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

1 IDENTIFICATION

Name of Property:
306 MAIN ST

AKA: 308 Main Street

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 LOT 2; TH ALONG 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

<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>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☐</td>
<td></td>
<td></td>
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</tbody>
</table>

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo: ☐ abstract of title: ☑ city county histories
☑ prints: ☑ tax card: ☑ personal interviews
☐ historic: c. ☑ original building permit: ☑ Utah Hist. Research Center
☑ measured floor plans ☑ sewer permit: ☑ USHS Preservation Files
☐ site sketch map ☑ Sanborn Maps: ☑ USHS Architects File
☐ Historic American Bldg. Survey ☑ obituary index: ☑ LDS Family History Library
☐ original plans: ☑ city directories/gazetteers: ☑ Park City Hist. Soc/Museum
☐ other: ☑ biographical encyclopedias: ☑ university library(ies):
☐ | other:

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


Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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.
<table>
<thead>
<tr>
<th>Location</th>
<th>Kind of Bldg.</th>
<th>Stone (brick)</th>
<th>Sr. No.</th>
<th>304 Main St.</th>
</tr>
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<tbody>
<tr>
<td>Class</td>
<td>Rms.</td>
<td>Type</td>
<td>1 1 4</td>
<td>Cost $</td>
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<tr>
<td>Stories</td>
<td>Dimensions</td>
<td>Cu. Ft.</td>
<td>Sq. Ft.</td>
<td>Factor</td>
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<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>2268</td>
<td></td>
</tr>
<tr>
<td>Att. Gar.</td>
<td>x Fl.</td>
<td>Walls</td>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Description of Building</td>
<td>Additions</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Foundation— Stone</td>
<td>Conc.</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Insulation— Floors</td>
<td>Walls</td>
<td>Clgs.</td>
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<td></td>
</tr>
<tr>
<td>Roof Type</td>
<td></td>
<td>900</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers— Small</td>
<td>Med.</td>
<td>Large</td>
<td></td>
<td></td>
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<tr>
<td>Bays— Small</td>
<td>Med.</td>
<td>Large</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches— Front</td>
<td>Rear</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement Etr.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Planters</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Cellar-Bsm.</td>
<td>1/4 1/2 1/2 1/4 Full</td>
<td>Floor</td>
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<tr>
<td>Attic Rooms Fin.</td>
<td></td>
<td>Unfin.</td>
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<tr>
<td>Plumbing</td>
<td>Class</td>
<td>Tub</td>
<td>Trays</td>
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<tr>
<td></td>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
<td>2</td>
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<tr>
<td></td>
<td>Url.</td>
<td>Fms.</td>
<td>Shr.</td>
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<tr>
<td></td>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<tr>
<td>Heat— Stove</td>
<td>H.A.</td>
<td>Steam</td>
<td>Sirk.</td>
<td>Blr.</td>
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<tr>
<td></td>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
<td>Pipeless</td>
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<tr>
<td>Air Cond.</td>
<td></td>
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</tr>
<tr>
<td>Finish— Fir</td>
<td>Yes</td>
<td>Hd. Wd.</td>
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<tr>
<td>Floor— Fir</td>
<td>Yes</td>
<td>Hd. Wd.</td>
<td>Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels</td>
<td>Bla. In</td>
<td></td>
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<tr>
<td>Title— Walls</td>
<td>Wainscot</td>
<td>Floors</td>
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<td>Electrical— Outlet</td>
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<td>Fixer</td>
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<tr>
<td>Storm Sash— Wood</td>
<td>Metal</td>
<td>Doors</td>
<td>Sash</td>
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<tr>
<td>Metal Awnings</td>
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<td></td>
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**Total Additions**

<table>
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<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Reproduction Value</th>
<th>Depr. Col.</th>
<th>1 2 3 4 5 6 31</th>
<th>%</th>
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<tbody>
<tr>
<td>Inf. by</td>
<td>Owner</td>
<td>Tenant</td>
<td>Neighbor</td>
<td>Record</td>
<td>Ext.</td>
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<td>Remodel Year</td>
<td>Est. Cost</td>
<td>Bldg. Value</td>
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<tr>
<td>Garage— Class</td>
<td>Dept. 2% 3%</td>
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<tr>
<td>Cars</td>
<td>Floor</td>
<td>Walls</td>
<td>Roof</td>
<td>Doors</td>
<td></td>
</tr>
<tr>
<td>Size</td>
<td>x</td>
<td>Age</td>
<td>Cost</td>
<td>x</td>
<td>%</td>
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<tr>
<td>Other</td>
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</table>

**Appraised** 12-12-57 19  By 1331
Owners Name
Location
Kind of Bldg. Store
St. No. 3
Class. Type 1/2
Stories Dimensions Sq. Ft. Factor Totals
1
Att. Gar. C.P. x Flr. Walls Cl.
Description of Buildings
Foundation—Stone Conc. Sills
Ext. Walls
Roof Type Mtl.
Dormers—Small—Med—Large
Bays—Small—Med—Large
Porch—Front
Rear
Porch
Planters
Ext. Base. Entry
Cellar-Bsmnt—1/4 1/2 1/2 1/2 Full Floor
Bsmt. Gar.
Attic Rooms Fin. Unfin.
Plumbing
Tub
Trays
Basin
Sink
Toilet
Wtr. Strr. Shr. St. O.T.
Dishwasher
Garbage Disp.
Gas Coal Pipeless Radiant
Air Cond. — Full Zone
Finish—Flr. Hd. Wd. Panel
Floor—Flr. Hd. Wd. Other
Cabinets Mantels
Tile—Walls Wainscot Floors
Storm Sash—Wood D. S. Metal D. S.
Awnings—Metal Fiberglass

Total Additions

Year Built 901 Avg. 1.63 Replacement Cost 10,643
Inf. by 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 1761
Total Value from reverse side

Total Building Value $17,010
Appraised 10 64 By 1180
Appraised 19 By
## RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
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<td>x</td>
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<td>.47</td>
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</tbody>
</table>

### Garage
- Class
- Depr. 2% 3%

### Cars
- Floor
- Walls
- Roof
- Doors

### Size
- x
- Age
- Cost
- x 47%

### 1940 Base Cost
- x
- % Depr.

### Total

**REMARKS**

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION