

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 306 MAIN ST

AKA: 308 Main Street

City, County: Park City, Summit County, Utah

Tax Number: PC-275-A

Current Owner Name: 306 MAIN LLC

Parent Parcel(s):

Current Owner Address: PO BOX 3897, PARK CITY, UT 84060-3897

Legal Description (include acreage): AT A PT N 23°38'00" W 17.01 FT FROM THE SW COR OF LOT 2 BLK 22 PARK CITY SURVEY & RUN TH N 66°15'31" E 0.73 FT TO THE EXTERIOR FACE OF A BRICK STRUCTURE; TH ALONG THE EXTERIOR FACE OF SD BRICK STRUCTURE THE FOLLOWING 3 COURSES: 1) S 25°07'13" E 1.09 FT; 2) TH N 66°56'12" E 67.41 FT; 3) TH N 23°10'30" W 1.89 FT; TH LEAVING SD BRICK STRUCTURE N 66°15'31" E 6.84 FT TO THE E'LY LINE OF LOT 2 BLK 22; TH ALONG SD E'LY LOT LINE N 23°38'00" W 2.00 FT; TH N 65°46'58" E 49.28 FT TO THE E'LY LINE OF BLK 69; TH ALONG THE E'LY LINE OF BLK 69 S 23°31'00" E 44.30 FT TO THE SE COR OF LOT 2 BLK 69; TH ALONG THE S'LY LINE OF SD LOT 2, S 66°12'01" W 49.19 FT TO THE W'LY LINE OF SD LOT 2; TH ALONG THE W'LY LINE OF SD LOT 2 N 23°37'56" W 3.10 FT M/L TO THE S'LY EXTERIOR FACE OF A WOOD FRAME STRUCTURE; TH ALONG THE EXTERIOR FACE OF SD WOOD FRAME STRUCTURE THE FOLLOWING 3 COURSES: 1) S 66°47'12" W 3.24 FT M/L; 2) TH N 23°12'48" W 4.70 FT M/L; 3) TH S 66°53'35" W 66.80 FT M/L; TH S 23°38'00" E 1.64 FT; TH S 66°12'32" W 5.00 FT TO THE W'LY LINE OF BLK 22 & THE E'LY R/W LINE OF MAIN STREET; TH ALONG SD LINE N 23°38'00" W 35.01 FT TO THE PT OF BEG CONT 0.11 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Commercial
- Current Use: Commercial

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 1-part block (variation)

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate a concrete foundation.

Walls: Wood siding in various patterns, decorative cornice and dentils above storefront.

Roof: Gable behind false front.

Windows/Doors: typical storefront display windows with kick-plates (larger on north end).

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The frame variant of a 1-part block has not been significantly modified from the description provided in the National Register nomination or early Sanborn Insurance maps. The primary façade is bifurcated and originally housed two separate businesses. The south half has since been incorporated into the north building. The change is minor and does not affect the design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the central recessed entrances flanked by display windows, transom windows, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The one-part block, though this is a slight variant, is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c.1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district¹.

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: West elevation. Camera facing east, 1978.

