**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, OPELICA, 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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Commercial</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Commercial</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
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<tr>
<td>☐ building(s), accessory</td>
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<tr>
<td>☐ structure(s)</td>
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</table>

*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):

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


### 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.):
   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 it is 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.

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: 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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1 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-APRAISAL CARD

Owner's Name: Arthur J. Piva
Owner's Address: Park City
Location: All lot 13, and Ely. 10 ft.
Kind of Building: Class X
Schedule: Base Factor 467.5

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<tr>
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<tbody>
<tr>
<td>1</td>
<td></td>
<td>530</td>
<td>207</td>
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<tr>
<td>1</td>
<td></td>
<td>457 Main St</td>
<td>249</td>
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</table>

No. of Rooms: 5
Condition: Good

Description of Building

Foundation—Stone: Conc.
Ext. Walls: Brick
Roof—Type: Flat, Conc.
Dormers—Small: Med.
Bays—Small: Med.
Porches—Front: @
Rear: @
Basement: @
Attic—Rooms: Fin., Unfin.
Plumbing: Class I, Tub., Trays.
Heat—Stove: H. A., Steam, S.
Cabinets: Mantels
Tile—Walls, Floors
Lighting—Lamp, Drops, Fix.

Vacant. Roof leaking badly. Otherwise fair cond.

Total Additions and Deductions: $546
Net Addition or Deductions: $230

REPRODUCTION VALUE: $4876
Depreciation: 49.5%

Remodeled: Est. Cost $3173
Remodeling Inc. 9%
Garage: S 8 C
Cars: Walls
Roof: Size x Age
Floor: Cost, Depreciated Value Garage

Remarks: 40.9%
Total: $3123
Obsolescence: 40 %
Total Building Value: $1904

Original Record: 1964
Appraised: 1944
Card No. By:

54660
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<th>Kind of Bldg.</th>
<th>St. No.</th>
<th>Class</th>
<th>Rms.</th>
<th>Type</th>
<th>Cost</th>
<th>Factor</th>
<th>Totals</th>
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<td>Stone</td>
<td>457</td>
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<td>4</td>
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<td>28.13</td>
<td>1.03%</td>
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<th>Art. Ctr.</th>
<th>Description of Building</th>
<th>Walls</th>
<th>Roof</th>
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<tr>
<td></td>
<td>Vacant</td>
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<tr>
<td></td>
<td>Roof leaking</td>
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<tr>
<td></td>
<td>50% obs</td>
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<td></td>
</tr>
</tbody>
</table>

| Foundation | Stone Conc. | None |
| Ext. Walls | Common Brick | |
| Insulation | Floors Walls Class | |
| Roof Type | Flat Mid. | FR |
| Dormers | Small Med. Large | |
| Bays | Small Med. Large | |
| Porches | Front | |
| Basement Entr. | | |
| Planters | | |
| Cellar-Basmt. | ½ ¾ ¾ ¾ Full Floor | |
| Attic Rooms Fin. | Unfin. | |
| Plumbing |                   | |
| Oil | Gas Coat | Pipeless Radiant | |
| Air Cond. |             | |
| Finish | Fir | Hd. Wd. | |
| Floor | Fir | Hd. Wd. | Other | |
| Cabinets | Mantels Blt. In | |
| Tile | Walls Wainscot Floors | |
| Electrical | Oudets Fixt. | |
| Storm Sash | Wood Metal | Doors Sash | |
| Metal Awnings | Blkd. - Decr 20 x 26½ x 2" | |

| Total Additions | 530 |

| Year Built | 1903 | Avg. Reproduction Value | $3427 |
| Inf. by | Owner Tenant Neighbor Record Est. | |
| Remodel Year | Est. Cost | Bldg. Value | $651 |
| Garage | Class Depr. 2% 3% | |
| Cars | Floor Walls Roof Doors | |
| Size | Age Cost | |
| Other | | |

Appraised 12-11 1957 By 1371
owners name: Arthur J. Poe
location: lot 13 block 10, pe
kind of building: townhouse
street no. 449 no main st
class: 1 story

<table>
<thead>
<tr>
<th>stories</th>
<th>dimensions</th>
<th>sq. ft.</th>
<th>factor</th>
<th>totals</th>
<th>108.4%</th>
<th>totals</th>
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<tbody>
<tr>
<td>1</td>
<td></td>
<td>2028</td>
<td>$677.3</td>
<td>$</td>
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att. gar. c.r. x flr. walls cl.

description of buildings:

- foundation: stone, conc, sill
- ext. walls: common brick
- roof type: shed, roll roofing
- dormers: small, medium, large
- buys: small, medium, large
- porches: front, rear, porch
- planters
- ext. base entry
- cellar-basement: 1/4, 1/2, 1/4, 1/4, pull, floor
- bsmt. gar.
- basement-apt. rms. fin. rms.
- attic rooms fin. unfin.
- plumbing:
  - class 1: tub, tray
  - basin 2: sink, toilet
  - wr. str. 1: shr. st., o.t.
  - dishwasher
  - heat: stove, h.a. fa, hw, strk, elec.
  - oil gas coal pipeless radiant
- air cond.: full, zone
- finish: flr. panel
- floor: flr. hd. wd.
- cabinets
- tile: walls, wainscot, floors
- storm sash: wood do., metal do.
- awnings: metal, fiberglass

additions:

- 393
- 393
- 100
- 947
- 1833

year built: 1963

replacement cost: 8606

inf. by:

- owner-tenant
- neighbor-recorded

adj. bid. value: x.47

replacement cost: 1940 base

depreciation column:

<table>
<thead>
<tr>
<th>1940 base cost, less depreciation</th>
<th>total value from reverse side</th>
</tr>
</thead>
</table>

appraised: 11-12 1968 by 1333
appraised: 10 by

total building value:

328

nov 30 1968
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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1940 Base Cost: $ \_ \_ \_ \_ \_ \_ \_  x \% Depr.

**REMARKS**

**Average Year of Construction Computation:**

\[
\text{Year 1963} \quad $6733 = 79\% \times 44 \quad \text{Year} = 50.56
\]

\[
\text{Year 1966} \quad $1873 = 21\% \times 1 \quad \text{Year} = 50.77
\]

Average Year of Construction: 50.67

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION