

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Nicholas Rowe House**

Address: 150 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-251

Current Owner Name: BENOIST JON MALCOLM TRUSTEE

Parent Parcel(s):

Current Owner Address: 1702 CINNEBAR AVE, PHOENIX, AZ 85020

Legal Description (include acreage): S'LY 9 FT LOT 6 & ALL LOT 7 BLK 20 PARK CITY SURVEY (LESS 75 SQ FT 1667-1929 PC-251-B) BAL 0.04 AC

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

- Original Use: Residential
- Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: 10/22/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

Foundation: Tax cards indicate no foundation; not verified.

Walls: Drop siding.

Roof: Gable with flat roof addition.

Windows/Doors: paired & single double-hung sash type.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The frame hall-parlor house is virtually unchanged from what is described in the National Register nomination form (see Structure Site Information Form, 1983). The house retains its historical design character.

**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 NR nomination form and is seen in early photographs.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

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

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1885<sup>1</sup>

Builder:  Not Known  Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

### 1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)

<sup>1</sup> Roper, page 1.

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** West elevation. Camera facing east, 2006.

**Photo No. 2:** West elevation. Camera facing east, 1995.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1983.

**Photo No. 4:** West elevation. Camera facing east, 1983.

**Photo No. 5:** Northwest oblique. Camera facing southeast, 1983.

**Photo No. 6:** Northwest oblique. Camera facing southeast, tax photo.

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

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res. Street No. 150-Main St  
 Schedule 1 Class 3 Type 123-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>484</u>	\$ -	\$ <u>1093</u>
<u>2</u>	x x		<u>330</u>	\$ -	\$ <u>396</u>
	x x			\$	\$

No. of Rooms 3 & 2 Up Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>88</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Shed</u> Mat. <u>Shg &amp; T.P.</u>		<u>966</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>132' @ 10'</u>	<u>149</u>	<u>10%</u>
Rear <u>45' @ 10'</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing—{ Class <u>2</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>375</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lamp fixed - 5 @ 25' =</u>		<u>125</u>

*Vacated  
from  
cond*

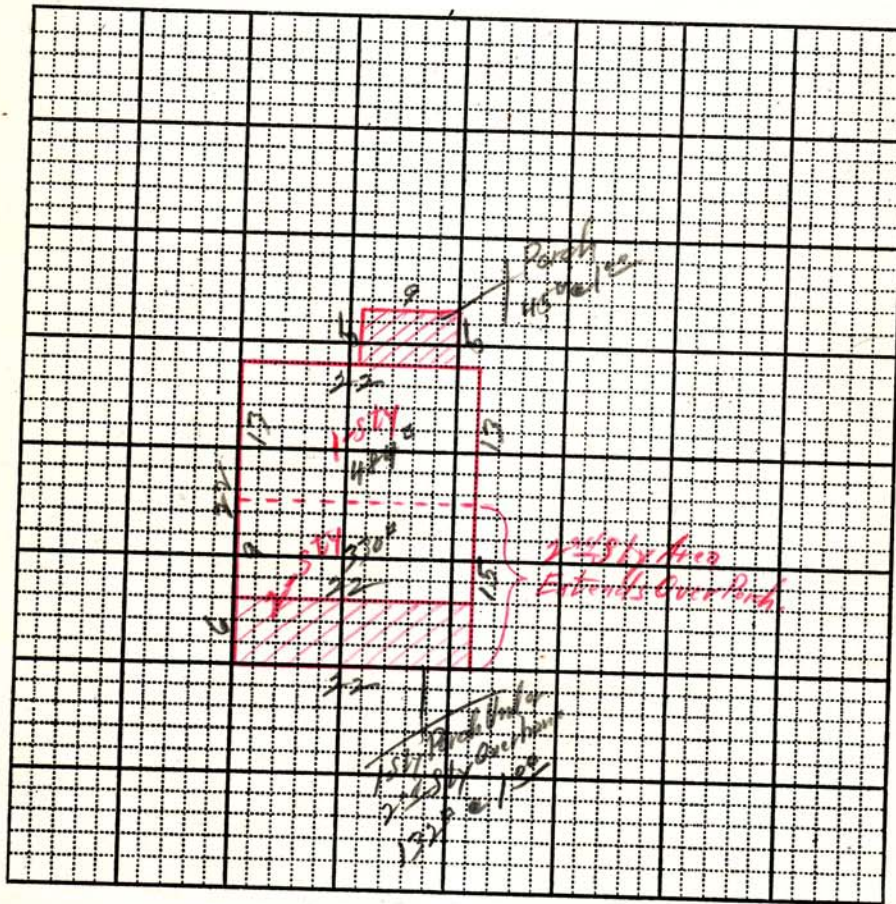
Total Additions and Deductions 524 222 1489  
 Net Additions or Deductions -222 +302

Age 38 Yrs. by { Est.  REPRODUCTION VALUE \$ 1791  
 Owner  Depr. (12-3-4-5-6) 51/49 % \$  
 Tenant   
 Neighbors  Reproduction Val. Minus Depr. \$ 878  
 Records

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage—S 8 C 1 Depr. 2% (3%) \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$  
 Cars 1 Walls Tin \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$  
 Roof Tin Size 10 x 20 Age 25 \_\_\_\_\_ \$  
 Floor Wood Cost 174/25 Depreciated Value Garage \$ 33

Remarks \_\_\_\_\_ Total Building Value \$ 911

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



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

Location \_\_\_\_\_  
 Kind of Bldg. Rws St. No. 150 Main St  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  
 Stories      Dimensions      Cu. Ft.      Sq. Ft.      Factor      Totals

1	x x		484		\$ 1116
2	x x		330	1.66	548
	x x				

Gar.—Carport x Fr. \_\_\_\_\_ 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>Shed</u> Mtl. <u>Shq</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ <u>132</u> @ <u>1.00</u>	<u>132</u>	
Rear _____ <u>45</u> @ <u>1.00</u>	<u>45</u>	
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
<u>Cellar</u> -Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dent</u>	<u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	315	
		Class <u>1</u> Tub <u>1</u> Trays _____
		Basin _____ Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____		
Total Additions	542	

Vacant  
 2090 086  
 Salvaged  
 1000

Year Built _____	Avg. Age <u>46</u>	Current Value	\$ 2206
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u>- 20 %</u>	- 441
		Bldg. Value	1765
Remodel Year _____ Est. Cost _____		Depr. Col. <u>1 2 3 4 5 6</u> <u>41 %</u>	
		Current Value Minus Depr.	\$ 724
Garage—Class <u>1</u> Depr. <u>2% 3%</u> Carport—Factor _____			
Cars <u>1</u> Floor <u>wd</u> Walls <u>tm</u> Roof <u>tm</u> Doors <u>7</u>			
Size— <u>10</u> x <u>20</u> Age <u>30+</u> Cost <u>134</u> x <u>30 %</u>			<u>40</u>
Other _____			
Total Building Value			\$ _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19
GARAGE											
RESIDENCE											
TOTAL											
ASSESSED VALUE											

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	40	40	40	40	40					
RESIDENCE	706	688	671	653	635					
TOTAL	746	728	711	693	675					
ASSESSED VALUE	300	290	285	275	270					



PC 251

250



Property Type:

Historic Preservation Research Office

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

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 150 Main Park City, Summit County, Utah

UTM: 12 458290 4498750

Name of Structure: Nicholas Rowe House

T. R. S.

Present Owner: John O'Neil

Owner Address: 6716 South 2850 West, West Jordan, Utah 84084

Year Built (Tax Record): Legal Description

Effective Age: Kind of Building:

Tax #: PC 251

Southerly 9 feet Lot 6 and all Lot 7 Block 20, Park City Survey Less than one acre.

