

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 322 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-278

Current Owner Name: TOLY MARY LOU

Parent Parcel(s):

Current Owner Address: PO BOX 489, PARK CITY, UT 84060-0489

Legal Description (include acreage): N 20 FT LOT 5 & S 5 FT LOT 6 BLK22 PARK CITY SURVEY; 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.

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

No. Stories: 2

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

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

General Condition of Exterior Materials:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Foundation: Tax cards indicate concrete block.

Walls: Drop siding.

Roof: Shed roof form.

Windows/Doors: Fixed multi-pane casement display 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 2-story frame 1-part block remains as it was described in the National Register nomination. Earlier photographs show the primary façade without the second-story deck/balcony; the 1965 tax card and the 1907 Sanborn Insurance map, also show structure without the deck/balcony. Further research should be conducted to establish a full design history on the site.

**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 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<sup>1</sup>

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:

<sup>1</sup> Notarianni, page 48.

- 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 district<sup>2</sup>.

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:** Northwest oblique. Camera facing southeast, 1995.

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

**Photo No. 4:** Southwest oblique. Camera facing northeast, c. 1955.

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<sup>2</sup> 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.

210-1568  
1333

PE-278  
Serial Number

102  
Card Number

Owners Name Mike Sofanised  
Location Red Baron Saloon, Park City  
Kind of Bldg. Stone St. No. 320 Main  
Class 2 Type 1 2 3 4. Cost \$ 5857 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1275		\$ 5857	\$
	x x				
	x x				

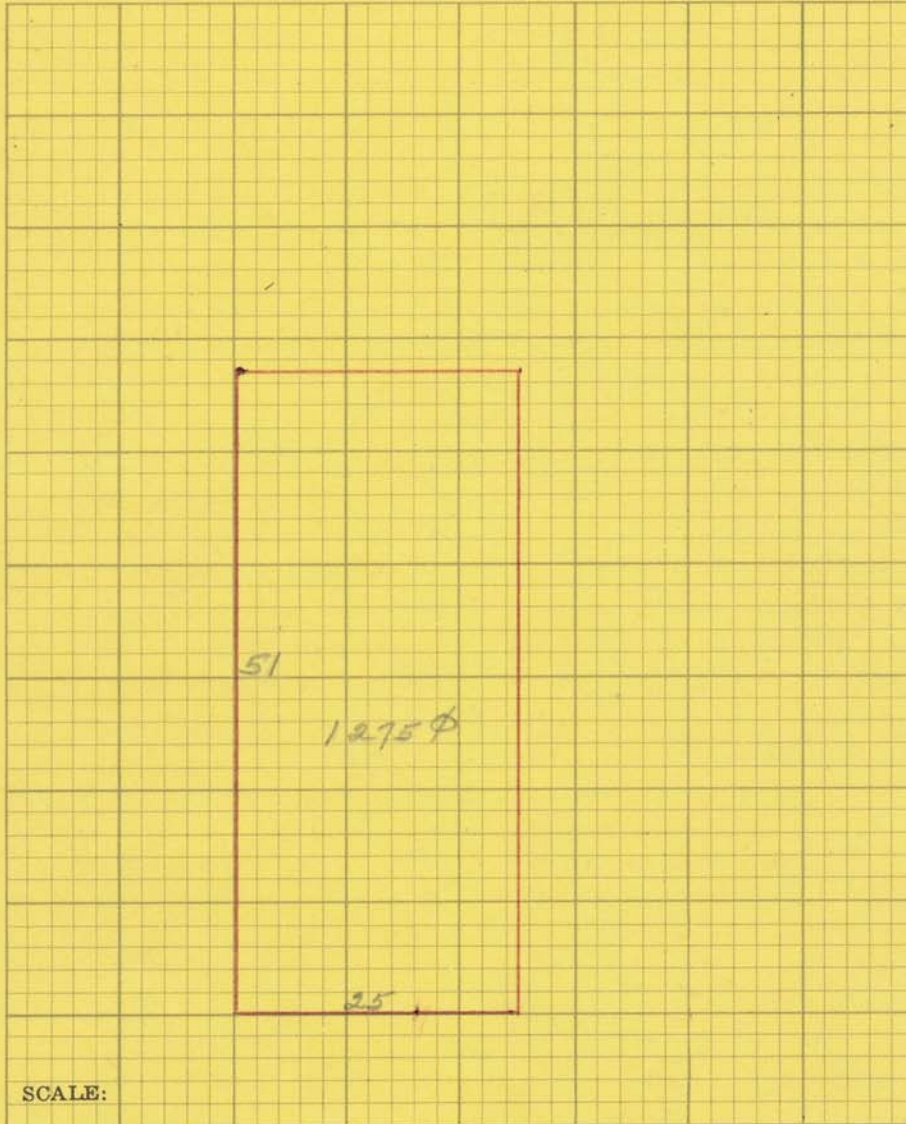
Att. Gar.—C.P.  Flr.  Walls  Cl.   
Description of Buildings Additions Additions

Foundation—Stone  Conc. blk Sills   
 Ext. Walls sdg to Park City  
 Roof Type shd Mtl. RR  
 Dormers—Small  Med.  Large   
 Bays—Small  Med  Large   
 Porches—Front  @ Kepp  
 Rear  @ 8-14-71  
 Porch  @ 187  
 Planters  @  
 Ext. Base. Entry  @  
 Cellar-Bsmt. —  $\frac{1}{4}$   $\frac{1}{8}$   $\frac{1}{2}$   $\frac{3}{8}$   $\frac{3}{4}$  Full  Floor conc 1275  
 Bsmt. Gar.   
 Basement-Apt.  Rms.  Fin. Rms.   
 Attic Rooms Fin.  Unfin.   
 Plumbing { Class 1 Tub.  Trays  713  
 Basin 2 Sink  Toilet 2  
 Wtr. Sfr.  Shr. St.  O.T.   
 Dishwasher  Garbage Disp.   
 Heat—Stove  H.A.  FA  HW  Stkr  Elec. 722  
 Oil  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	<u>1915</u>	<u>2710</u>
Year Built <u>1900</u>	Avg. <u>1.55</u>	Replacement Cost <u>8567</u>
Remod. <u>1963</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant -		Adj. Bld. Value
{ Neighbor - Record - Est.		Conv. Factor <u>x.47</u>
	Replacement Cost—1940 Base	<u>4026</u>
	Depreciation Column <u>D 2 3 4 5 6</u>	<u>32</u>
	1940 Base Cost, Less Depreciation	<u>1288</u>
Total Value from reverse side		
	Total Building Value	\$ <u>1288</u>

Appraised ① 5-27- 19 65 By 1533  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 12 1968  
1328



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		

<sup>NO</sup> Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





BAMO PIZZA

324

FIRE BUILDING



RED BANJO

122

Village  
Candy Shoppe

Village  
Candy Shoppe  
Park City, Utah  
Ice Cream Caramel Apples

Rich Haines  
Galleries