

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John Shields House**

Address: 416 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-162

Current Owner Name: MAYER JACK R TRUSTEE

Parent Parcel(s):

Current Owner Address: 2365 BLAINE CIR, SALT LAKE CITY, UT 84108

Legal Description (include acreage) SUBD: PARK CITY BLOCK 10 BLOCK: 10 LOT: 28 AND:- LOT: 29 BUILDING: 0.00PC 162 ALL LOTS 28 & 29 BLK 10 PARK CITY; Acres 0.09

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:
- 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: Pyramid House

No. Stories: 1

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

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: paved parking area in front yard.

Foundation: Not verified; 1949 & 1957 tax cards indicate no foundation, but the 1968 tax card indicates a concrete foundation.

Walls: Drop siding.

Roof: Pyramid roof form sheathed in asphalt shingle.

Windows/Doors: Paired double-hung sash type.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame pyramid house remains as it was described in the national register nomination (see Structure/Site Form, 1983). Changes to the site are minor and do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed substantially over time; the front yard was paved to accommodate a parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

Builder: Not Known Known: (source:)

¹ National Register nomination; structure appears on the 1907 Sanborn Insurance map.

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.²

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: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. 416 Park
 Schedule 1 Class 4 Type 12-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	x x		<u>900</u>	\$ -	\$ <u>3087</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5-2-4 Condition _____

Description of Building	Add	Deduct
<u>170' e.l. 15'</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>138</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Bit. Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>150' @ 1.25</u>	<u>187</u>	
Rear @		
Cellar—Basm't— <u>1/4 1/2 3/4</u> full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>✓</u> Floors— <u>✓</u> Fir. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels <u>—</u>		<u>125</u>
Tile— Walls— <u>—</u> Wainscot. <u>—</u> Floors— <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>✓</u> Fix. <u>—</u> <u>Lbr. lined - 9 @ 20.00</u>		<u>180</u>
Total Additions and Deductions	<u>187</u>	<u>488</u>
Net Additions or Deductions	<u>-187</u>	<u>3087</u>

Ave Age 43 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2786
 Depr. 12-3-4-5-6 56/44 % \$ _____
 Reproduction Val. Minus Depr. \$ 1226

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% _____
 Cars 1 Walls Shg _____
 Roof T.P. Size 10x16 Age 6 _____
 Floor Plank Cost 117/82 Depreciated Value Garage \$ 93

Remarks (35 yr Ave Used - 1941) Total Building Value \$ 1319

Appraised 10/1949 By C.A.O. & A.E.

PC 162

Location _____ St. No. 416 Park
 Kind of Bldg. Rdw
 Class B Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
 1 x x 900 \$ 1998
 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>SIDING</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Imp</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large <u>100</u>		
Porches—Front <u>150</u> @ <u>135</u>	187	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full <input checked="" type="checkbox"/> Floor <u>Coal</u>		
Bsmt. Apt. _____ Rooms Fin. <u>4</u> Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	350	
		Class <u>1</u> Tub _____ Trays _____
		Basin <u>1</u> Sink _____ Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
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. _____		
	537	

Total Additions

Year Built _____	Avg. Age <u>51</u>	Reproduction Value	\$ 2535
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
Garage—Class <u>1</u> Depr. <u>2%</u> <u>3%</u> Carport—Factor _____		Depr. Col. <u>1</u> 2 3 4 5 6 <u>36%</u>	
Cars <u>1</u> Floor <u>WA</u> Walls <u>Pat</u> Roof <u>TP</u> Doors <u>1</u>		Repr. Val. Minus Depr.	\$ 913
Size— <u>10</u> x <u>16</u> Age <u>14</u> Cost <u>113</u> x <u>58%</u>			66
Other _____			

Total Building Value \$ _____
 Appraised 12-5 1957 By 1331

PC 162
Serial Number

OF
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 416 Park Ave
 Class. 3- Type 1 2 3 4. Cost \$ 3678 X 94 %

