



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Milton & Minerva Thomas House

Address: 445 Park Avenue

Date of Construction: c. 1880

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-58

Current Owner: WEISENBURG WILSON T & LORILEE G H/W (JT)

Legal Description (include acreage): LOTS 12 & 13 BLK 4 PARK CITY SURVEY; Acres 0.09

## STATUS / USE

Original Use: Residential

Current Use: Residential

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

**DESCRIPTION**

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Architectural Style: Hall-Parlor House

No. Stories: 1.5

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: Stone

Roof: Gable roof form sheathed with standing seam metal materials

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

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(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 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.

## SIGNIFICANCE

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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.)

## REFERENCES

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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.

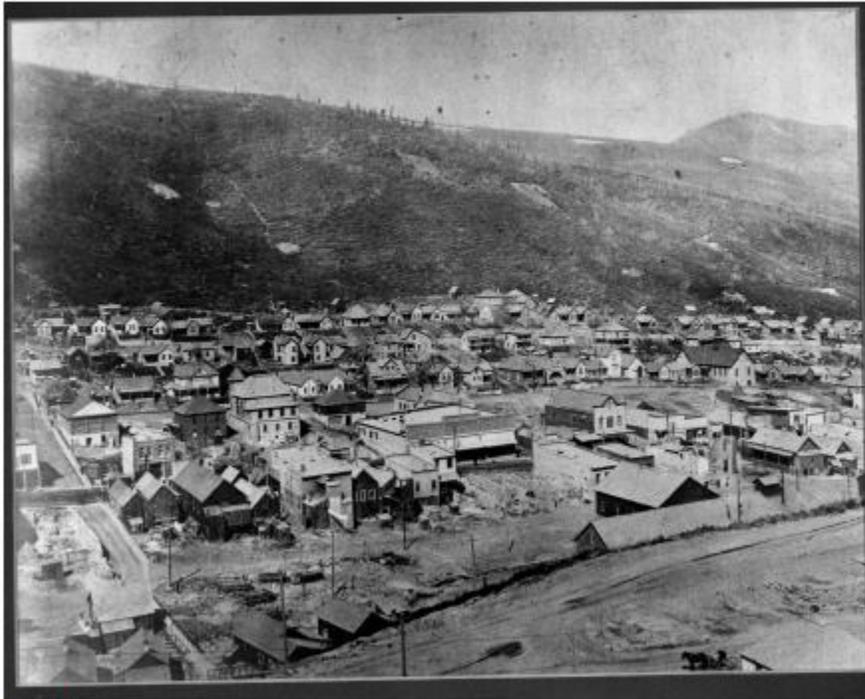
PHOTOS

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(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.)

*445 Park Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*

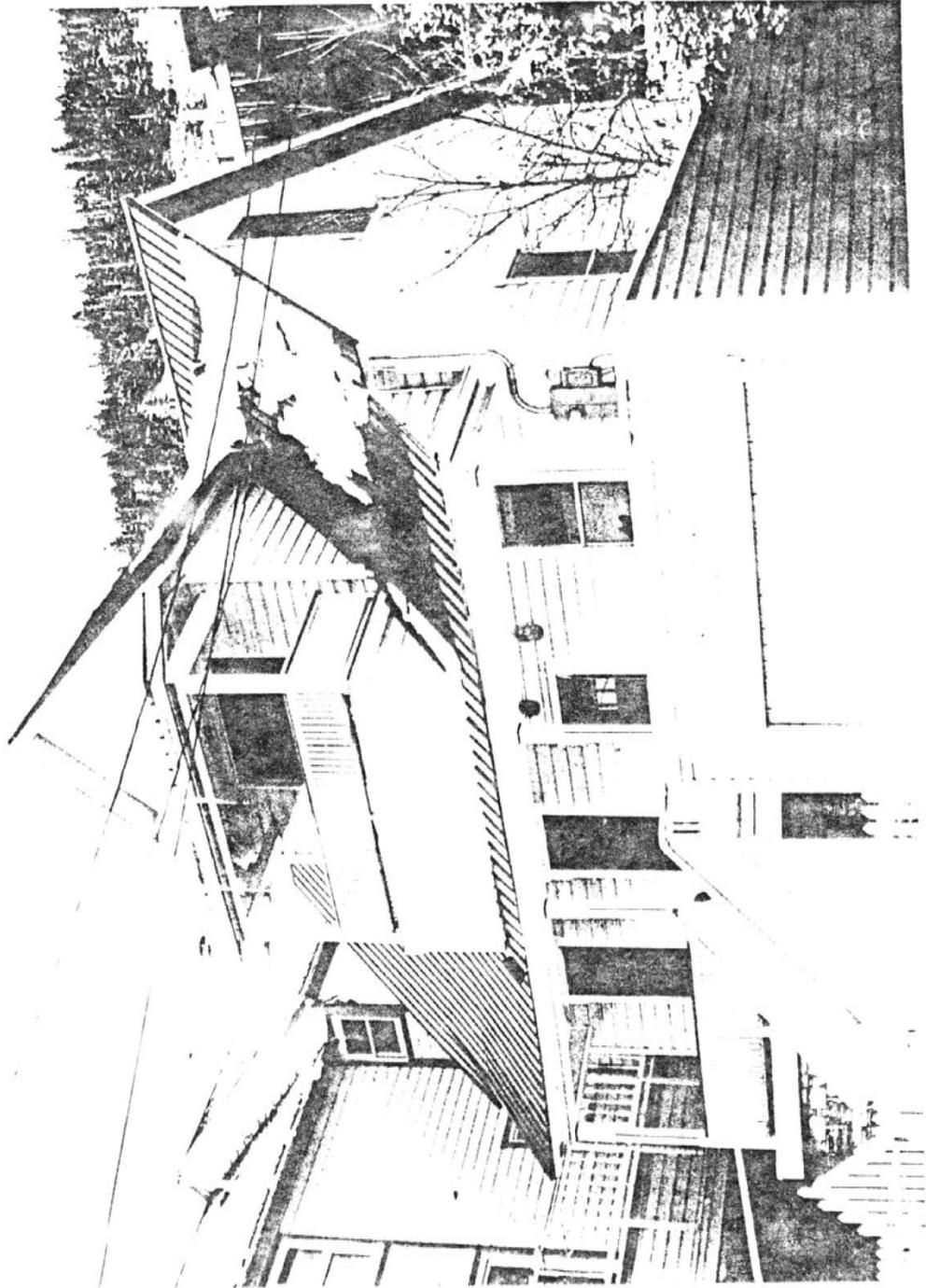


c. 1900





Planning Department/ Park City Corporation

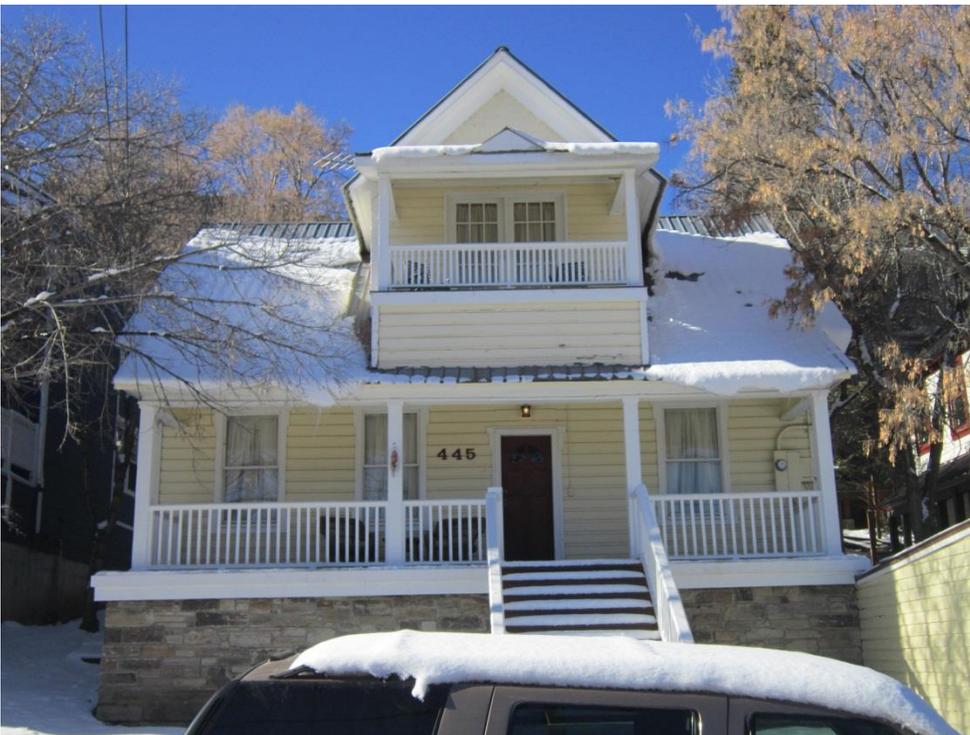








*445 Park Avenue. Northeast oblique. November 2013.*



