

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 402 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-286

Current Owner Name: GIBBS ENNIS J

Parent Parcel(s):

Current Owner Address: PO BOX 220, KAMAS, UT 84036-0220

Legal Description (include acreage): ALL LOT 1 & S 9 FT LOT 2 BLK 23 PARK CITY SURVEY CONT 0.06 AC; ALSO BEG AT A PT N 23\*38'00" W 0.10 FT FROM THE SE COR OF LOT 1 BLK 23 PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; & RUN TH ALONG THE E'LY LINE OF SD BLK 23 N 23\*38' 00" W 35.16 FT TO A PT ON THE EXTERIOR LINE OF AN EXISTING BUILDING LOCATED AT 402 MAIN ST PARK CITY UTAH; TH ALONG THE EXTERIOR BUILDING LINE THE FOLLOWING THREE (3) COURSES: 1) N 66\*40'00" E 12.26 FT; TH 2) S 23\*10'31" E 35.16 FT; TH 3) S 66\*40'00" W 11.97 FT TO THE PT OF BEG CONT 426 SQ FT EXCEPTING THEREFROM ANY PORTION LYING IN THE FOLLOWING DESC PARCEL BEG AT A PT N 23\*38'00" W 34.00 FT FROM THE SE'LY COR OF LOT 1 BLK 23 AMENDED PLAT OF PARK CITY; & RUN TH ALONG THE E'LY LINE OF SD BLK 23 N 23\*38'00" W 2.6 FT; TH N 66\*22'00" E 50.00 FT; TH S 23\*38'00" E 2.6 FT; TH S 66\*22'00" W 50.00 FT TO THE PT OF BEG BAL 0.07 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.

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 cards indicate concrete foundation.

Walls: Stucco on brick.

Roof: flat roof.

Windows/Doors: Fixed casement display and transom.

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 1-Part block remains as it was described in the National Register nomination.

**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 recessed entrance and 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. 1901<sup>1</sup>


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<sup>1</sup> Notarianni, page 38.

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 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:** Southwest oblique. Camera facing northeast, c. 1970.

**Photo No. 4:** Southwest oblique. Camera facing northeast, c. 1970.

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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.

10-16-68

PC-286

OF 1  
Card Number

Owners Name L. Avona Jones  
 Location Gold Digger Bldg, Park City  
 Kind of Bldg. Store St. No. approx. 400 Main  
 Class 2 Type 1 2 3 4. Cost \$ 7611 X 104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1800		\$ 7953	\$
	x x				
	x x				

