

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Utah Independent Telephone Co.**

Address: 447 MAIN ST

AKA: 449 Main

City, County: Park City, Summit County, Utah

Tax Number: 447-MAIN-1-1AM

Current Owner Name: STEMLER MARK W TRUSTEE

Parent Parcel(s): PC-154, 447-MAIN-1

Current Owner Address: PO BOX 940, OPELIKA, AL 36803-0940

Legal Description (include acreage): LOT 1 FIRST AMENDED 447 MAIN STREET SUBDIVISION; CONT 3750 SQ FT OR 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.

### 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 1-Part Block / Mission style

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:

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-1949, 1957 & 1968--indicate a concrete foundation.

Walls: Common brick and curvilinear coping.

Roof: Flat roof form (exterior) and brick barrel vaults (interior).

Windows/Doors: Large fixed casement with tripartite half-round transoms flanking a center door also with a tripartite half-round transom and stepped recessed brick hoods.

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 brick 1-part block remains largely unchanged form what is seen in early photographs and form how the building is described in the NR nomination. In 2006-07, an extensive rehabilitation plan involving a substantial addition was approved by the Planning Department, but the addition appears to have been set back away from the primary façade such that is it not visible from the public right-of-way and does not diminish the original design character as viewed form the exterior. An important architectural element of this structure is the interior ceiling, which was originally made up of a series of brick barrel vaults running the length of the interior. It is not clear if the barrel vaults have been retained as part of the most recently completed project.

**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 brick, the recessed entrance and display windows, the restrained ornamentation (made up, primarily of brickwork in relief), and the plain finishes. This site is unique in Park City for the Mission style elements.

**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 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), 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. 1903

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>1</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:** 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:** East elevation. Camera facing west, 1995.

**Photo No. 6:** East elevation. Camera facing west, tax photo.

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<sup>1</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.

# RE-APPRAISAL CARD

Arthur J Piva

PC 154

Owner's Name Pullman, David  
 Owner's Address Park City  
 Location All lot 13, and Ely. 10 ft.  
 Kind of Building Bowling Alley Street No. lot 20, Blk. 10 PC.  
 Schedule \_\_\_\_\_ Class \_\_\_\_\_ Base Factor 457 Main St

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1564	3.00	\$ 4692
	x x		530	1.80	954
	x x				5646
	x x				

No. of Rooms \_\_\_\_\_ Condition Good

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____			
Ext. Walls <u>Brk</u>			
Roof—Type <u>Flat</u> Mat. <u>Conc + Vol</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____ @ _____			
Rear _____ @ _____			
Basement _____ x _____ Floor _____			
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____	230		
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____			
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir _____ Fir <u>same</u>			
Cabinets _____ Mantels _____			
Tile— { Walls _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>			
<b>Total Additions and Deductions</b>			5646
<b>Net Addition or Deductions</b>			230

Vacant  
Roof leaking  
badly  
otherwise  
fair cond

<u>1903</u> Age <u>38</u> Yrs. by	}	Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE		\$ <u>5876</u>
			Depreciation <u>46/54</u> %		\$ _____
			Reproduction Val. Minus Dep.		\$ <u>3173</u>
Remodeled _____	Est. Cost _____	Remodeling Inc _____	%		\$ _____
Garage—S 8—C _____					\$ _____
Cars _____	Walls _____				\$ _____
Roof _____	Size _____ x _____	Age _____			\$ _____
Floor _____	Cost _____	Depreciated Value Garage _____			\$ _____
Remarks <u>Vacant for approx 7 yrs</u>		Total _____			\$ <u>3173</u>
		Obsolescence <u>40</u> %			\$ <u>1269</u>
		Total Building Value _____			\$ <u>1904</u>

Original Record \_\_\_\_\_ Appraised May 1944  
 Card No. \_\_\_\_\_ Year \_\_\_\_\_ By SOMKO



P.C. 154

Location \_\_\_\_\_  
 Kind of Bldg. Stone St. No. 457 Main  
 Class 1 Rms. \_\_\_\_\_ Type (2) 4. Cost \$ 2813 X 103 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1563		\$ 2897
	x x				
	x x				

