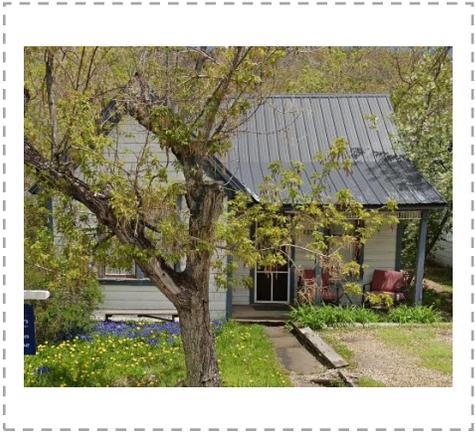




**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): Charles Rolfe House

Address: 1128 Park Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-365

Current Owner: Hosenfeld/Holt Family LLC

Legal Description (include acreage): ALL LOT 8 & S 1/2 LOT 9 BLK 56 SNYDERSADDITION TO PARK CITY IQC-426 EQC-542 JQC-50-94-95-104 M111-172 1217-336; 0.06 AC

**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 type

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: Not verified

Foundation: Drop siding

Roof: Cross-wing roof form sheathed in standing-seam metal material

Windows/Doors: Paired and single 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 1128 Park Avenue was described in a 1984 National Register nomination form as follows:

“This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the Sanborn Insurance Map of 1907, this house was originally a shotgun house, a long rectangular house oriented gable end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing. A pair of double hung sash windows topped with a single pedimental window head is set into the gable end of the cross-wing, and there is a door and single window on the stem-wing. A porch spans the west side of the stem-wing. A shed extension was added to the rear of the house. It is complementary to the house in scale and materials. 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. The house does not maintain its original integrity as a shotgun house. It, however, was altered to a larger, equally acceptable form, the T/L cottage, and retains its integrity as a T/L cottage. It is the only documented extant example of a shotgun house that was enlarged to a T/L cottage.”

The house remains largely unchanged from the time of the nomination. Some decorative elements have been added to the house, including a frieze in the porch area and a decorative barge board in the front gable. 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 described in the 1984 National Register nomination form as follows:

“Built c. 1895, the Charles Rolfe House at 1130 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that were built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. In most cases this type of T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house. This T/L cottage, however, was created by adding a stern-wing to an existing shotgun house. It is the only documented extant example in Park City of a T/L cottage that was originally a shotgun house. Even though the normal process by which a T/L cottage by addition was generally created was reversed in this house, the house is still significant because it documents the most common and acceptable major method of expanding a small mining town cottage-adding a wing to an existing building.

Judging from its appearance, this house was probably built in the mid-1890s, but the exact date of its construction and the name of its original owner are not known. The 1907 Sanborn Insurance Map, which was the first to cover this area, indicates that the original “shotgun” portion of the house was built by that time. The stem-wing addition on the south side of the house was probably built in 1909, when the owner, Charles Rolfe, mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition. Due to insufficient property records, it is not known when Rolfe bought the property or how long he owned it. He was probably not the original owner, since his name does not appear on the 1900 census records as a resident of a house on Park Avenue. Rolfe, born in 1883, was a dairy fanner and probably did not own this house until after his marriage in 1905.

David C. McLaughlin of the Park City Townsite Corporation was the owner of this and much of the surrounding property from 1893 until 1905. It is possible that he had this house built as rental property, but it is more likely that it was built by someone who had “bought” this land through an unofficial property transaction - a common occurrence in the early decades of Park City's settlement.

Other owners of this property after Rolfe include Frank Archer (c.1915-24), and Peter V. Offret and family (1924-64).”

Contrary to what is stated above, it is now believed that this house was constructed c. 1905. The 1900 Sanborn map appears to cover this area and shows no house or structure at this location, with the 1907 Sanborn map being the first to show a house here. Further research has uncovered more information regarding the other owners of this house. Frank Archer appears on the 1920 census for Park City, living in this house with his wife Theresa and their two children. He owned a drug store, and was also associated with mining. They sold the house in 1924 to Peter Offret.

Peter and Lucy Offret lived in this house during both the 1930 and 1940 censuses. Peter is noted as working as a carpenter in 1930 and a laborer in 1940, both times working for mining companies. Peter was born in Colorado and Lucy was born in Australia, with Lucy coming to the U.S. in 1900. Lucy died in 1963, and the family of Peter Offret sold the house in 1964. It is currently owned by the Hosenfeld/Holt Family LLC.