*445 Park Avenue. East elevation. November 2013.*

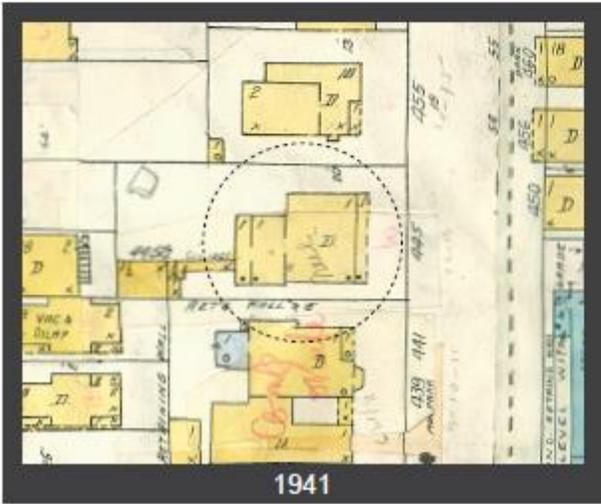
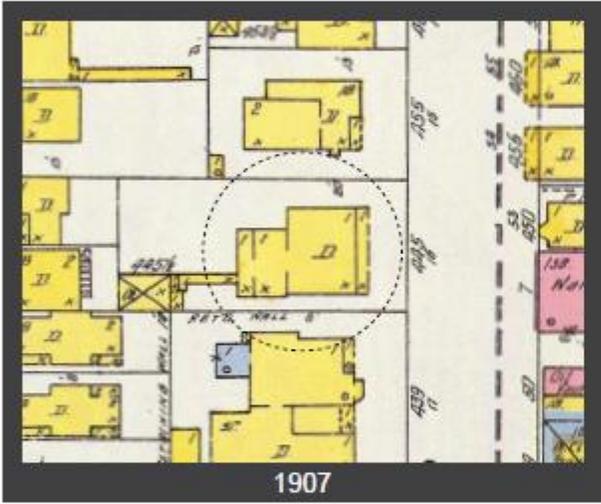
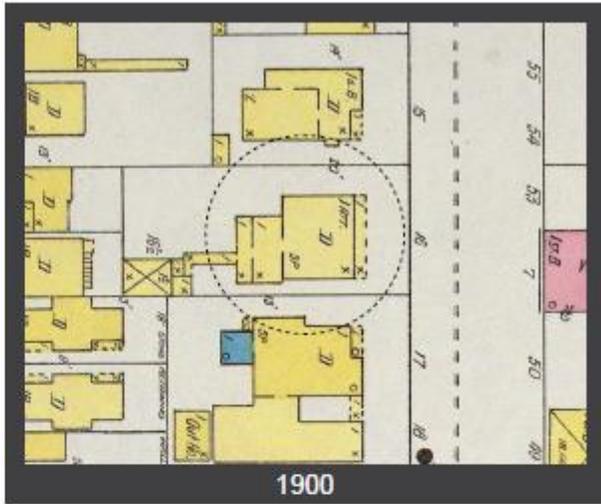
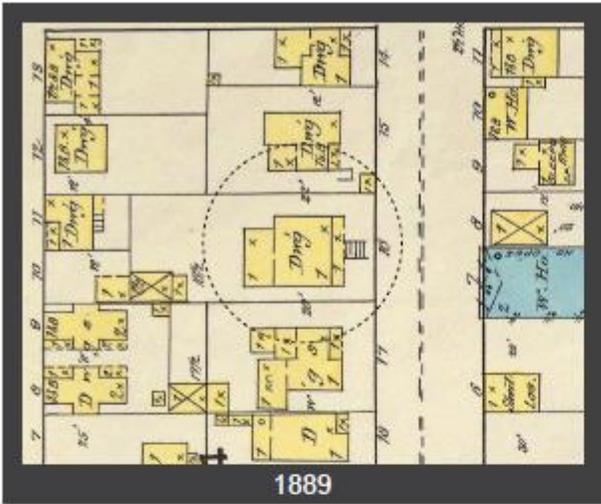


