

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 312 MAIN ST

AKA: 308-312 Main

City, County: Park City, Summit County, Utah

Tax Number: PC-276

Current Owner Name: & C COMPANY LP ATTN MARK PROTHRO

Parent Parcel(s):

Current Owner Address: 2304 MIDWESTERN PKWY STE 200, WICHITA FALLS, TX 76308

Legal Description (include acreage): LOTS 3 & 4 & A STRIP 8 FT WIDE ALGN'LY SIDE LOT 2 AND A STRIP 5 FT WIDE ALG S'LY SIDE LOT 5 BLK 22 PARK CITY SURVEY ALSO TRACT BEG AT A PT S 23°38' 00" E 8.00 FT & N 66°15'31" E 0.73 FT FR THE NW COR OF LOT 2 BLK 22 PARK CITY SURVEY, SD PT BEING AT THE EXTERIOR FACE OF A BRICK BLDG, & RUN TH N 66°15'31" E 67.45 FT TO THE EXTERIOR FACE OF SD BLDG TH ALG EXTERIOR OF SD BLDG S 23°10'30" E 1.89 FT; TH ALG EXTERIOR OF SD BLDG S 66°56'12" W 67.41 FT; TH ALG EXTERIOR OF SD BLDG N 25°07'13" W 1.09 FT TO PT OF BEG CONT 0.002 AC BAL 0.11 ACRES

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.

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:

Drawings and Plans

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

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

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

Building Type and/or Style: 2-part block

No. Stories: 2

Additions: none minor major (describe below) Alterations: none minor major (describe below)Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

 Good (Well maintained with no serious problems apparent.) Fair (Some problems are apparent. Describe the problems.): Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Uninhabitable/Ruin**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Tapestry brick and concrete.

Roof: Flat roof form.

Windows/Doors: Fixed casement display windows with a ribbon of small transom windows. Upper story has narrow multi-pane casement windows.

Essential Historical Form: Retains Does Not Retain, due to:Location: Original Location Moved (date _____) Original Location:**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story brick 2-part block has been altered over time. Decorative elements that ran below the upper windows were removed. Though three distinct entrance doors were reduced to one centrally located entrance between 1978 and 1982, the changes did not disrupt the original tripartite façade form and employed compatible materials. The changes do not affect the site's original design character.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is 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 brick, 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 two-part block 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. 1926¹

¹ Notarianni, page 50.

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

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

Photo No. 3: Southwest oblique. Camera facing northeast, tax photo.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name Musland W Fish
 Owner's Address _____
 Location Blk 22 Lot 3 Park Cty
 Kind of Building Apartment House Street No. 308 to 312 Main
 Schedule Apt Class 2 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x	<u>51938</u>		<u>\$.32</u>	<u>\$16620</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 21 Condition _____

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Top Blk front (Brick Sides)</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Flat</u> Mat. <u>OHVp</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear <u>165' @ .75</u>	<u>124</u>	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Int</u>	<u>796</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>6</u> Tub <u>6</u> Trays <u>1</u> Basin <u>6</u> Sink <u>3</u> Toilet <u>6</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>1480</u>	
Heat—Stove _____ H. A. _____ Steam <u>S</u> Blr. _____ Oil _____ Gas _____ Coal _____	<u>1938</u>	
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>5</u> Mantels _____	<u>150</u>	
Tile— { Walls _____ Wainscot. <u>6</u> Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		

