



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH**

April 6, 2022

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Historic Preservation Board of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, April 6, 2022. Historic Preservation Board members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

SITE VISIT 4:00 P.M.

Site Visit open to the Public at 4:00 PM located at 416 Park Avenue. The Public and Historic Preservation Board will Attend a Site Visit from 4:00 - 4:30 PM, Regarding the proposed National Register Nomination.

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Historic Preservation Board Meeting Minutes from March 2, 2022.
[03.02.2022 Minutes - Pending Approval](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A 2022 Historic Preservation Awards Update
[2022 Historic Preservation Awards Update](#)
[Exhibit A: Historic Preservation Award Flyer](#)

5. REGULAR AGENDA

- 5.A **945 Norfolk Avenue – Material Deconstruction** – The Applicant Proposes Material Deconstruction of the South Façade and Portions of the North and East Facades as needed on the Landmark Historic Structure. PL-22-05155
(A) Public Hearing; (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Proposed Material Deconstruction](#)
- 5.B **416 Park Avenue -- National Register Nomination** -- The Historic

Preservation Board will review the National Register Nomination for the John Shields House Located at 416 Park Avenue and May Forward a Recommendation to the State Historic Preservation Board.

(A) Public Hearing; (B) Possible Recommendation for the State Historic Preservation Board's Consideration on April 21, 2022

[Staff Report](#)

[Exhibit A: Title Search](#)

[Exhibit B: 1984 Thematic District NRHP Nomination](#)

[Exhibit C: Draft John Shields House NRHP Nomination](#)

[Exhibit D: Evaluation Form](#)

6. ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Historic Preservation Board Agenda Item Report

Meeting Date: April 6, 2022

Submitted by: Julie Schultz

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: SITE VISIT 4:00 P.M.

Subject:

Site Visit open to the Public at 4:00 PM located at 416 Park Avenue. The Public and Historic Preservation Board will Attend a Site Visit from 4:00 - 4:30 PM, Regarding the proposed National Register Nomination.

Suggested Action:

Attachments:



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 2, 2022**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Aiden Lillie, Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and a roll call was conducted.

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit comments during the meeting.

Determination of the Health and Safety Risk under the OPMA

Chair Scott read the Determination of Health and Safety Risk under OPMA. Notice of the electronic meeting and how to comment virtually:

Public notice is hereby given that the Historic Preservation Board of Park City, Utah will hold its Regular Meeting electronically on Zoom, through www.parkcity.org/public-meetings for the purposes and at the times as described below on March 2, 2022.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from February 2, 2022.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of February 2, 2022, as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

3. PUBLIC COMMUNICATIONS

No eComments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

City Planner, Aiden Lillie, reported that there was an open call for artists as part of the 2022 Annual Cindy Matsumoto Historic Preservation Awards. The request for proposals opened on February 14, 2022, and would close on March 14, 2022. Planner Lillie noted that she reached out to many organizations and schools in the region, including the University of Utah, Brigham Young University, Utah Valley University, Salt Lake Community College, the Utah Arts Alliance, Preservation Utah, as well as other organizations within Summit County and the State. The Communications Department also shared posts on social media and flyers were posted in locations such as community coffee shops and libraries. The Board Members were impressed by the broad level of outreach. Board Member Beatlebrox informed Planner Lillie that she would be out of town on March 20, 2022, and asked that the interviews take place the week of March 14-18, 2022. Planner Lillie made note of the request.

5. WORK SESSION

A. Historic District Grant Program – The Historic Preservation Board will Review the 2023 Historic District Grant Program's Scope, Mission, and Requirements.

Planner Lillie reported that the Work Session would be dedicated to the Historic District Grant Program. The purpose of the Work Session was to reevaluate the scope of the program, determine criteria and evaluation methods, and explore additional opportunities for the program. During the previous cycle in Fiscal Year 2022, the Historic Preservation Board and Planning Staff identified opportunities to improve the Historic District Grant Program. The matter was discussed during the February 2, 2022, Historic Preservation Board Meeting. However, the Board decided to table the conversation at that time because several members were not present.

At the February 2, 2022, Historic Preservation Board Meeting, the Board discussed the following items related to the Historic District Grant Program:

- The proposed evaluation criteria:
 - Adding more points to the analysis evaluation criteria per question. There would be 0-4 points available to the applicant for each question.
- Running the Competitive Grant Cycle annually as opposed to biannually;
- Allowing Staff to grant awardees extensions on a per-application basis;
- The removal of interior work, exterior paint, or any other type of work that would fall under routine maintenance from the Competitive and Repair categories; and
- Predetermining the total dollar amounts allocated to the Repair category and the Competitive category.

The Staff Report included several different sections of analysis. In the first analysis, Staff recommended that the Historic Preservation Board determine the scope of work for the

Fiscal Year 2023 Competitive Grant Cycle and Emergency Grant Cycle. Several questions were posed to the Historic Preservation Board:

- Should routine maintenance qualify for Competitive Historic District Grant Program funds?
- Should studies qualify for the Historic District Grant Program funds?
- Should projects in progress qualify for Historic District Grant Program funds?
- Should Historic District Grant Program awards have a cap?

In the second analysis, Staff recommended that the Historic Preservation Board determine the Historic District Grant Program mission. Some suggestions included:

- Adopt a Historic District Grant Program mission statement that reflects contemporary conditions, values, and opportunities for impact; and
- Create Historic District Grant Program guidelines:
 - Create a clear and transparent scoring system;
 - Upgrade grant eligibility.

In the third analysis, Staff recommended that the Historic Preservation Board determine the Historic District Grant Program requirements:

- Façade easements and lien;
- Application materials; and
- Timing.

Planner Lillie explained that in the previous cycle for Fiscal Year 2022, an applicant who received the award was required to enter into a lien. If the property owner sells the property within a year of receiving funds, those funds need to be repaid. If the property owner sells the property within five years of receiving funds, there was a formula to determine how much needed to be paid back. After five years, the funds do not need to be repaid. Planner Lillie discussed façade easements and stated that property owners entered into an Easement Agreement to ensure that the facades of the structure were not destroyed. She asked the Board to consider which requirements made the most sense for the Historic District Grant Program.

In the fourth analysis, Staff recommended that the Historic Preservation Board provide input on community outreach:

- Build a database of grant-supported projects for management and reporting purposes; and
- Establish a communications strategy to raise awareness, and build community knowledge and engagement.

Chair Scott suggested that the Board discuss each of the Staff recommendations in order. Board Members discussed the first question posed by Planner Lillie:

- Should routine maintenance qualify for Competitive Historic District Grant Program funds?

Board Member Beatlebrox thanked Planner Lillie for summarizing what was discussed at the last Historic Preservation Board Meeting. Board Member Stephens explained that when the grant program was first started, there were a lot of buildings in a state of disrepair. Repair funds were intended to help save those buildings. He felt that when a historic home is purchased in Old Town, there is an expectation that maintenance costs will be associated with that purchase. He did not believe that repairs and maintenance to the outside of the home should be included in the Historic District Grant Program. It would be worthwhile to save the money for preservation as much as possible. There was a discussion regarding emergency repairs. It might be best to bring emergency repair requests to the Historic Preservation Board for consideration rather than have emergency repairs formally built into the grant program. Planner Lillie pointed out that emergency repair requests are rare occurrences. It made sense to bring those requests directly to the Historic Preservation Board for consideration.

The Historic Preservation Board discussed the second question posed by Planner Lillie:

- Should studies qualify for the Historic District Grant Program funds?

Chair Scott stated that he would rather reserve the funds for the preservation of property than a study. Council Member Beatlebrox noted that at the last Board Meeting, there were concerns that a study would be conducted and then nothing would happen afterward. Board Member Stephens asked if any studies had been requested for residential historic homes. Planner Lillie explained that the question about whether to include studies was the result of a grant application from Friends of Ski Mountain Mining History. The application was not rejected because the information guide was vague and did not say that studies were ineligible. In terms of residential historic homes, no one had ever requested funds for a residential site study. However, there may be homeowners who wanted to explore lifting their homes to construct a foundation. This would require an engineer to come out and study the structure.

Board Member Stephens suggested keeping the language vague. If there was an application for a study, it could be analyzed and discussed in conjunction with the other grant applications. If it is approved would depend on the other grant applications received that year. Chair Scott agreed with the suggestion. He noted that a study application would be a rare occurrence. Board Member Stephens felt that the more high-quality applications were received, the better because it would make the program more visible. He hoped that would lead to additional funding. Planning Director, Gretchen Milliken believed it was a good approach to keep the language open. Applications for studies were not received often and the vague language would allow those types of applications to be considered and discussed.

The Historic Preservation Board discussed the third question posed by Planner Lillie:

- Should projects in progress qualify for Historic District Grant Program funds?

Board Member Stephens believed that the program was intended to help improve restoration. Just because someone did not apply for the grant before they started a project did not believe the property owner should be penalized. The grant application process only took place once a year and it would not be fair to ask people to hold off on work until after the grant application process started. Board Member Beatlebrox agreed. Chair Scott pointed out that the grant may also allow a property owner to improve the quality of restoration already in progress.

The Historic Preservation Board discussed the fourth question posed by Planner Lillie:

- Should Historic District Grant Program awards have a cap?

Chair Scott did not know what the proposed cap would be but last year there was a \$15,000 cap to share the grant funds as much as possible. Board Member Beatlebrox did not believe a cap was helpful because it was important to substantially help restoration projects. Chair Scott suggested that the Historic Preservation Board could have a general cap in place but the Board could reserve the right to make modifications based on the size and scope of the application. Board Member Stephens did not believe there should be a cap. If there was a cap set for \$15,000, applicants may be disappointed that their project did not receive the full amount. The ultimate cap would be the amount of money that there was to allocate to projects.

Director Milliken explained that during the last grant process, even though there was a \$15,000 cap, many applications were for \$75,000 or \$100,000. It could be difficult to analyze that type of application when there was such a large scope. Board Member Stephens noted that there would always be applications for more than there was to give. In the next cycle, he suggested that the decisions be more targeted. For instance, if it was a \$100,000 application, then \$10,000 could be granted for work specific to windows. It was possible to help with a specific portion of a larger project.

Board Member Beatlebrox felt it was important to communicate the total amount the Historic District Grant Program had to allocate to projects. Chair Scott agreed and noted that clear communication with applicants is essential. Board Member Holmgren explained that in the past grant applications included the cost of each item. For instance, the cost of the doors or windows. If applicants listed out the costs, it would make it easier to determine which portion of the project to fund. Board Member Stephens noted that the application process could continue to be streamlined in the future.

There was discussion regarding the mission statement. Chair Scott read the amended language proposed by Staff, which was as follows:

- The Park City Historic District Grant Program is designed to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of historic structures and sites to support a community that honors its past and encourages historic preservation.

Chair Scott was supportive of the amendments. Board Member Beatlebrox suggested that it be altered slightly to state, "... to support our community." The Historic Preservation Board liked the suggestion. Planner Lillie asked the Board to discuss the possible creation of Historic District Grant Program guidelines, which would:

- Create a clear and transparent scoring system; and
- Upgrade grant eligibility.

The previous evaluation forms were included as Exhibits in the Staff Report. Planner Lillie pointed out that the forms were a way to communicate with the public. They made it clear how applicants would be evaluated and how applicants could receive a better score. Board Member Stephens believed that after the applications were received, Planning Staff would review the applications, use the evaluation forms, and share recommendations. The Board would then consider those recommendations. He felt it was important for the Board to weigh in on the scoring process as well. Board Member Beatlebrox wanted the Board to go through a separate scoring process. The two sets of scores could then be compared and discussed.

The Historic District Grant Program scorecard was shared. Planner Lillie explained that it was a draft version. Previously, there were sections with 0-1 points, but based on the feedback received, there was a desire to have a broader range. Some sections included scores from 0-4 and some were 0-3. However, that could be adjusted to have consistency from section to section, if desired by the Board. Chair Scott thought the scorecard looked good and did not mind some sections having different ranges.

Director Milliken noted that there were a lot of applications during the last cycle. That was not always the case, but she suggested that it may make sense to have a preliminary review committee, made up of a few Board Members and Staff Members, to weed out ineligible or low-scoring applications. The Board felt that made sense.

Planner Lillie asked the Board to discuss the possibility of bonus points on the scorecard. For instance, some community contributions could be considered. Bonus points had not been included in the draft scorecard, because she wanted to receive feedback from the Board first. Board Member Stephens felt that community contributions were admirable but would be difficult to monitor within the grant process.

Planner Lillie asked the Board to discuss the third analysis, which asked that the Historic Preservation Board determine the Historic District Grant Program requirements:

- Façade easements and lien;

- Application materials; and
- Timing.

The Duval Study listed the following requirements as part of the Competitive Historic District Grant Program Funds Score Card:

- All projects \$10,000 or less will require entering into a five-year lien with the City. Should the property be sold within that five-year period, the applicant is responsible for repaying the City a prorated amount of the total grant disbursement; and
- For projects \$10,000.01 or more, the applicant will be required to donate a façade easement to the City that will be recorded on the property.

Planner Lillie asked the Board to discuss the language related to the façade easements and lien requirements. Board Member Stephens wondered if there would be a lien on the property if a project was awarded more than \$10,000. Planner Lillie explained that all projects would have a lien on the property but there would also be a façade easement on projects that received a larger amount of funding. Based on previous discussions, it seemed that \$25,000 and above was suitable for the façade easement requirement. Board Member Stephens pointed out that people may not want to apply for the program, because a façade easement would further restrict their property. He felt that the Historic District Guidelines and Land Management Code requirements were strict enough. It was important not to scare applicants away from the program.

City Attorney, Mark Harrington explained that when the program first started, façade easements were required with almost all of the awards, but went away for a while because they were administratively burdensome and burdensome to the property owners. If there was a major investment made in a project, it may make sense to consider the façade easement. The Board determined that if \$25,000 or more was awarded through the program, there should be a façade easement.

Planner Lillie asked for feedback related to the application materials. She reported that last year, there was a section that allowed the applicant to provide a brief project description or narrative. Chair Scott felt it was important for the Board to hear some of the applicant's story as part of the application. Board Member Beatlebrox wondered whether the application form would be a fillable PDF form that applicants could type directly onto. Planner Lillie confirmed this and noted that the City was moving towards applications being done entirely online. Board Member Beatlebrox felt it was important for the applicant to be able to fill out the application online, otherwise, it would be far more difficult to put everything together for submission.

Board Member Stephens suggested that Planning Staff create a sample application for applicant review. If someone was filling out the Historic District Grant Program application for the first time, the process could be overwhelming. However, having a sample application that is filled out to let applicants know what is expected of them. He felt this

would improve the quality of the applications and save the Board time during the evaluation process. Director Milliken stated that Staff could create a sample application.

Planner Lillie asked if the Board felt an application needed to include a project description. Board Member Stephens felt that a project description should not necessarily state the reason someone was applying for a grant. Instead, it should explain how the grant would benefit the project. He believed the Board needed to be specific about what they were asking applicants. Board Member Beatlebrox suggested that there be a desired word count listed to make sure the expectations were clear for applicants. Planner Lillie noted that a word count could be listed and the wording could be clarified to match the comments shared by Board Member Stephens.

There was discussion regarding communication and information. Planner Lillie noted that the website could be used to let homeowners know about other available grants. There was also an opportunity to let homeowners know about proper preservation methods. For instance, the application packet could include resources about recommended materials or restoration that would heighten the preservation of a historic structure. Some outside resources, such as the National Park Service standards and guidelines, could also be included for reference. Chair Scott felt that type of information would be beneficial for applicants to have. Staff would explore how to best share relevant information with program applicants.

Board Member Stephens reported that when the grant program was initially started, the grant was timed with the Park City Museum history month and home tours. He wondered if it would be possible to coordinate again with Park City Museum. Chair Scott believed it would be fairly easy to coordinate with them. Planner Lillie explained that previously, pamphlets were created and tours were led. That was something that Staff could reintroduce now that there was a full team of planners in the department. Planning Staff could work to provide materials and focus on coordination.

Planner Lillie reminded the Board Members that in the fourth analysis, Staff recommended that the Historic Preservation Board provide input on community outreach. She shared recommendations from the Duval study with the Board:

- Build a database of grant-supported projects for management and reporting purposes:
 - Create a database of projects to track them from the time a grant is awarded to the time the grant is paid out;
 - Apply metrics defined in recommendation 1.3 into a program database, so that the performance and contribution of projects supported by the grant program can be measured;
 - Use the database to mitigate the management challenges inherent in the current disconnect between the fixed level of non-rollover funding sources (operations, not capital dollars) and the multi-year activities that the grant dollars fund, by incorporating projections over time; and

- Include data about the funding source for each project.
- Establish a communications strategy to raise awareness, build community knowledge and engagement, and tell Park City's story:
 - Establish a website with program information and resources;
 - Create opportunities for news coverage; and
 - Recognize projects and people who have made significant contributions through the use of the grant.

The Board Members were in support of the recommendations. Planner Lillie wanted to confirm that the Board only wanted a competitive grant program moving forward and that there would not be a repair fund. However, repair funds could be carved out for special exceptions. Board Members confirmed this. Director Milliken felt that good progress had been made during the Work Session discussions.

6. REGULAR AGENDA

A. 341 Ontario Avenue – Disassembly and Reassembly and Material Deconstruction – The Applicant Proposes Material Deconstruction and Disassembly and Reassembly to Accommodate Structural Upgrades and New Additions to a Significant Historic Structure. PL-15-02687.

Planner Lillie presented the Staff Report and explained that the proposal was for disassembly, reassembly, and material deconstruction at 341 Ontario Avenue. The applicant proposed material deconstruction of the Significant Structure's roof, along with the east and south panels, as well as disassembly and reassembly of the west and north panels. The site included a one-story hall and parlor-style home that was constructed sometime after 1900. It was listed as a Significant Historic Site on Park City's Historic Sites Inventory. The structure sat on a steep slope on Ontario Avenue, which was only accessible by City stairs that led to a set of private stairs. The building was constructed into the steep hillside and was historically accessed by foot from below the structure, not directly from Ontario Avenue. The historic orientation made it difficult for the proposed restoration work and new construction efforts to take place.

