

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 949 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 949-1

Current Owner Name: MORIZZO LOUIS JR

Parent Parcel(s): SA-17

Current Owner Address: PO BOX 1435, PARK CITY, UT 84060-1435

Legal Description (include acreage): SUBD: 949 PARK AVE SUBDIVISION LOT: 1; 0.07 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:)

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: T/L cottage

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:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

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

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, but appears to be concrete.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Two-over-two 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 one-story frame T/L cottage has been altered over time with some of the changes returning historical elements to the original building. The original building is generally described in the National Register nomination (see Structure/Site Form, 1983). As noted in the nomination, the house was clad in asbestos shingles in 1983. Prior to that date, the tax cards indicate the house was sheathed in brick-tex between 1949 and 1968. The current siding is a drop siding, which may be the original siding seen in the tax photo--areas on the side elevation and under the porch on the gable elevation show a slightly different reveal and profile and are replacements. The door into the gable end has been removed, and the porch roof was changes from a hipped form to a shed roof. Also, the tax photo shows the porch supported by slender square columns with small decorative brackets. The current house has thick turned columns, expanded decorative brackets and decorative window hoods that are not compatible with the modest ornamentation typically seen on Park City's mining era homes. The house has a large rear addition that was constructed after 1995. The changes are significant and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered by the large rear addition.

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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. 1885¹

¹ Structure appears on the 1900 Sanborn Insurance map.

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)
- 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.²

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: East elevation. Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

² 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. _____

Schedule 1 Class 3 Type 1-234 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>756</u>	\$ -	\$ <u>1475</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>116</u>
Ext. Walls <u>Bridgetex On Sid.</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>gab.</u> Mat. <u>Tin</u>		<u>23</u>
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>60" @ 1.10</u>	<u>66</u>	
Rear — @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing— Class <u>1</u> Tub. — Trays Basin — Sink <u>1</u> Toilet <u>1</u> Urns. — Ftns. — Shr. Dishwasher — Garbage Disp.	<u>245</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>Imbr. lined No. Sids - 4 @ 35.00</u>		<u>140</u>

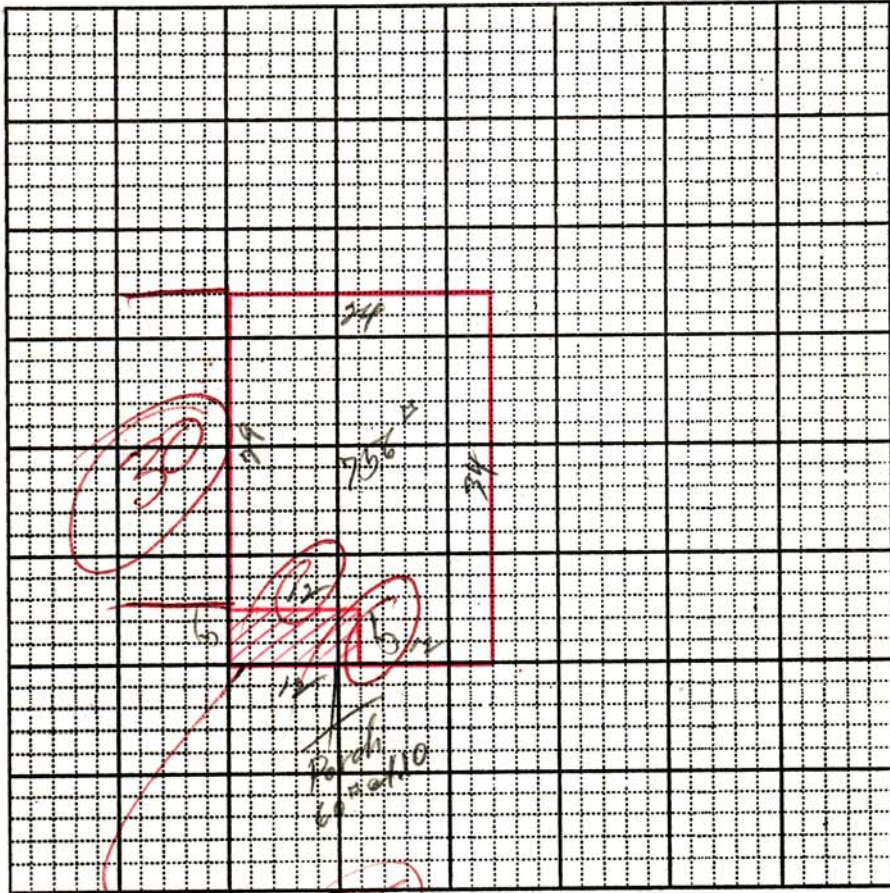
Total Additions and Deductions 311 279 1475
 Net Additions or Deductions -279 + 32

