



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Charles Jenkins House

Address: 949 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 949-1

Current Owner: Hannah Raasch

Legal Description (include acreage): LOT 1 949 PARK AVE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.07 AC 1385-410 2035-117
 STEVEN PATRICK DEMAREST TRUSTEE OF THE STEVEN PATRICK DEMAREST LIVING TRUST 2035-117

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

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

Architectural Style: T/L cottage

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: Tax cards indicate no foundation, but appears to be concrete

Roof: Cross-wing roof form sheathed in asphalt shingles

Windows/Doors: Two-over-two 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.)

949 Park was described in a 1984 National Register nomination form as follows:

“This is a one story T/L cottage with a gable roof. A porch spans the east side of the stem-wing. There are two windows on the gable end of the cross-wing, and a single door and window on the stem-wing. The windows are the two over two double hung sash type. There is a rear shed extension which may be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. A horizontally oriented window and a door were added to the south side of the building. Those changes are unobtrusive. The house maintains its original form, and is easily identified as a T/L cottage. The addition of asbestos siding affects the initial visual image, but does not affect the basic character of the building. It is likely that if the siding were removed, the house would be completely intact beneath.”

Not mentioned in the above description is the porch in the L of the house covered by a shed roof that extends off the main roof, which differs from the original hipped roof porch. The porch is supported by lathe turned posts topped with decorative brackets. The above description is mostly accurate as far as the original house is concerned, but a large rear addition has been built in recent years. The addition appears to mimic the original house in finishes, namely the composition shingle roof and drop-novelty wood siding. A large gable roof can be seen behind the house and a shed roof extension can be seen on the side of the house; the rest of the addition is obscured in the available images. Another change from the time of the description is the addition of a decorative arched pediment to the front gable end windows. The modifications have diminished the historic value to some degree but overall, the 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 described in the 1984 National Register nomination form as follows:

“Built c. 1885, the Charles V. Jenkins House at 949 Park is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage 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.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and its original owner may have been Charles V. Jenkins, who obtained legal title to the property in 1890 from the Park City Townsite Corporation. Jenkins may have had the house built several years prior to becoming the owner of legal record of the property, a common occurrence in Park City during the early decades of the town's settlement. Jenkins, about whom nothing is known, apparently owned the house until about 1900.

Other owners of this house include John F. Geiger (1902-c. 1923), and Bert Bircumshaw and his family (1923-present). John Geiger exhibited his patriotic, military background by painting the house red, white and blue and by erecting a flagpole in the front yard, which he used every day. Bert Bircumshaw was a member of the Park City Military Band, supervisor of the Park City Water Department, and a member of the Park City Fire Department. His wife, Lillian, is the current owner and occupant of the house.”

The house stayed in the Bircumshaw family until 1988, and is currently owned by Hannah Raasch.

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

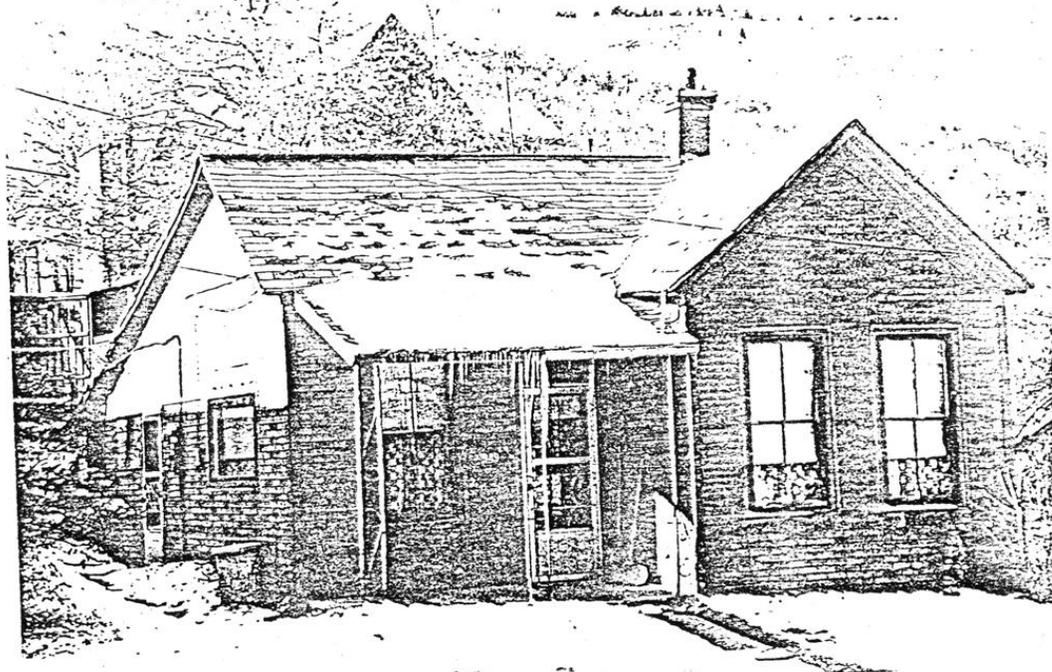
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

949 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Charles V. Jenkins House
949 Park
Park City, Summit County, Utah

View from Southeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society







949 Park Avenue. Northeast oblique. November 2013.



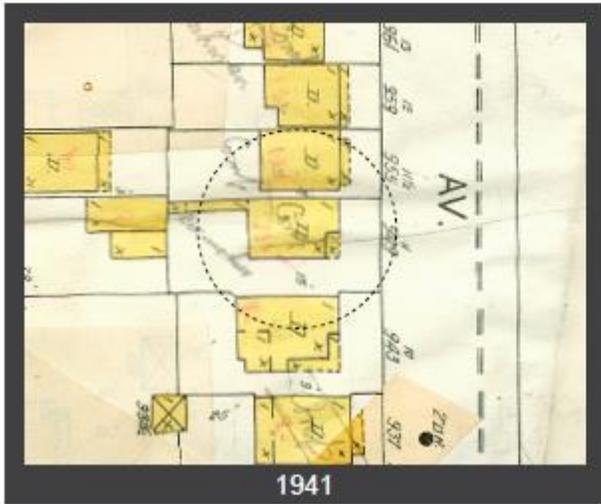
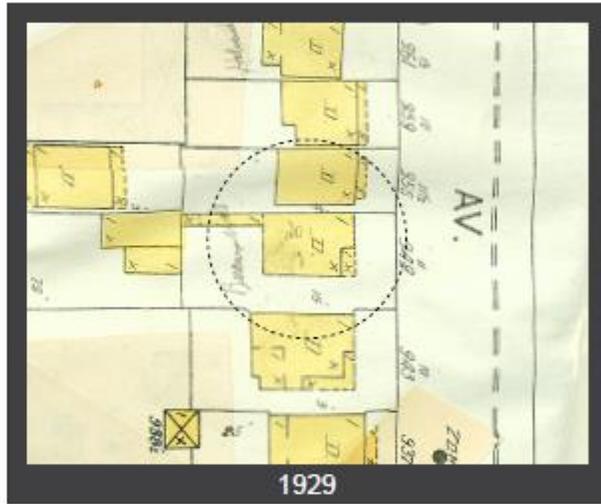
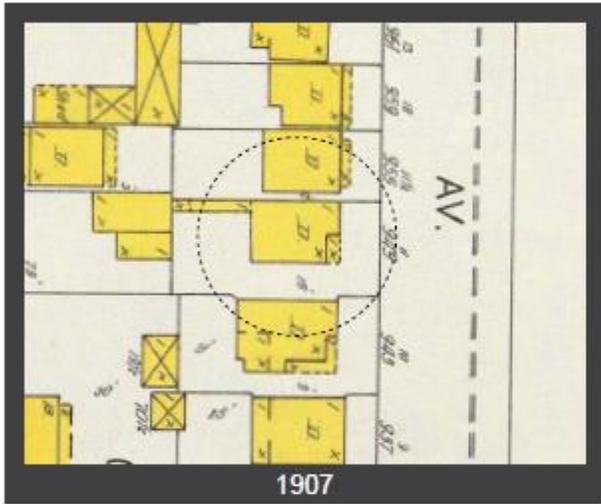
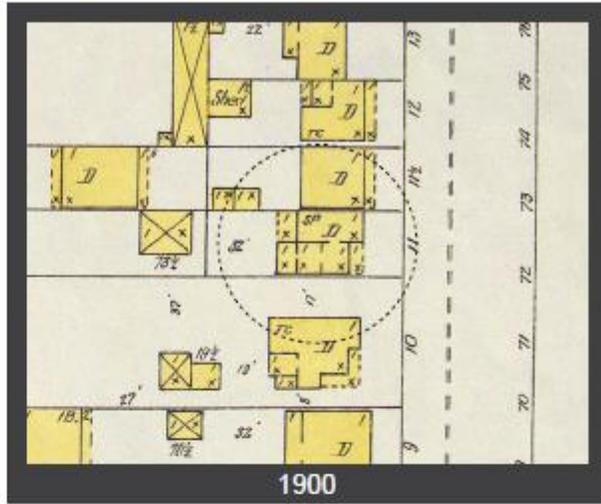
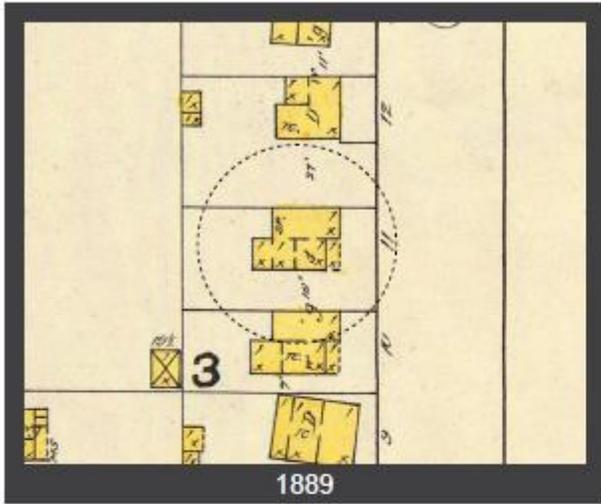
949 Park Avenue. East elevation. November 2013.