Example images of the site were shared with the Board. The first analysis section of the Staff Report was related to the material deconstruction proposed for portions of the south and east elevations and the roof. Planner Lillie explained that the proposal was to construct structural upgrades. The material had deteriorated due to moisture and exposure as well as the weight of the soil on the hillside. There were several failures along the wall and the panels had splintered on the east and south elevations. The roof itself was not quite intact and the applicant representative deemed it as not salvageable. Additional images were shared to illustrate the current conditions of the materials.

The second analysis section of the Staff Report was related to the disassembly and reassembly of the west and north elevations of the structure. Planner Lillie explained that

the applicant previously hoped to be able to lift the structure. However, after the interior demo, the applicant did not believe the structure would survive a lift due to issues with the panels as well as splitting on the floor and the walls. Due to the constraints on the site and the poor condition of the materials, panelization was proposed. Shen Engineers Inc. certified that the structure could not be reasonably moved intact. The specific findings from the engineer were included in the Staff Report.

Planner Lillie reported that the Chief Building Official and Planning Director visited 341 Ontario Avenue and determine that the building could only be made safe or serviceable through panelization. The structure would not survive the temporary lifting of moving the building as a single unit. Board Members did not feel they needed to see additional photos, as many had been able to attend a site visit before the Historic Preservation Board Meeting. Chair Scott noted that he had not seen anything in that condition before and was glad there was an opportunity to preserve what was left. The condition of the wood made it too difficult to raise the structure. Board Member Stephens noted that once soil is up against the wood, it impacted the overall condition of the wood. Board Member Beatlebrox commented that access to the area was difficult.

There were no comments from the public.

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction and Disassembly and Reassembly to Accommodate Structural Upgrades and New Additions to a Significant Historic Structure, Located at 341 Ontario Avenue, subject to the following:

Findings of Fact

Background

1. 341 Ontario Avenue is a one-story frame hall-parlor built c.1900.
2. 341 Ontario Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2014, the Planning Department received a Plat Amendment application to remove an internal lot line that ran under the Historic Structure. On July 31, 2014, the City Council approved it.
4. On September 22, 2015, the property owner submitted a Steep Slope Conditional Use Permit (SSCUP) application. On August 8, 2018, the Planning Commission approved the SSCUP. On April 10, 2019, the property owner applied to extend the SSCUP approval. On April 8, 2021, Planning Staff approved an extension to the SSCUP.

5. On November 4, 2016, the Applicant submitted a Historic District Design Review (HDDR) Application. On June 13, 2019, the Planning Department approved the 98 HDDR Application. On June 30, 2020, the property owner applied to extend the previous HDDR approval. On February 10, 2021, the Planning Director approved a one-year extension.
6. On May 9, 2017, the property owner applied for a variance to reduce the front Setbacks and Height. On April 17, 2018, the Board of Adjustment approved three variances: (1) Reducing the front Setback from 10 feet to four feet, six inches; (2) Allowing Building Height above Existing Grade up to 35 feet; and (3) Allowing a maximum interior height of 35 feet to 39 feet six inches.
7. On December 10, 2018, the property owner applied for an Administrative Conditional Use Permit to construct retaining walls in the Right-of-Way. On June 10, 2019, Planning Department staff approved an Administrative Conditional Use Permit for walls.

Material Deconstruction

8. The Applicant proposes Material Deconstruction of the roof and east and south elevations and roof of the Significant Historic Structure.
9. The proposal complies with the Land Management Code Chapter 15-13-2, Design Guidelines For Historic Residential Sites:
 - a. LMC Chapter 15-13-2(2)(A)
 - i. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board, and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.
 - ii. When disassembly of a historic element - window, molding, bracket, etc. - is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.
 - iii. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed

only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

10. The Historic Preservation Board approved the Material Deconstruction of the Significant Historic Site, subject to the Conditions of Approval below.

Panelization

11. On February 21, 2022, a licensed structural engineer visited 341 Ontario Avenue and completed a Physical Conditions Report.
12. The report determined the following:
 - i. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 1/2" min. TJI roof joists.
 - ii. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - iii. The existing main and crawl space floor joists are 2x4 @ 24" on center spanning 12'-0. Most of them were rotted out. They have to be replaced.
 - iv. All the existing headers need to be upgraded. We will review each one of them when the design is available.
 - v. The whole exterior and interior walls are 1x12 installed vertically. Small portions of the exterior walls are upgraded with 2x4 @ 16" o.c. They have no capacity for wind, seismic, or gravity loads. The building walls will need to be entirely re-framed from the inside with new stud wall framing that is code compliant, 2x4 or 2x6 at 16" o.c.
 - vi. The whole existing building is supported by loose sandstone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

- vii. Considering the existing roof, floor and wall condition plus the age, rotted condition of the building as well as the bad differential settlement, we strongly suggest panelizing the existing building so we can re-build the entire house. If not to panelize the existing building, the big concern was that safety is not guaranteed when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the existing building, the construction crews may only work from the outside of the building most of the time.
13. On February 14, 2022, the Chief Building Official, Planning Director, and Building and Planning Staff visited 341 Ontario Avenue.
14. The Chief Building Official and Planning Director determined that the building can only be made safe and/or serviceable through panelization.
15. The Historic Preservation Board approved panelization of the Significant Historic Structure.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-11-14, *Disassembly and Reassembly Of A Historic Building Or Historic Structure*.
2. The proposal complies with Land Management Code Chapter 15-11-12.5, *Historic Preservation Board Review for Material Deconstruction*.
3. The proposal complies with Chapter 15-11-9, *Preservation Policy* and LMC Chapter 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes to the approved scope of work for Planning Department review.
3. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Department that the materials are not safe or serviceable and cannot be repaired to a safe or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Department.

4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish.
5. The Historic Structure shall be returned to the original grade following construction of a foundation.
6. Disassembly and Reassembly shall be done using recognized preservation methods.
7. The Applicant shall complete measured drawings of the structure or element to be disassembled and reassembled.
8. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
9. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
10. Structures shall be disassembled in the largest workable pieces possible.
11. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
12. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
13. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
14. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
15. Disassembled components - trim, windows, doors, wall panels, roof elements, etc. shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

16. New foundations and additions shall follow the Design Guidelines.
17. The Significant Historic Structure must be reassembled in the original form, location, placement, and orientation.

Board Member Stephens seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

- A. **945 Norfolk Avenue – Material Deconstruction – The Applicant Proposes Material Deconstruction of a Portion of the Rear Façade to Accommodate a New Door Opening on the Landmark Historic Structure. PL-22-05155.**

Planner Lillie presented the Staff Report and stated that the proposal was for 945 Norfolk Avenue. The applicant proposed material deconstruction of a portion of the rear façade to accommodate a new door opening on the Landmark Historic Structure. 945 Norfolk Avenue was listed as a Landmark Historic Site on Park City's Historic Sites Inventory and was also listed on the National Register of Historic Places on July 12, 1984. The 1 1/2 story pyramid house was constructed in 1896 by Nathaniel J. Williams. The proposal was for the material deconstruction of a 3'6" by 8'8" panel on the rear façade. The deconstruction of the historic material would be done to accommodate a new door opening with a two-foot transom window above it.

Planner Lillie reported that the specific guidelines the proposal applied to stated that new door openings were allowed on secondary and third facades, but they must be similar in size to the existing doors. The existing historic door opening on the front of the Landmark Structure was 3'1" by 6'10". The proposed door would be 3'6" by 6". The proposal was compliant with the Design Guidelines for Historic Residential Sites. Planner Lillie shared a drawing of the rear façade with the proposed door. It would be situated between two windows and would be an entrance to a small patio area. The proposal would require Modification of Approval to Historic District Design Review approval, which was contingent on Board approval for material deconstruction.

The architect on the project, Jonathan DeGray was present to answer questions. Board Member Beatlebrox asked about the timeline for work on the home. Mr. DeGray believed all work would be completed before the end of the year. The foundation work was done and the framing was done through the main level and upper floor. He believed by September or October all work would be complete. Board Member Beatlebrox noted that the rear façade was a second egress. Mr. DeGray explained that the intention was to develop some outdoor areas on the small lot. The only outdoor area was to the rear, so the rear façade would afford direct access from the house.

There were no comments from the public.

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction of a Portion of the Rear Façade to Accommodate a New Door Opening on the Landmark Historic Structure, Located at 945 Norfolk Avenue, subject to the following:

Findings of Fact

Background

1. 945 Norfolk Avenue is a 1 ½ story pyramid house built c.1896.
2. 945 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory and listed on the National Register of Historic Places.
3. On March 19, 2018, the Planning Department received a complete Historic District Design Review (HDDR) application for 945 Norfolk Avenue.
4. On May 4, 2018, the HPB approved material deconstruction of non-historic improvements; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors, and replace 12 total historic wood windows
5. On May 14, 2018, the Planning Department held a public hearing and approved the HDDR application.
6. On February 1, 2022, the Planning Department received a complete Modification of Approval application for 945 Norfolk Avenue's HDDR approval to construct an opening for a door on the rear elevation.

Material Deconstruction

7. The Applicant proposes Material Deconstruction of a 4-foot by 8-foot section of the rear facade of the Landmark Historic Structure to enable a new door similar in size to the front façade door.
8. The new door is located on a secondary façade.
9. The analysis section of the Staff Report dated March 2, 2022, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-11-12.5, *Historic Preservation Board Review for Material Deconstruction*, and § 15-11-9, *Preservation Policy*; § 15-13-2; and *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to any changes to this approval which is for the plans dated March 2, 2022.
2. The Applicant shall submit in writing any changes from the approved scope of work for Planning Department review.
3. The construction of the door and window opening shall be undertaken in such a way that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
4. The Applicant shall receive approval of the Historic District Design Review Modification of Approval application prior to issuance of a building permit.

Board Member Stephens seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. ADJOURN

The Board discussed in-person meetings. Planner Lillie noted that she had looked through the previous Meeting Minutes with Attorney Harrington, and a Resolution had not been adopted to meet in person. If the Board wanted to meet in person, a Resolution would need to be adopted. Attorney Harrington clarified that a hybrid meeting, where some members connected electronically, would require a Resolution to be passed. A Resolution was not needed to go back to regular, in-person meetings. He suggested scheduling the next meeting in person. An Electronic Meeting Resolution that offered some level of flexibility could be adopted at that time.

Attorney Harrington noted that the different meeting options could be discussed further at the next meeting. Chair Scott wondered if it was the intent of the Board to hold hybrid meetings. Attorney Harrington noted that other organizations were already holding hybrid meetings. However, it was up to the Board to decide what made the most sense. He recommended adopting a Resolution that was as broad as possible, so the Board had some level of flexibility. That would allow adjustments to be made as necessary. Chair Scott reported that the next Historic Preservation Board Meeting would be in-person and the Resolution would be discussed at that time.

Board Member Stephens wondered if there was a Liaison from the City Council for the Historic Preservation Board. Director Milliken reported that there is not a specific City Council Liaison and that role would be filled as needed. Board Member Beatlebrox pointed out that there is a vacancy on the Board and asked if that vacancy will be filled. Director Milliken confirmed that it would and explained that Staff was working with the Mayor to fill that vacancy. That issue would be addressed shortly.

MOTION: Board Member Stephens moved to ADJOURN the Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 6:55 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Communication



Subject: 2022 Historic Preservation Awards
Author: Aiden Lillie
Date: April 6, 2022
Type of Item: Informational

On January 5, 2022, the Historic Preservation Board (HPB) held a Work Session on the 2022 Historic Preservation Awards. The HPB determined that they would like a regional reach for the Call for Artists moving forward.

On February 14, 2022, the Planning Department published a Request for Proposals ([RFP](#)) for the 2022 Historic Preservation Awards.

On February 14, 2022, staff emailed the following organizations a flyer with general information on the RFP (Exhibit A):

- University of Utah Fine Arts
- Brigham Young University Fine Art
- Utah Valley University School of Arts
- Salt Lake Community College School of Art
- Preservation Utah
- Utah Arts Alliance
- Kimball Arts Center
- Park City Arts Council
- Park City High School

On March 14, 2022, the RFP closed at 5:00 p.m. Staff received three proposals from local Park City artists.

On March 16, 2022, the Artist Selection Committee, which is composed of Historic Preservation Board Member Puggy Holmgren, Historic Preservation Board Member John Hutchings, and Historic Preservation Board Member Lola Beatlebrox, and Public Arts Advisory Board Member Lara Carlton, met to review the applications. After reviewing the proposals, the Artist Selection Committee chose a finalist who they interviewed on March 22, 2022.

On March 23, 2022. The Artist Selection Committee chose artist Morgan McCue as the commissioned artist for the 2022 Historic Preservation Awards.

Exhibit

Exhibit A: Historic Preservation Award Flyer

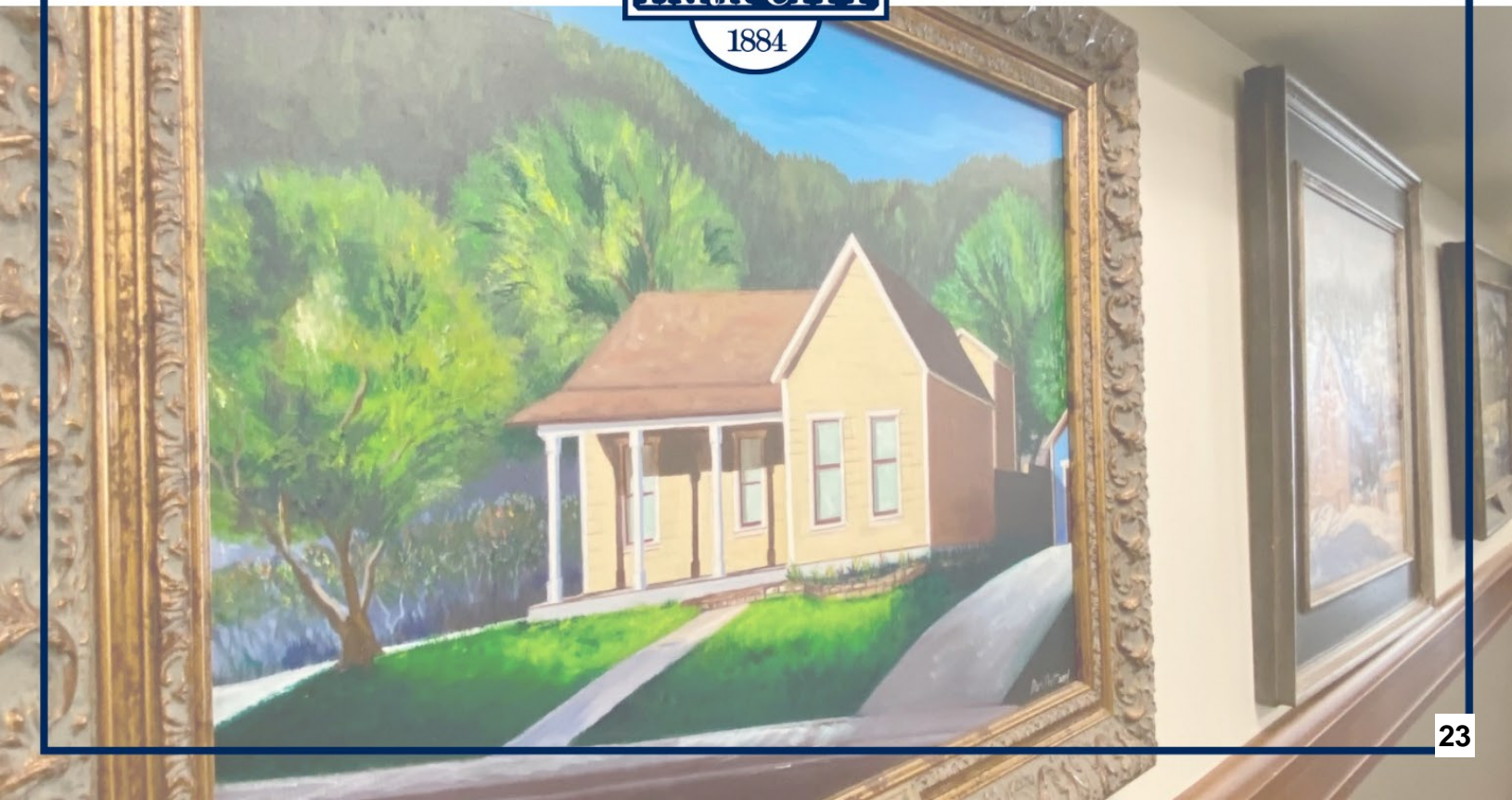
Requests for Proposals (Artists) 2022 Cindy Matsumoto Historic Preservation Award

Park City Municipal is seeking proposals from artists to design and produce art to commemorate the 2022 Annual Cindy Matsumoto Historic Preservation Award

If you are interested in submitting a proposal, a copy of the RFP can be obtained as of Monday, February 14, 2022, from PCMC, 445 Marsac Avenue, Park City, Utah, by emailing aiden.lillie@parkcity.org or via the QR code below.

Proposals must be submitted by 5:00 p.m., Monday, March 14, 2022, at City Hall, Attn: Planning Department, 445 Marsac Avenue, P.O. Box 1480, Park City, UT 84060.

Questions? Contact aiden.lillie@parkcity.org.



Historic Preservation Board Staff Report



Subject: 945 Norfolk Avenue
Application: PL-22-05155
Author: Aiden Lillie, Planner I
Date: April 6, 2022
Type of Item: Administrative -- Material Deconstruction

Recommendation

Staff recommends the Historic Preservation Board review the proposal for 945 Norfolk Avenue, conduct a public hearing, and approve Material Deconstruction of the South Façade and Portions of the North and East Facades on the Landmark Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jeff Chiew, represented by Jonathan DeGray
Location: 945 Norfolk Avenue
Zoning District: Historic Residential- 1 Zoning District
Historic Designation: Landmark Historic Site
Reason for Review: The Historic Preservation Board reviews and approves Material Deconstruction of Historic material. Land Management Code (LMC) Chapter [13-11-12.5](#)

Abbreviations

HDDR Historic District Design Review
HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Applicant for 945 Norfolk Avenue is proposing Material Deconstruction of the south façade and portions of the North and East facades of the Landmark Historic Structure. More than 50% of the historic drop siding on the south façade has severe splintering and cupping that the Applicant’s architect has deemed unsalvageable.

Background

945 Norfolk Avenue is a Landmark Historic Site on Park City’s Historic Sites Inventory ([HSI Form](#)) and was listed on the National Register of Historic Places on July 12, 1984. The one-and-a-half-story pyramid house was constructed in 1896.