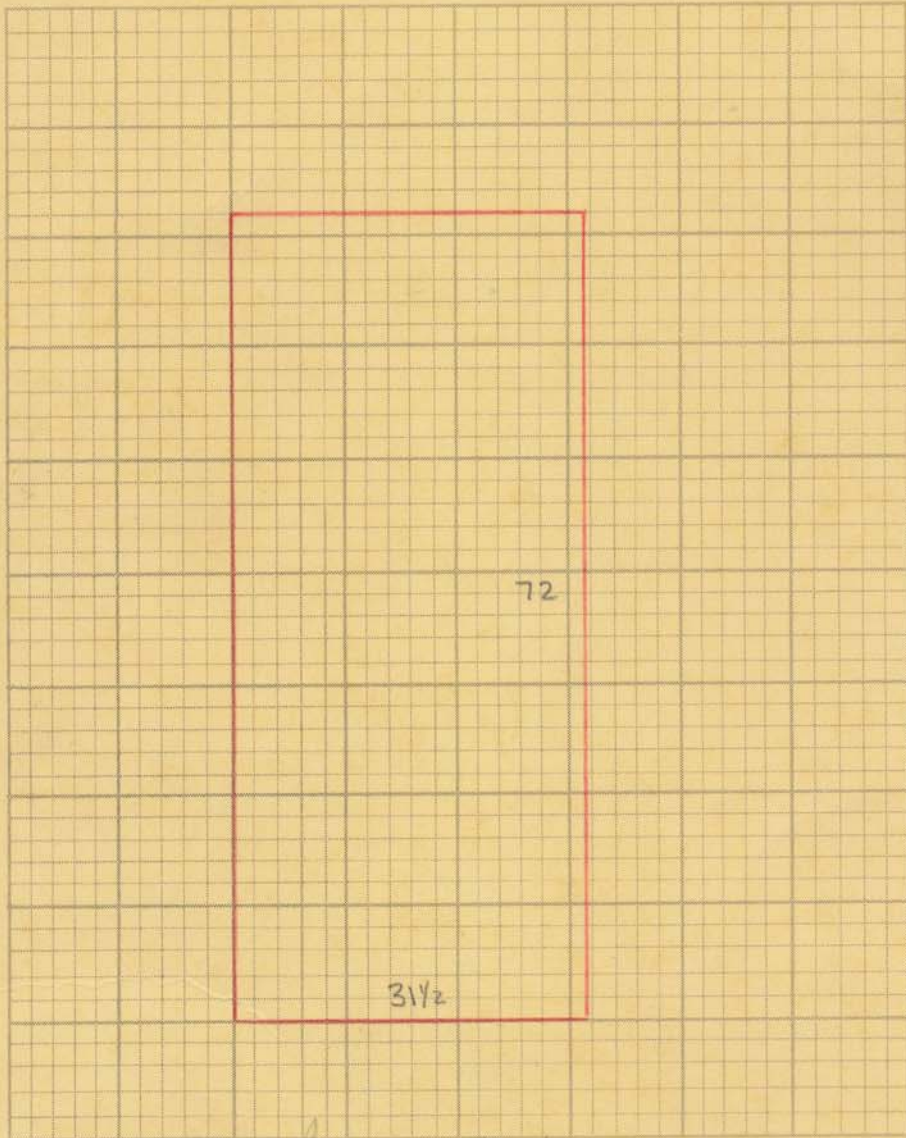
¹ From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location _____
 Kind of Bldg. Store (Tenem) St. No. 304 Main St.
 Class 1 Rms. _____ Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		2268		\$ 3912
	x x				
	x x				

Attr. Gar.	Flr.	Walls	Roof	Factor	Totals
Description of Building					Vacant 30% obs good Cond
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____					
Exr. Walls _____ <u>Siding</u>					
Insulation— Floors _____ Walls _____ Clgs. _____					
Roof Type _____ <u>gab</u> Mtl. _____ <u>Sh</u>					
Dormers— Small _____ Med. _____ Large _____					
Bays— Small _____ Med. _____ Large _____					
Porches — Front _____ @ _____					
Rear _____ @ _____					
Basement Entr. _____ @ _____					
Planters _____ @ _____					
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ (Full) _____ Floor <u>dnt</u> <u>522</u>					
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____					
Attic Rooms Fin. _____ Unfin. _____					
Plumbing { Class <u>1</u> Tub _____ Trays _____ Basin <u>1</u> Sink _____ Toilet <u>2</u> Urns. _____ Fms. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ <u>305</u>					
Heat— Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Stkr. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____ <u>1113</u>					
Air Cond. _____					
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____					
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____					
Cabinets _____ Mantels _____ Blr. In _____					
Tile— Walls _____ Wainscot _____ Floors _____					
Electrical— Outlets _____ Fixt. _____					
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____					
Metal Awnings _____					
Total Additions _____ <u>1940</u>					

Year Built <u>1901</u>	Avg. Age _____	Reproduction Value	\$ <u>5852</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Repr. Val. Minus Depr.	<u>1814</u>	
Remodel Year _____	Est. Cost _____	Obsol. or Rem. <u>-30 %</u>	<u>-544</u>
Garage— Class _____	Depr. 2% 3% _____	Bldg. Value	\$ <u>1270</u>
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size— x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____



Remarks: Bent 10' high

EX 10 15-68
1333

PC 275A
Serial Number

611
Card Number

Owners Name _____

Location _____

Kind of Bldg. STORE St. No. 304 MAIN

Class. 1+ Type 1 2 3 4. Cost \$ 6872 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2268		\$ 7284	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills

Ext. Walls 509

Roof Type 7AB Mtl. Sh9L

Dormers—Small Med. Large

Bays—Small Med. Large

Porches—Front @

Rear @

Porch @

Planters @

Ext. Base. Entry 10x31.5x72 FLD @ 22680 @ 0.08

Cellar-Bsmt. 1/4 1/8 1/2 3/8 3/4 Full Floor 1814

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing Class 1 Tub Trays 393

Basin 1 Sink Toilet 2 145

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp.