Age 55 Yrs. by Est. Owner Tenant Neighbors Records
 REPRODUCTION VALUE \$ 1507
 Depr. 1-2-3-4-5-6 68/32 % \$
 Reproduction Val. Minus Depr. \$ 482

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolence _____ \$
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks _____ Total Building Value _____ \$

Appraised 10/1949 By CAO. & 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				
		x				
		x				

Serial No. SA 17

Location Block 3 SA N 1/2 Lot 12 - All 13 - All 20 - 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 — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Bricktex on siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>✓</u>	60
Roof Type <u>Gable</u> Mtl. <u>Pat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>60 @ 100</u>	60
Rear <u>— @</u>	
Porch <u>— @</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>— @</u>	
Planters <u>— @</u>	
Cellar-Bsmt. — 1/4 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> Stkr. <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>1</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>1</u> S. <u>—</u>	30
Total Additions	550

Year Built <u>64</u>	Avg. <u>64</u>	Current Value	\$ <u>2583</u>
	Age <u>64</u>	Commission Adj.	% <u>—</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. ① 2 3 4 5 6 <u>30</u>	% <u>—</u>
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ <u>625</u>
Garage—Class <u>Wood</u>	Depr. 2% 3%	Carport <u>—</u>	Factor <u>—</u>
Cars <u>—</u>	Floor <u>—</u> Walls <u>Metal</u>	Roof <u>Metal</u>	Doors <u>—</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			\$ <u>—</u>

Appraised 5-6- 19 58 By 1302

SA 17
Serial Number

OF
Card Number

Owners Name Park City
 Location Park City
 Kind of Bldg Res St. No. 949 Park Ave
 Class 2 Type 1 2 3 4. Cost \$ - X 100%