Figure 1: 1941 Summit County Tax



Figure 2: 1982 Park City Survey



Figure 3: 1984 National Register of Historic Places



Figure 4: 2013 Photograph

On March 19, 2018, the Planning Department received a complete Historic District Design Review (HDDR) application for 945 Norfolk Avenue.

On May 4, 2018, the HPB approved Material Deconstruction of non-historic improvements to: reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; and replace 12 total historic wood windows ([Staff Report](#)).

On May 14, 2018, the Planning Department held a public hearing and approved the HDDR application. On April 1, 2019, a Financial Guarantee was recorded with the City.

The property was sold before work on the structure was completed. On September 8, 2021, the Building Department reactivated the permit issued in 2018 at the request of the new owner. The permit was reactivated because the structure posed a danger to public safety as it had been left partially constructed, lifted without a solid foundation, and open to the elements for multiple winters leading to eventual splintering and cupping of primarily the south façade.

On February 1, 2022, the Planning Department received a complete Modification of Approval application for 945 Norfolk Avenue's HDDR approval to construct an opening for a door on the rear elevation.

On March 2, 2022, the HPB approved the material deconstruction of a portion of the rear facade to accommodate a new door opening ([Staff Report](#), [Audio](#)).

On March 2, 2022, the Planning Department completed a site visit to 945 Norfolk Avenue and the Applicant submitted a request for the Material Deconstruction of the south façade and portions of the north and east façades..

Analysis

Pursuant to Land Management Code Section [15-11-12.5](#), *Historic Preservation Board Review for Material Deconstruction*, the HPB reviews the removal of Historic Material to Accommodate New Construction. Compliance with Land Management Code Section [15-13-2](#), Design Guidelines for Historic Residential Sites, is also required.

The Applicant proposed the Material Deconstruction of the south façade and portions of the north and east facades as needed. The deconstruction of this historic material will be done to accommodate new cedar siding to match the existing dimensions and profile of the historic drop siding. The historic material has splintered, cracked, and begun cupping on all elevations. More than 50% of the south façade is in disrepair and the other elevations can be repaired/ replaced as needed.



Figure 5: Interior view of the



Figure 6: Exterior view of the south

The elevation drawings below depict the proposed panels to be replaced with new siding (Exhibit B):

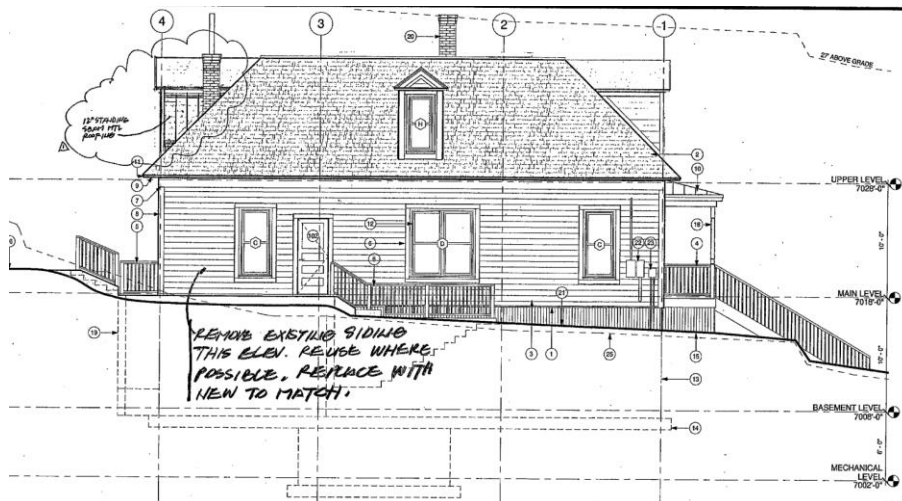


Figure 7: Proposed South Panel to be Deconstructed

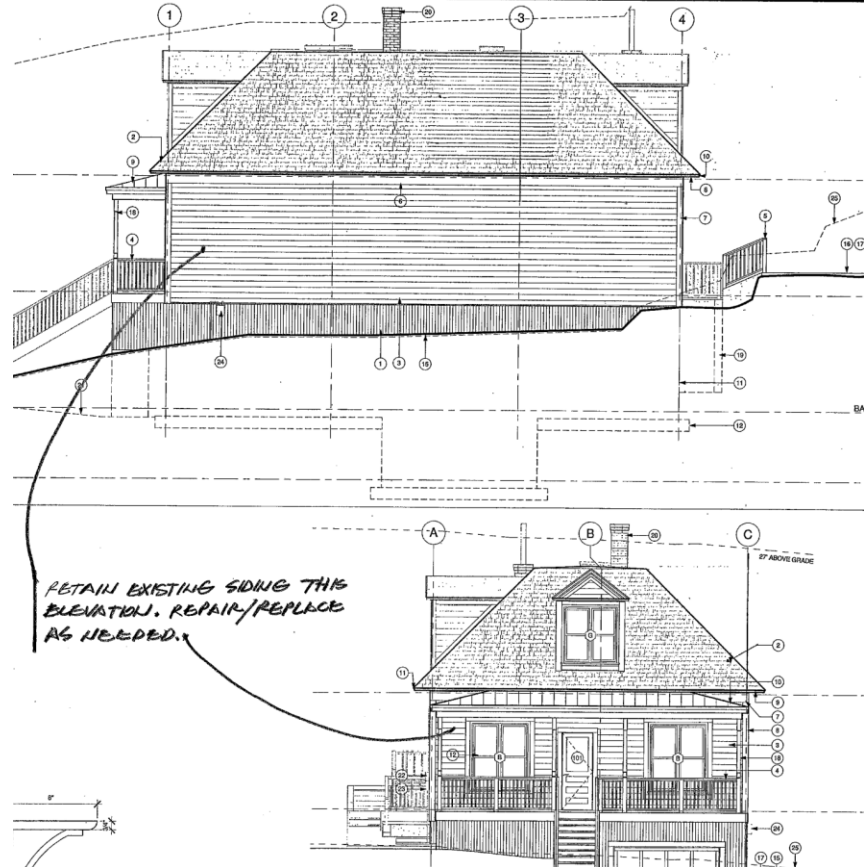


Figure 8: Proposed East Facade to be repaired/ replaced as needed

The proposal is compliant with the Design Guidelines for Historic Residential Sites, LMC [§ 15-13-2](#). The proposal meets the requirements of LMC [§ 15-13-2\(A\)\(5\)](#), "Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of

deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in design, dimension, texture, material and finish.” The siding material that will be removed will be replaced with cedar siding matching the original in design, dimension, texture, material, and finish.



Figure 9: Proposed Replacement Siding

The application will require Modification of Approval to Historic District Design Review approval, which is contingent on HPB’s approval for Material Deconstruction.

Department Review

The Design Review Team, Planning, and Legal Departments reviewed this application.

Notice

Staff published notice on the Utah Public Notice and City’s website and posted notice to the property on March 23, 2022. Staff mailed courtesy notice to property owners within 100 feet on March 23, 2022. The *Park Record* published notice on March 23, 2022. LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input as of the time this report was published.

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction;

- The Historic Preservation Board may deny the Material Deconstruction and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to May 4, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Material Deconstruction



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: MATERIAL DECONSTRUCTION

The Historic Preservation Board of Park City, Utah, met on Wednesday, April 6, 2022 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 945 Norfolk Ave
Project Number: PL-22-05155
Type of Item: Administrative – Historic District Design Review
Hearing Date: April 6, 2022

The Historic Preservation Board conducted a public hearing and (I) approved the Material Deconstruction of the Landmark Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 945 Norfolk Avenue is a 1 ½ story pyramid house built c.1896.
2. 945 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory and listed on the National Register of Historic Places.
3. On March 19, 2018, the Planning Department received a complete Historic District Design Review (HDDR) application for 945 Norfolk Avenue.
4. On May 4, 2018, the HPB approved material deconstruction Material Deconstruction of non-historic improvements; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; and replace 12 total historic wood windows
5. On May 14, 2018, the Planning Department held a public hearing and approved the HDDR application.
6. On February 1, 2022, the Planning Department received a complete Modification

of Approval application for 945 Norfolk Avenue's HDDR approval to construct an opening for a door on the rear elevation.

7. On March 2, 2022, the HPB approved the material deconstruction of a portion of the rear façade to accommodate a new door opening.

Material Deconstruction

8. The Applicant proposes Material Deconstruction of the South Façade and portions of the North and West façade as needed
9. The analysis section of the Staff Report dated April 6, 2022 is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-11-12.5, *Historic Preservation Board Review for Material Deconstruction*, and § 15-11-9, *Preservation Policy*; § 15-13-2; and *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to any changes to this approval which is for the plans dated April 6, 2022.
2. The Applicant shall submit in writing any changes from the approved scope of work for Planning Department review.
3. The removed historic siding shall be replaced by siding to match the original in design, dimension, texture, material, and finish.
4. The Applicant shall receive approval of the Historic District Design Review Modification of Approval application prior to issuance of a building permit.

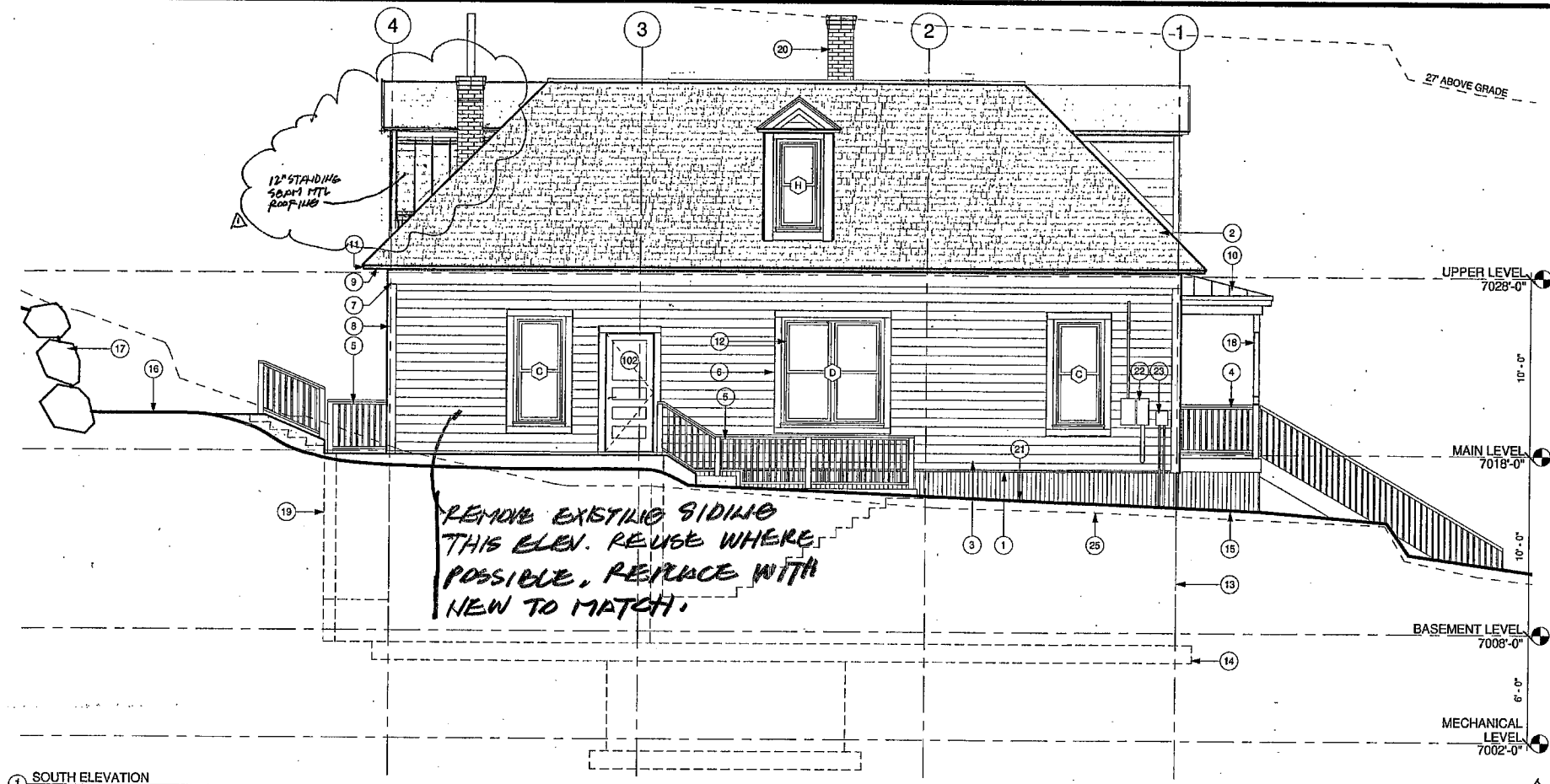
If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

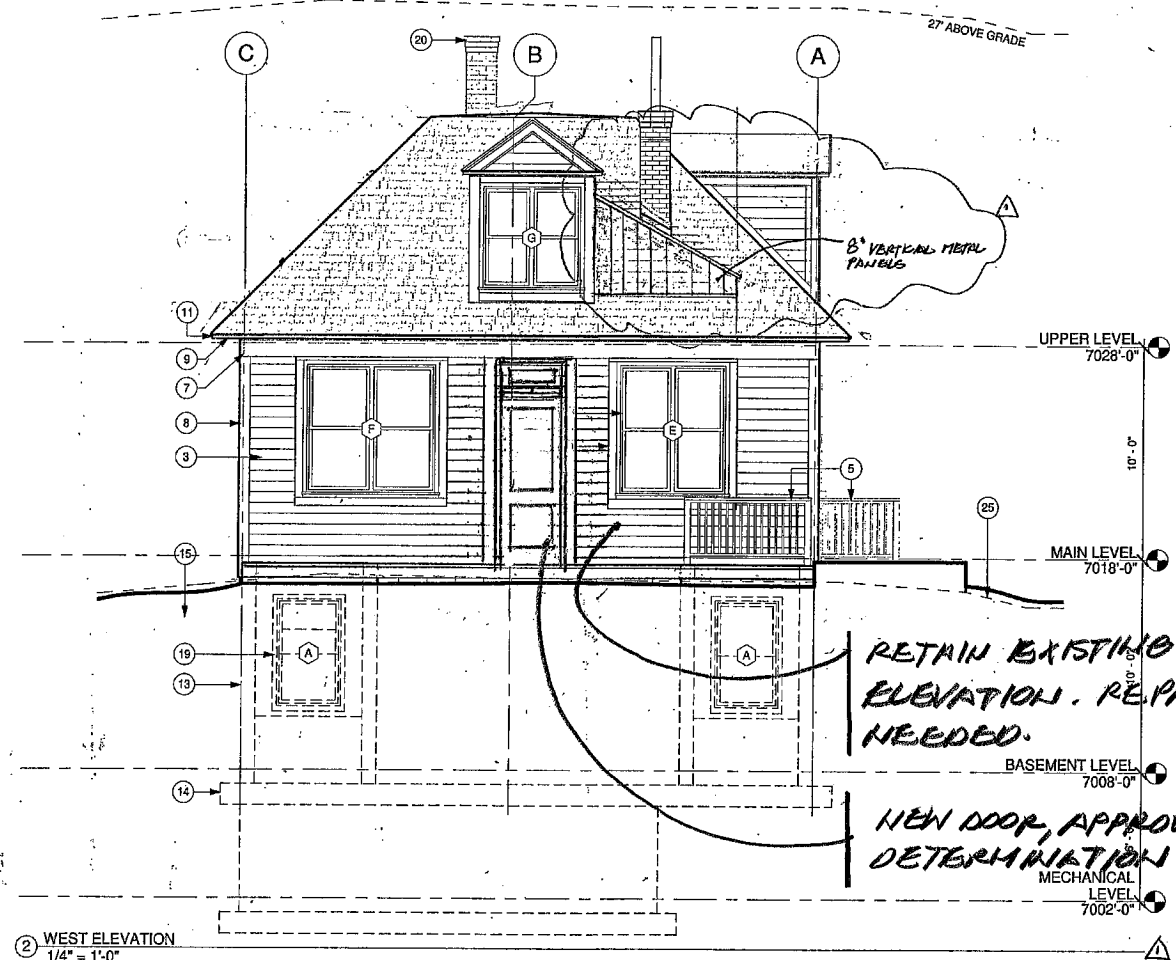
Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

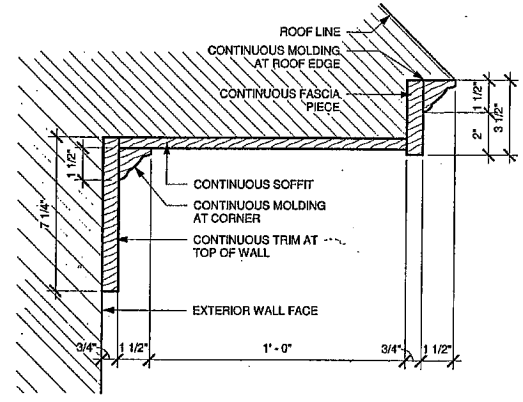
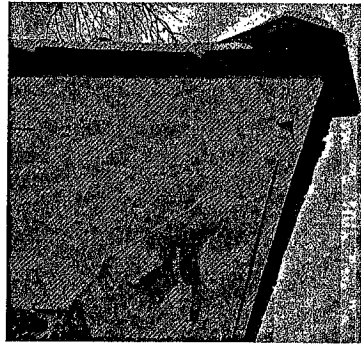
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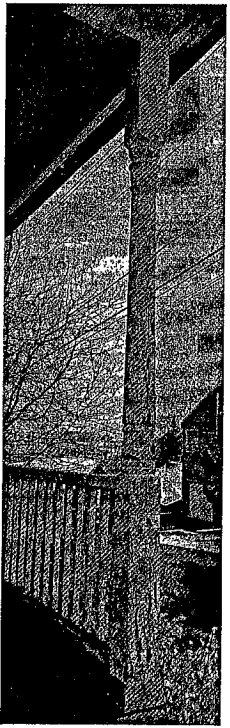
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1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