*445 Park Avenue. Southeast oblique. November 2013.*

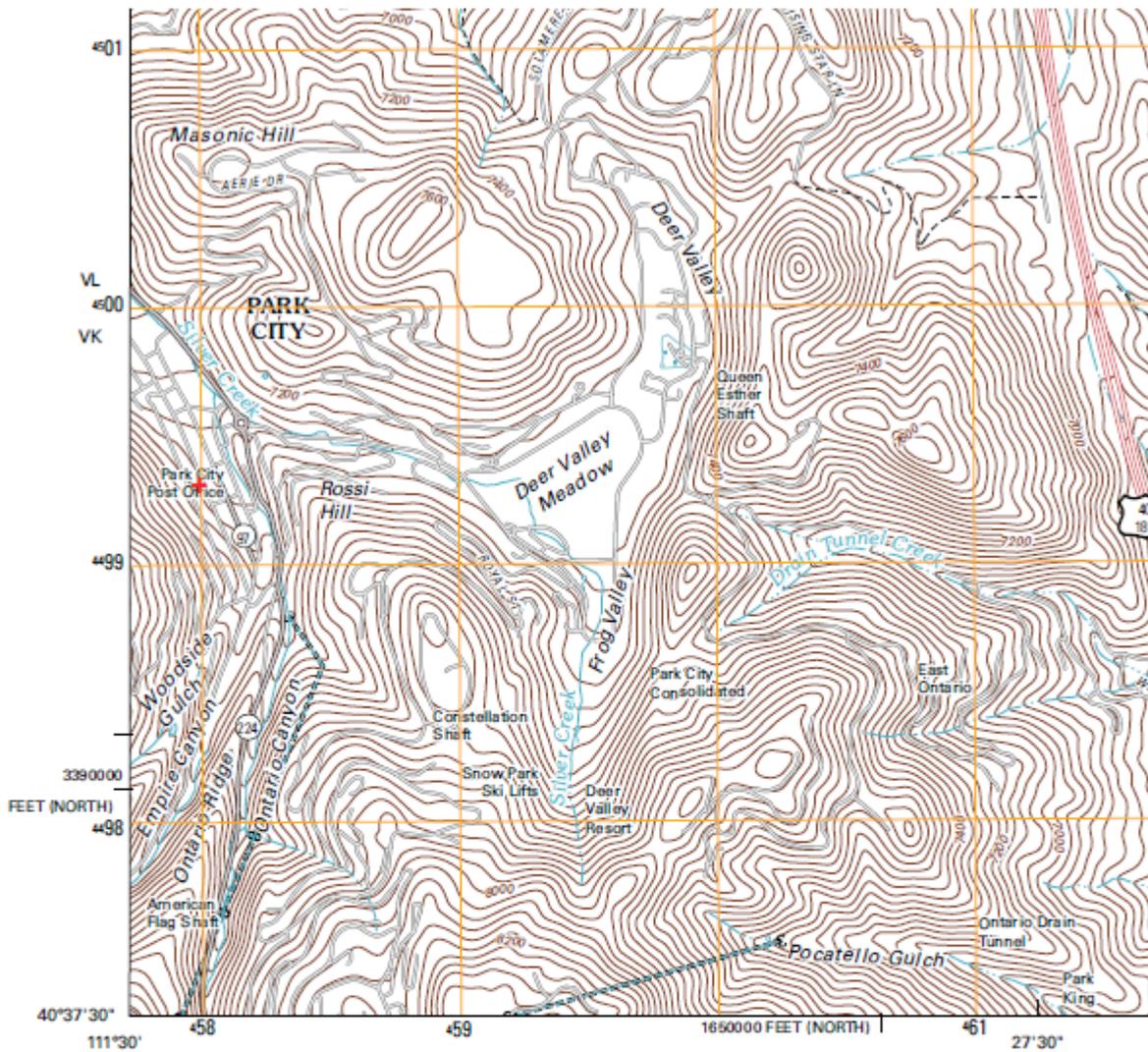
## MAPS

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445 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

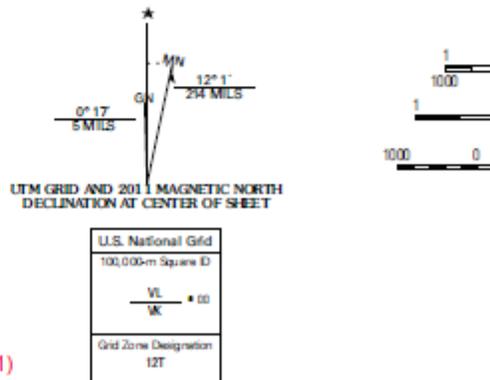


445 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



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

DOCUMENTS

Serial No. **PC 58**

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				

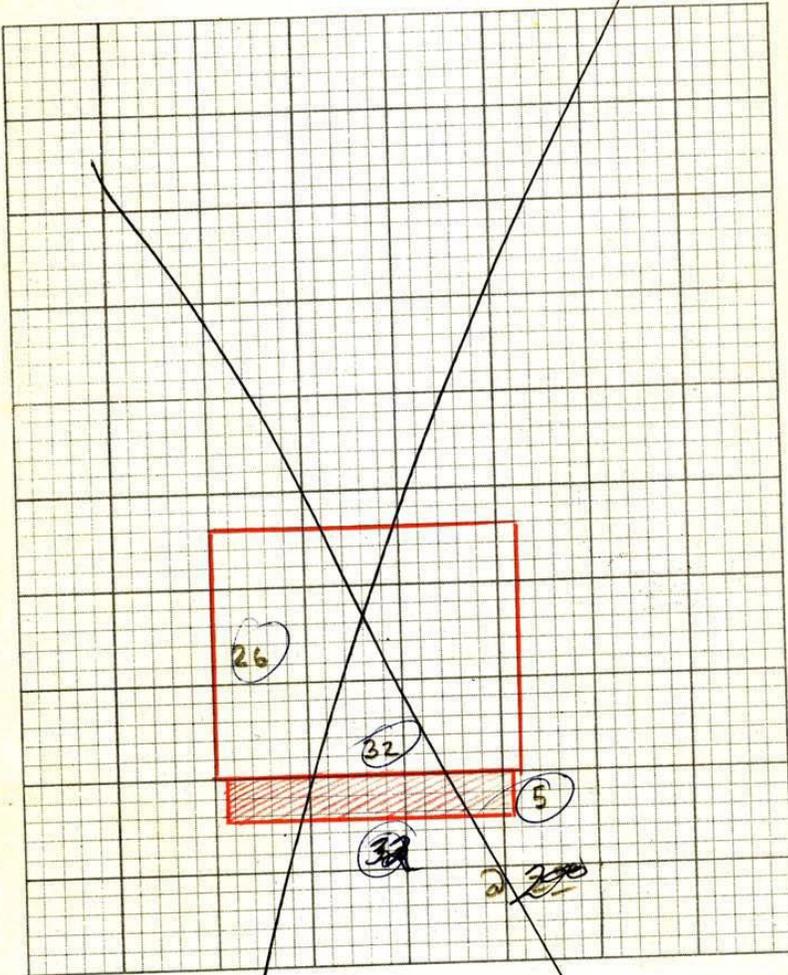
Gar.—Carpport  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <b>SIDING</b>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <b>gab</b> Mtl. <b>pat</b>	
Dormers—Small _____ Med. _____ Large <b>1</b>	<b>NTV</b>
Bays—Small _____ Med. _____ Large _____	
Porches—Front <b>150</b> @ <b>2<sup>00</sup></b>	<b>300</b>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — 1/4 1/2 3/4 Full _____ Floor <b>dnt</b>	<b>90</b>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <b>2</b> Unfin. _____	<b>NTV</b>
Plumbing { Class <b>2</b> Tub <b>1</b> Trays _____ Basin <b>1</b> Sink <b>1</b> Toilet <b>1</b> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<b>410</b>
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. _____	<b>209</b>
Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<b>197</b>
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other <b>asph tile</b>	
Cabinets <b>1</b> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
<b>Total Additions</b>	<b>1206</b>

