



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Shields House

Address: 416 Park Avenue

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-162

Current Owner: Jack R. and Ramona Azizah Mayer (trustees)

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 SURVEY RWD207 M191-641-645-646-647

M193-546 301-512 503-466 1302-1199 1859-451 JACK R MAYER & RAMONA AZIZAH MAYER TRUSTEE OF THE JACK & RAMONA AZIZAH MAYER TRUST 1859-451; 0.09 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints: 2006, 1995, 1983, 1940s tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

abstract of title

DESCRIPTION

Architectural Style: Pyramid House

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

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

Roof: Pyramid roof form sheathed in asphalt shingle

Windows/Doors: Paired double-hung sash type

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 416 Park Avenue was described in a 1984 National Register nomination form as follows:

“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.”

There have only been minor changes made to the house since the writing of this description and include the addition of decorative brackets on the porch posts, and the removal of a small shed roofed open structure on the right side of the primary façade. The foundation was likely changed to concrete sometime before 1968, as noted on the tax card of that year. The foundation is not visible and remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was detailed in the 1984 National Register nomination as follows:

“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. 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.”

Mary Shields, Margaret’s daughter, inherited the house after her mother’s death. She continued to live in the house during the 1940 census. She worked as a registered nurse, but nothing else is known of her. The house has changed hands several times since the historic period, and is currently owned by Jack and Ramona Mayer.

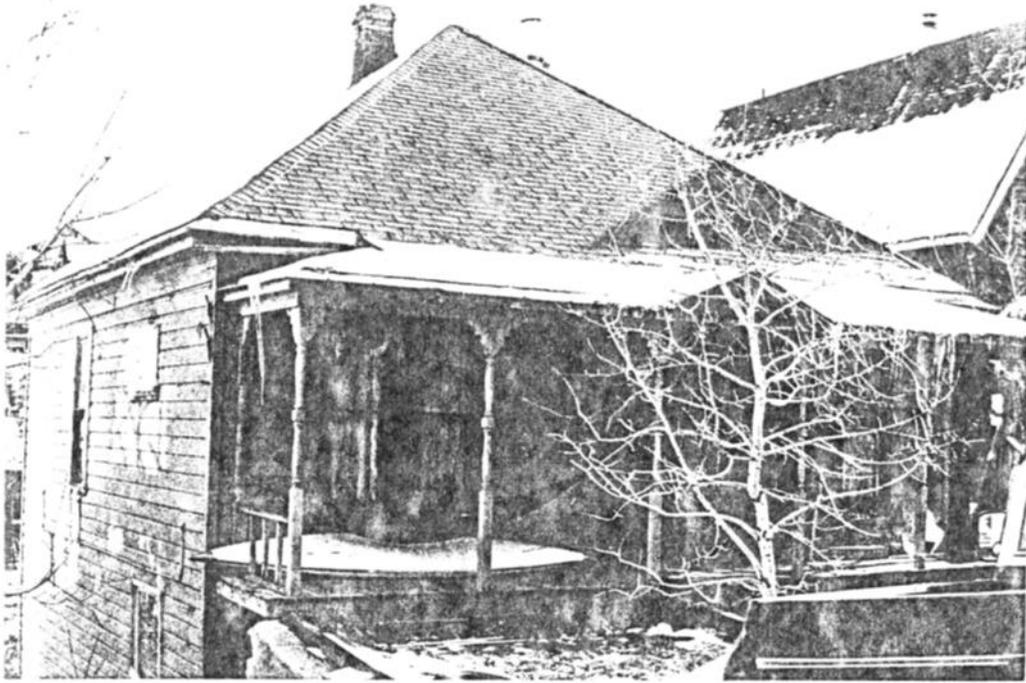
REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah’s Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)