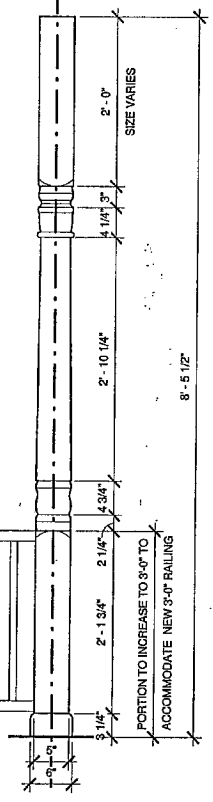


4 HISTORIC SOFFIT TRIM
3" = 1'-0"



NOTE: MINIMUM 4x4 - SEE STRUCTURAL

3 HISTORIC COLUMN DETAIL
1" = 1'-0"



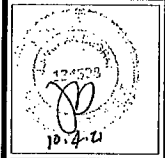
2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/TRIM ABOVE, SEE DETAIL 3/A2.2
- 2 ARCHITECTURAL GRADE COMPOSITION SHINGLE 90 YEAR PRESIDENTIAL TL (3658 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- 3 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING
- 4 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4"
- 5 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4", 4x4 VERTICAL WOOD POSTS AND END POSTS.
- 6 1x4 WOOD TRIM AT WINDOW AND DOOR PERIMETERS TO MATCH EXISTING, TYP.
- 7 1x6 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
- 8 1x4 WOOD TRIM AT CORNER CONDITIONS TO MATCH EXISTING, TYP.
- 9 1x WOOD FASCIA AND SOFFIT MOLDING, SEE HISTORIC DETAIL 4/A2.1
- 10 NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- 11 CONTINUOUS 1x3 BRONZE DRIP EDGE OVER FASCIA AND SOFFIT MOLDING
- 12 ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS TO MATCH EXISTING, TYP. - SEE SCHEDULE
- 13 FOUNDATION LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- 14 FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- 15 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 16 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- 17 STACKED STONE RETAINING WALL, SEE DETAIL 2/A0.1
- 18 TURNED WOOD POST TO MATCH EXISTING, TYP. - SEE DETAIL 3/A2.1
- 19 WINDOW WELL DASHED BELOW GRADE
- 20 REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
- 21 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
- 22 ELECTRICAL METER
- 23 WEATHERHEAD BOX
- 24 GAS METER
- 25 LINE INDICATES EXISTING GRADE



Jonathan DeGray
Architect
P.O. Box 1674, 674 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-646-7283, E-mail: jdeggray@westutah.net

945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

NORTH AND EAST ELEVATIONS

REVISIONS:
10.4.21

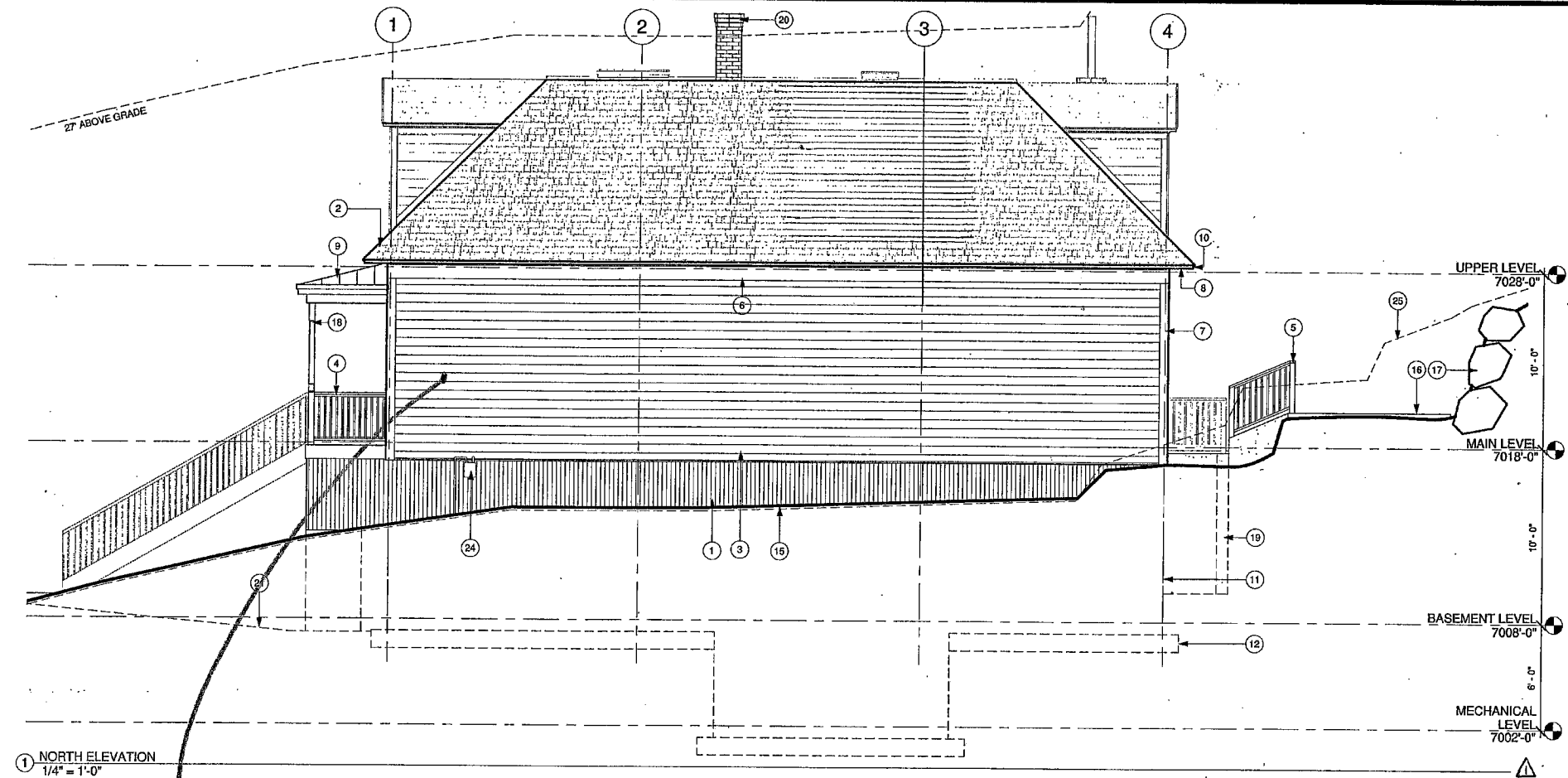
DATE: April 16th, 2018

PROJECT NUMBER:

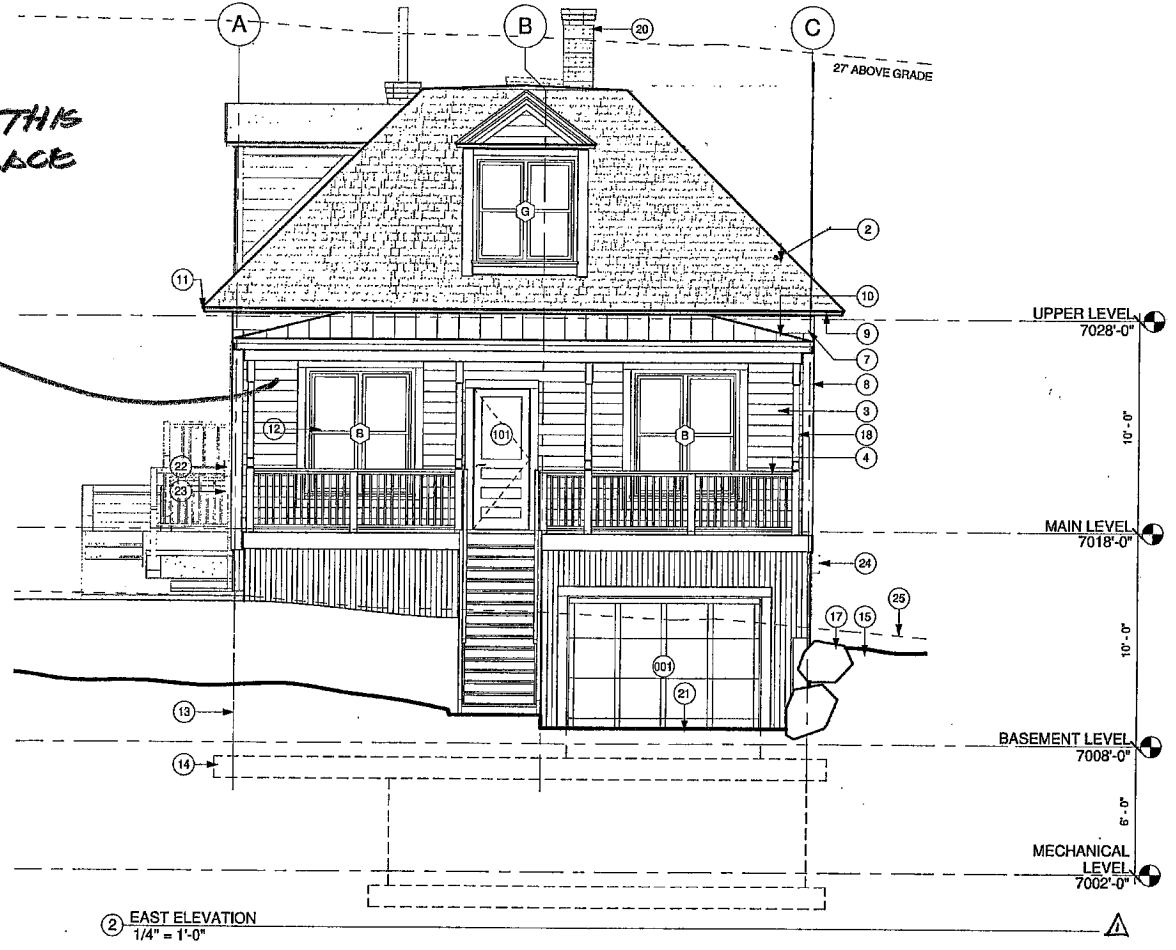
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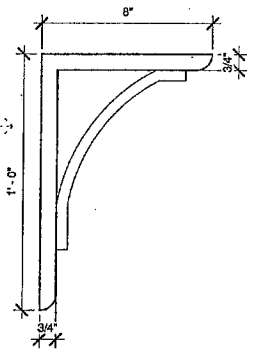
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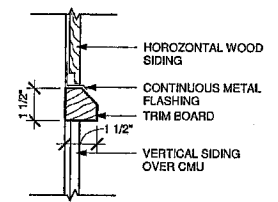
RETAIN EXISTING SIDING THIS ELEVATION. REPAIR/REPLACE AS NEEDED.



4 HISTORIC BRACKET DETAIL
A2.2 3" = 1'-0"



3 PLINTH/TRIM BOARD DETAIL
A2.2 3" = 1'-0"

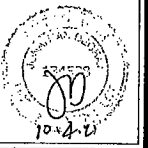


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KEY NOTES

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- 6 1x4 WOOD TRIM AT WINDOW AND DOOR PERIMETERS TO MATCH EXISTING, TYP.
- 7 1x8 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
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- 24 GAS METER
- 25 LINE INDICATES EXISTING GRADE



Jonathan DeGray
Architect
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Tel. 435-546-7283, E-mail: jdegray@jwstudio.net

PROJECT DESCRIPTION:
945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH AND WEST ELEVATIONS

REVISIONS:
10.4.21

DATE:
April 16th, 2018

PROJECT NUMBER:

SHEET NUMBER:
A2.2

Historic Preservation Board Staff Report



Subject: John Shields House, 416 Park Avenue
Author: Aiden Lillie
Date: April 6, 2022
Type of Item: Administrative -- National Register of Historic Places
Nomination

Recommendation

Staff recommends the Historic Preservation Board (HPB) review the draft National Register of Historic Places (NRHP) 416 Park Avenue nomination and forward a recommendation to the Utah State Historic Preservation Board for their consideration on April 21, 2022.

CLG	Certified Local Government
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
NRHP	National Register of Historic Places
SHPO	State Historic Preservation Office

Background

The one-story frame pyramid house located at 416 Park Avenue was constructed in 1901. The structure is known as the John Shields House and is a Landmark Historic Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)).

Typical of the pyramid house is the square plan of the building, the symmetrical facade with a door set between two pairs of windows, and the porch spanning the length of the front façade. The windows on the structure are one over one double-hung sash windows. Decorative brackets have been added to the porch posts. The porch has a low hip roof with a small projecting pediment over the entrance area. The only alteration of the exterior of the building is the boarding up of two windows on the north side of the building. The size of the openings has not been changed, and the change is reversible. The overall form and materiality of the building remains intact, and the building retains its historic value.

In 1883, John and Margaret Ann Berry Shields arrived in Park City, where they would remain for the rest of their lives. John Shields was born in Ireland in 1843 and came to the U.S in 1868 after having spent some time in Australia. He worked in mining in California, Utah, and Nevada before homesteading in Kansas in 1876. There he met his wife Margaret Ann Berry, who was then a student at a Catholic school. Their decision to move to Park City in 1883 was probably influenced by the opportunity for John to work in his brother Charlie's general store. John worked in the store for many years and later operated a corner grocery store of his own. John served for two years as a policeman in Park City, three years as a county selectman, and three years as mayor of Park City. In

1913, at age 70, John committed suicide, which shocked the community. Margaret Shields was also active in community affairs, serving in state and local Democratic Party organizations. Margaret lived in this house until her death in 1939. Mary Shields, Margaret's daughter, inherited the house after her mother's death. She continued to live in the house during the 1940 census and worked as a registered nurse. The house has changed hands several times since the historic period and is currently owned by Jack and Ramona Mayer (Exhibit A).

On May 29, 1984, 416 Park Avenue was nominated to the NRHP as part of the Park City Mining Boom Era Residences Thematic District (Exhibit B). The site was not listed on the NRHP because of the owner's objection.

On February 17, 2022, the Planning Department was notified by the State Historic Preservation Office (SHPO) that the John Shields House at 416 Park Avenue would be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places. The current owner requested the nomination and supports the nomination. SHPO has requested that the HPB review the pending NRHP nomination for 416 Park Avenue and forward a recommendation.



Figure 1: 1941 Summit County Tax Photograph



Figure 2: October 2021 Photograph



Figure 2: Sanborn Fire Insurance Map's

Analysis

The National Register of Historic Places (NRHP) is the federal government's official list of historic properties worthy of preservation. When a property is listed on the National Register, its status provides recognition and assists in preserving our Nation's heritage. The listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the John Shields House is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. The listing on the National Register does not place limitations on the property by the federal or state government.

One of Park City's Historic Preservation Board's responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within the City. SHPO has informed us that this is required to detect any errors in the nomination and to provide local insight or knowledge concerning the property.

SHPO has requested for the HPB to review the John Shields House NRHP draft nomination (Exhibit C), and provide the Utah State Historic Preservation Board with comments or concerns on the integrity, description, significance and context, and facts and resources (Exhibit D). Below is Staff's analysis of each section to be reviewed.

1. Integrity

Were there major alterations or additions? Have new materials been used? Has the setting been altered? Has the structure been moved?

- I. The following alterations are listed in the nomination: the removal of decorative column brackets, two windows on the south elevation were replaced, new window openings on the north and east elevations, a new concrete foundation, the porch on the south elevation was demolished and a deck was reconstructed on the rear elevation, and a door on the rear was changed to a window.
- II. New materials have been used to construct the rear deck, replace original windows, and construct new windows and doors.
- III. The setting has not been altered.
- IV. The structure has not been moved.

2. Description

Is the property adequately described? Have contributing and non-contributing features been clearly identified?

- I. The property is adequately described.
- II. Contributing and non-contributing features have been identified, not all are categorized as contributing or non-contributing.
 - a. The outbuilding is categorized as non-contributing.

3. Significance and context

Has the appropriate criterion been used? Has its significance been justified? Is the context sufficient in breadth and depth to support the claims of significance?

- I. The criterion, "property embodies the distinctive characteristics of a type, period, or method of construction represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction", is the most appropriate criterion out of the four options.
- II. The significance has been justified as a distinguished example of architecture from 1901, the Mature Mining Era.
- III. The context of the building constructed to house an immigrant miner and his family is sufficient in breadth and depth to support the claims of significance.

4. Facts and Sources

Are the appropriate and best sources used? Are key dates and facts accurate?

- I. Appropriate sources such as oral history, historic newspaper articles, and Sanborn maps were used.
- II. Key dates and facts are accurate.

Exhibits

Exhibit A: Title Search Form

Exhibit B: 1984 NRHP Thematic District Nomination

Exhibit C: John Shields House NRHP draft nomination

Exhibit D: National Register Evaluation Sheet

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 416 Park Avenue

City: Park City, UT

Current Owner: Jack R. & Ramona Azizah Mayer

Address: (see historic site form for address)

Tax Number: PC-162

Legal Description (include acreage): 416 Park Avenue Sub., platted 2/7/2008 (PC BK10 L28 & L29) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/19/1882	Joseph Means	Charles Shields	Q		"29"
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L3-5, 21, 28]
7/31/1884	Edwd. P. Ferry	Charles Shields	W		"29"
3/1/1887	David C. McLaughlin	Charles Shields	W		"28"
2/21/1896	Chas. & John Shields, et al	First Nat. Bank of Park City	W		"28,29"
5/1/1899	First Nat'l Bank, Park City	Charles P. Shields	Q.C.		
1/24/1901	John Shields & wife	Western Loan & Savings Co	Mortgage		
3/2/1901	Charles P. Shields	Margaret A. Shields	Q.C.		
6/3/1933	Margaret A. Shields	Mary Shields, et al	W.D.		
4/24/1970	Jane Shields Lawson	E. David & Bonnie E. Novelle	Q.C.D.		[estate of Mary Shields, deceased]
7/2/1981	E. David & Bonnie E. Novelle	Katherine Lapay	Special W.D.		
6/4/1984	Katherine Lapay	Richard Andrew Peterson	W.D.		
12/13/1988	Richard Andrew Peterson	Jack R. & Ramona Azizah Mayer	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ~~Residences of Mining Boom Era Park City~~ ^{House 7R} Thematic Nomination

and/or common

2. Location

street & number See individual Structure/Site forms not for publication

city, town Park City vicinity of congressional district 01

state Utah code 049 county Summit code 043

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
Thematic Group	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership. See individual Structure/Site forms

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Summit County Courthouse

street & number

city, town Coalville state Utah

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

See individual Structure/Site forms

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The "Residences of Mining Boom Era Park City" thematic nomination comprises 106 houses which were built in Park City during the period of greatest mining activity, 1872-1929. Park City is located about 35 miles southeast of Salt Lake City in a narrow V-shaped canyon of the Wasatch Mountains. In addition to the steeply sloped side walls of the canyon, the terrain continually rises from the mouth of the canyon, the entrance of the town, up through the townsite as it extends up the canyon to the south. Main Street runs in a generally north/south direction up the bottom of the canyon and is paralleled on both sides by terraces of major residential streets. Residential areas also extend both north and south of Main Street, conforming to the terrain, but essentially maintaining a north/south orientation. Pedestrian stairways and some roads, where the grade permits, run perpendicular to the major streets connecting Main Street with the residential streets higher up on the hillsides.

