

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 161 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-7

Current Owner Name: HANSEN THOMAS E JR & BARBARA J H/W (JT) Parent Parcel(s):

Current Owner Address: PO BOX 3771, PARK CITY, UT 84060-3771

Legal Description (include acreage): SUBD: PARK CITY BLOCK 1 BLOCK: 1 LOT: 15 PLAT: 0S 16 T 2S R 4E N 15 FT LOT 15 & ALL LOT 16 PARK CITY BLK 1 PARK CITY TOWNSITE UWD-320 V-575 M66-633 M88-355 454-206 618-278 1121-464 1441-17 1443-23, 0.07 AC

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other residential type / Vernacular style

No. Stories: 1

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): The exterior paint is peeling and damage is visible on the garage door.
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The 1949 tax card notes that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop/novelty siding which replaced the asbestos shake shingles mentioned in the tax cards of 1949 and 1968.

Roof: Both the gabled roof of the house and the shed-roofed porch are sheathed in standing seam metal roofing material.

Windows/Doors: Windows appear to be primarily one-over-one double-hung sash in vertical openings. The façade windows are paired and symmetrically placed with two windows in each opening. The entry door is paneled and appears to be wooden.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The side-gabled frame house appears to have been raised at some point prior to 1949 to create a single-car basement garage. The shed-roofed addition on the side is a porch that has been enclosed since at least the 1949 tax card. The shed-roofed front porch extends across the façade of the house.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes upward to the rear from the finished road grade and the house sits close to the front of the lot. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Other residential type house form is a house type built in Park City during the mining era.

**5 SIGNIFICANCE**

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1907<sup>1</sup>

<sup>1</sup> Summit County Recorder.

Builder:  Not Known     Known:    (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's 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, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** East elevation (primary façade).    Camera facing west, 2006.

**Photo No. 2:** East elevation (primary façade) obstructed.    Camera facing west, 2006.

**Photo No. 3:** Northeast oblique - obstructed.    Camera facing southwest, 2006.

**Photo No. 4:** East elevation (primary façade) obstructed.    Camera facing west, 1995.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. PC 7

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		840		\$ 1622
	x x				
	x x				

Gar.—Carport x Fr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>ASB SIKS ON SIDING</u>	
Insulation—Floors _____ Walls <input checked="" type="checkbox"/> Clgs. _____	72
Roof Type <u>gab</u> Mtl. <u>aluminum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>140</u> @ <u>150</u>	210
Rear _____ @ <u>130</u>	118
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dirt</u>	50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class _____ Tub _____ Trays _____
	Basin _____ Sink _____ Toilet _____
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
<u>Basement Garage</u>	70
<b>Total Additions</b>	<b>870</b>

Year Built _____	Avg. Age <u>50</u>	Current Value	\$ <u>2492</u>
Inf. by {	Owner - Tenant -	Commission Adj.	% _____
Neighbor - Record - Est.		Bldg. Value	
Remodel Year _____	Est. Cost _____	Depr. Col. <u>1</u> 2 3 4 5 6 <u>37</u> %	
Garage—Class _____	Depr. 2% 3% _____	Current Value Minus Depr.	\$ <u>922</u>
Cars _____	Floor _____ Walls _____	Carport—Factor _____	
Size—x _____	Age _____	Roof _____	Doors _____
Other _____	Cost _____	x _____	% _____
Total Building Value			\$ _____

Appraised Nov 26 1937 By 1331

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Location \_\_\_\_\_

Kind of Building Res Street No. \_\_\_\_\_

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>840</u>	\$ -	\$ <u>1529</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>116</u>
Ext. Walls <u>Siding, Asbr Shakes</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab. Mat. Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>140' @ 1.50</u>	<u>210</u>	
Rear <u>Enclosed - 91' @ 1.30</u>	<u>118</u>	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. Dishwasher <u>1</u> Garbage Disp.	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Fir. Conc.		
Cabinets <u>1</u> Mantels	<u>40</u>	
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Walbd. lined - 5 @ 15'</u>		<u>75</u>
<u>Basmt. Garage</u>	<u>210</u>	
Total Additions and Deductions	<u>928</u>	<u>191</u>
Net Additions or Deductions	<u>-191</u>	<u>1529</u>

Age <u>115</u> Yrs. by	Est. Owner	REPRODUCTION VALUE	\$ <u>2266</u>
	Tenant	Depr. <u>1-2-3-4-5-6</u>	<u>58/42</u> %
	Neighbors	Reproduction Val. Minus Depr.	\$ <u>952</u>
	Records		
Remodeled	Est. Cost	Remodeling Inc.	%
Garage—S 8 C	Depr. 2% 3%	Obsolescence	\$
Cars	Walls	Out Bldgs.	\$
Roof	Size x Age		\$
Floor	Cost	Depreciated Value Garage	\$
Remarks <u>(37% Avail. - 1941)</u>		Total Building Value	\$

Appraised 10/1949 By CAO & A.J.