## 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.)

*1128 Park Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940

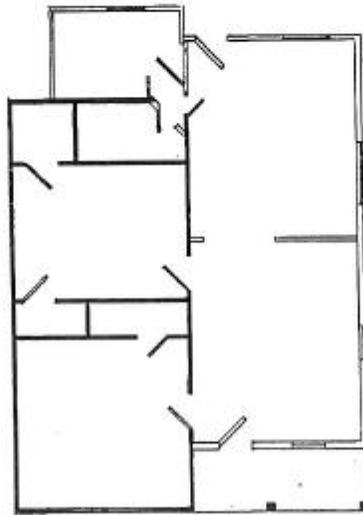
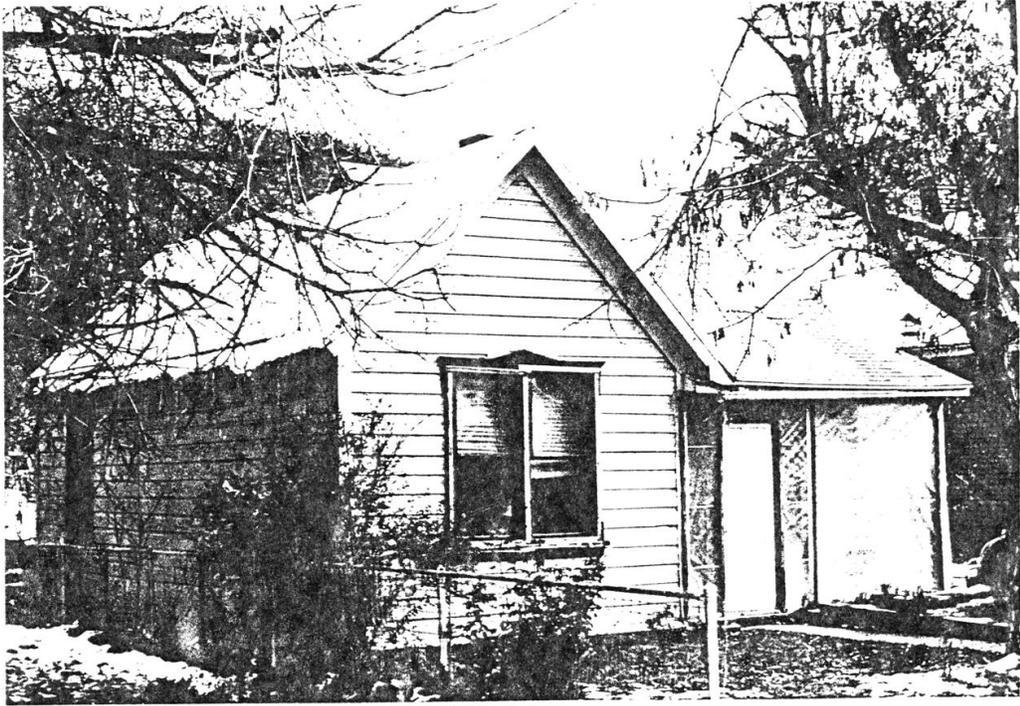


Figure 37. House at 1130 Park. T-cottage by addition. A stemwing was added to an original shotgun house. The shotgun and additions to that section were built of single wall construction. The stemwing rooms were built of balloon frame construction. The shotgun section was built by 1907. The stemwing was built after 1907.