STATUS/USE 2

Original Owner: Unknown

Construction Date: c. 1885

Demolition Date:

Original Use: Residence

Present Use: Residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Building Condition: Excellent, Good, Deteriorated; Integrity: Site, Ruins, Unaltered, Minor Alterations, Major Alterations; Preliminary Evaluation: Significant, Contributory, Not Contributory, Not of the Historic Period; Final Register Status: National Landmark, National Register, State Register, District, Multi-Resource, Thematic.

DOCUMENTATION 3

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

Views: Front, Side, Rear, Other

Research Sources:

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 182-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Two Story Hall &amp; Parlor House

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

This building is a hall and parlor house that was converted to a two story frame commercial building. At present it has a flat roof and a squared off second story which projects beyond the first story, under which is an open porch supported on square piers. The facade is symmetrical with a door centered between two windows on the first floor, and two pairs of windows on the second floor. The first floor windows are the double hung sash type with two over two lights, whereas the second story windows by contrast are the one over one double hung sash type. The original house was built prior to 1889 because it appears on the 1889 Sanborn Insurance Map. The addition does not show up on the 1907 Sanborn Map, however, which indicates that it was probably built after 1907. Stylistically, however, it was designed to complement the original house, and was probably built between 1907 and 1910. The peak of the gable of the hall and parlor house is still visible, especially on the north side of the building, indicating that the second story addition was built over the original roof. The addition of a second story is significant in that it documents the extent to which Park City houses were modified in order to meet changing needs. More often than not houses were modified rather than torn down when needs changed. This building is located at the end of Park City's major commercial thoroughfare. As the commercial district expanded it is  
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Nicholas Rowe House at 150 Main is significant as one of three extant buildings in Park City which document the method of expanding a small mining town cottage by adding a full second story to an existing hall and parlor house. The addition of a shed extension to the rear of a house or a cross-wing to one end of a hall and parlor house were the preferred methods of expanding Park City's tiny houses. Because there are only three extant examples of houses that were expanded by the addition of a second story, it is likely that this type of expansion may have been more difficult to do, and therefore was less popular. All three houses were originally one story residences. Two of the three houses were changed to two story residences with gable roofs typical of hall and parlor houses. The flat roof of the addition on this house gives it the appearance of a commercial building. This is the only extant example in Park City of a building that was converted from a residence to a commercial building.

Although the Sanborn Insurance Maps show that this house was built by at least 1889, the exact date of its construction and the name of its original owner are unknown. The first owner of record was Nicholas Rowe, who was being taxed for this property as early as 1891, the date of the earliest tax records. He and his wife, Carrie, owned the house until 1909, when they sold it to John Birkbeck.

Nicholas (Nick) Rowe was born in England in 1850 and came to the U.S. in 1869. It is unknown when he came to Park City, but while living there he worked as a miner. Carrie Rowe, also a native of England, came to the U.S. in 1887 at the age of 21 and married Nicholas less than a year later.

The Birkbecks owned this house until 1935, when they sold it to Mary Giacoma. She owned it until 1965.

150 Main  
Description continued:

likely that the owners of residences such as 150 Main succumbed to the pressure of development and modified their buildings to serve new functions. This building also documents one of two ways that Park City houses were significantly enlarged. The most common method was to attach a shed or hip roof extension to the sides and rear of the house. Less common was the addition of a whole story to the top of an existing building. In this case the alteration changed the identity of the original house - a hall and parlor house was made into a commercial building. Only two other extant Park City houses were expanded in a similar manner, 1049 and 1119 Park Avenue. In each of those cases, however, the function of the house did not change, a one story hall and parlor house was converted into a two story hall and parlor house. Except for the obvious line of juncture, an attempt was made to match building materials so that the building would look as though it had been built as a two story structure. There is also a rear extension which is probably original. An unobtrusive shed cap joins the second story roof with the roof of the shed extension. The building has received no other alterations, and therefore maintains the integrity it had achieved following the second story addition.





Nicholas Rowe House

150 Main

Park City, Summit County, Utah

View from Northwest corner

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society