416 Park Avenue. Northeast oblique. November 2013.



416 Park Avenue. East elevation. November 2013.

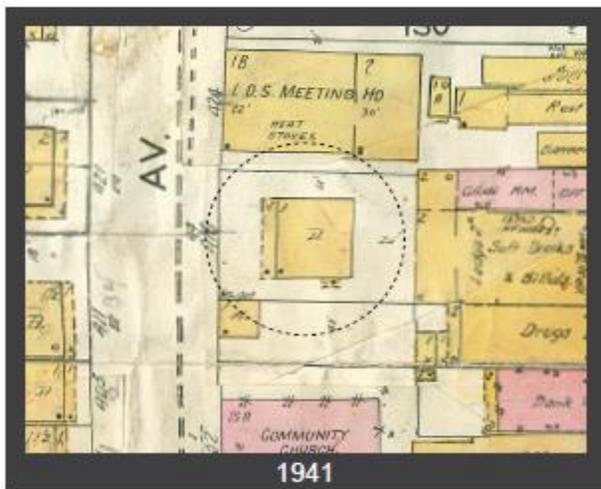
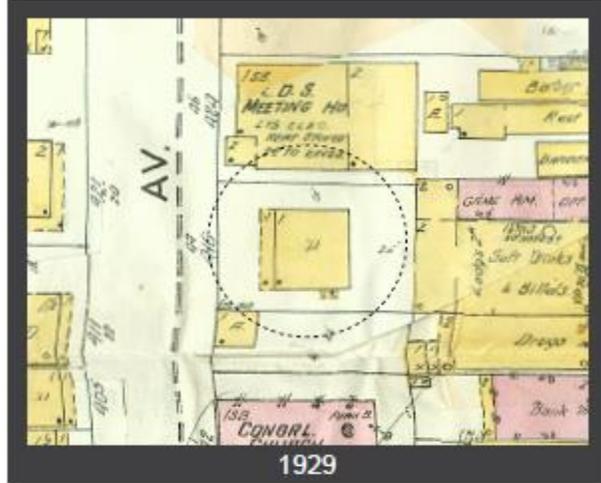
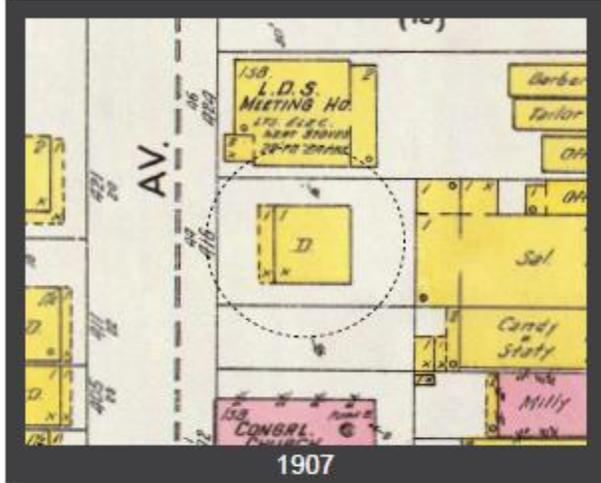
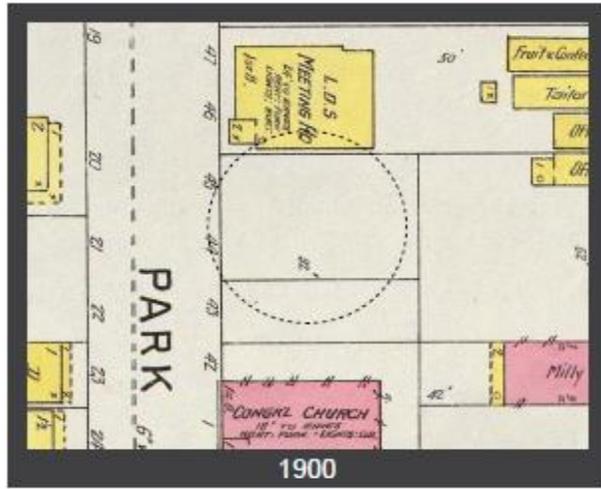
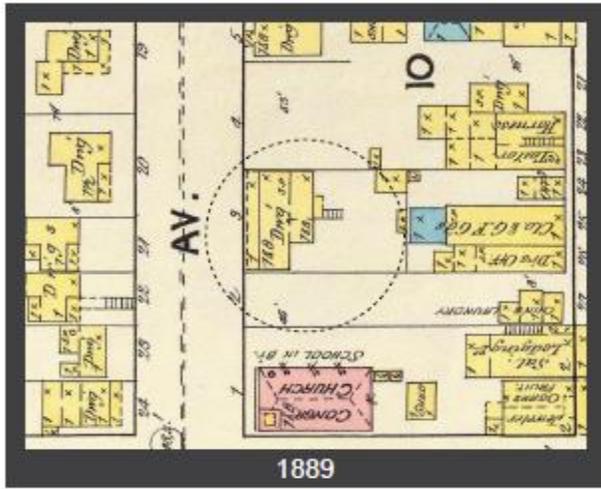