*One Tenant
+
Manager only
Small Basin +
sink in
Dr's office
good
concy*

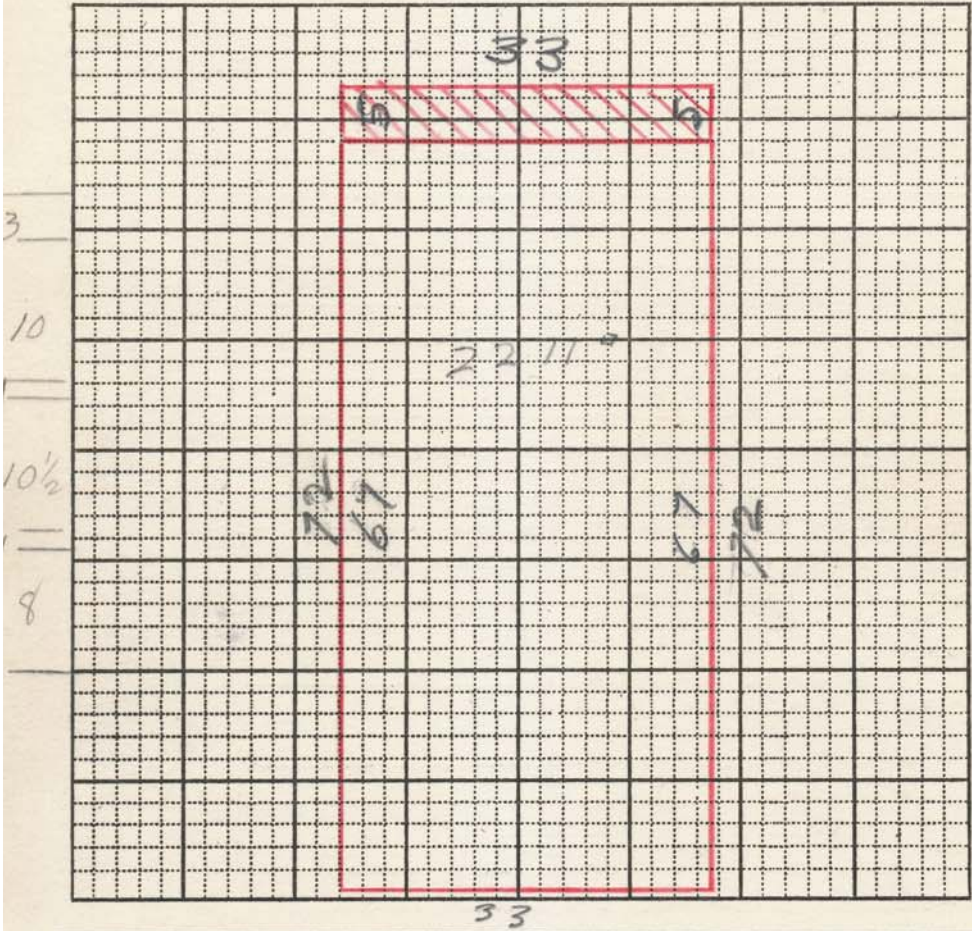
Total Additions and Deductions 4588 16620
 Net Additions or Deductions \$ 4588

Age 29 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 21208
 Depr. 1-2-3-4-5-6 38/62 % \$ _____
 Reproduction Val. Minus Depr. \$ 13149

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 _____ C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value \$ 13149

Appraised 9/21 194 9 By GO & TG



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

PC 273

Location Block 22 Lot 2 + 8' strip off lot 2
 Kind of Bldg. Off + Apt. St. No. Main St
 Class 2 Rms. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	x x	<u>51938</u>		<u>.33</u>	<u>\$17140</u>
	x x				
	x x				

Att. Gar. x Flr. _____ Walls _____ Roof _____

Description of Building		Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Tap Brick Front - Corner Sides</u>		<u>\$ 40 month</u>
Insulation— Floors _____ Walls _____ Clgs. _____		<u>income</u>
Roof Type <u>Flat</u> Mtl. <u>B.V.</u>		
Dormers— Small _____ Med. _____ Large _____		
Bays— Small _____ Med. _____ Large _____		<u>One Tenant</u>
Porches — Front _____ @ _____		<u>7 Manager only</u>
Rear <u>5x33</u> @ <u>80</u> <u>132</u>		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — <u>1 1/2 x 3 cu ft</u> <u>106</u> <u>106</u> Full _____ Floor _____		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>6</u> Trays <u>1</u>	<u>350</u>
	Basin <u>6</u> Sink <u>5</u> Toilet <u>6</u>	<u>1000</u>
	Urns _____ Ftms. _____ Shr. _____	<u>195</u>
	Dishwasher _____ Garbage Disp. _____	<u>20</u>
Heat— Stove _____ H.A. _____ Steam <input checked="" type="checkbox"/> Stkr. <input checked="" type="checkbox"/> Blr. _____		<u>included</u>
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____		
Air Cond. _____		
Finish— Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor— Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>5</u> Mantels _____ Blt. In _____		<u>included</u>
Tile— Walls _____ Wainscot <u>6</u> Floors _____		
Electrical— Ourlets <input checked="" type="checkbox"/> Fixt. <input checked="" type="checkbox"/>		
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____		
Metal Awnings _____		

Total Additions			<u>1697</u>
Year Built _____	Avg. <u>32</u>	Reproduction Value	<u>2758</u>
<u>Ave Agam-22</u>	Age _____	Depr. Col. 1 2 <u>3</u> 4 5 6 4-8 %	<u>\$19898</u>
Inf. by {	Owner - Tenant - <u>Market</u>	Repr. Val. Minus Depr.	<u>18837</u>
	Neighbor - Record - Est.	Obsol. or Rem. _____ %	<u>9042</u>
Remodel Year _____	Est. Cost _____	Bldg. Value	<u>\$ 9750</u>
Garage— Class _____	Depr. 2% 3%		
Cars _____	Floor <u>X</u> Walls _____	Roof _____	Doors _____
Size— x _____	Age _____	Cost _____	x _____ %
Other _____			

Total Building Value \$ _____
 Appraised 6-3- 1958 By 1302 1332

PC 276

Serial Number

OF Card Number

Owners Name Lou Giacoma
Location 4215 Achilles Drive S.C.

