



IDENTIFICATION

Property Name (if any): Joseph Foster House

Address: 161 Park Avenue

Date of Construction: c. 1887

Architect/Builder, if known: unknown

City, County: Park City, Summit County, Utah Tax Number: PC-7

Current Owner: Thomas E., Jr. and Barbara J. Hansen (H/W jt.)

Legal Description (include acreage): N 15 FT LOT 15 & ALL LOT 16 PARK CITY BLK 1 PARK CITY TOWNSITE

UWD-320 V-575 M66-633 M88-355 454-206 618-278 1121-464 1441-17 1443-23; 0.07 AC

STATUS / USE

Original Use: single dwelling	Current Use: single d	lwelling	
Property Type:	National Register of	Historic Places:	Evaluation:
Building	Eligible	l	Landmark Site
Structure	Ineligible	I	Significant Site
Site	Listed, Date:	I	Non Historic
DOCUMENTATION			
Photographs:	Research Sources:		
Tax Photos	Sanborn Maps	City/ County Historie	es Newspapers
Prints: 2006 (3), 1995	tax Card	Personal Interviews	Other:
Historic	Census Records	Park City Museum	abstract of title
			USHS Preservation Files

DESCRIPTION

Architectural S	Style: Other residential t	type / Vernacular style			
No. Stories: 1					
Number of Ass	sociated Structures:	Accessory building	(s). #	Structure(s).	. #
Condition:	Good	Fair	Poor	Uninhabitabl	le/Ruin
Location:	Original location	Moved (Date:	original locati,	on:)
Materials: (Des	scribe the visible mater	ials)			
Exterior Walls:	The exterior walls are	clad in wooden drop/no	ovelty siding wh	ich replaced the	asbestos shake
shingles menti	oned in the tax cards o	f 1949 and 1968.			
Foundation: Th	ne 1949 tax card notes	that there is no founda	tion. The found	ation is not visible	e in the
available photo	ographs and therefore i	ts material or existence	e cannot be veri	fied.	
Roof: Both the	gabled roof of the hous	se and the shed-roofed	porch are shea	athed in standing	seam metal
roofing materia	al.				
Windows/Door	rs: Windows appear to	be primarily one-over-o	ne double-hunç	g sash in vertical	openings.
The façade wir	ndows are paired and s	symmetrically placed wi	th two windows	in each opening	. The entry
door is panele	d and appears to be wo	ooden.			
Additions:	Major	Minor	None		
Alterations:	Major	Minor	None		
Describe Addi	tions/ Alterations (Date	s):			
Essential Histo	oric Form: 🗖 Retains			es 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 161 Park Avenue does not closely resemble any of the house types that were common built during the historic Park City mining era although its form is somewhat reminiscent of a saltbox. The side gable roof is sheathed with standing seam metal, which replaced the asphalt shingle material shown in the 1995 photo. The

walls are clad in drop-novelty siding, which replaced the asbestos shingles mentioned in the tax cards. The house was lifted to make room for a basement garage sometime before 1949. The covered porch has a hip roof which extends from the main roof. The porch roof is supported by square wooden posts and a simple railing stretches between them. The porch is reached via a stairway on the north side of the porch. The windows on the primary façade are paired one-over-one double hung sash type windows that are symmetrically placed on the upper level with the door centered on the façade. The door is not visible in available photograph and, therefore, it remains unverified. The shed roof addition on the south side was a porch until at least 1968 but was later enclosed. The foundation is concrete. The added garage is a single car garage and has simple doors covered with the same drop siding as the rest of the house. There is a wooden picket fence surrounding the lot. Since the garage form was part of the original platform of the house, it does not represent a new addition. 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.)

This house was built before the drawing of the 1889 Sanborn Insurance map, making it difficult to pinpoint its exact date of construction. The house was likely built while the property was under the ownership of Joseph Foster, who purchased it from the Park City Townsite Corporation in 1881. They received a mortgage in 1887, making that the most likely year of construction. Joseph Foster worked in a quartz mill at that time, and lived in Park City with his wife Jessie and their six children. They sold the house in 1894 to Henry Shields.

Henry Shields appears on the 1900 census of Park City. He was living on Park Avenue with his wife Armintha, and their three daughters. He worked as a lawyer, and frequently worked with the mining companies. He was also involved in the political scene of Park City. They sold the house in 1895 to John Dunsmore.

John Dunsmore appears on the 1910 census living on Park Avenue, though it is unknown if it was in this house, as there were no addresses on that census. He was born in Scotland, and immigrated to the U.S. in 1883. He worked as an stationery engineer for a mine. The 1920 census shows him living at and owning the house at 191 Park Avenue, but it is unknown if this is an error on the census or his real address. The 1930 census shows him living in this house with his wife Fay and his son Robert. That census states that he worked as a real estate owner at that time. He transferred the property to his daughter Jennie Dunsmore McQuillan in 1938.

The house does not appear on the 1940 census, indicating that it was vacant at that time. It is unknown if Jennie McQuillan ever lived at the house during the period of her ownership. The property has traded hands several times since the historic period and is currently owned by Thomas and Barbara Hansen.

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.