The most popular and extensively developed residential areas are along the streets on the west side of the canyon, such as Park, Woodside, Norfolk and Empire avenues. The lots along the uphill side of the streets were apparently the favored building lots, as indicated by early photographs. The houses are all wood frame, the vast majority being small one story houses. They range from two-room cottages to large Victorian-inspired houses. Building lots are small and houses are crowded closely together with little or no room for a yard in many cases. Some lots are defined by terraced front yards, stone retaining walls, and occasionally picket fences, all of which were later improvements to the properties.

The emergence of a prosperous skiing industry in Park City in the 1960s, which lifted the town out of a thirty year depression, has promoted the construction of many new and larger buildings, often at the expense of the older housing stock. The residential neighborhoods, therefore, no longer retain their visual integrity, and the numerous new structures preclude the nomination of the entire town as a historic district.

8. Significance

See individual Structure/Site forms for more specific information on each building's significance.

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry-mining	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1872-1929 **Builder/Architect** See individual Structure/Site forms

Statement of Significance (in one paragraph)

The "Residences of Mining Boom Era Park City" thematic nomination include 106 houses built during the mining boom period in Park City (1872-1929) which are both architecturally and historically significant. 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 two major metal mining communities that have survived to the present. Eureka, the other town, was included in the Tintic Multiple Resource Area which was listed in the National Register in 1979. Park City's houses are the largest and best preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period - their settlement patterns, building materials and techniques, and socio-economic make-up. Most of the houses being nominated are small, modest cottages which represent the common folk who made up the majority of the working element of the town, and provide a direct contrast to the majestic houses and large commercial buildings constructed in Salt Lake City for many of the mine owners and officials. The Park City houses are architecturally significant as the largest and best preserved collection of nineteenth and early twentieth century frame houses in Utah; the vast majority of contemporary houses having been constructed of adobe, stone or brick. Documentation of Park City's house types, construction techniques, and building materials has contributed to the understanding of a significant aspect of Utah's architectural development, the late nineteenth century mining community.

9. Major Bibliographical References

Johnson, Paula Jane. "T Houses in Texas: Suiting Plain People's Needs." Unpublished M.A. Thesis (University of Texas at Austin, 1981).
 Newton, Milton B., Jr. "Louisiana House Types: A field Guide." Me langes 2 (September 1971): 17.

10. Geographical Data

Acree of nominated property See individual Structure/Site forms

Quadrangle name Park City East, Park City West

Quadrangle scale 1:24,000

UMT References See individual Structure/Site forms

A

--	--	--	--	--	--	--	--	--	--

 Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

 Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

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F

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G

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H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

See individual Structure/Site forms

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Roger Roper, Historian/Deborah Randall, Architectural Historian

organization Utah State Historical Society

date April, 1984

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Alley Kent Powell

title Deputy State Historic Preservation Officer

date MAY 17, 1984

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I hereby certify that this property is included in the National Register

*Beth G...
Keeper of the National Register*

date 7/1/84

Attest: *See Construction Dept for list of...*
Chief of Registration

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Inventory—Nomination Form**

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Continuation sheet

Item number 8

Page 1

RESIDENCES OF MINING BOOM ERA PARK CITY
Supporting Material--Historical and Architectural Overviews Combined

DISCOVERY AND SETTLEMENT

The 1869 discovery of significant deposits of precious metals, primarily silver and lead, in the mountains about 35 miles southeast of Salt Lake City led to the establishment of a mining camp that would eventually become Park City. The camp was first located next to a mountain lake in an area known as Lake Flat, adjacent to many of the mines. As mining activity increased in the early 1870s more and more people came to the area and a settlement emerged at a new location a few miles down the mountain in the lower part of a canyon along the banks of Silver Creek. The first house was built at this location in 1872 by George G. Snyder, a member of the Snyder family which had first settled in this area as ranchers, farmers and lumbermen in the 1850s. This new location was found to be better than the Lake Flat settlement, protected from the harsh winter weather and nearer to the lumber and farm produce supplied by the local sawmills and farmers.

The continued success of mining in the area during the early years guaranteed the growth of the camp in terms of both population and permanence. The first major silver claim, the Ontario Mine, was discovered in 1872 and for almost fifteen years it dominated the mining scene in Park City. Later rich claims, such as the Daly-West, the Daly-Judge, the Silver King, and the Silver King Consolidated, spurred the Park City economy to new heights, attracting hundreds of miners and businessmen to the town. The Park City Mining District became one of the top three metal mining districts in the state, and the town became the single largest metal mining community. The other major districts in Utah were the Tintic District, which comprised several smaller communities, and the West Mountain District, which also comprised several towns, the largest of which has since been destroyed. The Tintic District was listed in the National Register as a Multiple Resource Area in 1979.

Settlement Patterns

There is a marked contrast between the layout of Park City and that of the numerous Mormon towns that dot the Utah landscape. Compared with the distinctive organizing grid plan and the houses on spacious lots, typical of Mormon town plans, Park City at first glance is a jumble of tiny houses on small, tightly spaced lots. The Mormon town versus mining town comparison in the past has been described as a planned community versus an unplanned community comparison. It might more accurately be described as a gradual growth versus rapid growth and carefully selected site versus the most convenient site comparison. A recent study of Western mining towns by John W. Reps has revealed that although the nature and extent of planning varies between Mormon and mining town, for each type of community planning was generally an important part of the development of a new mining community.¹

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received

date entered

Continuation sheet

Item number 8

Page 2

The equally spaced, relatively straight streets terraced along the sides of the canyon, and the cross streets perpendicular to the main streets effectively create a grid of elongated blocks (see Figure 1), and visually indicate that planning was part of the early phase of Park City settlement. The purpose of community development, however, affected the nature of the growth of a town, and the type of planning involved. The Mormon goal of settlement, for example, was to occupy and systematically settle every arable section of the territory. Church members were called by the leaders to establish settlements in areas that had been determined suitable for agricultural use. Those chosen to establish a town were selected for their work skills, which together would include most of the necessary trades. Every town was laid out according to a standard grid plan of organization. Adobe, brick and stone were the preferred building materials rather than wood because they were durable and more permanent, and because wood was relatively scarce. Houses were built for use by their owners, the type and quality being determined by the family's size, personal tastes and income. Growth of a community was gradual, and its population consisted almost entirely of family groups.

Park City, on the other hand, was established somewhat spontaneously, without preconceived, formal plans pertaining to either its community purpose, location, or layout. The majority of the town's initial population were miners and opportunistic businessmen who were either single or living away from their families, and had come seeking individual wealth rather than to contribute to the success of the community. As a result, it is likely that community planning decisions of the early period were made because they financially benefited the individuals involved, in addition to providing some sort of control over the rapid growth of the period. The town developed at this location because individuals, rather than community leaders, found it to be the most convenient and accommodating site for their mining, business, and residential purposes. Houses were constructed of wood to speed the building process, and standard house types were built because they could be erected quickly and easily. Many of the houses were built for speculative or rental purposes, rather than as owner-occupied family homes. Growth of the town may have seemed to be unplanned because the town went up so quickly, but by the mid-1870s efforts were being made to clear and straighten roadways and to bring a basic order to the layout of the town.² A system of terraced, parallel streets, the most logical layout with respect to the terrain, was probably established in the early years and served as the basis for the official plat of the townsite laid in 1880.

The decision to plat the townsite was preceded by a long and stormy debate between rival factions in the community and was an action that was not undertaken solely for the benefit of the town. The Park City Townsite Corporation, which promoted and carried out the platting of the townsite, was a private corporation consisting of astute businessmen who recognized the real estate potential in the booming mining town. They realized that by filing an official townsite plat with the federal government they could claim legal title to all of the townsite property. Many of those who were already

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National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 3

occupying the land and had built houses opposed the townsite proposal which would force them to purchase their land from the townsite group in order to obtain legal title. Others realized that although the proposal would cost them money, it would be a benefit both to themselves and to the community as a whole. The proposal was approved by a narrow margin at the polls, resulting in a significant step toward municipal legitimacy for the town, and in financial benefits for the Park City Townsite Corporation.

The Park City Townsite Corporation consisted of a group of men who had come to Park City from Grand Haven, Michigan in 1878, attracted by the business potential of the mining town. These men were instrumental both in the early establishment of the town as well as in much of its later development. Included among them were David C. McLaughlin, J.W. Mason, F.A. Nims, Col. William M. Ferry, and Edward P. Ferry. Many of Park City's houses were constructed by them for speculative or investment purposes. In addition to seeking their own fortunes, at least some of these men came to Park City as representatives of Eastern capitalists who saw financial potential in Western mining towns.³

Although the townsite was officially platted, many "squatters" of "rebellious disposition" chose to ignore the legalities of property ownership, resulting in a "very extensive property muddle" which lasted for many years.⁴ Transactions for many of the properties went unrecorded for decades. In 1916 Wilson I. Snyder, a local attorney who had been appointed trustee of the Park City Townsite Corporation, offered to clear the clouded titles of many of the Park City properties for the current owners.⁵ After an initial period of suspicion, most of the owners of the properties in question came forth and for a nominal fee received clear title to their properties. Historical research on many of the properties included in this nomination is incomplete because accurate records on those properties were not kept during the period of the extensive property muddle. Another major hindrance to accurate documentation of some of the sites was the existence of vague and inconsistent property descriptions that resulted from incomplete planning and organization in Park City's early decades.

The Park City mining boom and the resultant demand for housing lasted for over thirty years. The Park Record gave periodic reports of the building climate. At some point almost every year throughout the 1880s some reference was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁶ The depression of 1893 also affected Park City, and newspaper reports note that 1892 and 1893 were slow years for Park City's builders.⁷ By 1895, however, things had begun to pick up and local builders were again reported to be busy constructing four and five room cottages.⁸ Sanborn Insurance Maps and a windshield survey conducted September 28, 1983 confirm that almost all of the in-period houses were built by 1907. There was a lull in building activity which coincided with a 1907 drop in silver prices. Park City's economy did not begin to pick

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National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Item number 8

Page 4

up again until the 1920s when a number of late examples of the bungalow were built. Between 1930 and the 1960s new construction included only a handful of houses. Since that time, however, Park City has again become a boom town, not in response to the discovery of precious ores, but instead as a popular ski resort. In the survey mentioned previously, it was estimated that only 60 percent of Park City residential dwellings date within the historic period. Of the 40 percent that are out of period buildings, a majority were built in the last ten years.

The booming prosperity of Park City during its first decade and a half stimulated not only the construction of many commercial buildings and houses, but also the rapid development of municipal services and other amenities. Efforts to incorporate the town were undertaken as early as 1880, when the townsite was platted, but it was not until 1884 that Park City officially achieved municipal status. In 1880 a waterworks system was installed and the Park Record, a weekly newspaper, was established. The Record, which has continued to the present, contributed much to the advancement of the community's self-identification by providing the residents with information about the town itself, in addition to reporting national news. Park City was the third city in Utah to receive telephone service in 1881, and was one of the first in the state to have electricity in 1889.⁹ In 1890 railroad service was extended from Salt Lake City 35 miles through the mountains to Park City, providing much improved transportation to and from the town for both passengers and freight. These improvements, along with the continued construction of houses, churches, and schools, represent Park City's advancement and growth as a bona fide city.

Population Patterns

The physical development of Park City from a temporary, hastily built mining camp into a permanent, organized city was accompanied by the change from a transient to a more permanent population. A comparison of the 1880 census with the 1900 census reveals several characteristics of the increasingly stable Park City population during that period (see Table 1). The increase in the percentages of women, children, older men, and married men from 1880 to 1900 reflects the growing family-oriented nature of the residents during that period. The stabilizing influence of families on the town resulted in the establishment of churches, schools, and social organizations, and in the growing trend toward owner occupied houses. The percentage of single, young mining men, the most transient element of the population, declined during this period, while the percentage of older, married men increased, indicating that many of the young men in Park City's early years probably remained and aged with the town. Although mining was the principal industry in Park City, about 40 percent of the men were engaged in other businesses. These businessmen generally were among the most stable and

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National Park Service
National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 5

Table 1: Comparison of 1880 and 1900 Park City Census Records

	1880	1900
Women	15%	21%
Children	37%	47%
Men	48%	32%
Married	46%	57%
Homeowner	not reported	30%
Age 20-40	77%	64%
Age 40-60+	23%	36%
Miners	56%	62%

permanent residents of the town. They were responsible for building the majority of the houses in Park City, either as homes for themselves or as rental or investment properties.¹⁰

Home ownership was another important indicator of stability. According to newspaper reports, residential rental property in Park City was almost always in great demand. Home ownership, however, gained in popularity as the town became the long-term home for many families. In 1900, those most likely to own their own homes were businessmen over thirty years old. European-born men in that category were slightly more inclined to own their own home than their American-born counterparts (43 percent to 38 percent). Chinese and blacks were unlikely homeowners. Combined they made up less than one percent of the adult population in the census records. Men from these minority groups were engaged primarily in service occupations, such as cooks, waiters, and laundrymen, and were listed almost exclusively as renters. In the twentieth century, however, at least one Chinaman, Grover, became a major owner of residential rental property in Park City.

Men aged 20 to 30 were also unlikely home owners. The vast majority of them were single, miners and American-born. Many of that group were from other Utah towns and had come to Park City to earn money by working temporarily in the mines. Until 1901, when the "boarding house" bill was

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National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 6

passed, very few single mining men lived in houses in the town proper. In 1900, for example, 28 percent of Park City's adult male residents, or 40 percent of the miners, were living in the large boarding houses near the mines. The 1901 bill revoked the right of the mine management to require all of the unmarried miners, plus those who were married but whose families lived elsewhere, to live in the company boarding houses adjacent to the mines.¹¹ Passage of the bill enabled those men to move into boarding houses in town. Many of them chose to do so because the accommodations provided by the mines were considered the poorest available.¹² This influx of men into the town no doubt spurred an increase in the supply of both newly constructed and remodeled boarding houses within the town. Three boarding houses are included in the nomination, 125, 176, and 221 Main.

THE RESIDENTIAL ARCHITECTURE OF PARK CITY

House Size

The immediate demand for shelter for large numbers of individuals in Park City, and the realization that mining productivity could be short lived led to the demand for houses that could be built quickly and cheaply. The repetition of standard house types and the use of milled lumber for almost all of the houses met those demands. Outside the commercial district and excluding the mining related industrial buildings, Park City was a town of primarily small utilitarian houses crammed together on tiny lots. Newspaper references note that houses 12' x 24', four and five room houses, were being built in the 1880s and on into the first decade of the twentieth century.¹³ It is important to note that Park City was not a company town, one that was built by a particular owner to house his employees. Houses were individually constructed, and were built without concern for individualization and permanence because their life span was unpredictable. No two houses are exactly alike. This nomination includes all of the houses which were built during the boom period (1872-1929) which maintain their original integrity.

Even today, as the town is experiencing much new development as part of its transformation from mining town to ski resort, the impression that Park City is a town of small houses still prevails. Large houses built within the historic period are exceptions. Eight of the larger homes maintain their original integrity, and they represent only 7 percent of the total houses being nominated. Wealthy mine owners, those who could afford to build large, stylish houses, had a tendency to build their mansions in Salt Lake City instead of Park City. Even the large houses that were built for mining officials in the Park City area were not built in the town proper. The William M. Ferry Mansion, built in 1890 for the owner of the Quincy Mine, was built on a secluded site at the mouth of Thaynes Canyon, about a mile northwest of town. The other large house in the Park City area associated with mining officials is the Daly-Judge Mine Superintendent's House. It was

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 7

built in 1908 near the Daly-Judge Mine in Empire Canyon, about a mile south of the town. Threatened by landslides in the canyon in 1969, it was moved to another location also outside the town, near the mouth of Thaynes Canyon, the site of the Ferry Mansion. As its name implies, the house was used by the superintendent of the Daly-Judge Mine, and was owned by the mine, not by a particular individual.

Park City residences are small for a number of reasons. Because the emphasis in a mining town was the mine and its profits, the houses were not in themselves important, but rather were probably regarded simply as shelter for the people who were drawn to the town by the availability of jobs and the potential profits to be made in the boom community. Getting a house up quickly and cheaply in order to meet the need for shelter was the goal of the owner and the builder. Those who lived and worked in the mining town had no idea how long their tenure in that location would be, and were therefore less inclined to invest in more than the bare minimum that was needed. Accounts in the Park Record indicate that houses were repeatedly being vacated and reoccupied, supporting the notion that there were transient factions who had little interest in permanent settlement and substantial homes. People came to mining towns in search of work and were often poorly paid, limiting the resources available for housing. In addition, space in town was valuable and limited. By building small dwellings, more houses could be built within the townsite. The need to get some type of shelter up quickly, the insecurity about the duration of employment resulting in a transient population, the limited resources, and the limited space in the townsite all favored the investment in small houses.

Building Materials

Although log was a common building material for the first dwellings in a mining camp, there is no visible evidence that log houses were built in Park City. Mabel Sundstrom, a Park City resident, however, did report that the front wall of her wood sided house is made of logs.¹⁴ Lumber was the most popular and readily available building material because Park City was surrounded by timber-covered slopes. The first sawmill was established in the area in 1853 by Samuel Snyder, a Mormon rancher/farmer. Other sawmills followed, providing rough-cut lumber for the construction of houses and other buildings in Park City during the 1870s. Park City's first planing mill, which provided finished and dressed lumber products, was established in 1881 by George C. Kidder, and for many years supplied the town with building materials. The drop siding, sometimes referred to as rustic siding, is the most common building material of Park City houses, and was produced at this mill. Even the most prestigious house in the area, the William M. Ferry Mansion, is a frame house with drop siding. Older houses constructed of rough-cut lumber were sometimes dressed up by an exterior application of the popular rustic siding.¹⁵

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 8

Brick, the most common building material for residential buildings in Utah, is difficult to find in Park City, except along Main Street. It was being produced north of town by 1887, but was being used primarily for mining facilities.¹⁶ The editor of the Park Record expressed his regret that Park City lacked substantial buildings, and sited the neglect of the brick industry as a probable cause. He felt that if the industry were revitalized substantial homes would be possible.¹⁷ The pressing demand for houses, however, probably discouraged people from considering the use of brick which was more expensive and could not be worked as quickly as wood. In addition, the investment in brick would have been risky because of the unpredictability of the future of the mining boom.