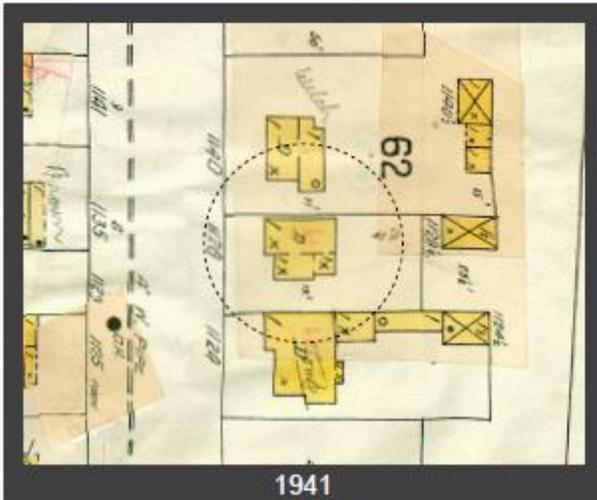
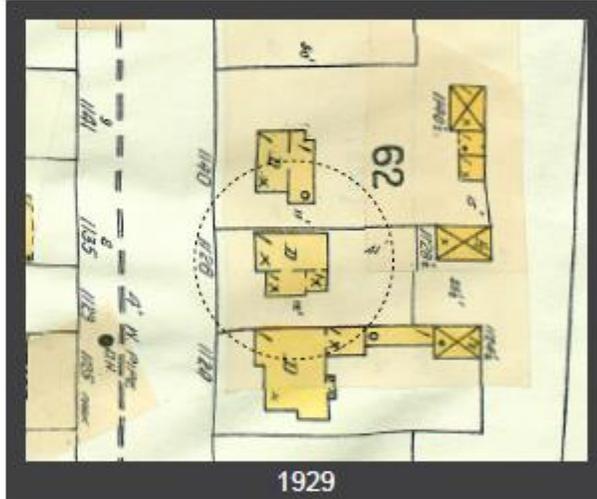
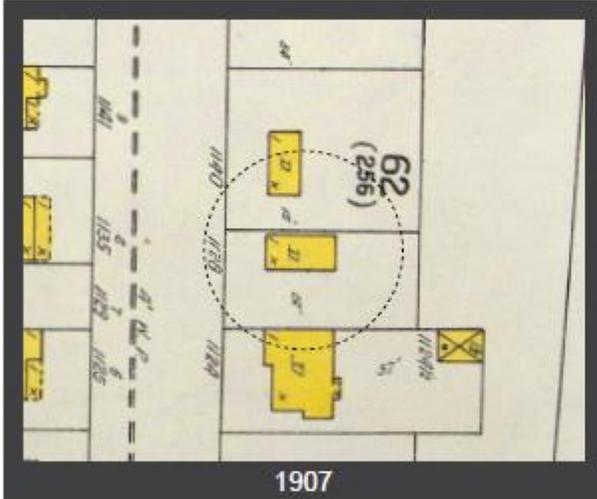
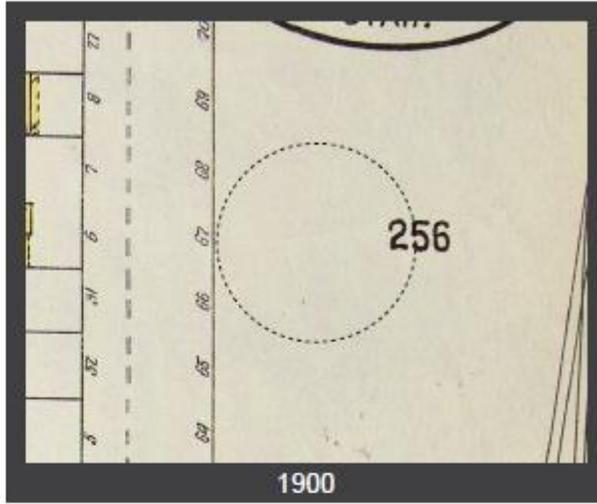
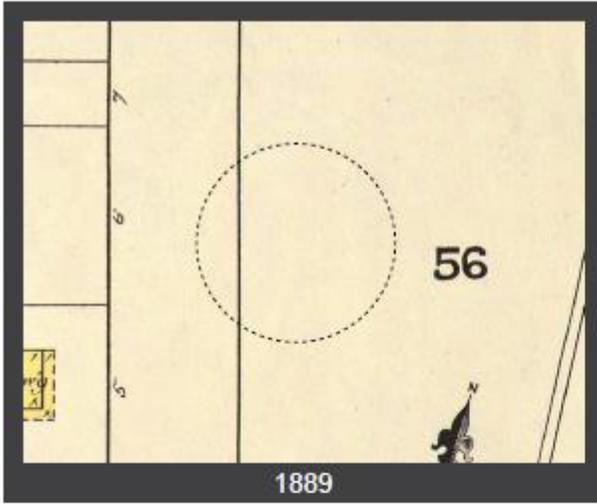