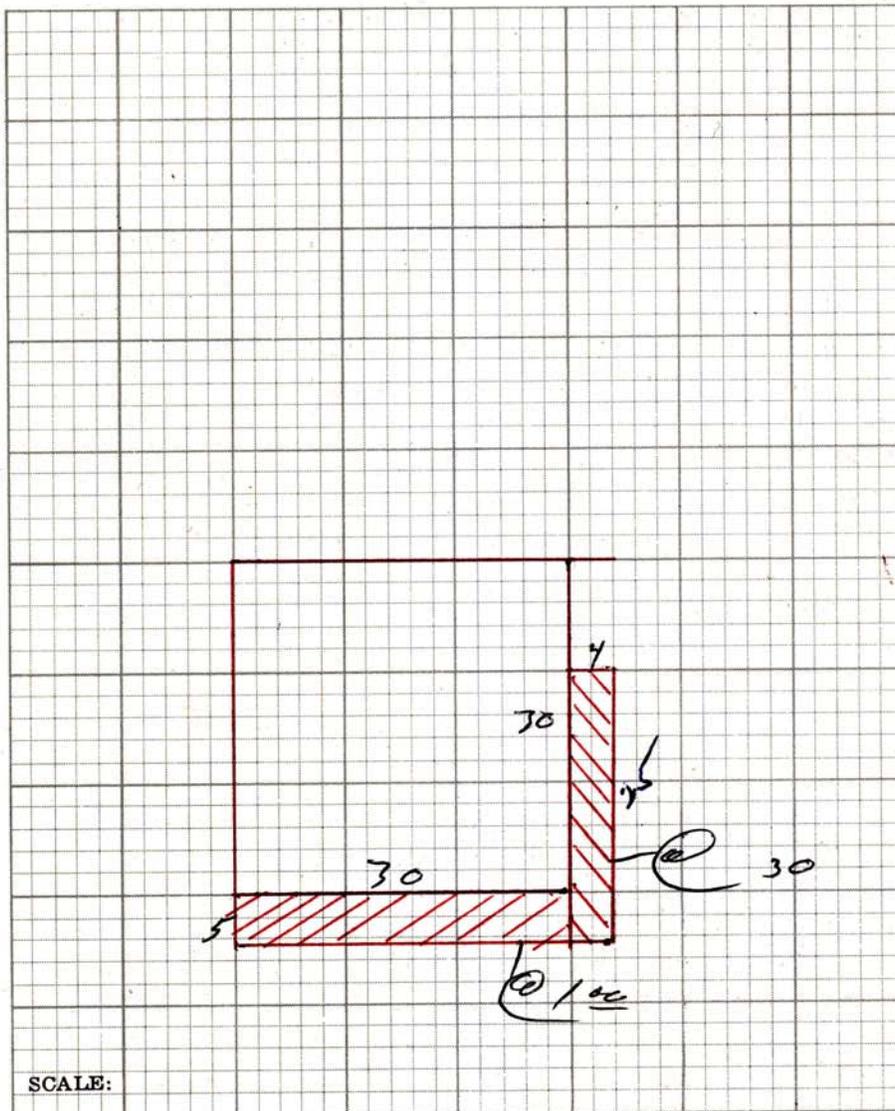
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	900		\$ <u>3457</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____
 Description of Buildings Additions Additions

Foundation—Stone _____ Conc. X Sills _____
 Ext. Walls sid (A)
 Roof Type Hip Mtl. Pat
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ 150 @ 100 150
 Rear _____ 100 @ 30 30
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full X Floor one 857
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. 4 300 FD
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 Heat—Stove X H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____
 Oil X Gas _____ Coal _____ Pipeless _____ Radiant _____
 Air Cond. — Full _____ Zone _____
 Finish—Fir. 1 Hd. Wd. _____ Panel _____
 Floor—Fir. 1 Hd. Wd _____ Other _____
 Cabinets 1 Mantels. _____
 Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____
 Awnings — Metal _____ Fiberglass _____

Total Additions				1287	
Year Built	<u>1906</u>	Avg.	<u>1.1906</u>	Replacement Cost	5344
		Age	<u>2.</u>	Obsolescence	
Inf. by	<u>Owner</u> Tenant - <u>Neighbor - Record - Est.</u>	Adj. Bld. Value			
				Conv. Factor	<u>1.5</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 10-27- 19 68 By 17 08 JUL 11 1969
 Appraised ② _____ 19 _____ By _____ 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 1 Depr. 2% ^{3%}

Cars 1 Floor wood Walls sh Roof TP Doors 1

Size 10 x 16 Age 30+ Cost NTU x 47%

1940 Base Cost _____ x _____ % Depr. _____

Total _____

NTU

REMARKS _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	62	59	55	52	49							
RESIDENCE	887	862	837	811	786							
TOTAL	949	921	892	863	835							
ASSESSED VALUE	380	370	355	345	335							



X-61

Historic Preservation Research Office

Structure/Site Information Form

Property Type: _____

IDENTIFICATION

Street Address: 416 Park
Park City, Summit County, Utah
Name of Structure: John Shields House
Present Owner: Katherine LaPay
Owner Address: P.O. Box 1888, Park City, Utah 84060

UTM: 12 458130 44990 J
T. R. S.

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 162

All of Lots 28 and 29 Block 10
Less than one acre.

PCS

STATUS USE

Original Owner: John Shields

Construction Date: 1901

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

- National Landmark
- National Register
- State Register
- District
- Multi-Resource
- Thematic

DOCUMENTATION

Photography:

Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other Census Records

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

Park Record. February 1, 1913, p. 1. John Shields obituary.
November 30, 1939, p. 1. Margaret A. Shields obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame pyramid house with a hip roof. From the road it looks like a one story house, but the steep downward slope of the property toward the rear allowed for the construction of an almost fully exposed "basement" level below the grade of the road in front of the house. Typical of the pyramid house is the square plan, the symmetrical facade with a door set between two pairs of windows, and the porch spanning the facade. The windows are the one over one double hung sash type. The lathe turned porch piers topped by simple decorative brackets are evenly spaced across the facade. 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 themselves has not been changed, and the change is reversible. The building, therefore, maintains its original integrity.