Att. Gar.	Flr.	Walls	Roof
x			
Description of Building			Additions
Foundation— Stone _____ Conc. <input checked="" type="checkbox"/> None _____			Vacant Roof leaking badly 50% obs
Ext. Walls <u>COMMON BRICK</u>			
Insulation— Floors _____ Walls _____ Cigs. _____			
Roof Type <u>Flat</u> Mtl. <u>RR</u>			
Dormers— Small _____ Med. _____ Large _____			
Bays— Small _____ Med. _____ Large _____			
Porches — Front _____ @ _____			
Rear _____ @ _____			
Basement Entr. _____ @ _____			
Planters _____ @ _____			
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____			
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing	Class _____ Tub _____ Trays _____		
	Basin _____ Sink _____ Toilet _____		
	Urns. _____ Ftns. _____ Shr. _____		
	Dishwasher _____ Garbage Disp. _____		
Heat— Stove _____ H.A. _____ Steam _____ Stkr. _____ Blr. _____			
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____			
Air Cond. _____			
Finish— Fir _____ Hd. Wd. _____			
Floor— Fir _____ Hd. Wd. _____ Other <u>concrete</u>			
Cabinets _____ Mantels _____ Blt. In _____			
Tile— Walls _____ Wainscot _____ Floors _____			
Electrical— Ourlets _____ Fixt. _____			
Storm Sash— Wood _____ Metal _____ Doors _____ Sash _____			
Metal Awnings _____			
<u>Leanto - Rear 20 x 26 1/2 @ 2°</u>			530
Total Additions			530

Year Built <u>1903</u>	Avg. Age _____	Reproduction Value	\$ <u>3427</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Repr. Val. Minus Depr. <u>1302</u>	Depr. Col. 1 (2) 3 4 5 6 <u>38</u> %	
Remodel Year _____ Est. Cost _____	Obsol. or Rem. - <u>50</u> %	Bldg. Value	\$ <u>651</u>
Garage— Class _____ Depr. 2% 3%			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 12-11 19 57 By 1331

PC 154  
Serial Number

OF  
Card Number

Owners Name Arthur J. Pira  
 Location lot 13 Blk 10 PC  
 Kind of Bldg Tower N St. No. 449 No Main St  
 Class 1 + store Type 1  3  4. Cost \$ 6248 x 108 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2028		\$ 677.3	\$
	x x				
	x x				

