

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Milton & Minerva Thomas House**

Address: 445 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-58

Current Owner Name: WEISENBURG WILSON T & LORILEE G H/W (JT) Parent Parcel(s):

Current Owner Address: 5881 LANCEFIELD DR, HUNTINGTON BEACH, CA 92649

Legal Description (include acreage) LOTS 12 & 13 BLK 4 PARK CITY SURVEY; 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: Hall-Parlor House

No. Stories: 1 1/2

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

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

General Condition of Exterior Materials:

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

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

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

Site: Out of period detached garage.

Foundation: Stone.

Walls: Drop siding.

Roof: Gable roof form sheathed with standing seam metal materials.

Windows/Doors: Double-hung sash type and multi-pane French doors in dormer.

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 1 ½-story frame hall-parlor house has been altered only slightly from what is described in the national register nomination form (see Structure/Site Form 1983).

Alterations include a replacement door that is not compatible with the house and the addition of a pediment on the shed roof projecting from the dormer. The Sanborn Insurance maps indicate a series of additions on the rear of the house, their existence--in whole or part--was not verified.

**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 been altered from what is described in the national register nomination or seen in early photographs.

**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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1880<sup>1</sup>

<sup>1</sup> National Register nomination.

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. Camera facing west, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1983.

**Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

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

Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 445 Park Ave  
 Class 5 Type 1(2)3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		832		\$ 2344
	x x				
	x x				

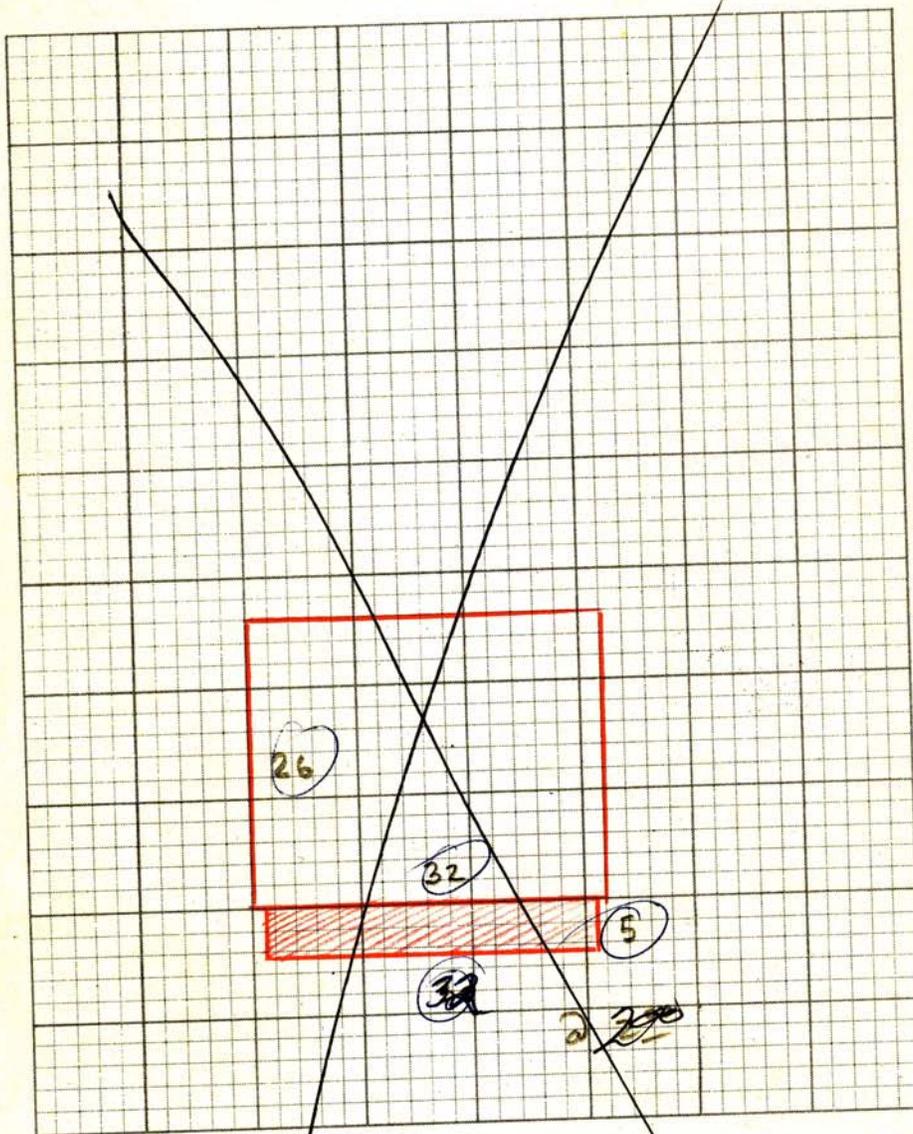
Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <u>SIDING</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gab</u> Mtl. <u>pat</u>	
Dormers—Small _____ Med. _____ Large <u>1</u>	<u>NTV</u>
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>150</u> @ <u>2<sup>00</sup></u>	<u>300</u>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dnt</u>	<u>90</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>NTV</u>
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. _____	<u>209</u>
Oil _____ Gas <input checked="" type="checkbox"/> <del>Coal</del> Pipeless _____ Radiant _____	<u>197</u>
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other <u>asph tile</u>	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions <u>118</u>	<u>1206</u>