416 Park Avenue. Southeast oblique. November 2013.

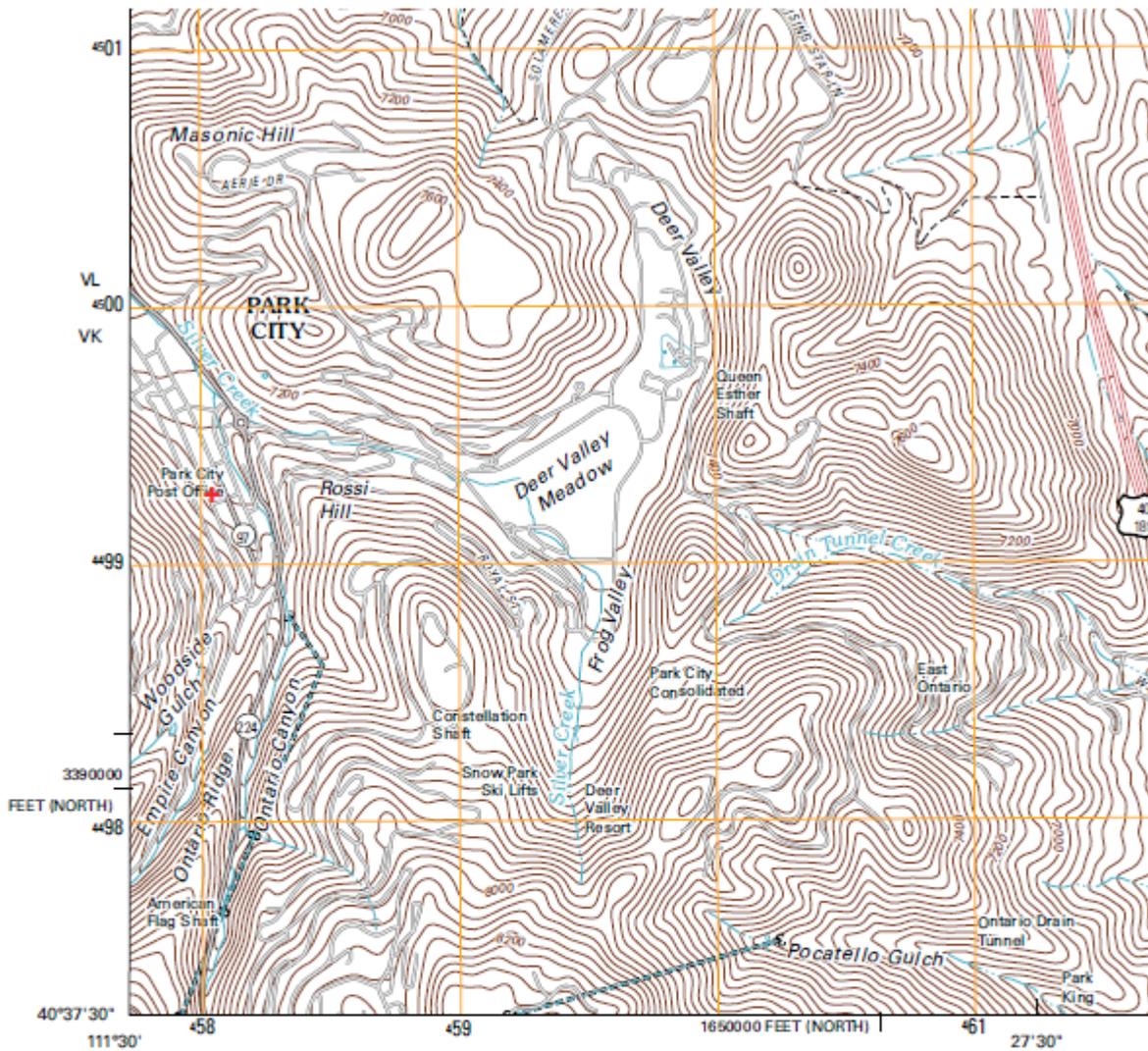
MAPS

416 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

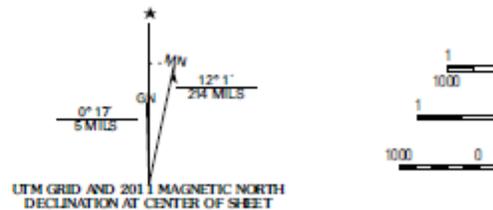


416 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	05
Grid Zone Designation 12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

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

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 2-3-4 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 5-24 Condition _____

Description of Building	Add	Deduct
<u>170 c.i.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>Pt. 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— <input checked="" type="checkbox"/> Class <u>4</u> <input checked="" type="checkbox"/> Tub <u>1</u> <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Urns <input checked="" type="checkbox"/> Ftns. <input checked="" type="checkbox"/> Shr. <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disp.		
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Floors— <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets <u>1</u> Mantels <u>-</u>		<u>125</u>
Tile— <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Wainscot. <input checked="" type="checkbox"/> Floors		
Lighting—Lamp <input checked="" type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <u>Lbr. lined - 9 @ 20.00</u>		<u>180</u>

Total Additions and Deductions 187 488 3087

Net Additions or Deductions -187 \$ -301

Avg Age 43 Yrs. by Est. Owner Tenant Neighbors Records