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

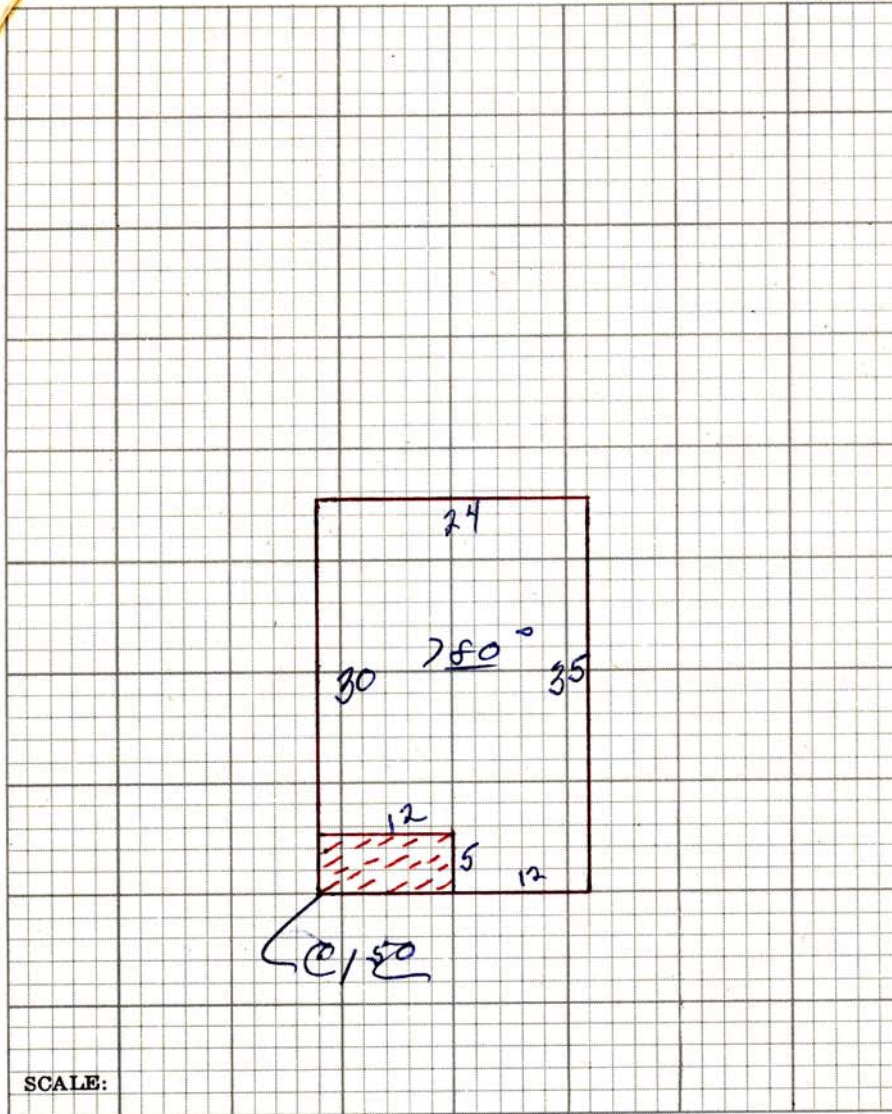
Att. Gar.—C.P. x Flr. - Walls - Cl. -

Description of Buildings	Additions	Additions
Foundation—Stone <u>-</u> Conc. <u>-</u> Sills <u>✓</u>		
Ext. Walls <u>Brick-Tex on Fa</u>		
Roof Type <u>gable</u> Mtl. <u>pat</u>		
Dormers—Small <u>-</u> Med. <u>-</u> Large <u>-</u>		
Bays—Small <u>-</u> Med <u>-</u> Large <u>-</u>		
Porches—Front <u>60° @ 150</u>	90	
Rear <u>-</u>	@	
Porch <u>-</u>	@	
Planters <u>-</u>	@	
Ext. Base. Entry <u>-</u>	@	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full <u>-</u> Floor <u>60</u>	60	
Bsmt. Gar. <u>-</u>		
Basement-Apt. <u>-</u> Rms. <u>-</u> Fin. Rms. <u>-</u>		
Attic Rooms Fin. <u>-</u> Unfin. <u>-</u>		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays <u>-</u>	550
	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>	
Heat—Stove <u>✓</u> H.A. <u>-</u> FA <u>-</u> HW <u>-</u> Stkr <u>-</u> Elec. <u>-</u>		
Oil <u>-</u> Gas <u>✓</u> Coal <u>-</u> Pipeless <u>-</u> Radiant <u>-</u>		
Air Cond. — Full <u>-</u> Zone <u>-</u>		
Finish—Fir. <u>-</u> Hd. Wd. <u>-</u> Panel <u>-</u>		
Floor—Fir. <u>-</u> Hd. Wd <u>-</u> Other <u>-</u>		
Cabinets <u>✓</u> Mantels. <u>-</u>		
Tile—Walls <u>-</u> Wainscot <u>-</u> Floors <u>-</u>		
Storm Sash—Wood D. <u>-</u> S. <u>-</u> ; Metal D. <u>✓</u> S. <u>-</u>	120	
Awnings — Metal <u>-</u> Fiberglass <u>-</u>		

Repaired 11/15/79

Total Additions	820
Year Built <u>1894</u>	
Avg. 1.	Replacement Cost 3223
Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value
	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 <u>Shed</u>	88
Total Building Value \$	

Appraised ① 10-12 1968 By 15 PM ¹³²⁸ NOV 29 1968
 Appraised ② _____ 19____ By _____



SCALE:

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>7/47</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 _____



SA 17

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

1 IDENTIFICATION

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

UTM: 12 457750 4499670

Name of Structure: Charles V. Jenkins House

T. R. S.

Present Owner: Lillian Bircumshaw

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

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax#: SA 17

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

2 STATUS/USE

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
Historic Period | <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 | | <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 |

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:
- | | | | |
|---|---|--|--|
| <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.