Stone was used for several commercial buildings along Main Street, but like brick was not a practical material for Park City residences. Charles Linderberg and P. B. Watson, however, were specifically listed as stonemasons.¹⁸ Stone was used with some regularity for root cellars set into the hillside at the rear of many houses. It was used less frequently for the foundations of houses, although when homeowners began to improve their properties, raising a house and building a stone foundation was a common improvement.¹⁹ Occasionally the houses of successful businessmen in town such as Charles Shields, owner of Shield Brothers Dry Goods Store, had stone foundations built at the outset of construction.²⁰ Stone retaining walls for terraced front yards were added after houses were built and were also considered improvements to the owner's lot.²¹

Building Methods

Houses and commercial buildings were constructed by local contractors and even by many of the owners themselves. M.H. "Jack" Pape, a local builder, emerged as the principal building contractor in the town in the 1880s-90s, employing at one point as many as 25 carpenters and brickmasons.²² Although it is unknown how many of Pape's men were assigned to each project, an 1884 photograph in the Utah State Historical Society Photo Collection shows 18 carpenters gathered around a Park City house under construction, suggesting that construction firms such as Pape's may have worked in large crews to quickly complete projects. Pape was known to have built a four-room, 28' x 26' house with a brick chimney in only four days,²³ indicating that several men were probably involved in its construction.

Park City's frame houses were put up with remarkable speed, made possible by the simple construction techniques employed. A majority of the houses did not have foundations, although some of them were later raised up and had stone or concrete foundations installed underneath them.²⁴ Many of the houses in town are of "single wall" construction, composed of an initial sheath of vertical siding attached to a top and bottom sill which was then covered with exterior horizontal siding, usually drop siding. Exterior walls, therefore, are about two inches thick. Often a tar paper-like lining was sandwiched between the two layers of siding, to prevent air and water leaks. Other

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 9

houses, especially the larger and more expensive houses, were constructed using the balloon frame technique with 2 x 4 stud walls. It is difficult to accurately assess the pervasiveness of either single wall or balloon frame construction because access to the interiors of most of the houses is restricted. A number of unoccupied, deteriorating houses were examined, providing evidence to support the possibility that single wall construction was the more common method of construction, especially for the simpler houses. In addition, a number of local residents have stated that their houses were originally built of single wall construction. The houses that were so identified, 610 and 702 Park, 264 Ontario, and 662 Norfolk, span the building period, and exhibit a range in scale from the small, four room cottage to the substantial two story box house. Some houses with single wall construction were improved by building and enclosing a balloon frame on the interior.

Architectural Styles and House Types

Popular architectural styles of the period had very little effect on the building in Park City outside the commercial district. An occasional Italianate bay, decorative window hood, spindle band or jigsaw cut porch element reflect the extent to which Park City owners responded to the styles of the times. Single Victorian elements such as the decorative brackets atop porch piers were repeated with some regularity, but in the construction of most houses, style itself was unimportant. The true flavor of the Victorian period is evidenced in a few of the larger homes such as 325 Park and 713 Norfolk, which have some irregularity to their plans and include decorative woodwork and stained glass windows, and an occasional examples of one of the standard house types. Perhaps the single most memorable event in Park City which obliterated most of Main Street and a large swath of original homes on both sides of Park Avenue was the great fire of 1898. Two hundred houses were burned, including almost all of the "aristocratic residences" on the east side of Park Avenue,²⁵ leaving 1500 people homeless. The town was quickly rebuilt much as it was originally built, using the same materials and techniques that had been popular before the fire. It is now virtually impossible to discern the pre-fire houses from the post-fire houses. Even though knowledge the specific house types and building techniques were probably not lost in the fire, it is possible that in the rush of re-build, decorative elements representing even the slightest influence of architectural styles were not replicated. What resulted from the demand for cheap, easy to build housing was the use of several simple house types. Park City houses, therefore, cannot be appropriately grouped according to style, but instead are best understood if grouped by house type.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Item number 8 Page 10

Table 2: Percentages of Major House Types

House Type	% of In Period Buildings	% of Extant & Eligible Buildings of the Type	% of Total Nomination
Hall & Parlor	22%	29%	21%
T/L Cottage	22%	22%	16%
T/L Cottage by Addition	9%	33%	10%
Pyramid House	21%	34%	24%
Bungalow	5%	44%	8%

There are three major house types built in Park City during the major boom period between the early 1870s and 1907: the hall and parlor house; the T/L cottage; and the pyramid house. In the September 1983 survey the three types were counted. A comparison of each type to the total number of in-period buildings counted revealed that the three types are almost equally represented. Newspaper evidence suggests that the hall and parlor house may have been the earliest type to be built, followed by the introduction of both the T/L cottage and the pyramid house. It is extremely difficult to accurately date any Park City house, but with the assistance of newspaper references and title abstracts, examples of each of the three house types have been dated as early as 1882. Taking a limited sample size, which included only those houses being considered in the present nomination, Sanborn Insurance Maps dating from 1889, 1900, and 1907 were used to compare the dates of each type. It was determined that hall and parlor houses were generally built before 1889, the occurrence of new examples of the type diminishing from 1889 to 1907. The T/L cottage occurred in almost equal numbers before 1889 and between the years of 1889 and 1900. No examples within the sample were built after 1900. This suggests that the T/L cottage was at its height of popularity at least from the 1880s until 1900. Examples of the pyramid house were built before 1889, but their numbers increase with time. They continued to be built with variations longer than both the hall and parlor house and T/L

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 11

cottage. The increase in the occurrence of the type probably more accurately reflects the greater possibilities for modification of the original type than the increased popularity of the type through time.

Hall and Parlor House Of the three house types, the hall and parlor house is the simplest and may have been used early on because it was easy to reproduce. Seventy-six were counted in the September 1983 survey of Park City, 22 of which are included in the nomination. Twenty-two percent of the in-period buildings in Park City are hall and parlor houses or variants of the type. They represent 21 percent of the total nomination (see Table 2). The hall and parlor house is a standard folk type of house, the most common early house type in Utah, and consists of a two room cottage oriented broadside to the street with a gable roof and a symmetrical facade. Most extant hall and parlor houses have porches, but old photographs and Sanborn Insurance Maps indicate that porches in many cases were not part of the original construction. The Park Record lists the addition of porches as an improvement of the owner's property.²⁶ Typically a door is either centered or set slightly off-center between two windows. The interior space is divided by a partition into two rooms of unequal size. The door opens directly into the larger of the two rooms.

Hall and parlor houses vary in dimensions. A small example, 817 Park, measures 12'x 24'feet. A large example of the type is 445 Park, a 25'x 33' rectangle. Because the space of the two room form itself was so limited, rear extensions were built as part of the initial construction or were commonly added at a later date. The most common type of addition was a shed extension which, if built as part of the original house, resembled a saltbox form. Of the 22 hall and parlor houses included in the nomination, an equal number of houses were built with an original shed extension as were built without it, indicating that both forms were popular. In all of the houses which did not have an original extension, some type was added. In six of the eight houses that did not have an original extension, a hip or gable roof extension was attached perpendicular to the rear of the house. A shed extension was the alternative. Five of the 22 houses in the nomination are hall and parlor houses with unusually wide gable angles, and are especially large examples of the hall and parlor house type. They include: 44 Chambers; 317 Ontario; 445 Park; 690 Park; and 713 Woodside. Three of these five houses are one and one half stories in height.

Of the 22 hall and parlor houses being nominated, two are double cell houses. They are 807 Park and 690 Park. The double cell house has two doors on the facade, and is two square rooms wide, compared with the hall and parlor house which has a single door and two rooms of unequal dimensions. These houses are two of three extant double cell houses in Park City. The double cell house was never very popular in Utah, and does not seem to have been common in Park City.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 12

Three houses included in the hall and parlor house category have irregular arrangements of openings on the facade, 250 Grant, 445 Park, and 662 Norfolk. All three have a door flanked by two windows on one side and one on the other. The house at 232 Woodside also has an irregular arrangement of openings on the facade. It is an unusual example of a hall and parlor house because the west gable end which is oriented toward the street is not the major facade. The major openings are on the south wall which is oriented perpendicular to the street.

T/L Cottage The T/L cottage was built concurrently with the hall and parlor house. Twenty-two percent of the in-period buildings in Park City are original T/L cottages, excluding examples that were made T/L cottages by the addition of a crosswing to an existing hall and parlor house. Seventy-eight T/L cottages were counted in the September 1983 windshield survey of Park City, and 17 of the 78, 22 percent, are eligible and included in this nomination. The T/L cottage represents 16 percent of the total houses being nominated (see Table 2).

The T/L cottage is a one story house with a cross-wing and a stem-wing, the gable end of the cross-wing and the length of the stem-wing being visible from the road. Examples of this house type in Park City have gable roofs, a separate roof covering each wing which intersects to form a T or an L. The T/L cottage was so named because T and L cottages are very similar and almost indistinguishable when additions have been added to the rear. The facade image of the T and L cottages are identical, but the placement of the cross-wing along the stem-wing determines whether the plan is a T or an L. When a shed extension was added off the back of the stem-wing of a T cottage, it effectively became an L cottage. Because of the similarities of the types, and for the sake of simplicity, the T and L cottages have been treated as a single type. There are two houses which have distinct L-plans, and they will be mentioned later in this report.

According to Paula Jane Johnson, author of "T Houses in Texas: Suiting Plain People's Needs," the T/L cottage is not a traditional house type, but is a form that can be traced to popular plan books, carpenter's guides and farmer's guides that were popular in the mid-nineteenth century.²⁷ Because the plan of this house form is so simple, composed of only three or four rooms, it was easy to reproduce. An experienced builder, having seen or built the type in one location, could likely repeat it without the assistance of formal plans.

Of the 17 T/L cottages included in the nomination, no two are identical. Specific arrangements of openings were repeated with some regularity, but the overall proportions of the houses, the spaces between the windows, and the lengths of the stem-wings vary. There is a window opening on the gable end of

United States Department of the Interior
National Park Service
**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 13

the cross-wing, either a pair of windows together, two separate windows, or a single window. Of the T/L cottages included in the nomination 47 percent have two separate windows and 35 percent have paired windows in the gable end. Only one house, 62 Daly, has a single window in the gable end. Two houses, 247 Ontario and 59 Prospect, have projecting Italianate bays attached to the gable end. It was most common to have a door on the inside of the stem-wing, set close to the cross-wing and flanked by a window or pair of windows. Seventy-six percent of the T/L cottages in the nomination have a single window flanking the door and 24 percent have paired windows. In 56 percent of the T/L cottages there is a second door opening off the porch into the cross-wing.

The T/L cottage, like the hall and parlor house, is a tiny utilitarian building. Virtually every house of this type was altered to provide additional space. The most typical alteration of the T/L cottage was to build a shed extension off the back of the stem-wing, making a T house into an L house, or to extend an L house to the rear. Several houses were built with the shed extension as part of the original construction, in a manner similar to those of the original extension of the hall and parlor house. The rear section of the roof of the stem-wing of 39 King, for example, was extended, and the wing resembles a saltbox form. Four of the T/L cottages being nominated have sizeable rear extensions which were added perpendicular to the stem-wing. Most of the extensions have hip or gable roofs.

The T/L cottage is a one story building. There is, however, one house in Park City, 146 Main, which has the scale and plan of a T/L cottage, but it is two full stories high.

Pyramid House The third major house type that was common in Park City is the pyramid house. The pyramid house appeared early in the 1880s along with the hall and parlor house and the T/L cottage, but Sanborn dating indicates that it persisted longer than the other two types. Construction of the hall and parlor house and the T/L cottage practically ceased by 1900, whereas six of the 25 pyramid houses being nominated were built between 1900 and 1907. Twenty-one percent of the in-period buildings in Park City are pyramid houses. Seventy-four pyramid houses and their variants were counted in the September 1983 survey of Park City, and 25 of the 74, or 34 percent, are eligible and included in this nomination. The pyramid houses represent 24 percent of the total number of houses being nominated (see Table 2).

The pyramid house is identified in architectural literature as a four room frame square surmounted by a pyramid roof with a short porch and shed extensions added to the rear.²⁸ In Park City the pyramid roof was commonly clipped, resembling a truncated hip roof, and the porch was generally lengthened to span most of the width of the facade. The typical facade arrangement for the type is similar to that of the hall and parlor house with

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 14

a door set slightly off center between single windows, or pairs of windows. There are also sub-types of the pyramid house which have rectangular forms and can have more than four rooms. It is sometimes difficult, without access to the interiors of the houses, to distinguish between those houses which are the four room square type and those which are variations of that basic type.

Measurement of 402 Marsac confirmed that it originally had four rooms and is almost square, 24' 4" x 26' 6". Eleven of the 25 houses identified as pyramid houses may be the four room type.²⁹ Four of the 25, however, have the same roof, porch and facade arrangement, but are larger, having rectangular forms built deep onto their lots. The house at 364 Park is a four room house, but measures 25' x 31'. The houses at 945 Norfolk and 401 Park are 25' x 37' and 27' 4" x 44' 4" respectively, and are three rooms deep. The house at 939 Empire was not measured, but closely resembles the three houses just described. Each of the four has at least one, and in most cases two dormers, indicating that the house is a full story and a half. These four houses are fancier, more prestigious houses than 402 Park and 164 Norfolk, the only small houses of this type which have dormers. Another variant of the pyramid house was built after the turn of the century. Like the fancier, expanded version of the house type, the house was built extending deep onto the lot, and is one and one half stories in height. Instead of opening up the top half story with dormers, the front section of a gable roof was clipped or truncated and a pair of windows was set into the exposed gable section. The first story facade arrangement is essentially the same as that of the pyramid house, but in three of the four houses being nominated, the windows are the large single pane with transom type instead of the more typical double hung sash windows. Examples include: 843 Norfolk; 539 Park; 606 Park; and 610 Park. The house at 1215 Park seems to be a cross between the earlier and later variants of the pyramid house. It has a square or nearly square form like the earlier four room type, and the gable roof and one and one half story which visually ties it with the later variant. In addition, there are five other houses which have the basic square plan and a truncated hip roof of the pyramid house, but which are distinguished from most other pyramid houses by having half the facade recessed to allow for an indented porch. Examples of this type included in the nomination are: 145 Daly, 911 Empire, 334 Marsac, 412 Marsac, and 355 Ontario. The basic form of the pyramid house is closely tied with the full two story box, the only large house that was built repeatedly. The dimensions of 421 Park are approximately 33 x 27, being somewhat larger than the fairly common 24 foot square of the basic pyramid house. Other examples of this type included in the nomination are 339 Park and 703 Park. The pyramid house seems to have been an adaptable type that could be changed in a number of ways to accommodate varying needs.

Shotgun The shotgun house was a common boom town house type, but it was not one of the major house types in Park City. Only three of the 106 houses being nominated fit into this category, and though it was not specifically

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 15

counted in the September 1983 survey, it was observed that few others are extant. Its absence in old photos of the town also suggests that it was not a common type. The shotgun is a house oriented gable end to the street, one room wide with rooms aligned one directly behind the other. Often there are doors in each end of the building. This type was popular because it allowed for houses to be spaced close together, making the most efficient use of the land. Of the three houses being nominated, 1101 Norfolk, 43 Onatrio, and 1025 Park, only 1101 Norfolk was measured. It proved to have a hall and parlor plan although its orientation is that of a shotgun. One other shotgun, north of 1110 Woodside, which is ineligible for nomination, was measured and does conform to the shotgun description. Although ineligible, the existence of that house does confirm that the shotgun was built, although infrequently, in Park City.

Bungalow Park City's major building boom period extended from the early 1870s until 1907 when an almost 50 percent drop in silver prices³⁰ ended the demand for new housing. That change necessarily affected the economy, and probably led to a major exodus of people from the area, which would have resulted in a surplus of empty homes. It was not until the 1920s that new houses were again being built. The type that appeared at that time was a variant of the bungalow.

Eighteen bungalows, 5 percent of the in-period buildings, were identified in the September 1983 survey. Forty-four percent of them are eligible and included in the nomination. They represent 8 percent of the total houses being nominated. Utah's bungalows generally have low, spreading forms on raised basements, with prominent porches. Park City's bungalows are one story square houses with clipped gable or hip roofs, thin lap siding and some type of porch or hood over the entrance. They seem as closely tied to the pyramid house as to the bungalow, generally retaining the square form and almost symmetrical facade configuration. A change in material from the grooved drop siding to thin lap siding, and a major change in window type from the long, narrow double hung sash type to variations of broad single pane windows distinguish the Park City bungalow from the pyramid house. The house at 1062 Park is the only extant bungalow that has a gable roof and prominent porch typical of the general representation of the bungalow statewide. The house at 651 Park is the best example of a later type of bungalow that is well represented throughout the state.

Adaptations of the Standard House Types

Small houses met the demand for shelter and allowed for more houses to be built within the town area, but with the continued growth of the town through time, they proved inadequate. Virtually every house in the nomination was altered to accommodate the needs of the inhabitants. Alterations were

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 16

discussed in the descriptions of the three major house types, but because they in themselves document a specific process in the growth of Park City, they will also be treated in this section devoted specifically to alterations.

The sizeable, major alterations that were made to many of the homes indicate that the general trend in Park City was to adapt an existing house when it proved inadequate, instead of demolishing it and constructing a larger building. Consideration of the probable need to make additions may have been part of the initial building process for many Park City houses. A new residence on Main Street was identified in the Park Record as having been built with provisions for adding on at any time.³¹ Mining boom or bust economics favored that method of development. The instability of the industry discouraged individuals from investing in bigger and better homes. In addition, mining was a lucrative endeavor for those at the top of the organizational ladder, but probably did not provide many general workers with sufficient funds to consider building new homes instead of remodeling old ones.