Re-Appraisal Nov 3-58 by State

Year Built _____	Avg. Age <b>50</b>	Current Value	\$ <b>3550</b>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year <b>1956</b> Est. Cost		Bidg. Value	
		Depr. Col. <b>1</b> 2 3 4 5 6 <b>37</b> %	
		Current Value Minus Depr.	\$ <b>1313</b>
Garage—Class <b>2</b> Depr. 2% <b>3%</b> Carport—Factor _____			
Cars <b>1</b> Floor <b>dnt</b> Walls <b>and</b> Roof <b>RR</b> Doors <b>1</b>			
Size— <b>12</b> x <b>21</b> Age <b>1954</b> <small>used water etc</small> Cost <b>205</b> x <b>79</b> %			<b>162</b>
Other _____			
		<b>Total Building Value</b>	\$ _____

Appraised **10-28** 19 **57** By **1331**



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

KIND OF BUILDING	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
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					

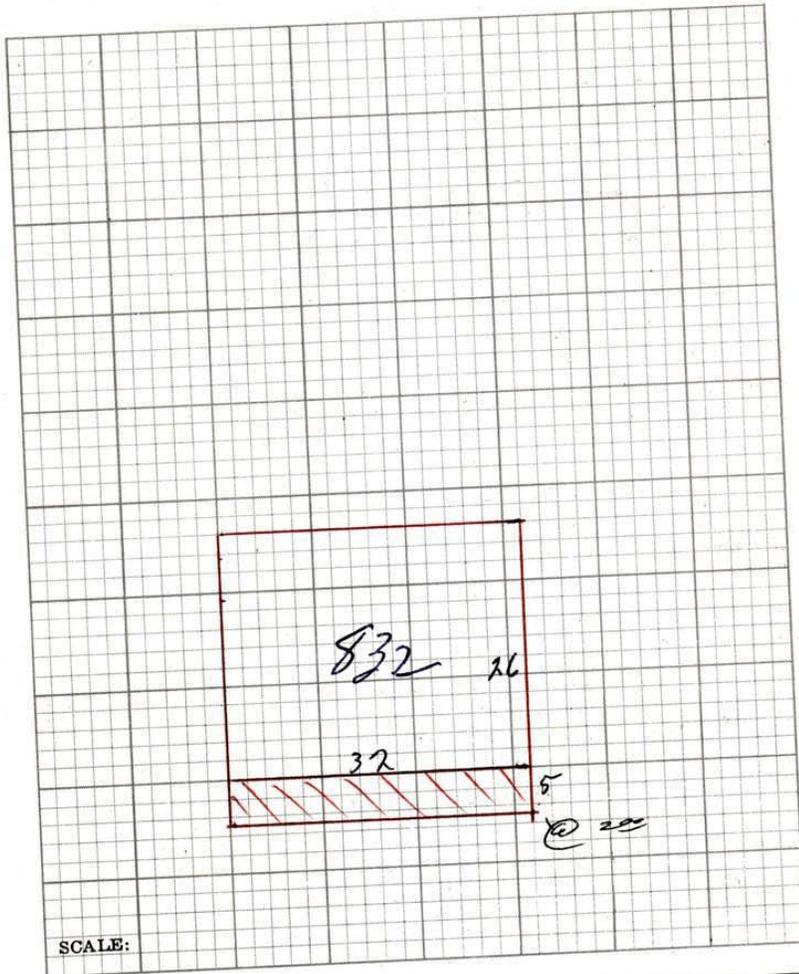
PC 58  
Serial Number

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  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \$ 4438    \$  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