REPRODUCTION VALUE \$ 2786
Depr. 2-3-4-5-6 56/44 % \$ _____
Reproduction Val. Minus Depr. \$ 1226

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____

Garage—S 8 C 1 Depr. 2% 8% Obsolescence \$ _____

Cars 1 Walls Shit Out Bldgs. \$ _____

Roof T.P. Size 10x16 Age 6 \$ _____

Floor Plank Cost 117/82 Depreciated Value Garage \$ 93

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

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

PC 162

Location _____
 Kind of Bldg. Res St. No. 416 Park
 Class B Type 1 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		900		\$ 1998
	x x				
	x x				

Gar.—Carport x Flr. _____ 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>Asst</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>150</u> @ <u>135</u>	187	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 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 _____ 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 <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		537
Year Built _____	Avg. Age <u>51</u>	Reproduction Value \$ <u>2535</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Obsol. or Rem. % _____
Remodel Year _____ Est. Cost _____		Bldg. Value _____
Garage—Class <u>1</u> Depr. <u>2% 3%</u> Carport—Factor _____		Depr. Col. <u>1</u> 2 3 4 5 6 <u>36</u> %
Cars <u>1</u> Floor <u>1</u> Walls <u>1</u> Roof <u>TP</u> Doors <u>1</u>		Repr. Val. Minus Depr. \$ <u>913</u>
Size— <u>10</u> x <u>16</u> Age <u>14</u> Cost <u>113</u> x <u>58</u> %		
Other _____		<u>66</u>
Total Building Value		\$ _____