Street Address: 949 Park

Site No:

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.

Construction Date: c. 1885

Statement of Historical Significance:

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.

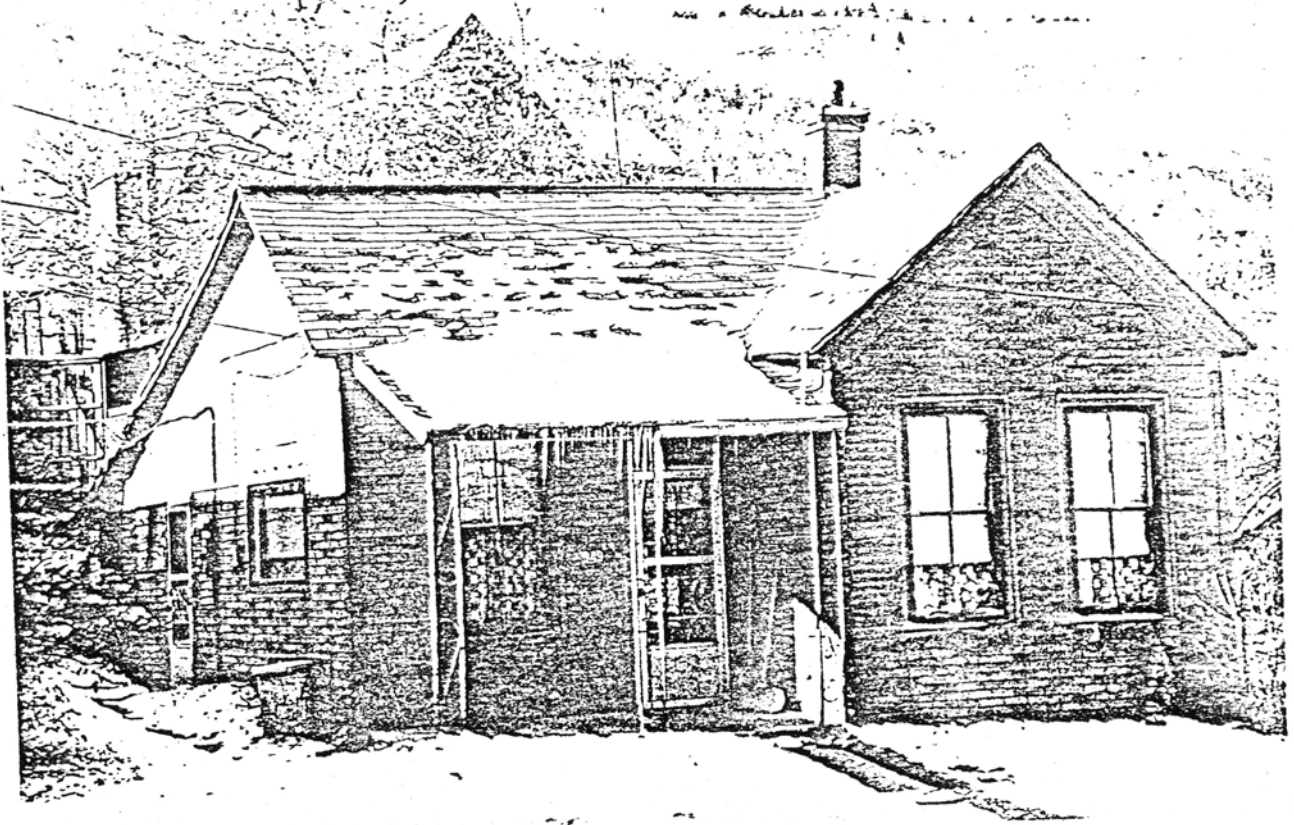
This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and its original owner may have been Charles V. Jenkins, who obtained legal title to the property in 1890 from the Park City Townsite Corporation. Jenkins may have had the house built several years prior to becoming the 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.¹ 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.

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

ARCHITECTURE 4

HISTORY 5



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