949 Park Avenue. Southeast oblique. November 2013.

MAPS

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



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor in the State of Utah, as provided by the laws of the State of Utah, and that I have made the following described property was performed under my direction.

John Demkowicz
 John Demkowicz
 Date: 6/30/99

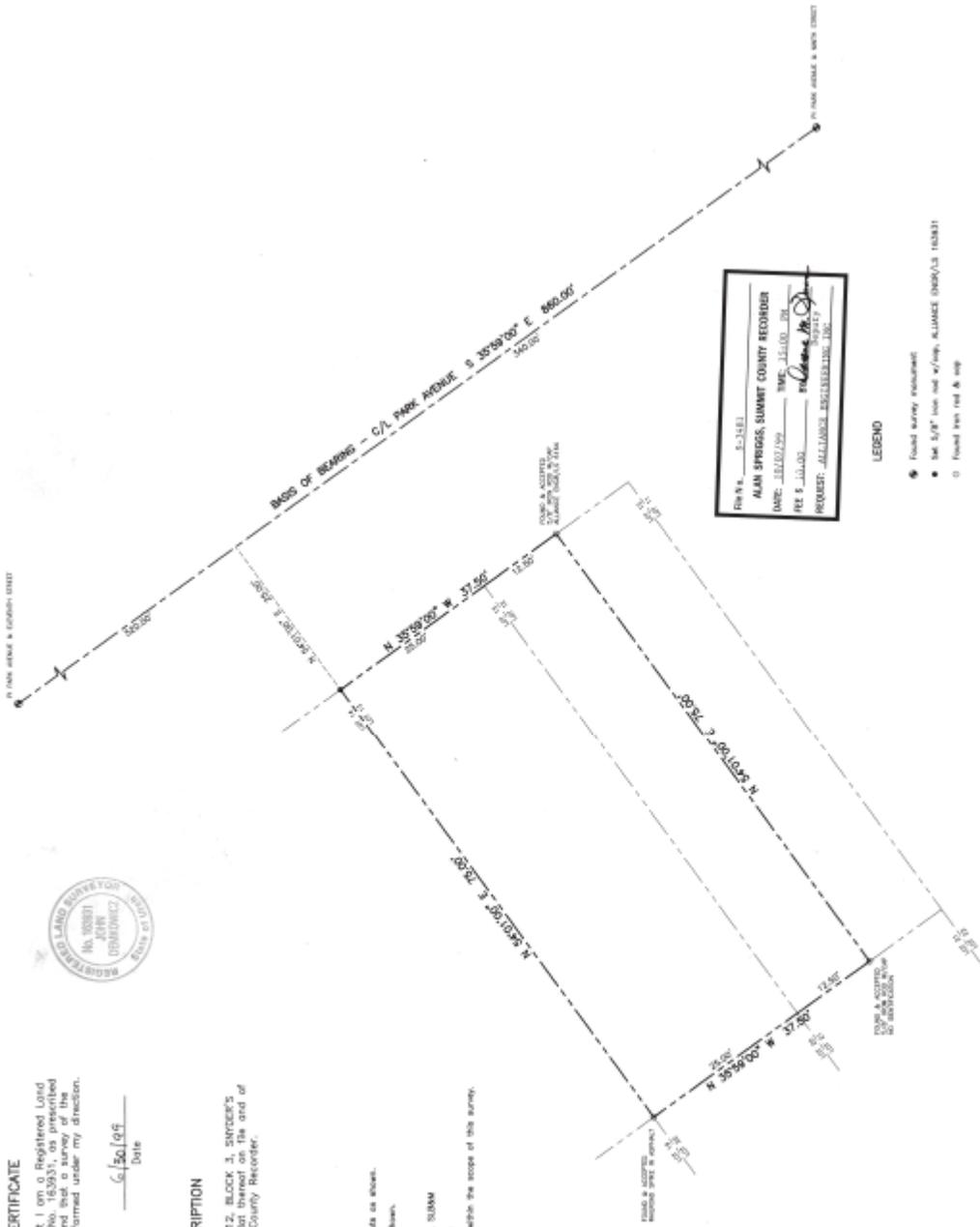


LEGAL DESCRIPTION

LOT 13 & THE NORTH 1/2 OF LOT 12, BLOCK 3, SNYDER'S ADDITION, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

NOTES

1. Date of survey: Field survey measurements as above.
2. Property corners were set or found as above.
3. Date of survey: 6/14/99
4. Property location: Section 16, T25, R42, SUMM
5. Purpose of survey: Building construction
6. Improvements on the property were not within the scope of this survey.



File No. S-2481
ALAN SPRINGS SUMMIT COUNTY RECORDER
 DATE: 08/07/99 TIME: 11:00 AM
 FEE \$ 110.00
 REQUEST: ALLIANCE ENGINEERING, INC.