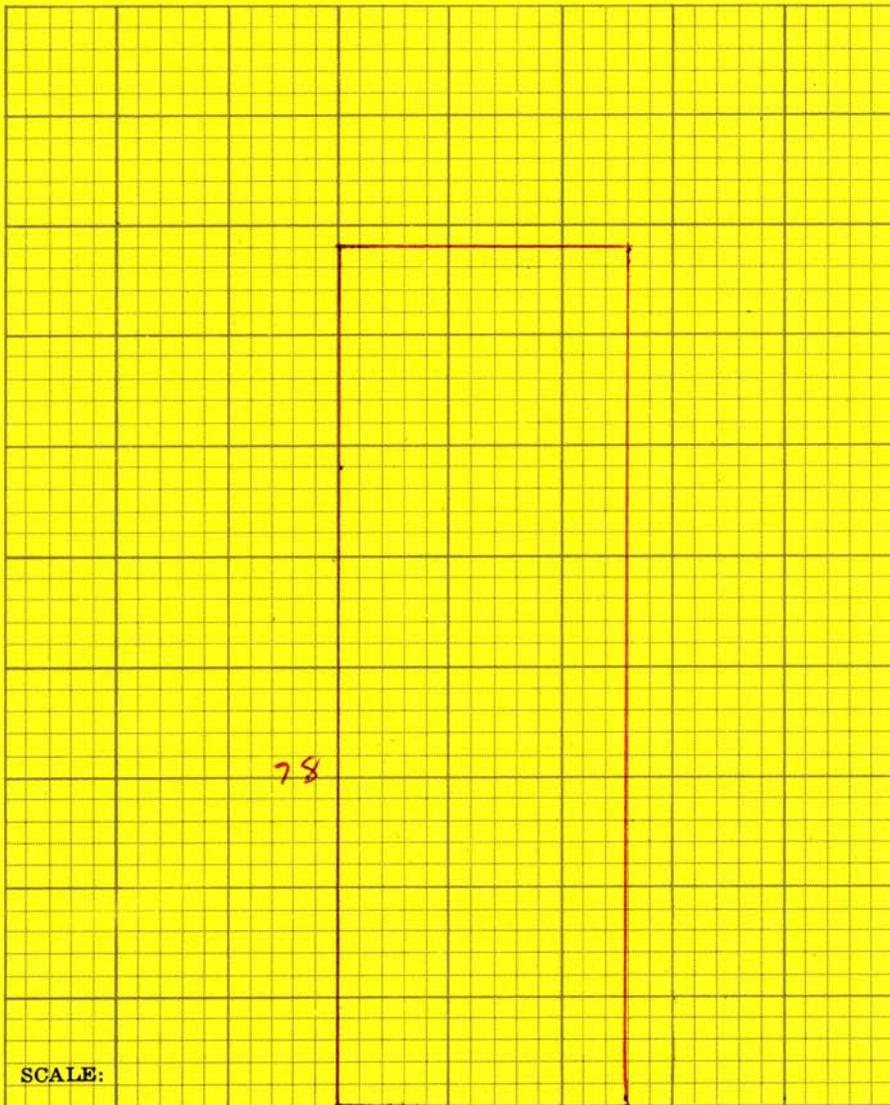
Att. Gar. — C.P.  x  Flr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>Common Brick</u>		
Roof Type <u>shed</u> Mtl. <u>RR</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <input type="checkbox"/> @ <input type="checkbox"/>		
Rear <input type="checkbox"/> @ <input type="checkbox"/>		
Porch <input type="checkbox"/> @ <input type="checkbox"/>		
Planters <input type="checkbox"/> @ <input type="checkbox"/>		
Ext. Base. Entry <input type="checkbox"/> @ <input type="checkbox"/>		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing { Class <u>1</u> Tub. <input type="checkbox"/> Trays <input type="checkbox"/>	393	
Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	393	
Wtr. Sftr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	100	
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>		
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>	947	
Oil <input type="checkbox"/> <u>Gas</u> <input type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <u>Conc</u>		
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Recap  
3-5-74  
1827

Total Additions		1833
Year Built <u>1903</u>	Avg. <u>1915</u>	Replacement Cost <u>8606</u>
<u>1966</u>	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant -		Adj. Bld. Value
{ Neighbor - Record - Est.		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
<u>C</u>	Depreciation Column 1 2 <input checked="" type="radio"/> 4 5 6	
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 11-12 1968 By 1333 1328  
 Appraised ② \_\_\_\_\_ 19\_\_\_\_ By \_\_\_\_\_  
 NOV 30 1968



SCALE:

26

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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

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

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

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

Total \_\_\_\_\_

REMARKS **Average Year of Construction Computation:**

Year 1903 \$ 6773 = 79 % X 64 Year = 5056

Year 1966 \$ 1833 = 21 % X 1 Year = 21

**Average Year of Construction** ..... 5077

53



PC 154





U

447

THE GRILL IS OPEN  
WORLD

449



U

EST. 1891  
MOUNTAINE SALOON  
& GRILL

THE GRILL IS OPEN

RESTAURANT

Menu board with various items and prices.

Decorative entrance with lights and garlands.



U

100-100

THE GRILL IS OPEN  
Buffalo Wings  
Wings

STAYERS  
BOTT WORKGROUP



U

ROCKY MOUNTAIN SALOON & GRILL

O'Shucks Bar & Grill  
ESTABLISHED 1994

447

BACK US W

THE GRILL IS OPEN  
EVERY DAY

ELLIOTT WORKGROUP  
A DIVISION OF ELLIOTT CLERK