Re-Appraised Nov 3-58 by State

Year Built _____	Avg. Age <u>50</u>	Current Value	\$ <u>3550</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year <u>1956</u> Est. Cost _____		Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>37</u> %	
		Current Value Minus Depr.	\$ <u>1313</u>
Garage—Class <u>2</u> Depr. 2% 3% Carport—Factor _____			
Cars <u>1</u> Floor <u>dnt</u> Walls <u>and</u> Roof <u>RR</u> Doors <u>1</u>			
Size— <u>12</u> x <u>21</u> Age <u>use 7</u> Cost <u>205</u> x <u>79</u> %			<u>162</u>
Other _____			
Total Building Value			\$ _____

Appraised 10-28 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

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
GARAGE	156	150	143	137	131						
RESIDENCE	1278	1242	1207	1171	1136						
TOTAL	1434	1392	1350	1308	1267						
ASSESSED VALUE	575	555	540	525	505						

PC 58  
Serial Number

1 OF 1  
Card Number

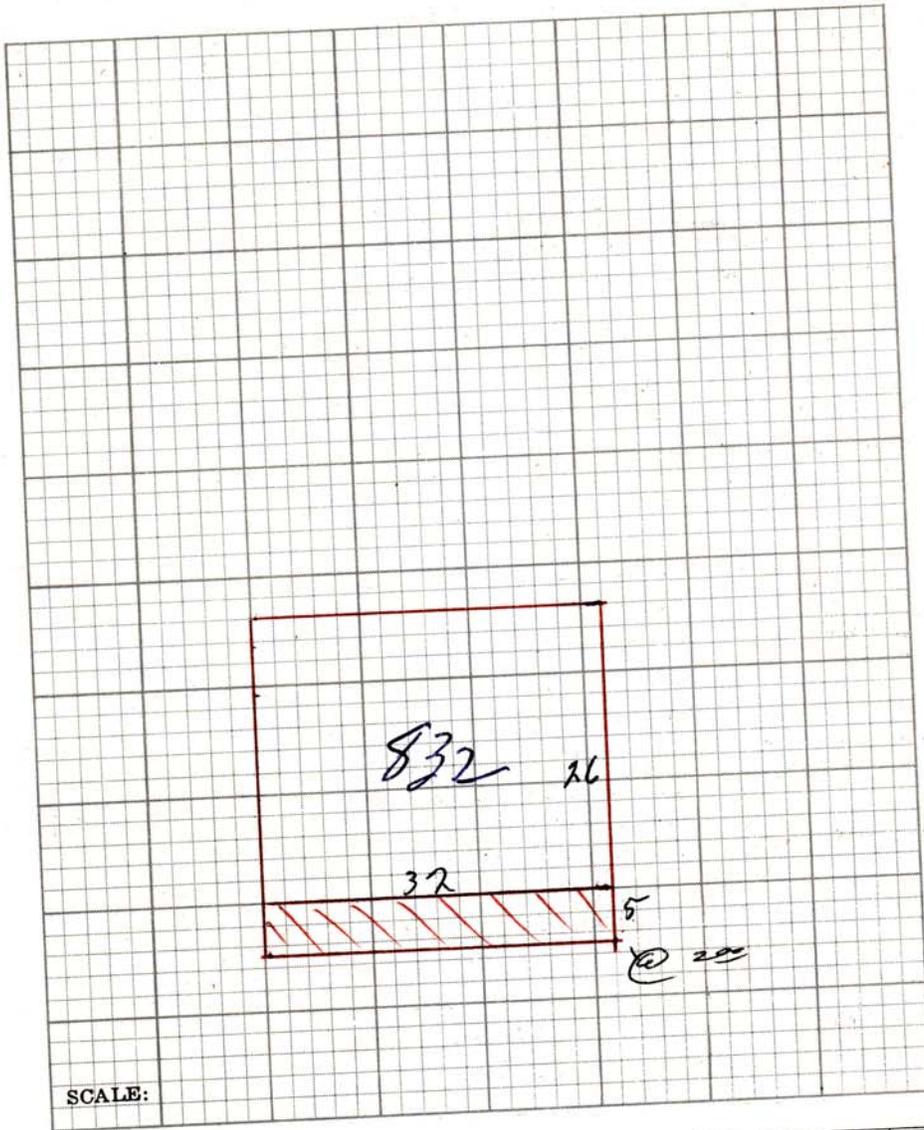
Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 445 Park City  
Park Ave  
 Class 4 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	832		\$ 4438	\$
	x x				
	x x				

