

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Rocky Mountain Bell Telephone Company**

Address: 434 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-300

Current Owner Name: EDA INC ETAL

Parent Parcel(s):

Current Owner Address: PO BOX 4347, PARK CITY, UT 84060-4347

Legal Description (include acreage): **Legal** S 16 T 2S R 3E BEG AT SE COR LOT 9 BLK 23 PARK CITY SURVEY RUN; TH N 23*38' W ALONG E'LY LINE SD BLK 23 1 FT; TH N 66*22' E 20 FT; TH S 23*38' E 16 FT; TH S 66*22' W 20 FT TO PT ON E'LY LINE SD BLK 23; TH N 23*38' W ALONG SD BLK LINE 15 FT TO PT OF BEG CONT 0.007 AC; ALSO BEG AT A PT N 23*38' W 1.0 FT & N 66*22' E 20 FT FROM THE SE COR OF LOT 9 BLK 23 PARK CITY SURVEY; TH N 66*22' E 25.5 FT; TH S 23*38' E 16 FT; TH S 66*22' W 25.5 FT; TH N 23*38' W 16.0 FT TO THE PT OF BEG CONT 0.009 AC TOTAL 0.02 AC MI-390 M6-57 M55-35-37M120-232-234 M130-421 502-566 523-588 651-38 (1316-115) 1492-804 1487-12511488-320 EDA INC DBA PURPLE SAGE (VESTING 1488-320), 0.02 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: 2-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:

- 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 and stone foundation.

Walls: Pressed brick - damaged from sand-blasting.

Roof: Flat roof.

Windows/Doors: Large multi-pane display window and double-hung sash type. Fully-glazed door with 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 2-story brick 2-Part block remains virtually unchanged from the description provided in the National Register nomination. The structure was sand-blasted in the mid-1970s which had damaged the brick. The site retains its 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 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 pressed brick, the recessed entrance and display windows, the restrained ornamentation, and the plain finishes. Unfortunately, the brick was sand-blasted in the mid-1970s which has caused its deterioration.

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 two-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 SIGNIFICANCEArchitect: Not Known Known: (source:)Date of Construction: c. 1898¹

¹ Notarianni, page 30.

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): The structure was design by Richard Kletting, prominent Utah architect who also designed the Utah State Capitol.

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: West elevation. Camera facing east, 1995.

Photo No. 3: West elevation. Camera facing east, c. 1955.

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 300
Serial Number

OF
Card Number

Owners Name Edith Schmid

Location _____

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Kind of Bldg. store St. No. 434 No Main St

Class 2 Type 1 2 3 4. Cost \$ _____ X _____ %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x (58%) x | 336 | 5.66 | \$ 1902 | \$ |
| 2 | x x | 512 | 975 | 4992 | |
| | x x | | | | |