Statement of Historical Significance:

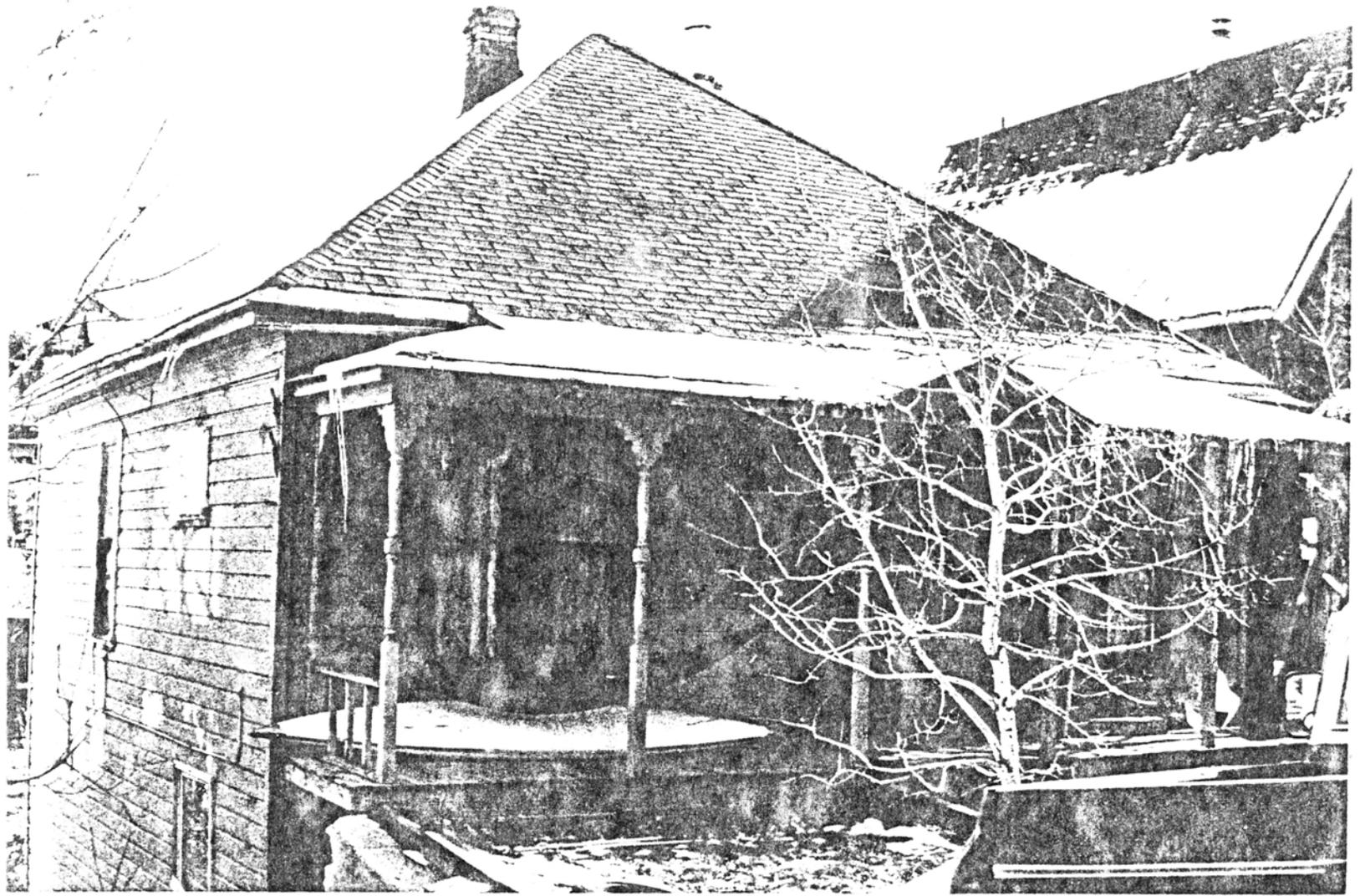
Construction Date: 1901

Built in 1901, the John Shields House at 416 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but was built with variations longer than the other two types.

In the spring of 1901, John and Margaret Shields mortgaged this property for \$2000 to finance the construction of this "two story house" house.¹ This house remained in the Shields family until 1965.

John and Margaret Ann Berry Shields came to Park City in 1883 and remained 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 engaged in mining in California, Utah and Nevada before homesteading in Kansas in 1876. There he met his future 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 there in his brother Charlie's general store. He 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. His suicide in 1913 shocked the community. Margaret Shields was also active in community affairs, serving in state and local Democratic Party organizations. She lived in this house until her death in 1939.

¹Park Record, March 23, 1901, p. 3.







Chimney

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No Parking
Permitted
Between 8:00 AM
and 5:00 PM
on Weekdays