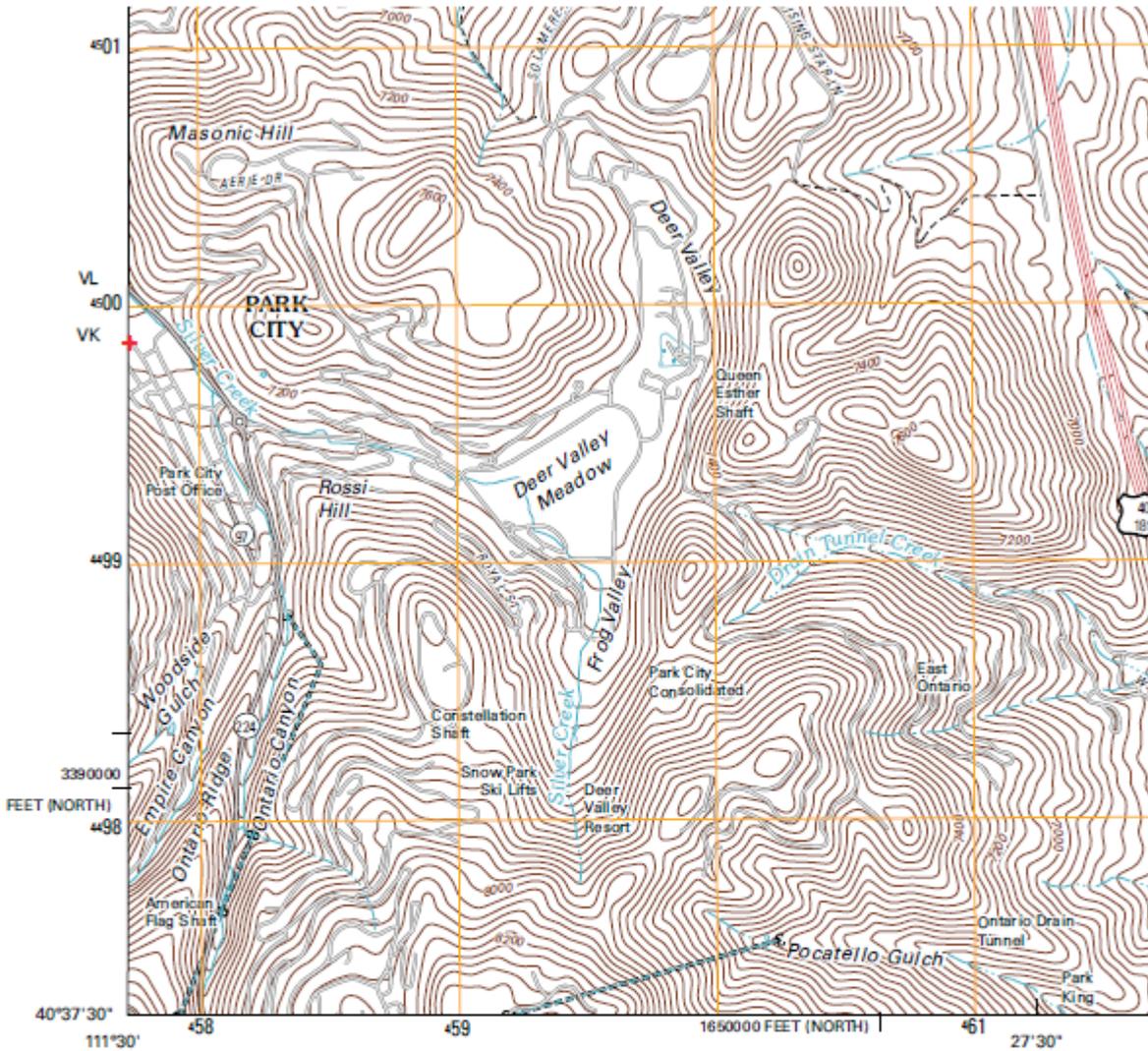
LEGEND

- Found survey monument
- Set 5/8" iron nail w/flag, ALLIANCE (286)/L3 (426)1
- Found iron rod & cap



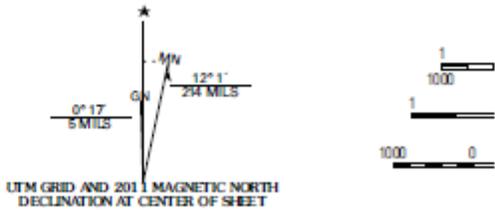
 (435) 449-4467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 430 Main Street, P.O. Box 2044, Park City, Utah 84002-0204	REVISIONS: (1)	STAFF: RANDI CONSTABLE SEAN PORTER MARSHALL KING	PAGE 1 OF 1	BOUNDARY SURVEY LOT 13 & N 1/2 OF LOT 12 SNYDER'S ADDITION FOR: JEFF RIEHEL JOB NO.: 10-3-99 FILE: 2\1\50\deg\an\ar98\100589.dwg
	DATE: 6/23/99			

949 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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

DOCUMENTS

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 949 Park
Park City, Summit County, Utah

Name of Structure: Charles V. Jenkins House

Present Owner: Lillian Bircumshaw

Owner Address: P.O. Box 187, Park City, Utah 84060

UTM: 12 457750 4499670

T. R. S.

Year Built (Tax Record): _____ Effective Age: _____ Tax #: SA 17

Legal Description: Kind of Building: _____

North 1/2 of Lot 12 and all of Lot 13,
Block 3, Snyder's Addition to Park City.
Less than one acre.

