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

1 IDENTIFICATION

Name of Property:
Address: 322 MAIN ST
City, County: Park City, Summit County, Utah
Tax Number: PC-278
Current Owner Name: TOLY MARY LOU
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 | Evaluation* | Reconstruction | Use
---|---|---|---
☑ building(s), main | ☑ Landmark Site | Date: | Original Use: Commercial
☐ building(s), attached | ☐ Significant Site | Permit #: | Current Use: Commercial
☐ building(s), detached | ☐ Not Historic | ☐ Full ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

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

3 DOCUMENTATION

Photos: Dates | Research Sources (check all sources consulted, whether useful or not)
---|---
☐ tax photo: | ☐ abstract of title | ☑ city/county histories
☒ prints: | ☐ abstract of title | ☐ 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 | ☐ city directories/gazetteers | ☑ LDS Family History Library
☐ original plans: | ☐ census records | ☑ Park City Hist. Soc/Museum
☐ other: | ☐ biographical encyclopedias | ☑ university library(ies):
☐ other: | ☐ newspapers | other:

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

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

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 send-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

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:

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1 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.

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. 4: Southwest oblique. Camera facing northeast, c. 1955.

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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.
 Owners Name: Mike Logan
Location: Red Bank, Labor Park, City
Kind of Bldg: Stn, St. No.: 320 Main
Class: 2
Type 1 2 3 4 Cost $5857 X 100% 

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Att. Gar. C.P. x Flr. Walls Cl._

Description of Buildings

Foundation: Stone, Conc., Sills
Ext. Walls: Add. & Bld In
Roof Type: Shkl. Mtl.
Dormers: Small, Med., Large
Bays: Small, Med., Large
Porches: Front @
Rear @
Porch @
Planters @
Ext. Base Entry @
Cellar-Bsmnt: ¼ ½ ¾ ¾ ¾ Full, Floor Area 12.75
Bsmt. Gar.
Attic Rooms Fin. ___________ Unfin. ___________

Class: 1 Tubs, 2 Trays
Basin 2 Sink 2 Toilet
Wtr. Sfr. Shr. St., Q.T.
Dishwasher ___________ Garbage Disp.
Oil ___________ 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 19710

Year Built: 1900
Remod: 1965
Avg. 1.55
Replacement Cost 8567
Obsolescence
Age 2
Inf. by Owner - Tenant -
Neighbor - Record - Est.
Adj. Bld. Value
Conv. Factor x.47
Replacement Cost: 1940 Base 4026
Depreciation Column D 2 3 4 5 6 32
1940 Base Cost, Less Depreciation 1288
Total Value from reverse side

Total Building Value $1288

Appraised: 5-27-__ 19__ By ___________
Appraised: ___________ 19__ By ___________ DEC 12, 1968
### RESIDENTIAL OUT BUILDINGS

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No. — Class

Garage — 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