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

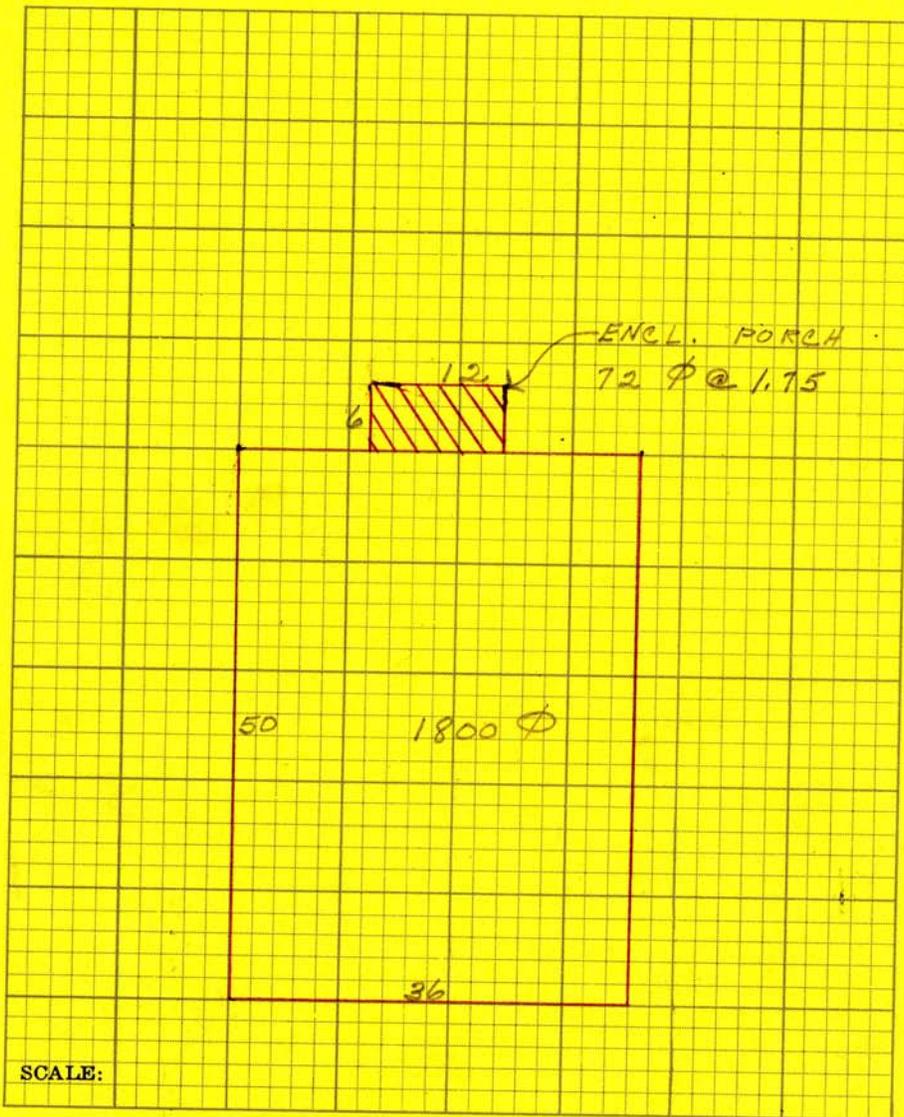
Description of Buildings	Additions	Additions
Foundation—Stone <u>    </u> Conc. <input checked="" type="checkbox"/> Sills <u>    </u>		
Ext. Walls <u>Stucco on Brick</u>		
Roof Type <u>flat</u> Mtl. <u>T. P.</u>		
Dormers—Small <u>    </u> Med. <u>    </u> Large <u>    </u>		
Bays—Small <u>    </u> Med <u>    </u> Large <u>    </u>		
Porches—Front <u>    </u> @ <u>    </u>		
Rear <u>    </u> @ <u>    </u>		
Porch <u>enclosed 72'</u> @ <u>1.75</u>	<u>126</u>	
Planters <u>    </u> @ <u>    </u>		
Ext. Base. Entry <u>    </u> @ <u>    </u>		
Cellar-Bsmt. — ¼ ½ ¾ Full <u>dit</u> Floor <u>dit</u>	<u>567</u>	
Bsmt. Gar. <u>    </u>		
Basement-Apt. <u>    </u> Rms. <u>    </u> Fin. Rms. <u>    </u>		
Attic Rooms Fin. <u>    </u> Unfin. <u>    </u>	<u>713</u>	
Plumbing <u>14</u> <input checked="" type="checkbox"/> <u>Renov</u>	Class <u>1</u> Tub. <u>    </u> Trays <u>    </u>	<u>175</u>
	Basin <u>2</u> Sink <u>    </u> Toilet <u>2</u>	
	Wtr. Sfr. <u>    </u> Shr. St. <u>    </u> O.T. <u>    </u>	
Dishwasher <u>    </u> Garbage Disp. <u>    </u>	<u>880</u>	
Heat—Stove <u>    </u> H.A. <u>    </u> FA <input checked="" type="checkbox"/> HW <u>    </u> Stkr <u>    </u> Elec. <u>    </u>		
Oil <input checked="" type="checkbox"/> Gas <u>    </u> Coal <u>    </u> Pipeless <u>    </u> Radiant <u>    </u>		
Air Cond. — Full <u>    </u> Zone <u>    </u>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>    </u> Panel <u>    </u>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>    </u> Other <u>    </u>		
Cabinets <u>    </u> Mantels <u>    </u>		
Tile—Walls <u>    </u> Wainscot <u>    </u> Floors <u>    </u>		
Storm Sash—Wood D. <u>    </u> S. <u>    </u> ; Metal D. <u>    </u> S. <u>    </u>		
Awnings — Metal <u>    </u> Fiberglass <u>    </u>		
<u>1 Ventalating fan</u>	<u>60</u>	
<u>Walking Box (No Val. for door)</u>	<u>476</u>	
<u>238 @ 2.00</u>		
Total Additions <u>1910</u>	<u>2997</u>	

Reapp  
845-79  
1452

Year Built <u>1900</u>	Avg. <u>1.55</u>	Replacement Cost <u>10950</u>
Renov <u>1962</u>	Age <u>2.</u>	Obsolescence <u>    </u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value <u>    </u>	Conv. Factor <u>x.47</u>
	Replacement Cost—1940 Base <u>5146</u>	
<u>    </u>	Depreciation Column 1 2 3 4 5 6 <u>37</u>	
<u>    </u>	1940 Base Cost, Less Depreciation <u>1904</u>	
Total Value from reverse side <u>    </u>		
	Total Building Value <u>\$ 1904</u>	

Appraised ① 5-27- 1965 By 1533  
 Appraised ②      19     By     

DEC 12 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3%

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

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

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

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THE GOLD DIGGER







**Cow's**  
Ice Cream

**JAVA COW**  
Cafe' & Bakery

**Cow's**

NO  
PARKING  
ANY  
TIME

ATM

4  
2  
0  
2