TATUS/USE 2

Original Owner: probably Charles V. Jenkins Construction Date: c. 1885 Demolition Date: _____

Original Use: Residence Present Use: _____

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:
- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Bircumshaw, Lillian. Telephone interview, March 24, 1984, Park City, Utah.

Researcher: Roger Roper

Date: 4/84

Site No:

Street Address: 949 Park

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

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

This is a one story T/L cottage with a gable roof. A porch spans the east side of the stem-wing. There are two windows on the gable end of the cross-wing, and a single door and window on the stem-wing. The windows are the two over two double hung sash type. There is a rear shed extension which may be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. A horizontally oriented window and a door were added to the south side of the building. Those changes are unobtrusive. The house maintains its original form, and is easily identified as a T/L cottage. The addition of asbestos siding affects the initial visual image, but does not affect the basic character of the building. It is likely that if the siding were removed, the house would be completely intact beneath.

Pro:

Construction Date: c. 1885

Statement of Historical Significance:

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¹Interview with Lillian Bircumshaw, March 24, 1984, Park City, Utah.

TITLE SEARCH FORM

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

Address: 949 Park Avenue

City: Park City, UT

Current Owner: Hannah Raasch

Address: (see historic site form for address)

Tax Number: 949-1

Legal Description (include acreage): 949 Park Avenue Sub., platted 11/24/1998 (SA BK3 pt.L12 & L13) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L5-6, 11-22, 27-29]
4/19/1890	D.C. & Henrietta M. McLaughlin	Charles V. Jenkins	W		"1/2 L12, all L13, L20, and 1/2 L21"
4/19/1890	Charles V. Jenkins	A.B. Richardson	Mortgage	\$1200.00	"1/2 12, 13"
6/18/1902	Charles V. Jenkins & wife	John F. Geiger	Q.C.		"N1/2 12, 13, 20, N1/2 21"
9/19/1923	John W. Geiger, et ux	Bert Bircumshaw	Grant Deed		
2/17/1988	Albert Henry Bircumshaw, P.R.	Michael Levitz	P.R. Deed		[estate of Lillian Bircumshaw]
10/12/1988	Michael Levitz	Tim Lee	W.D.		
1/4/1989	Tim Lee	Timothy L. Lee, et al	Q.C.D.		
11/5/1990	Timothy L. Lee, et al	Stephen H. Lillis	W.D.		
6/1/1995	Stephen H. Lillis	Kimberly Stevens & Louis Morizzo, Jr.	W.D.		
7/30/2001	Kimberly Stevens	Louis Morizzo, Jr.	W.D.		
6/8/2010	Louis Morizzo, Jr.	Steven Patrick Demarest (tr.)	W.D.		
11/5/2013	Steven Patrick Demarest (tr.)	Hannah Raasch	W.D.		

Date: 4/22/2014

Researcher: John Ewanowski, CRSA Architecture

Serial No. SA 17

Location Block 3 SA N 1/2 Lot 12 - A1113 - A1120 - N 1/2 21

Kind of Bldg. Res St. No. 949 Park Ave

Class 2 Type 1 2 3 4. Cost \$ 1533 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		756		\$ 1533
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Brick Tex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <input checked="" type="checkbox"/>	60
Roof Type <u>Gable</u> Mtl. <u>Pat C</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>100</u>	60
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <u>—</u> Floor <u>Dirt</u>	50
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Sekr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	30
Total Additions	550

58
54
6
2583

Year Built <u>64</u>	Avg. Age <u>64</u>	Current Value	\$ <u>2083</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
Garage—Class <u>Wood</u> Depr. 2% 3% Carport <u>—</u> Factor <u>—</u>		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Cars <u>—</u> Floor <u>—</u> Walls <u>Metal</u> Roof <u>Metal</u> Doors <u>—</u>		Current Value Minus Depr.	\$ <u>625</u>
Size— <u>5</u> x <u>6</u> Age <u>1968</u> Cost <u>300</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$

