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

#### 1 IDENTIFICATION

**Name of Property:**

Address: 186 MAIN ST  
AKA: 180 Main Street

City, County: Park City, Summit County, Utah  
Tax Number: 186-MAIN-1

Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LTD  
Parent Parcel(s): PC-260, PC-261

Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844

Legal Description (include acreage): LOT 1 186 MAIN STREET PLAT AMENDMENT SUBDIVISION, 0.04 AC

#### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>☑ Permit #:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Full</td>
<td>Current Use: Commercial</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Not Historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑ Not Historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑ Not Historic</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible  ☐ eligible

#### 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:
- ☑ city directories/gazetteers:
- ☑ census records:
- ☑ biographical encyclopedias:
- ☑ newspapers:

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


#### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** One-part block  
**No. Stories:** 1

<table>
<thead>
<tr>
<th>Additions:</th>
<th>☑ none  ☑ minor  ☑ major (describe below)</th>
<th>Alterations:</th>
<th>☑ none  ☑ minor  ☑ major (describe below)</th>
</tr>
</thead>
</table>

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

**General Condition of Exterior Materials:**

**Researcher/Organization:** Preservation Solutions/Park City Municipal Corporation  
**Date:** 12-2008
Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

Foundation: Concrete.

Walls: Drop siding on primary façade and board & batten used on north elevation.

Roof: Flat roof form.

Windows/Doors: Double-hung sash type.

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 one-story frame one-part block has been modified extensively by the construction of a two-story addition to the rear and side of the original structure. It is not clear, but not likely that the original building is extant; it is likely a reconstruction. The changes are significant and diminish the site's original design character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting has been significantly altered by the construction of a very large addition to the rear and side of the original modest building.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of the commercial activity in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The one-part block is one of the most common commercial building types constructed in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☐ Not Known  ☑ Known: (source: )  Date of Construction: c. 1905

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.


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.