Heat—Stove H.A. FA HW Stkr Elec. 1007

On Gas Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. S.

Awnings—Metal Fiberglass

Total Additions 1911 3359

Year Built 1901 Avg. 1.53 Replacement Cost 10,643

Age 2. Obsolescence

Inf. by { Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base 5002

Depreciation Column 1 2 3 4 5 6 34

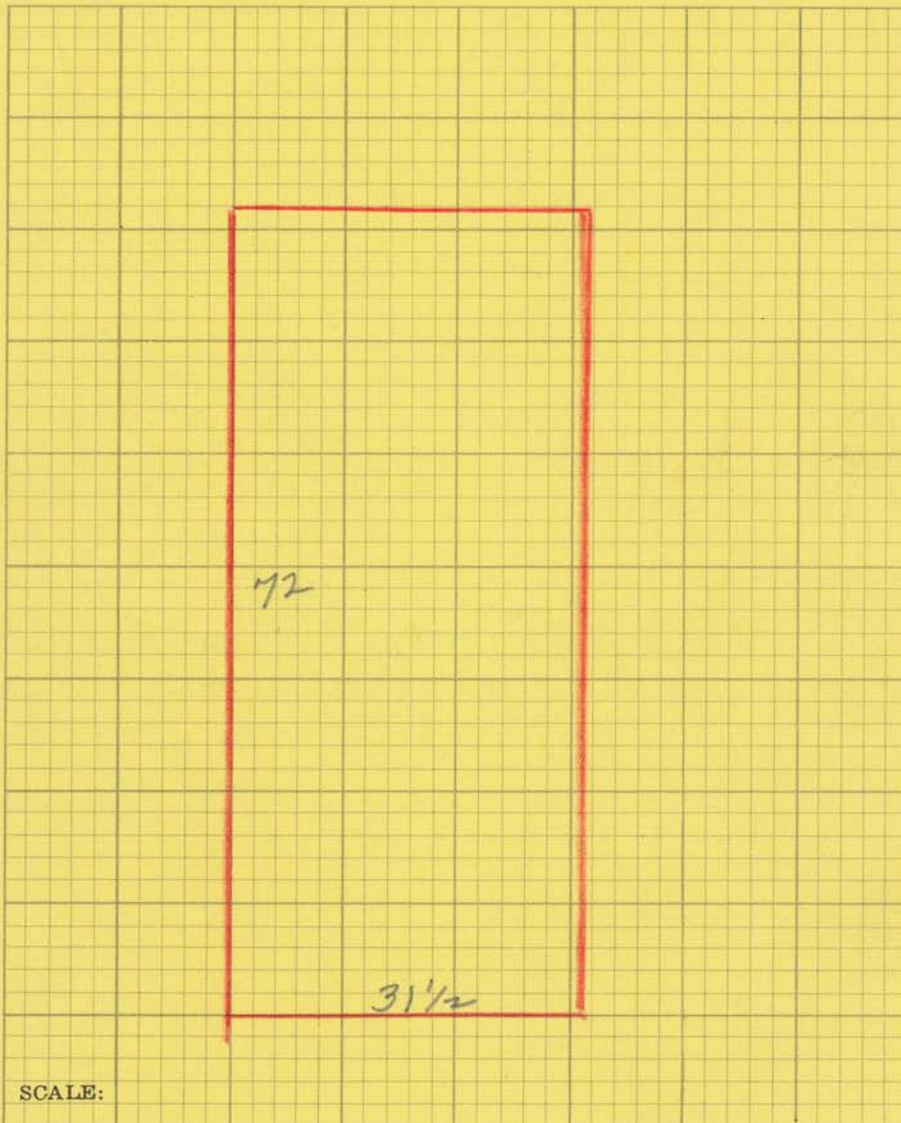
1940 Base Cost, Less Depreciation 1701

Total Value from reverse side

Total Building Value \$ 1701

Appraised ① 5-25 19 64 By 1480

Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Cise's

RESTORANT & NIGHT CLUB

HOURS

649-9000



Lisero's

Ristorante Bar

Cappuccino CAFE Cafe Latte DINNER

265

THE PARKING ENFORCEMENT UNIT HAS 15 MINUTE TICKETS

NO PARKING IN FRONT OF BUS STOP