Kind of Bldg Store + apt St. No. 308 North Main Park City

Class 3 Type 1 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
2	x x	2211		\$ 23999	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____

Ext. Walls Top Back Front + Part of Sides + end

Roof Type Flat Mtl. BU

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear 5x33 165 @ 300 495

Porch Side 482 @ 100 482

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full Floor 8' cost 2392 hd

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 4 Trays 6

Basin 5 Sink 4 Toilet 6

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

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA (HW) Stkr _____ Elec. _____

Oil (Gas) Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 4 Mantels _____

Tile—Walls _____ Wainscot 4 cov Floors cc 5 740

Storm Sash—Wood D. _____ S. _____; Metal D. 3 #1 180

Awnings — Metal _____ Fiberglass _____

Total Additions 8961

Year Built 1926 Avg. 1926 Replacement Cost 32960

Age 2. Obsolescence _____

Inf. by my { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6

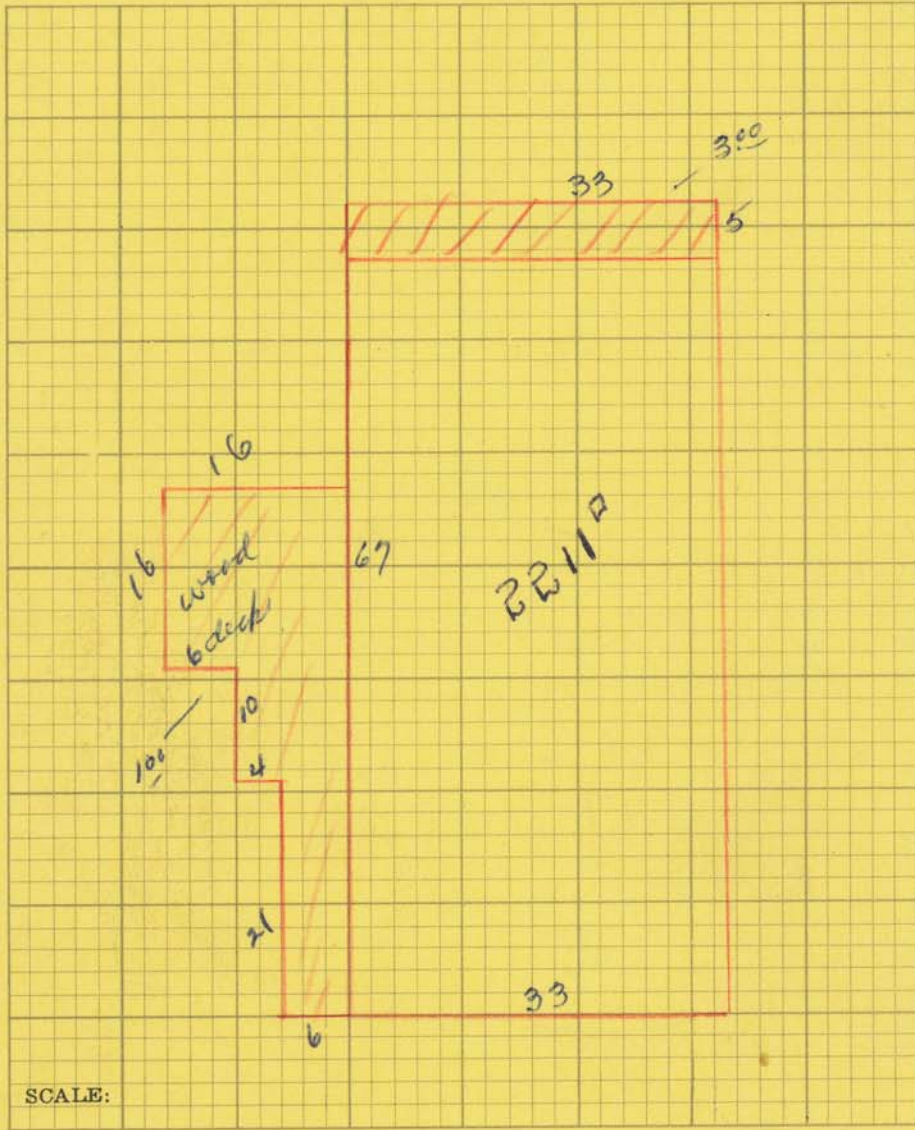
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ DEC 1 1928

Appraised ① 10-15 1968 By 1333

Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	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 _____





TESCH LAW OFFICES

Expressions of Elegance

ASK A LOCAL
REAL ESTATE INFORMATION

OPEN

LIVE SHOES FOR MEN

REAL ESTATE INFORMATION

SIACOMA BUILDING

Village Keepers