do Not Release
Base map from ESRI World Imagery
Date Accessed: 9/20/2018
*From the BLM's LRS database.



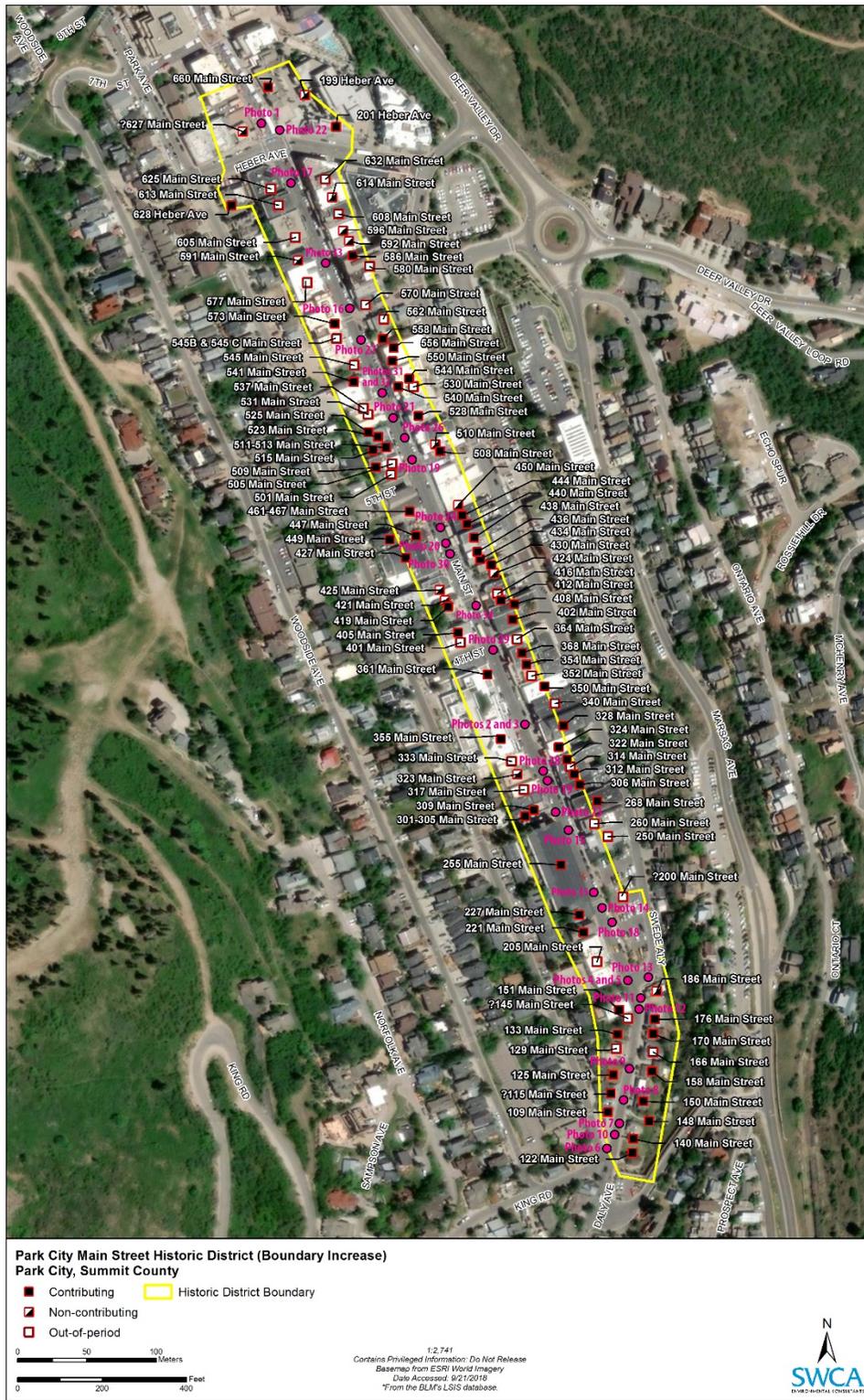
District Boundary Map

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Property Contributing Status Map

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.