Appraised 12-5 1957 By 1331

PC 162
Serial Number

.....OF.....
Card Number

Owners Name _____

Location _____

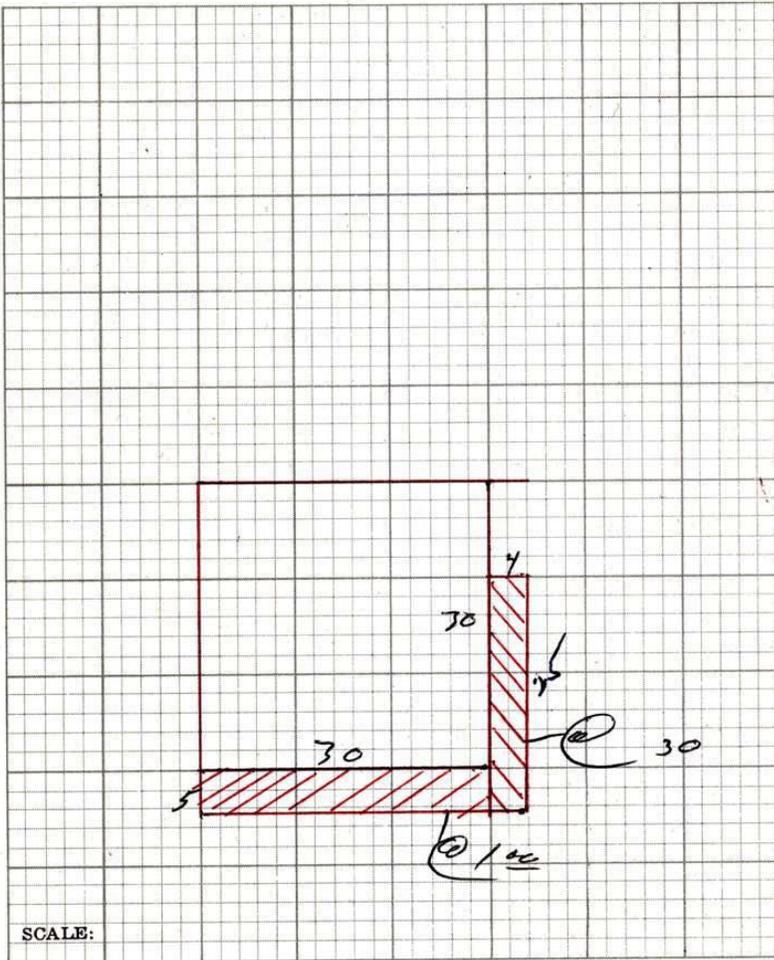
Kind of Bldg. Res St. No. 416 Park Ave

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. <u>X</u> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Hip</u> Mtl. <u>Put</u>		
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 3/4 Full <u>X</u> Floor <u>one</u> 857		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>4</u> 300 FD		
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> 550 Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil <u>X</u> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</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		<u>1287</u>
Year Built <u>1906</u> Avg. <u>1.1906</u> Replacement Cost <u>5344</u>		
Age <u>2.</u> Obsolescence _____		
Inf. by <u>Owner</u> Tenant - _____ Adj. Bld. Value _____ <u>Neighbor - Record - Est.</u> Conv. Factor <u>1.3</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 <u>10-27-</u> 19 <u>68</u> By <u>17 08</u> JUL 11 1969		
Appraised <u>1328</u> 19 _____ By _____		



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 IP Doors 1
 Size 10 x 16 Age 30+ Cost NTU x 47%
 1940 Base Cost _____ x _____ % Depr. _____
 Total _____

NTU

REMARKS _____

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type: _____

Structure/Site Information Form

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 4499000
T. R. S.

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 162
Legal Description: All of Lots 28 and 29 Block 10
Less than one acre. PCS
Kind of Building: _____

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 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

Photography: Date of Slides: 1983 Slide No.: _____ Date of Photographs: 1983 Photo No.: _____

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

Researcher: Roger Roper

Date: 4/84

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:

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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.