

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Star Meat & Grocery**

Address: 515 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-124-C

Current Owner Name: TALISKER MAIN STREET LLC

Parent Parcel(s): PC-124, PC-124-D, PC-124-A, PC-143, PC-124-B

Current Owner Address: PO BOX 4349, PARK CITY, UT 84060-4349

Legal Description (include acreage): **Legal** SUBD: PARK CITY BLOCK 9 BLOCK: 9 PLAT: 0BEG AT A PT THAT IS N 23*38'00" W 88.15 FT (PRORATED 88.08 FT) FROM THE SE COR OF BLK 9 PARK CITY SURVEY SD PT ALSO BEING S 23*38'00" E 502.25 FT & S 66*22'00" W 25.00 FT FROM THE SURVEY MONUMENT AT THE INT/SEC OF MAIN ST & SIXTH ST PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; & RUN TH S 66*54'00" W 78.71 FT; TH N 23*07'28" W 48.80 FT; TH N 66*22'00" E 3.28 FT; TH S 23*38'00" E 1.02 FT; TH N 66*54'00" E 75.00 FT TO THE E'LY LINE OF SD BLK 9 PARK CITY SURVEY; TH ALONG THE E'LY LINE OF BLK 9, S 23*38'00" E 47.81 FT TO THE PT OF BEG CONT 0.09 AC 1858-1710, 0.09 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.

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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 1-Part Block

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 card indicates concrete.

Walls: drop siding.

Roof: Gable roof form with false front.

Windows/Doors: 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 one-story frame 1-part block has been significantly altered and the changes have diminished the site's original 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.): 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, 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.

This site was listed as a contributing building 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) and is associated with the mining era, but has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance 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. 1898¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Photo No. 6: Southeast oblique. Camera facing northwest, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

¹ Notarianni, page 92.

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.

PC 124-C

Serial Number

OF Card Number

Owners Name Dorothy Merrill Grose
 Location lot # 47 Blk 9 PC
 Kind of Bldg. Store St. No. 515 North Main St
 Class 1 Type 1 @ 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x 32 x 73	2336		\$ 7049	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>sid. conc</u>		
Roof Type <u>Gable</u> Mtl. <u>CI</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. _____ Trays _____	
	Basin <u>1</u> Sink _____ Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	393
Heat—Stove _____ H.A. _____ FA <u>HW</u> Stkr _____ Elec. _____		
Oil <u>Gas</u> _____ Coal _____ Pipeless _____ Radiant _____	1957	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	2350	

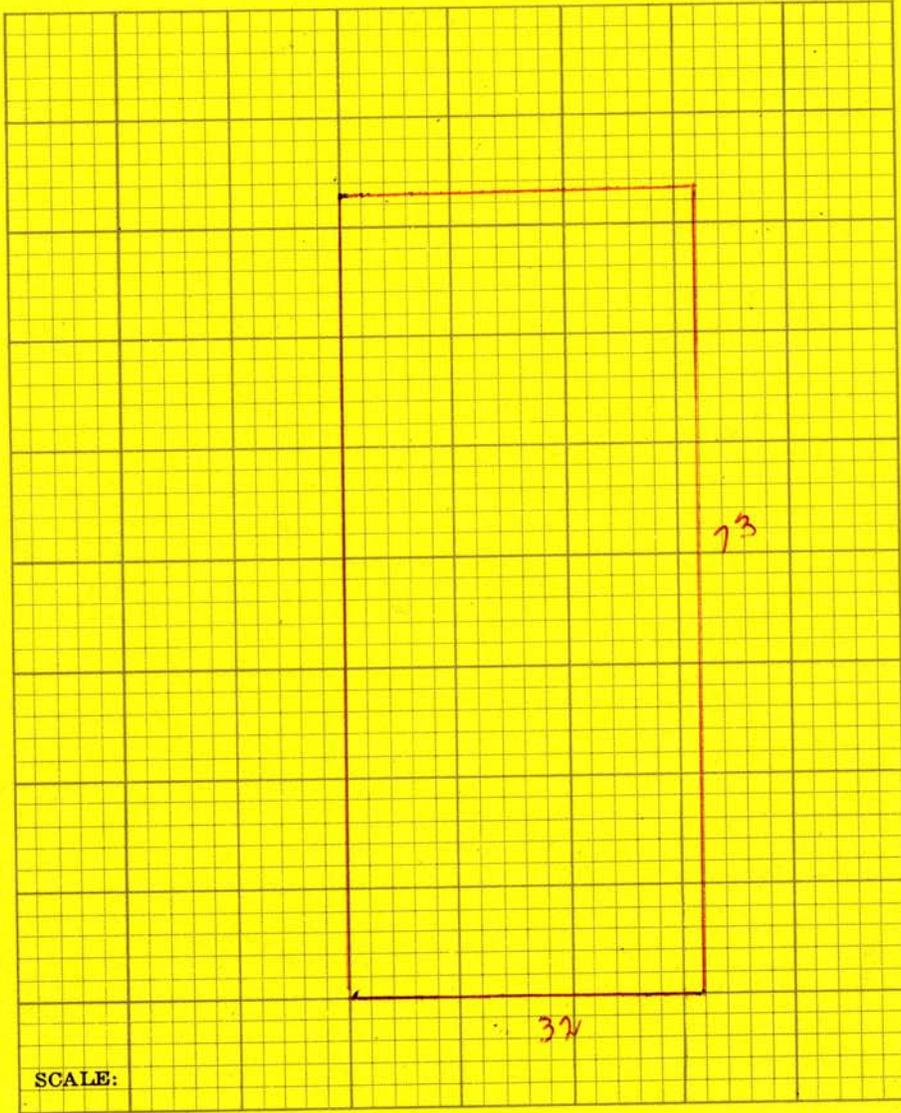
Year Built <u>1898</u>	Avg. <u>11898</u>	Replacement Cost	<u>9399</u>
Age <u>2.</u>		Obsolescence	

Inf. by { Owner - Tenant -
 Neighbor - Record - Est. } Adj. Bld. Value
 Conv. Factor x.47

Replacement Cost—1940 Base
C Depreciation Column 1 2 @ 4 5 6
 1940 Base Cost, Less Depreciation
 Total Value from reverse side GARAGE 112

Total Building Value \$
 Appraised ① 11-12 1968 By 1333
 Appraised ② _____ 19 _____ By _____

NOV 27 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		

Garage — Class 1 Depr. 2% 6%
 Cars 3 Floor conc Walls CI Roof CI Doors 3
 Size 17 x 25 Age _____ Cost 447
 1940 Base Cost _____ x _____ % Depr. 30% / 25%
 Total _____

112

REMARKS _____

PC 124







Queen of Arts

PHOTO
KEEPING



191
NORTH AMERICAN
COUNTRY &
WESTERN STORE
1000 E. 10th St.
Ft. Collins, CO

PLEASE PARDON OUR APPEARANCE
WHILE WE RENOVATE

SCANDIA
455-840-6300

660 86494





1871
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BAR
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1200 PINE STREET
SANDWICH, VT 05763
TEL: 802-888-1234

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