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

Description of Buildings		Additions	Additions
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</u>	<u>WORKER</u>	<u>160</u>	
Porches—Front _____	<u>160</u> @ <u>200</u>	<u>320</u>	
Rear _____	@ _____		
Porch _____	@ _____		
Planters _____	@ _____		
Ext. Base. Entry _____	@ _____		
Cellar-Bsmt. — ¼ ½ ¾ Full _____	Floor _____	<u>80</u>	
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ 2 _____ Unfin. _____		<u>525</u>	
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>	
	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 _____		<u>347</u>	
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		<u>1982</u>	
Year Built <u>1907</u>	Avg. <u>1910</u>	Replacement Cost	<u>6420</u>
<u>1964 FAT</u>	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record</u> <u>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>See</u>		<u>237</u>	
Total Building Value		\$	
Appraised ① <u>10-17</u>	19 <u>68</u>	By <u>1708</u>	<u>DEC 26 1968</u> 1333
Appraised ② _____	19 _____	By _____	<u>1328</u>



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 1907 \$ 6073 = 95 % X 58 Year = 5510

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

**Average Year of Construction 1910** 5515

58

Utah State Historical Society  
Historic Preservation Research Office

Property Type:

Site No. \_\_\_\_\_

Structure/Site Information Form

1 IDENTIFICATION

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.

2 STATUS/USE

Original Owner: probably Milton & Minerva Construction Date: c. 1880 Demolition Date:  
Thomas  
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

3 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  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.

Researcher: Roger Roper

Date: 4/84

Street Address: 445 Park

Site No:

**4**  
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

Description of physical appearance & 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)

**5**  
HISTORY

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 townfolk 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.

### TITLE SEARCH FORM

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

Address: 445 Park Avenue

City: Park City, UT

Current Owner: Wilson T. & Lorilee G. Weisenburg

Address: (see historic site form for address)

Tax Number: PC-58

Legal Description (include acreage): PC BK4 L12 & 13 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
5/23/1882	Edwd P. Ferry	Minerva Thomas	W		"12, 13"
8/30/1884	Minerva Thomas	Thomas Cupit	W		"12, 13"
10/14/1885	Thomas Cupit	Henry Newell	W		"12, 13"
1/20/1897	Henry Newell & wife	Alfred Thompson et al	War.		"12, 13, 20, 21"
1/20/1897	Alfred Thompson et al	Henry Newell	Mortgage	\$2100.00	"12, 13, 20, 21"
10/31/1901	Alfred Thompson	Mathias Jurgensen	W.D.		"1/2 [interest] 12, 13, 20, 21"
2/4/1905	S.M. Jurgensen & wife	M.D. Hurlburt	W.D.		"12, 13, 20, 21"
6/29/1920	F.B. Hurlburt, et ux	Julius Olsen	W.D.		"12, 13, 20, 21"
11/2/1926	Julius Olsen et ux	Lawrence H. Olsen et ux	W.D.		"12, 13" [rest of form]
12/12/1947	Stena Olsen	Robert Birch, et ux	W.D.		
6/7/1954	Summit Co.	Wm. H. & Eva Neil	Q.C.D.		[following 5/28/1954 Admin. Deed]
6/22/1960	William & Eva Neil	Allan & Idelea Gines	W.D.		
4/26/1967	Allan & Idelea Gines	Louis & Myrtle Arko	W.D.		
10/20/1978	Louis & Myrtle Arko	Ronald R. Whaley	W.D.		
4/5/1979	Ronald R. Whaley	Greg N. & Nancy G. Orrell	W.D.		
6/27/1985	Greg N. Orrell, aka Gregg N. Orrel	Nancy G. Orrell	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/2/2014