Appraised 5-6- 19 58 By 1802

SA 17
Serial Number

OF
Card Number

Owners Name Park City
 Location Res St. No. 949 PARK AVE
 Class 2 Type 1 2 3 4 Cost \$ 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	780		\$ 2403	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills		
Ext. Walls <u>BRICK-TEX on Fg</u>		
Roof Type <u>gable</u> Mtl. <u>PAT</u>		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front <u>60° @ 150</u>	90	
Rear @		
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar Bsmt. — 1/4 1/2 3/4 Full Floor <u>60</u>	60	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
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> Wtr. Sftr. Shr. St. O.T. Dishwasher Garbage Disp.	550	
Heat—Stove <u>H.A.</u> FA HW Stkr Elec. Oil Gas <u>Coal</u> Pipeless Radiant		
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd. Other		
Cabinets <u>✓</u> Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. <u>2</u> S.	120	
Awnings — Metal Fiberglass		

Reappraised 11/15/79

Total Additions 820

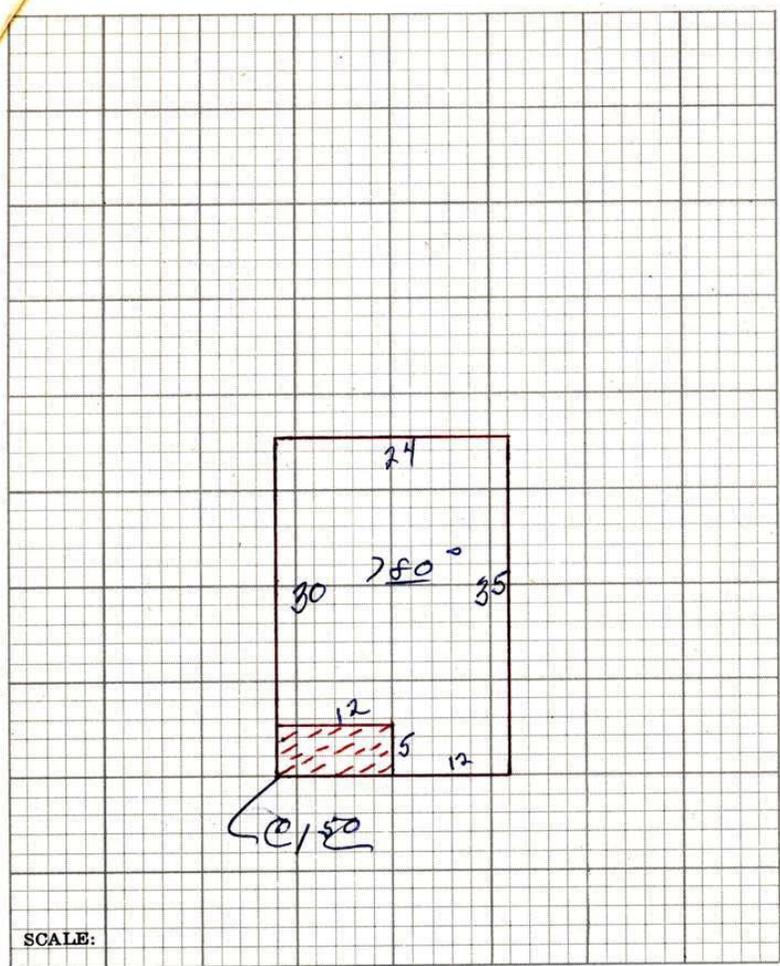
Year Built 1894 Avg. 1. Replacement Cost 3223
 Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value
 Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation

Total Value from reverse side Shep 88
 Total Building Value \$

Appraised ① 10-12 1968 By 15 P ¹⁹²⁸ NOV 29 1968
 Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed</i>	<i>1967</i>	<i>5 x 6</i>	<i>30</i>	<i>30</i>	<i>90</i>	<i>2.47</i>	<i>88%</i>	<i>88</i>
		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 _____