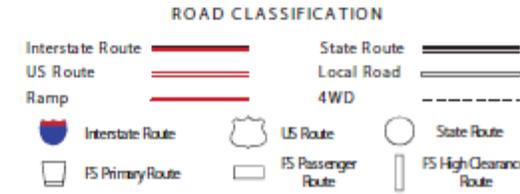
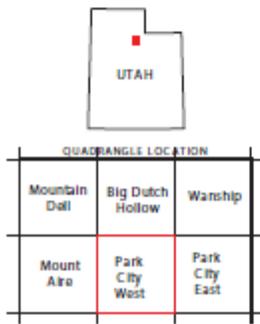
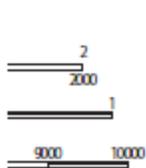
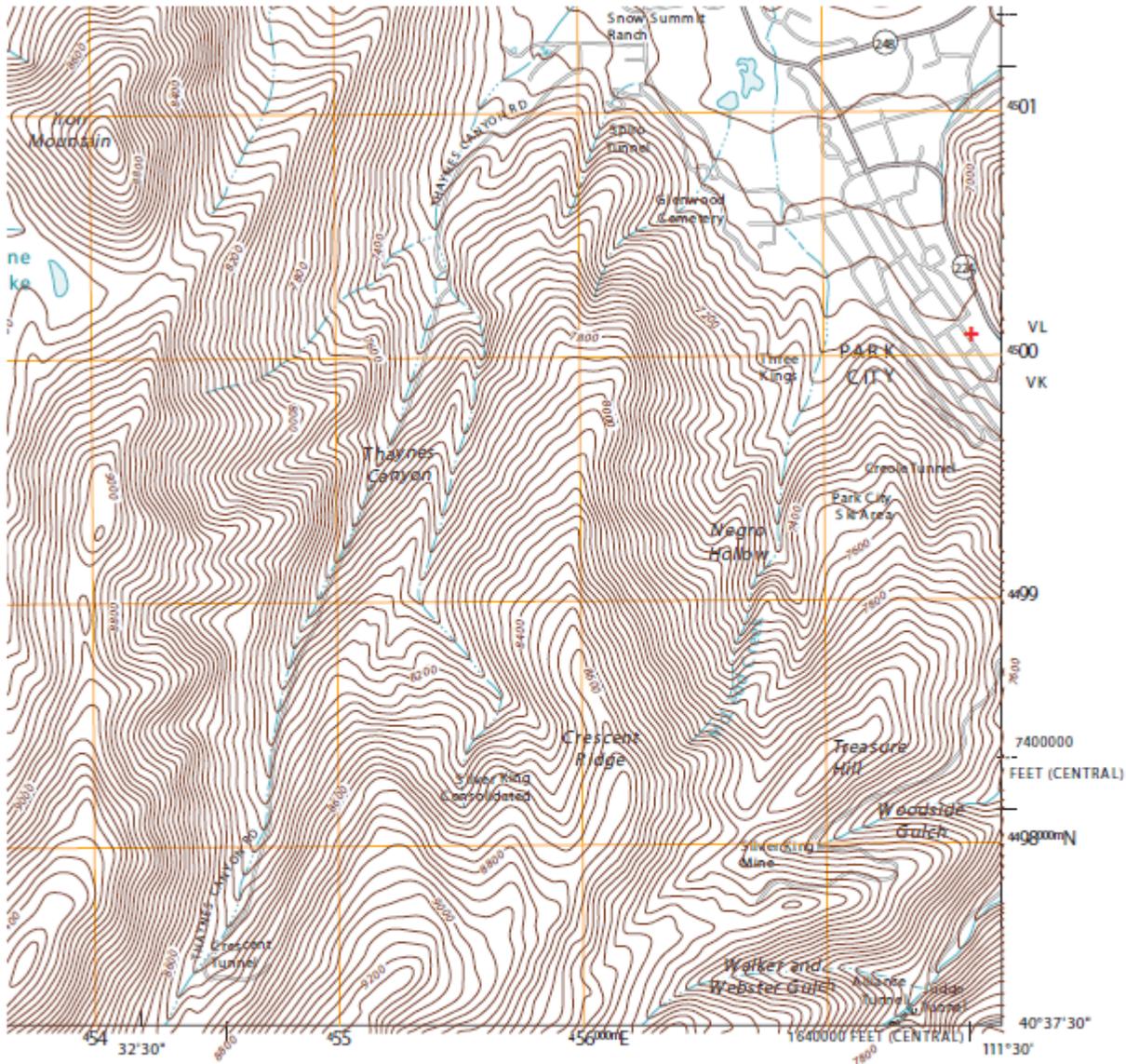


MAPS

1128 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



1128 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. 1205

Structure/Site Information Form

IDENTIFICATION

Street Address: 1130 Park UTM: 12 457660 4499900  
 Name of Structure: Park City, Summit County, Utah  
 Charles Rolfe House T. R. S.  
 Present Owner: Helen L. and Kenneth W. Holt  
 Owner Address: c/o Fairmont School  
 1557 West Marble Street, Anaheim, CA 92802  
 Year Built (Tax Record): Effective Age: Tax #: SA 365  
 Legal Description: Kind of Building:

All of Lot 8, South half Lot 9 Block 56, Snyder's  
 Addition to Park City Survey.  
 Less than one acre.