Description of Buildings	Additions	Additions
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____		
Foundation—Stone <u>X</u> Conc. _____ Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>GAB</u> Mtl. <u>PAT</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large <u>1 DORMER</u>	160	
Porches—Front _____ @ _____	160 <sup>4</sup> @ 200	320
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		80
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	525	
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 _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	347	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> 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		1982
Year Built <u>1907</u>	Avg. <u>1910</u>	Replacement Cost <u>6420</u>
<u>1964 FUR</u>	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u> - <u>Tenant</u> - <u>Neighbor</u>	<u>Record - Est.</u>	Adj. Bld. Value
		Conv. Factor <u>x.47</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		<u>237</u>
Total Building Value \$		

Appraised ① 10-17 1968 By 1708 DEC 26 1968 1333  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



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

Garage — Class 2 Depr. 2% <sup>(3%)</sup>

Cars 1 Floor DIRT Walls sid Roof R.R. Doors

Size 12 x 21 Age 1950 Cost 515 x 47%

1940 Base Cost \_\_\_\_\_ x 46 % Depr. 237

Total \_\_\_\_\_

REMARKS **Average Year of Construction Computation:**

Year 1927 \$ 6073 = 95 % X 58 Year = 5510

Year 1964 \$ 347 = 5 % X 1 Year = 05

**Average Year of Construction** 1910 5515

58

PG 58



50

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 445 Park UTM: 12 458070 4499100  
 Park City, Summit County, Utah  
 Name of Structure: Milton and Minerva Thomas House T. R. S.  
 Present Owner: Greg N. and Nancy G. Orrell  
 Owner Address: 1236 9th Street #2, Santa Monica, CA 90401  
 Year Built (Tax Record): Effective Age: Tax #: PC 58  
 Legal Description: Kind of Building:  
 Lots 12 & 13, Block 4, Park City Survey.  
 Less than one acre.

STATUS/USE 2

Original Owner: probably Milton & Minerva Thomas Construction Date: c. 1880 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

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  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 1880 Census Records. Summit County, Park City Precinct, pp. 4, 13.  
 1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

## Description of physical appearance &amp; significant architectural features:

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

This house is a one and one half story frame hall and parlor house with a gable roof. It is set on a raised stone foundation. The arrangement of openings on the facade is atypical, compared with other examples of this vernacular type. The facades of hall and parlor houses are generally symmetrical with a door centered between windows. The openings of this facade, however, are arranged with two windows on one side of the door and a single window on the other. The asymmetrical arrangement of openings corresponds with the internal division of the floor plan. The two rooms at the front of the house are of unequal size. It is likely that there were originally two rooms of identical size at the back of the house, but that space has been altered to include two small rooms and one large room. The size of the front door has been reduced, but that change is minor. A front porch, which was formed by an extension of the roof edge, spans the facade. It is supported on square columns and has a straight post balustrade. A monumental dormer projects from the roof. Styling of the dormer and evidence of the dormer in an old photograph of the area indicate that it was an in-period addition. It has a gable roof and drop siding that matches the siding of the original building. Fishscale shingles highlight the gable. The shed roof porch attached to the front of the dormer has square posts and a

(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1880

Built c. 1880, the Milton and Minerva Thomas House at 445 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in the late 1870s by Milton and Minerva Thomas. Although the Thomases did not receive legal title to the property until 1882, it was not unusual during the early decades of Park City's settlement for individuals to build their houses on land which they had obtained through informal rather than legal transactions. 1880 census records indicate that the Thomases were living in this neighborhood at that time, so it is possible that this house was built and being used by them before 1880. Milton was a native of Texas (b. c.1849) and a miner, and Minerva was a Utah native (b. 1860). They had at least two children while living in this house.

The Thomases sold this house in 1884 to Thomas and Rebecca Cupid, who lived here for only one year. Thomas served for many years as a U.S. deputy sheriff in Park City. Henry Newell bought this house in 1885 and owned it until 1897. His relatively long length of residence apparently prompted townsfolk to refer to this as the "Newell residence."<sup>1</sup> Henry was a butcher from New York. It was under Newell's ownership, perhaps, that the large dormer was added to the roof of the house.

(See continuation sheet)

445 Park

Description continued:

straight post balustrade. The porch is probably a more recent addition than the dormer itself. Every effort was made, however, to create a structure that complements the original building. This house, with the addition of the dormer, reflects a common method of expansion of a simple rectangular house. The top half story of the building was opened up by adding a dormer. In this case, the addition of the dormer is particularly sympathetic with and complementary to the design of the original house. No other major changes are reflected on the exterior of the building, therefore it retains its original character.

History continued:

Other owners of the house include Alfred Thompson (1897-1901), who apparently rented it out,<sup>2</sup> Mathias Jurgensen (1901-05), M.D. Hurlburt (1905-20), and Julius Olsen and family (1920-38).

<sup>1</sup>Park Record, August 25, 1900, p. 3. See 364 Park structure/site form.

<sup>2</sup>Ibid.