One finds, therefore, that houses were expanded in a number of ways. The most common method was to attach a shed extension to the rear of a building as in 139 Park and 402 Marsac. This type of alteration not only was a logical solution for the provision of additional space, but also afforded some protection in the case of a snowslide. Following an incident in which a house was jarred by a snowslide, it was noted in the Park Record that an "ordinance should be made requiring all new buildings to have a roof sloping to the rear."³² Many of the rear shed additions were not joined flush with the building to which they were attached, but extended just beyond the sides of the original house, often having a separate entrance. The separate entrance often served to provide access to a coal or wood storage area. In 402 Marsac the door leads to a coal bin, and in 817 Park it opened into a wood shed. Almost as common was the addition of a hip or gable roof extension perpendicular to the roof ridge of the original section. Good examples of this type of addition are found at 297 Daly and 170 Main. In both cases the ridge of the addition is visible from the facade, above the original roof line. In 139 Main and 544 Rossie the addition is smaller and is not obvious from the facade.

It was not common to add sizeable additions to the sides of Park City houses. The steep terrain of the area limited the amount of practical building space, forcing people to pack the houses in close together and the limited space did not allow for lateral growth. The houses at 252 Rossie and 250 Grant are two exceptions. The house on Rossie was built outside of the town proper in an open field where space was not limited, and 250 Grant is perched on a ridge where the houses were not as tightly packed. The addition of a dormer was another relatively simple alternative to shed or perpendicular extensions, but one that was not particularly common within the building boom period. A large dormer was added at an early date to 445 Park, a large hall and parlor house.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 17

The alterations described above rarely changed the character of the original house. In many cases the alterations are not obvious, having been built of similar materials in a scale compatible with and complementary to the existing structure. The house type is still identifiable. Two types of alterations were made that actually resulted in a change of the house type. The most common change was to add a wing perpendicular to the end of a hall and parlor house, changing it to a T/L cottage in plan. The other type of alteration was the addition of a second story to a hall and parlor house. These changes did affect the original integrity of the houses, but with the alteration they gained a new integrity and are significant in their altered state because they document a specific method of adapting a small house to new demands within the mining boom period.

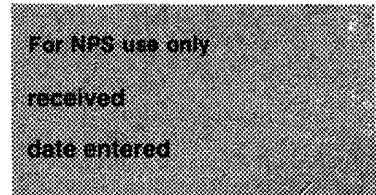
Houses which were changed from hall and parlor houses to T/L cottages make up 9 percent of the total number of in-period buildings and 30 percent of the total number of T/L cottages. Eleven of the 33 houses of this type that were identified in the September survey are eligible for nomination, and represent 8 percent of the total nomination. They include: 97 Daly; 162 Daly; 33 King; 920 Norfolk; 264 Ontario; 139 Park; 1130 Park; 1304 Park; 22 Prospect; 222 Sandridge; and 1103 Woodside. A T/L cottage that was so constructed can be recognized by several identifiable features. Because a wing was added to a hall and parlor house, and the arrangement of openings on the hall and parlor house remains, the stem-wing of the newly formed T/L cottage generally has a door centered between two windows. Original T/L cottages by contrast have a single door and window on the side wing. Often the gable end of cross-wing of a house that is a T/L cottage by addition has a projection in front of the stem-wing that is longer than that of an original T/L cottage. Occasionally the roof ridges of the two wings are not exactly the same height and there is a slight bump in the roof line which indicates that the roof was not built as a single unit.

Two houses, 920 Norfolk and 139 Park, are large houses with T plans and roof ridges of differing heights. It is difficult to determine which section is original in 139 Park, but it was most common to add a large crosswing to a smaller building. In the case of 920 Norfolk, it is plausible that the two story crosswing was added to the small hall and parlor house, although it is unusual for an original hall and parlor house to have an asymmetrical facade. The addition of a wing to a hall and parlor house not only provided additional space, but also served to create a more prestigious and extremely popular Park City house type, the T/L cottage.

There are only three extant examples of the second type of alteration, changing the original house type by adding an entire second story to an existing hall and parlor house. Only three examples of that type are extant and all are included in the nomination. The Sanborn Insurance Maps show one

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 18

story rectangular buildings on the lots of 1049 and 1119 Park in 1900 and 1907. By 1929 they are two story. The addition of the second story is evident on 1119 Park because the siding of the new story does not exactly match that of the original house. There is no evidence, however, of the change made to 1049 Park, but the addition of the second story was confirmed by the current owner. The windows of the second stories of both houses were carefully matched with those on the first story, making it difficult to detect the alteration. There are no extant examples of two story hall and parlor houses in Park City that were originally built as two story houses. A second story was also added to a hall and parlor house at 150 Main. The second story, however, was extended out beyond the original facade and squared off at the top to resemble a commercial building. The gable end of the hall and parlor house is still visible on the nrth side of the building.

Other Houses

Ten of the buildings included in the nomination do not fit into any of the categories previously described. Two houses have distinct L plans. They are 157 Park and 119 Sampson. An irregular roof line on both houses and a window difference between the two wings of 119 Sampson suggest that the houses may have been built in two sections. Five houses, 325 Park, 713 Norfolk, 733 Woodside, the Judge Mine Superintendent's House, and the William M. Ferry House are large, and by Park City standards, elaborate homes. The large scale, relative irregularity of massing, and addition of decorative features such as stained glass mark these houses as Park City's mansions. Three houses, 835 Empire, 57 Prospect, and 39 Sampson, fit no specific category or grouping.

CONCLUSION

Park City, in the last decade and a half, has been subject to development pressures which have dramatically changed the character of the town. New buildings which speak of new uses, a new way of keeping the town alive, sit beside the old. What is remarkable, however, is that despite the new life source, much of the old survives in remarkably good condition. Buildings are still packed side by side on the hillsides. A significant number of well preserved small frame houses display the spread of predictable house types of a prosperous mining town of the late nineteenth century. Park City's houses, compared with those in the other mining towns that have survived to the present, are in remarkably good condition. Only the Tintic Mining District, including the town of Eureka specifically, can compare to Park City in scale and population. What has survived in that area, however, are primarily the industrial buildings associated with mining. The houses in Eureka, having been built in a more open area, as compared with Park City's narrow canyon, are more widely spaced. Expansion of the houses in every direction was

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 19

possible, and was done. The result is that the standard house types, similar to those in Park City, are buried beneath years of alterations. Because there was no new life blood in Eureka, such as skiing in Park City, the condition of many of the houses has deteriorated. No mining town in Utah has survived to the present in which all the components of mining and life in a mining town are extant. The best collection of industrial mining structures exist in the Tintic Mining District, and Park City has the best collection of commercial and residential mining town buildings. The story of mining industry will be more fully understood when both areas are fully documented.

Notes

¹John W. Reps, Cities of the American West, (Princeton: Princeton University Press, 1979), p. 522.

²Dean Franklin Wright, "A History of Park City, 1869 to 1898," unpublished M.S. Thesis (University of Utah, 1971), p. 18.

³Salt Lake Tribune, March 13, 1917, p.11, Edward P. Ferry obituary.

⁴Park Record, March 31, 1916, p. 1,5 and April 7, 1916, p. 1.

⁵Ibid.

⁶Park Record, January 6, 1883, p. 4; October 13, 1883, p. 4; August 16, 1884, p. 4; May 23, 1885, p. 3; June 4, 1887, p. 3; September 1, 1888, p. 3; April 27, 1889, p. 3; May 25, 1889, p. 3; June 8, 1889, p. 3.

⁷Park Record, April 23, 1892, p. 3 and July 8, 1893, p. 3.

⁸Park Record, August 17, 1895, p. 3.

⁹Dean R. Hodson, "The Origins of Non-Mormon Settlements in Utah: 1847-1896," unpublished PhD thesis (Michigan State University, 1971), p. 89.

¹⁰Park Record accounts of construction in Park City throughout the nineteenth century indicate that local businessmen were behind the construction of most of the houses.

¹¹Park Record, March 30, 1901, p. 3 and April 6, 1901, p. 3.

¹²Ibid.

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 20

¹³Park Record, November 19, 1881, p. 4; January 7, 1882, p. 4; August 17, 1895, p. 3; May 15, 1897, p. 3; June 12, 1897, p. 3; August 30, 1898, p. 3, October 1, 1898, p. 3; May 25, 1901, p. 3; August 24, 1901, p. 3.

¹⁴ Interview with Mabel Sundstrom, October 20, 1983.

¹⁵Park Record, August 9, 1884, p. 4.

¹⁶ Park Record, June 4, 1887, p. 3.

¹⁷ Park Record, April 20, 1889, p. 3.

¹⁸ Park Record, August 27, 1904, p. 1 and March 1, 1918, p. 1.

¹⁹ Park Record, September 24, 1892, p. 3.

²⁰Park Record, July 30, 1881, p. 4.

²¹Park Record, October 29, 1892, p. 3 and August 1, 1896, p. 3.

²²Park Record, October 15, 1892, p. 3.

²³Park Record, October 22, 1892, p. 3.

²⁴Park Record, September 24, 1892, p. 3.

²⁵Salt Lake Tribune, June 20, 1898, p. 1.

²⁶Park Record, November 12, 1881, p. 4; December 2, 1882, p. 4; June 7, 1883, p. 4; July 12, 1884, p. 4.

²⁷Paula Jane Johnson, "T Houses in Texas: Suiting Plain People's Needs," unpublished M.A. Thesis (University of Texas at Austin, 1981), p. 25.

²⁸Milton B. Newton, Jr., "Louisiana House Types: A Field Guide," melanges 2 (September 1971): 17.

²⁹The ten pyramid houses which may be the four room square type are: 555 Deer Valley Road; 402 Marsac; 416 Marsac; 307 Norfolk; 205 Park; 343 Park; 363 Park; 416 Park; 1135 Park; 564 Woodside.

³⁰George A. Thompson and Fraser Buck, Treasure Mountain Home: Park City Revisited, (Salt Lake City: Dream Garden Press, 1981), p. 142.

³¹Park Record, August 27, 1898, p. 3.

³²Park Record, March 25, 1893, p. 3.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 9

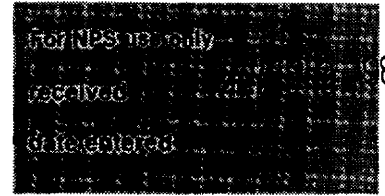
Page 1

Park Record. 1881-1930.

U.S. Census Bureau. Census of Utah, 1880, 1900, 1910. Census schedules of Summit County, Park City Precinct.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 1 of 1

Multiple Resource Area
Thematic Group

dnr-11

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|----------------------------|---|-------------------|-------------------------------|
| 1. | Austin, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 2. | Barnes, Charles, House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 3. | Barrett, Richard, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 4. | Barry, George J., House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 5. | Beggs, Ellsworth J., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 6. | Bogan Boarding House | Entered in the National Register | Keeper | <u>Alvina Byers 10/22/84</u> |
| | | | Attest | _____ |
| 7. | Brown, Otis L., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 8. | Buck, John W., House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 9. | Campbell, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 10. | Carling, Benedictus, House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered
MAY 29 1984

Continuation sheet

Item number

Page 2 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

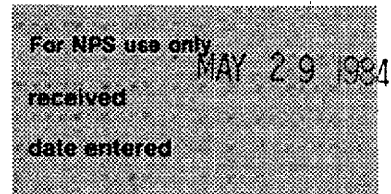
Nomination/Type of Review

Date/Signature

- 11. Cassidy, James, House **Substantive Review** Keeper: Beth Grosvenor 7/11/84
Attest _____
- 12. Cavanaugh, James, House ~~Entered in the~~
National Register *for* Keeper: Aelores Byers 7/12/84
Attest _____
- 13. Clark, Peter, House **Substantive Review** Keeper: Beth Grosvenor 7/11/84
Attest _____
- 14. Condon, David F. and
Elizabeth, House **Entered in the**
National Register *for* Keeper: Aelores Byers 7/12/84
Attest _____
- 15. Cunningham, John F.,
House **Substantive Review** Keeper: Beth Grosvenor 7/11/84
Attest _____
- 16. Cunningham, Thomas, House **Entered in the**
National Register *for* Keeper: Aelores Byers 7/12/84
Attest _____
- 17. Diem, John, House **Substantive Review** Keeper: Beth Grosvenor 10/23/84
Attest _____
- 18. Durkin Boarding House **Entered in the**
National Register *for* Keeper: Aelores Byers 7/12/84
Attest _____
- 19. Durkin, Joseph, House **Substantive Review** Keeper: Beth Grosvenor 7/11/84
Attest _____
- 20. Farthelos, Peter, House **Entered in the**
National Register *for* Keeper: Aelores Byers 7/12/84
Attest _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 3 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

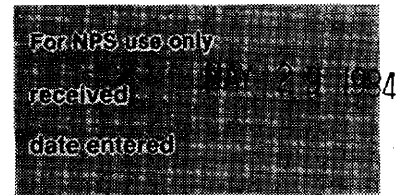
Nomination/Type of Review

Date/Signature

- | | | | |
|----------------------------------|-------------------------------------|-------------------|-------------------------------|
| 21. Ferry, William M., Mansion | Substantive Review | Keeper | <u>Reject -</u> |
| | | Attest | _____ |
| 22. Frkovich, Mike, House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 23. Gray, Levins, D., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 24. Hansen, Frank, House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 25. Harris, Joseph D., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 26. Harris, William H., House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 27. Haumann, Harry W., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 28. Hinsdill, Henry M., House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 29. Holman, Samuel, House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 30. House at 101 Prospect Street | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 10/22/84</u> |
| | | Attest | _____ |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 4 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

31. House at 1101 Norfolk Avenue
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

32. House at 343 Park Avenue
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

w/d...

33. House at 544 Deer Valley Road
Substantive Review

Keeper Return
Attest _____

34. House at 555 Deer Valley Road
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

35. House at 577 Deer Valley Road
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

36. House at 62 Daly Avenue
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

37. House at 622 Rossie Hill Drive
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

38. IOOF Relief Home
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

w/d... 39. Jenkins, Charles V., House
Substantive Review

Keeper Return
Attest _____

40. Jenkins, Joseph J., House
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 524

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

w/dr.

- | | | | | |
|-----|-----------------------------|----------------------------------|------------|-------------------------------|
| 41. | Johnson, Ancil, House | Substantive Review | Keeper | <u>[Signature]</u> |
| | | | Attest | _____ |
| 42. | Johnson, Carl G., House | Entered in the National Register | for Keeper | <u>Melrose Byers</u> 7/12/84 |
| | | | Attest | _____ |
| 43. | Jones, Elizabeth M., House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | Attest | _____ |
| 44. | Kimball, Burt, House | Entered in the National Register | for Keeper | <u>Melrose Byers</u> 7/12/84 |
| | | | Attest | _____ |
| 45. | Kimball, Ernest Lynn, House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | Attest | _____ |
| 46. | Lindorff, Alfred, House | Entered in the National Register | for Keeper | <u>Melrose Byers</u> 7/12/84 |
| | | | Attest | _____ |
| 47. | Meadowcroft, Charles, House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | Attest | _____ |
| 48. | Morgan, Jesse, House | Entered in the National Register | for Keeper | <u>Melrose Byers</u> 7/12/84 |
| | | | Attest | _____ |
| 49. | Murdock, Jack M., House | Substantive Review | Keeper | <u>Beth Grosvenor</u> 7/12/84 |
| | | | Attest | _____ |
| 50. | Murray, George, House | Entered in the National Register | for Keeper | <u>Melrose Byers</u> 7/12/84 |
| | | | Attest | _____ |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

Page 6 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

51. Raddon, LaPage H., House **Substantive Review** Keeper

Roth Grosvenor 7/12/84

Attest

52. Raddon, Samuel L., House **Entered in the National Register** *for* Keeper

Melona Byers 7/12/84

Attest

53. Richardson, Jacob F., House **Substantive Review** Keeper

Roth Grosvenor 7/12/84

Attest

54. Rowe, Nicholas, House **Entered in the National Register** *for* Keeper

Melona Byers 7/12/84

Attest

55. Snyder, Wilson I., House **Substantive Review** Keeper

Roth Grosvenor 7/12/84

Attest

56. Streeter, Eugene, House **Entered in the National Register** *for* Keeper

Melona Byers 7/12/84

Attest

57. Sullivan, James R. and Mary E., House **Substantive Review** Keeper

Roth Grosvenor 7/12/84

Attest

58. Sutton, Ephraim D. and William D., House **Entered in the National Register** *for* Keeper

Melona Byers 7/12/84

Attest

59. Thomas, Milton and Minerva, House **Substantive Review** Keeper

Roth Grosvenor 7/12/84

Attest

60. Tretheway, William, House **Entered in the National Register** *for* Keeper

Melona Byers 7/12/84

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 7 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, WTAH

Nomination/Type of Review

Date/Signature

61. Urie, Matthew, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

62. Walker, Samuel D., House

Entered in the
National Register

for Keeper Melona Byrum 7/12/84

Attest

63. Watson, Irinda, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

64. Welch-Sherman House

Entered in the
National Register

for Keeper Melona Byrum 7/12/84

Attest

65. Wells, Hannah, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

66. Whitehead, Charles C., House

Entered in the
National Register

for Keeper Melona Byrum 10/22/84

Attest

67. Wilcocks, Walter and Ann,
House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

68. Wilkinson-Hawkinson House

Entered in the
National Register

for Keeper Melona Byrum 7/12/84

Attest

69. Williams, Nathaniel J., House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

70. Williams, Reese, House

Entered in the
National Register

for Keeper Melona Byrum 7/12/84

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 8-44

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

71. Willis, Joseph S., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84

Attest

72. Wilson-Shields House ~~Entered in the National Register~~ Keeper Melores Byrum 7/12/84

Attest

73. Boarding House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

74. Daly-Judge Mine ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
Superintendent's House
DOE/OWNER OBJECTION

Attest

* * See # 107. 75. Doyle, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

76. Frankel, Julius House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

77. Gibson, James, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

78. Goodwin, Dr. Harold I., ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
House
DOE/OWNER OBJECTION

Attest

79. Gordon-Ledingham House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

80. Hansen, Arthur E., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 9 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