PC-7  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 161 Park  
 Class 3 Type 1  2  3  4. Cost \$ 10000 %

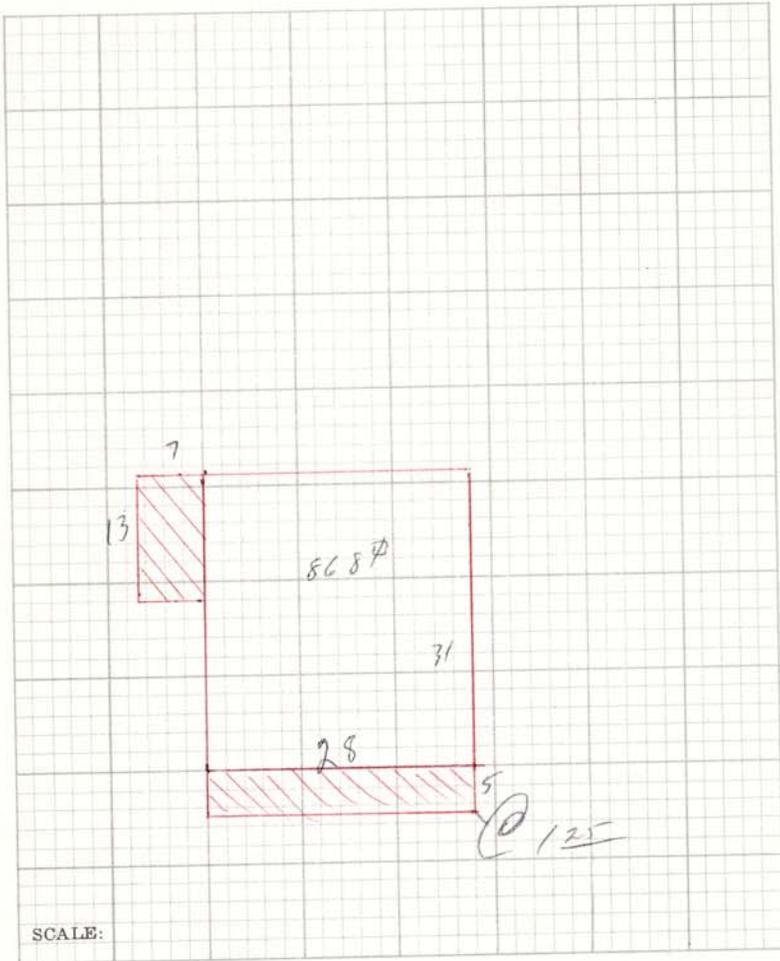
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	868		\$ 3665	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>ASB, SHAK (Poor) (A)</u>		
Roof Type <u>GAB</u> Mtl. <u>SLG</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	140 @ 125	175
Rear _____	91 @ 200	182
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>Dist</u>		80
Bsmt. Gar. <u>1 car</u>		180
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		1167

Year Built <u>1907</u>	Avg. <u>1.1907</u>	Replacement Cost	<u>4832</u>
	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>118%</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-15- 19 68 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
 DEC 13 1968  
 1328



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

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

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

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

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

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Researcher: Philip F. Notarianni  
Date: June, 1978

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

IDENTIFICATION

Street Address: 161 Park Ave. Plat PC Bl. 1 Lot 15-16  
Name of Structure: T. R. S.  
Present Owner: Brett Hoffman UTM:  
Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC-7

AGE/CONDITION/USE

Original Owner: Construction Date: @1889 Demolition Date:  
Original Use: residential Occupants:  
Present Use:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

STAT

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations  
Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

### Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
The Deseret News, December 9, 1919, p. 7.

Architect/Builder: unknown

Building Materials: wood

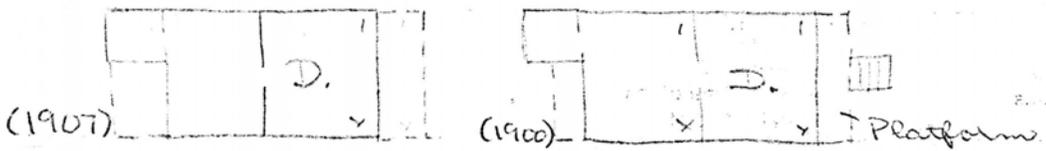
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling with gable roof (shingled), and a central entrance flanked by two window openings. The front porch extends over a basement garage to the north. The porch has been altered with ornate detailing removed and a section to the south removed.

Sketches from Sanborn Maps:



The same in 1889.

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

An early Park City dwelling representative of mining town residences, and owned by Henry Shields.

Abstracts indicate a transaction in March, 1894 involving Jos. E. Foster, grantor, and Henry Shields, grantee (buildings included). In 1895 the property passed from Henry Shields to John Dunsmore, and in 1938, by court decree, to Jennie D. McGuillan.

Judge Henry Shields was a pioneer attorney, mining man, and peace officer. He moved to Park City from Alta, and remained there from 1879 to 1919. Shields was born in Belfast, Ireland in 1842, and represented one of the early Irishmen who settled in Park City.





161

Conserving Water  
Save Water, Save Money

021362



161

TOW AWAY ZONE



RESIDENTIAL  
PERMIT  
ZONING ZONE  
NO PARKING  
WITHOUT  
PERMIT  
ANYTIME

P  
NO  
PARKING  
WITHOUT  
PERMIT  
ANYTIME

RESIDENTIAL  
PERMIT  
ZONING ZONE  
NO PARKING  
WITHOUT  
PERMIT  
ANYTIME

022 KPB