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

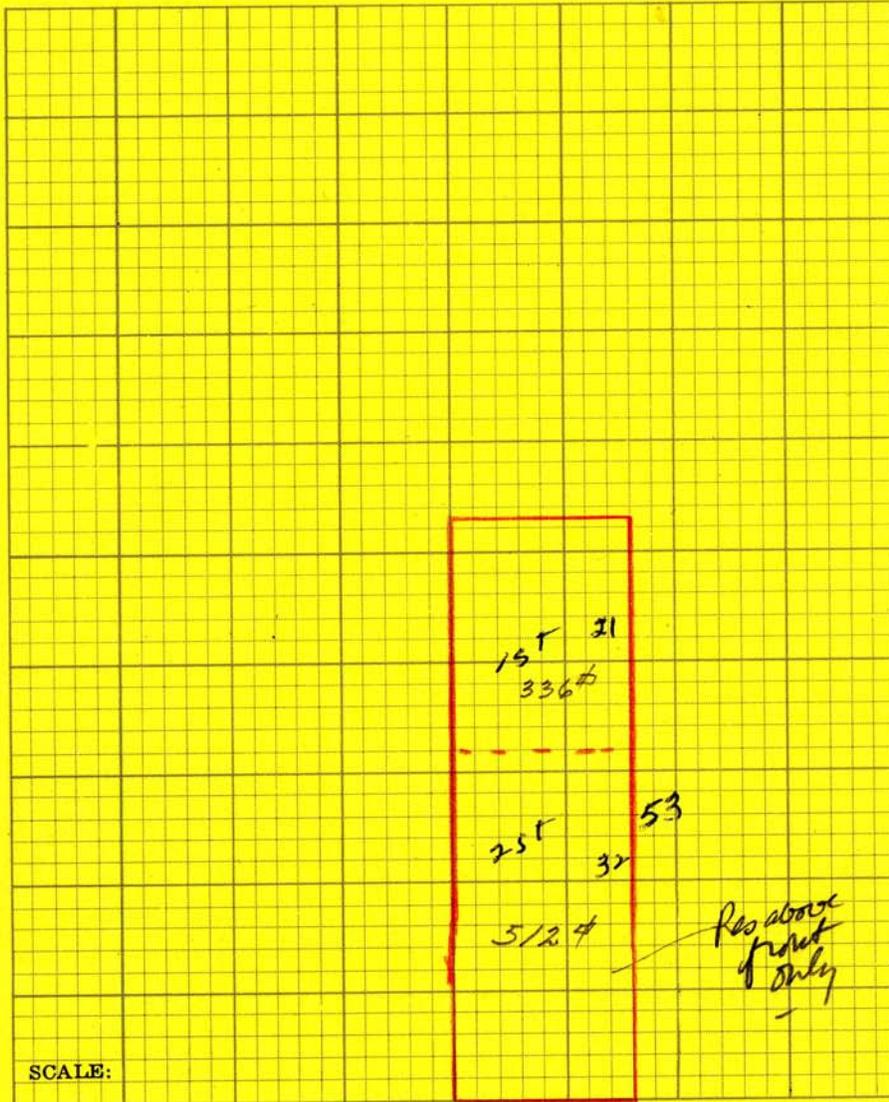
| Description of Buildings | Additions | Additions |
|--|--|-----------|
| Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills _____ | | |
| Ext. Walls <u>Pr BRICK</u> | | |
| Roof Type <u>Flat</u> Mtl. <u>Bu</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ @ _____ | | |
| Rear _____ @ _____ | | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ | | |
| Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full <u>8480.96</u> Floor <u>Rock</u> | 814 | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { | Class <u>1</u> Tub. <u>1</u> Trays _____ | 550 |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfr. _____ Shr. St. <u>1</u> O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | |
| Heat—Stove _____ H.A. _____ FA <u>HW</u> Stkr _____ Elec. _____ | 474 | |
| Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____ | 1070 | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. <u>1</u> Hd. Wd _____ Other _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____ | | |
| Awnings — Metal _____ Fiberglass _____ | | |

Handwritten notes and calculations:
15400
81879
1964

| | | |
|-----------------------------------|---------------------------------|------------------------------|
| Total Additions | 1906 | 2908 |
| Year Built <u>1898</u> | Avg. 1 <u>1906</u> | Replacement Cost <u>9802</u> |
| <u>1968</u> | Age 2. | Obsolescence |
| Inf. by { | Owner - Tenant - | Adj. Bld. Value |
| { | Neighbor - Record - Est. | Conv. Factor x.47 |
| Replacement Cost—1940 Base | | |
| <u>C</u> | Depreciation Column 1 2 3 4 5 6 | |
| 1940 Base Cost, Less Depreciation | | |
| Total Value from reverse side | | |
| Total Building Value \$ | | |

Appraised ① 10-16 1968 By 1333
Appraised ② _____ 19 _____ By _____

DEC 12 1968



16

| 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. _____

Average Year of Construction Computation:

REMARKS 1898 \$ 8521 — 88 % x 71 Year = 62.48

1968 \$ 1200 = 12 % x 1 Year = .12

Average Year of Construction 1905 63

Robert Carnahan
 69 Lakeshore Dr.
 Barrington, Ill.
 60010

PC-300
 M1-390M6-57
 M55-35-36-37
 M120-232-234

PC 300 N 15 ft lot 8 & S 1 ft lot 9
 Blk 23 Park City Survey

TC-541 (M-20) (URBAN LAND CARD)

(Serial No.-Owner-Add.-Desc. of Property)

| PARCEL NO. | | FRONTAGE OR AREA | DEPTH FACTOR | RATE | CORNER INFLU- ENCE | RATE | VALUE |
|----------------|--|------------------------|-----------------|--------|--------------------------|------|-------|
| | | 167 X 25 | 1.000 | 200 ft | | | 3200 |
| TOTAL | | | | | | | 3200 |
| ASSESSED VALUE | | | | | | | 6400 |



ity Interiors & Gifts



EST. 1979

THE IRISH CAMEL LTD.
FINE MEXICAN FOOD





PURPLE SAGE

PARK CITY

430

432

QUALITY INTERIORS & GIFTS
300 MAIN W



PARK CITY JEWELERS