81. Heath, Charles, House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

82. House at 651 Park Avenue

Substantive Review

Keeper

Erica Rangel 11/28/84

DOE/OWNER OBJECTION

Attest

83. Houston, Nathaniel L.,
House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

84. Kimball Double Dwelling
House No. 1

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

85. Kimball Double Dwelling
House No. 2

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

86. Larson, Fred, House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

87. Lindsey, Mrs. J. S., House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

88. Louder, James M., House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

89. Lowry, Thomas S., House

Substantive Review

Keeper

Beth Grosvonts 7/12/84

DOE/OWNER OBJECTION

Attest

90. Mahoney, Josie, House

Substantive Review

Keeper

Beth Grosvonts 10/25/84

DOE/OWNER OBJECTION

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 10 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Determined Eligible
Date/Signature

91. Matson, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

92. Maxwell, Elmer H., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

93. McDonald, J. R., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

94. McDonald, Thomas J., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

95. Nimmo, John P., House ~~Substantive Review~~ Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

96. Rolfe, Charles, House ~~Substantive Review~~ Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

Attest

97. Norbistrath, Clement, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

98. Sheilds, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

99. Smith, Evans L., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

100. Smith, Vincent A., ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
House

Determined Eligible

Attest

DOE/OWNER OBJECTION

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet

Item number

Page 11 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Determined Eligible Date/Signature

101. Stromberg, Matilda M., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

102. Watson, Patrick B., House **Substantive Review** Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

103. Webster, A. W., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

104. Weeter, John C., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

105. Young, Brigham D., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

106. Young, J. Oluf, House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

** 107. Doyle, John, House **Entered in the National Register** Keeper Delores Byrum 2/6/86
New owner

108. Rogers, John H. and Margaretta, House **Substantive Review** Keeper Listed 4-14-88

Attest _____
Keeper _____
Attest _____
Keeper _____
Attest _____
Keeper _____
Attest _____

PARK CITY NON-OWNER OBJECTION SITES

Austin, William, House	247 Ontario
Barnes, Charles, House	413 Ontario
Barrett, Richard, House	36 Prospect
Barry, George J., House	250 Grant
Beggs, Ellsworth J., House	703 Park
Bogan Boarding House	221 Main
Brown, Otis L., House	713 Woodside
Buck, John W., House	1110 Woodside
Campbell, William, House	164 Norfolk
Cassidy, James, House	33 King
Cavanaugh, James, House	564 Woodside
Clark, Peter, House	1135 Park
Condon, David F. and Elizabeth, House	1304 Park
Cunningham, John F., House	606 Park
Cunningham, Thomas, House	139 Main
Diem, John, House	401 Park
Durkin Boarding House	176 Main
Durkin, Joseph, House	22 Prospect
Farthelos, Peter, House	1150 Park
Ferry, William M., Mansion	1835 Monitor Drive
Frkovich, Mike, House	162 Daly
Gray, Levins D., House	355 Ontario
Hansen, Frank, House	1025 Park
Harris, Joseph D., House	959 Park
Harris, William H., House	39 King
Haumann, Harry W., House	939 Empire
Hinsdill, Henry M., House	662 Norfolk
Holman, Samuel, House	307 Norfolk
House at 62 Daly	62 Daly
House at 544 Deer Valley Road	544 Deer Valley Road
House at 555 Deer Valley Road	555 Deer Valley Road
House at 577 Deer Valley Road	577 Deer Valley Road
House at 1101 Norfolk	1101 Norfolk
House at 343 Park	343 Park
House at 101 Prospect	101 Prospect
I.O.O.F. Relief Home	232 Woodside
Jenkins, Charles V., House	949 Park
Jenkins, Joseph J., House	57 Prospect
Johnson, Ancil, House	402 Marsac
Johnson, Carl G., House	147 Grant
Jones, Elizabeth M., House	412 Marsac
Kimball, Burt, House	817 Park
Kimball, Ernest Lynn, House	911 Empire
Lindorff, Alfred, House	40 Sampson
Meadowcroft, Charles, House	951 Woodside
Morgan, Jesse, House	1027 Woodside
Murray, George, House	44 Chambers
Raddon, LaPage H., House	817 Woodside
Raddon, Samuel L., House	325 Park

Richardson, Jacob F., House	205 Park
Rowe, Nicholas, House	150 Main
Snyder, Wilson I., House	1010 Woodside
Streeter, Eugene, House	335 Ontario
Sullivan, James R. and Mary E., House	146 Main
Sutton, Ephraim D. and William D., House	713 Norfolk
Thomas, Milton and Minerva, House	445 Park
Tretheway, William, House	335 Woodside
Urie, Matthew, House	157 Park
Walker, Samuel D., House	1119 Park
Watson, Irinda, House	610 Park
Welch-Sherman House	59 Prospect
Wells, Hannah, House	1103 Woodside
Whitehead, Charles C., House	937 Park
Wilcocks, Walter and Ann, House	363 Park
Wilkinson/Hawkinson House	39 Sampson
Williams, Nathaniel J., House	945 Norfolk
Williams, Reese, House	421 Park
Willis, Joseph S., House	1062 Park
Wilson-Shields House	139 Park

PARK CITY OWNER OBJECTIONS

Boarding House at 125 Main	125 Main
Carling, Benedictus, House	660 Rossie Hill Drive
Daly-Judge Mine Superintdnt's House	Daly-Judge Mine Superintendent's House
Doyle, John, House	339 Park
Frankel, Julius, House	539 Park
Gibson, James, House	835 Empire
Goodwin, Dr. Harold I., House	1100 Woodside
Gordon, Lucy, House	145 Daly
Hansen, Arthur E., House	1215 Park
Heath, Charles, House	364 Park
House at 651 Park	651 Park
House at 622 Rossie Hill Drive	622 Rossie Hill Drive
Houston, Nathaniel L., House	1049 Park
Kimball Double Dwelling House #1	690 Park
Kimball Double Dwelling House #2	807 Park
Larson, Fred, House	920 Norfolk
Lindsay, Mrs. J. S., House	51 Prospect
Louder, James M., House	170 Main
Lowry, Thomas S., House	329 Ontario
Mahoney, Josie, House	97 Daly
Matson, John, House	147 Anchor
Maxwell, Elmer E., House	1328 Park
McDonald, J. R., House	297 Daly
McDonald, Thomas J., House	733 Woodside
Murdock, Jack M., House	652 Rossie Hill Drive
Nimmo, John, House	334 Marsac
Norbisrath, Clement, House	291 Daly
Rolfe, Charles, House	1130 Park
Shields, John, House	416 Park
Smith, Evans L., House	64 Chambers
Smith, Vincent A., House	264 Ontario
Stromberg, Matilda M., House	222 Sandridge
Watson, Patrick B., House	962 Norfolk
Webster, A. W., House	317 Ontario
Weeter, John C., House	843 Norfolk
Young, Brigham D., House	623 Deer Valley Road
Young, J. Oluf, House	416 Marsac

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Shields, John, House (Additional Documentation)

Other names/site number: _____

Name of related multiple property listing:

Residences of Mining Boom Era Park City

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 416 Park Avenue

City or town: Park City State: UT County: Summit

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___ A ___ B X C ___ D

/SHPO	
Signature of certifying official/Title:	Date
<u>Utah Division of State History/Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Shields, John, House (Additional
Documentation)
Name of Property _____

Summit County, Utah
County and State _____

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

Shields, John, House (Additional
Documentation)

Summit County, Utah

Name of Property

County and State

(Enter categories from instructions.)

LATE VICTORIAN/Folk Victorian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/Weatherboard; ASPHALT; concrete;
STONE/Sandstone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

See description in original nomination form. For the Additional Documentation form, a brief description of changes made in 1988 to the original house is provided below.

Narrative Description

Originally constructed in 1901, the John Shields House was purchased in 1988 by Jack and Ramona Mayer. At that time, the two-story house had been abandoned and boarded up with squatters living in it. The Mayers immediately undertook a rehabilitation project to make it habitable as their primary residence.

Exterior

The entire exterior of the house, covered in wood drop/novelty siding was in fairly good condition when the Mayers began their project in 1988, and was all retained. The most notable architectural feature of the vernacular house—the Victorian style porch columns were also retained with the rehabilitation; however, the decorative column brackets were in poor condition and removed. Most of the original wood double-hung sash windows were restored and storm

Shields, John, House (Additional
Documentation)

Summit County, Utah

Name of Property

County and State

windows placed over them. The exceptions to this are two windows on the lower level, south façade. Because of the close proximity to the house next door, snow shed had caused damage to this side of the house. Vinyl windows replaced two damaged windows, one in the bathroom and one in the bedroom on this side. A new window was cut in the lower level north wall at the northeast corner and a double-hung wood sash window installed. As was typical for many Park City mining-boom-era houses, there was no foundation under the house, so the Mayers added an at-grade concrete foundation that kept the house at the same elevation while providing a permanent and more stable footing.

The house sits on a slightly southwest/northeast trajectory; however, for simplicity, the elevations will be referred to as north, south, east and west, with the primary façade facing west. Although the house appears as a single story it is built on a steep hillside that descends from street level toward the rear (east) of the property providing for a full height lower level. The lower level is completely above grade and has separate front and rear entryways, similar to the main level. An exterior stairway on the south end of the property (southwest corner of the house) descends below the front porch and provides access to the lower level front (west) entry. This is underneath the main front porch floor and has a concrete retaining wall on one side (west of the façade) and the front side of the house on the other, forming a sort of exterior hallway. The original wooden stairs down to the lower level were replaced several years ago with grated metal treads for snow safety. Also, underneath the stairs is an original small stone-walled cellar room above ground that is connected to the southwest corner of the house. The room has a single window in it on the east elevation. The window is a vinyl slider replacement.

The rear elevation is a full two stories above grade with a two-story porch/balcony. Originally, the porch deck for the upper level was located on the south side. But, as mentioned, snow shed from the roof of the neighboring house had damaged the deck and it was moved to the rear during the 1988 rehab project. The wood frame two-story deck with wood balustrade on both levels was constructed at this time. A stairway from ground level provides access on the south end of the upper balcony. Because of the change in deck placement, the upper kitchen door was replaced with a window and this space was made into a bathroom. A new window was cut into the kitchen area as well on the east façade at that time. All of the extant original wood sash windows on the rear elevation were restored and feature a unique three-panel design.

Interior

The interior received some alterations in 1988. These included replacing partitions with studded and insulated partition walls to make a more structurally stable and livable space while keeping the original bedroom layout. Both levels are a basic four-room/foursquare plan with a central hall. The historic interior stairwell that provided access from the main level front hall to the lower level was covered and the stairway removed. Now each floor is only accessible from the exterior entries. A small room for a washer and dryer was added partially into the main hallway space. As noted, the rear, southeast corner of the main floor was slightly reconfigured when the damage porch deck was moved to the rear elevation. The bathroom space historically occupied a portion at the rear (east) end—the rear door used to be the bathroom window. The kitchen

Shields, John, House (Additional
Documentation)

Summit County, Utah

Name of Property

County and State

occupied the area where a portion of the current kitchen and current bathroom are located. As previously noted, the current bathroom window was where a side door to the kitchen was located.

The two front bedrooms (at the northwest and southwest corners) have also been retained. However, the rear (northeast) bedroom wall was partially removed in 1988 and is now a small living room that is open to the kitchen area. Now the rear one-third portion of the upper level is mostly open planning, with small original wall segments, with a door that leads to the rear balcony. All finishes were updated during the rehab project, including carpet, vinyl flooring and bead board wainscoting on the walls.

Similar alterations were made in 1988 to the lower level. A hallway running front to rear separates the two sides. The original bedrooms are located on either side of the hall at the front (west) end. However, the room on the south side was slightly modified for closet space. Like the main level hallway, a closet for a washer/dryer as well as the HVAC unit was built taking some of the hall width where the original stairway from the main level was located. The rear, northeast bedroom wall was removed, creating a living room area. This is open to the kitchen area that was added in 1988, along with a small bathroom, similar to the floor above. Again, all flooring and wall finishes were added in 1988. In spite of these interior alterations on both floors, the layout retains the overall feel of the historic space.

Non-contributing Outbuilding

At the time of the rehabilitation of the house an outbuilding in poor condition was removed from the northeast corner of the small rear yard and replaced with a small (13' x 15' footprint), single-room dwelling unit. This is constructed of wood drop siding, similar to that of the house. It has a gable roof covered in composite shingles. The main entry is on the south, gable end of the building and is protected by an extended roof that covers the full front porch that is enclosed with a wood balustrade.

Setting

From the front, the house has the appearance of a single-story dwelling. The main level of the house sits at grade and roughly twenty feet back from the street. There is no yard, as the entire fronting is asphalt paved parking, the full width of the house. There are small planting areas on both sides of the parking area and a planting buffer at the front porch. These are planted with small shrubs, a coniferous tree and seasonal flowers.

The lot drops steeply down toward the rear of the yard (east) on both sides of the house. The rear yard is flat and is also roughly twenty feet deep, from the rear porch of the house to the rear vertical wood plank fence. The rear yard is mostly compacted earth with a few deciduous trees. The non-contributing outbuilding's south wall is on the north and east boundary and the wood fence abuts the house and continues along the property line to the south, enclosing the entire rear yard. The narrow, compact lot is bounded by the stone foundation wall of a historic church to the

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

north and exterior wall of a house to the south. Both buildings are tall and the walls provide an almost interior room-like feeling for the yard. There is approximately ten feet of open yard on either side of the house. The front (west) end of the lower yard ends at a retaining wall of railroad ties and the formed concrete wall under the front porch.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1901

Significant Dates

1901

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

*See statement of significance in original nomination form.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See original nomination form.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Utah Division of State History

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 40.643207° | Longitude: -111.496177° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel Number 416-PA-1
LOT 1, 416 PARK AVENUE SUBDIVISION
(Formerly: All of Lots 28 and 29, Block 10 (in original nomination form).)

Boundary Justification (Explain why the boundaries were selected.)

The parcel described above is the original historic boundary of the property.

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

11. Form Prepared By

name/title: Cory Jensen
organization: Utah State Historic Preservation Office
street & number: 300 S Rio Grande Street
city or town: Salt Lake City state: UT zip code: 84101
e-mail _____
telephone: _____
date: April 21, 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State



John Shields House
416 Park Avenue
Park City, Summit County, Utah
Latitude 40.643207° Longitude -111.496177°
Map datum: WG 584 (Google Earth)

Shields, John, House (Additional
Documentation)

Summit County, Utah

Name of Property

County and State



John Shields House
416 Park Avenue
Park City, Summit County, Utah
Latitude 40.643207° Longitude -111.496177°
Map datum: WG S84 (Google Earth)
Property Boundary

Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Shields, John, House

City or Vicinity: Park City

County: Summit County State: Utah

Photographer: Cory Jensen

Date Photographed: November 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 25. West elevation with adjacent buildings. Camera facing northeast.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

2 of 25. West and south elevations. Camera Facing northeast.



3 of 25. West and north elevations. Camera Facing southeast.



Shields, John, House (Additional
Documentation)

Name of Property

Summit County, Utah

County and State

4 of 25. South and partial east elevations. Camera Facing west.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

5 of 25. Stone cellar connected to southwest corner. Camera facing southwest.



Shields, John, House (Additional
Documentation)

Name of Property

Summit County, Utah

County and State

6 of 25. East and south elevations. Camera Facing west.



7 of 25. East elevation. Camera Facing west.



Shields, John, House (Additional
Documentation)

Name of Property

Summit County, Utah

County and State

8 of 25. East and partial north elevations. Camera Facing south.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

9 of 25. Partial east and north elevations showing proximity to adjacent church. Camera facing west.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

10 of 25. Stairwell access to lower level front entrance hall . Camera facing north and down.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

11 of 25. Front exterior entry hall and retaining wall, lower level. Camera facing south.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

12 of 25. Front exterior entry hall and retaining wall, lower level. Camera facing north.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

13 of 25. Entry hall, main level. Camera facing east.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

14 of 25. Southwest bedroom, main level. Camera facing south.



Shields, John, House (Additional
Documentation)

Name of Property

Summit County, Utah

County and State

15 of 25. Northwest bedroom, main level. Camera facing northwest.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

16 of 25. Living room area, main level. Camera facing northeast.



17 of 25. Kitchen, main level. Camera facing southeast.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

18 of 25. Bathroom, main level. Camera facing southwest.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

19 of 25. Entry hall, lower level. Camera facing east.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

20 of 25. Southwest bedroom, lower level. Camera facing southeast.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

21 of 25. Northwest bedroom, lower level. Camera facing northwest.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

22 of 25. Living room area, lower level. Camera facing north.



23 of 25. Kitchen area, lower level. Camera facing south.



Shields, John, House (Additional
Documentation)

Name of Property

Summit County, Utah

County and State

24 of 25. Outbuilding south and west elevations. Camera facing north.



25 of 25. Outbuilding south elevation. Camera facing northwest.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Figure 1. Tax photo from Park City Assessor, c. 1941.



Figure 2. 416 Park Avenue west elevation prior to rehabilitation, 1988.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Figure 3. 416 Park Avenue north and west elevations prior to rehabilitation, 1988.



Figure 4. 416 Park Avenue north and west elevations following rehabilitation, 1988.



Shields, John, House (Additional
Documentation)
Name of Property

Summit County, Utah
County and State

Figure 5. 416 Park Avenue east elevation from Main Street following rehabilitation, 1988.



Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Jack and Ramona Mayer
Address 2365 E Blaine Circle
City or Town Salt Lake City State UT Zip code 84108
Telephone/email ramonamayer@hotmail.com

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

NATIONAL REGISTER NOMINATION EVALUATION SHEET

Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State Historic Preservation Review Board at its next meeting

PROPERTY NAME:

ADDRESS:

OK Concerns **INTEGRITY:** Major alterations or additions? New materials? Altered setting? Moved? etc.

OK Concerns **DESCRIPTION:** Is the property adequately described? Have contributing and non-contributing features been clearly identified?

OK Concerns **SIGNIFICANCE and CONTEXT:** Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

OK Concerns **FACTS AND SOURCES:** Are the appropriate and best sources used? Are key dates and facts accurate?

OK Concerns **SUPPORTING MATERIALS:** Adequate photos, maps, drawings, etc.?

The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Signature of Commission Chair (or Designee)

Date

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

Name of Local Historic Preservation Commission