STATUS/USE

Original Owner: Unknown Construction Date: 1895 Demolition Date: c. 1895  
 Original Use: Residence Present Use: Residence  
 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 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.):  
Salt Lake Tribune, November 20, 1966, p. C-7. Charles Rolfe obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 1130 Park

Site No:

Architect/Builder:	Unknown
Building Materials:	Wood
Building Type/Style:	T/L Cottage by Addition

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

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the Sanborn Insurance Map of 1907, this house was originally a shotgun house, a long rectangular house oriented gable end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing. A pair of double hung sash windows topped with a single pedimental window head is set into the gable end of the cross-wing, and there is a door and single window on the stem-wing. A porch spans the west side of the stem-wing. A shed extension was added to the rear of the house. It is complementary to the house in scale and materials. 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. The house does not maintain its original integrity as a shotgun house. It,  
(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Charles Rolfe House at 1130 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. In most cases this type of T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house. This T/L cottage, however, was created by adding a stem-wing to an existing shotgun house. It is the only documented extant example in Park City of a T/L cottage that was originally a shotgun house. Even though the normal process by which a T/L cottage by addition was generally created was reversed in this house, the house is still significant because it documents the most common and acceptable major method of expanding a small mining town cottage-adding a wing to an existing building.

Judging from its appearance, this house was probably built in the mid-1890s, but the exact date of its construction and the name of its original owner are not known. The 1907 Sanborn Insurance Map, which was the first to cover this area, indicates that the original "shotgun" portion of the house was built by that time. The stem-wing addition on the south side of the house was probably built in 1909, when the owner, Charles Rolfe, mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition. Due to insufficient property records, it is not known when Rolfe bought the property or how long he owned it. He was probably not the original owner, since his name does not appear on the 1900 census records as a resident of a house on Park Avenue. Rolfe, born in 1883, was a dairy farmer and probably did not own this house until after his marriage in 1905.

(See continuation sheet)

1130 Park

Description continued:

however, was altered to a larger, equally acceptable form, the T/L cottage, and retains its integrity as a T/L cottage. It is the only documented extant example of a shotgun house that was enlarged to a T/L cottage.

History continued:

David C. McLaughlin of the Park City Townsite Corporation was the owner of this and much of the surrounding property from 1893 until 1905. It is possible that he had this house built as rental property, but it is more likely that it was built by someone who had "bought" this land through an unofficial property transaction - a common occurrence in the early decades of Park City's settlement.

Other owners of this property after Rolfe include Frank Archer (c.1915-24), and Peter V. Offret and family (1924-64).



1128 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## Francis J. Archer Dies

At his home in this city yesterday, after eight months suffering with cancer, Francis Jay Archer, a well known resident of this city for thirty years, succumbed to the dread disease.

Frank, as he was familiarly known to his associates and friends, was held in high esteem by all who knew him. He followed mining all his life, and always prominent and active in labor affairs, and was a beloved member of the local Union, No. 99. He had many friends who will sincerely regret his passing on.

Deceased was born in Butler, Missouri, on November 20, 1881, being in his fifty-fifth year.

Surviving him are his widow, and three children, Thomas, Mary and Bobbie. Three brothers also survive, and to these sorrowing ones sincere sympathy is extended.

Funeral services will be held at the L. D. S. church Sunday at one o'clock.

Park Record 2/28/1936

## Lucy Offret Is Dead at 63

PARK CITY—

Mrs. Lucy Esabell Kerswell Offret, 68, died of a heart ailment in a Park City hospital Wednesday, August 28 at 11 a.m.

She was born Dec. 29, 1894, Conba, Southwest Australia, to William J. and Martha Eliza Maxwell Kerswell. Married to Peter V. Offret, Sept. 8, 1915, Provo. Graduate, Chicago School of Nursing. Resident of Park City for 12 years.

Survivors; husband; sons, Vincent L., Lloyd F., both Park City; 12 grandchildren; three great-grandchildren; sister, Dr. Faladah Faye Bate, San Francisco, Calif.

Funeral services were held Saturday, 1 p.m., Park City LDS Ward. Burial, Park City Cemetery.

One of Park City's best loved matrons died suddenly in the Park City Hospital of a heart ailment, suffered at her home a few hours previously.

The sad news came as a heart breaking shock to her many friends in Park City, who grieve with her family, the loss of a devoted wife, mother and friend, and extend deepest sympathy to members of her family in their sorrow.

Impressive services were conducted for her at the Park City LDS Ward Chapel Saturday.

Park Record 9/5/1963