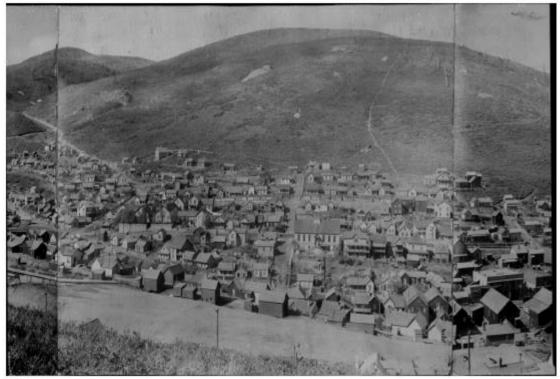
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972. Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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.)

161 Park Avenue, Park City, Summit County, Utah Intensive Level Survey—Biographical and Historical Research Materials















161 Park Avenue. Northeast oblique. November 2013.



161 Park Avenue. East elevation. November 2013.



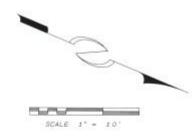
161 Park Avenue. Southeast oblique. November 2013.

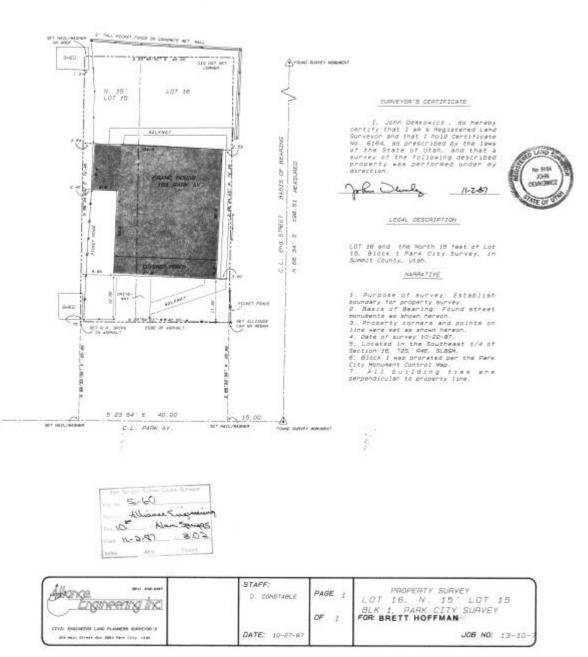
Intensive Level Survey—Sanborn Map history





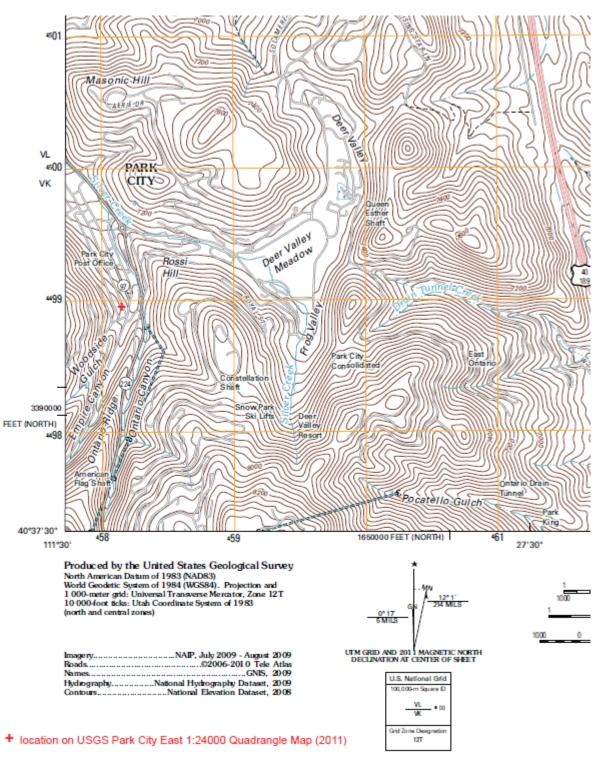
¹⁶¹ Park Avenue, Park City, Summit County, Utah





161 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



TITLE SEARCH FORM [Obtain information from title abstract books at County Recorder's Office] Tax Number: PC-7 Legal Description (include acreage): PC BK1 N15ft. L15, L16)

Address: 161 Park Avenue

City: Park City, UT Current Owner: Thomas E. Jr. & Barbara J. Hansen (see historic site form for address) Address:

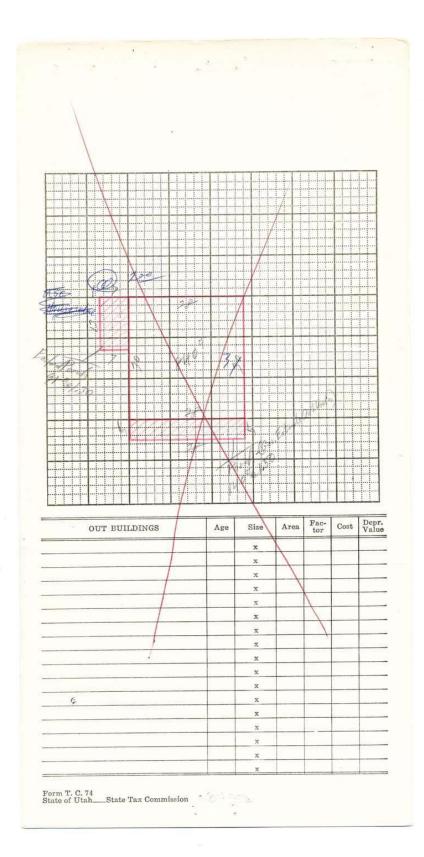
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF DOLLAR TRANSACTION AMOUNT	DOLLAR	COMMENTS
7/1/1881	Edwd. P. Ferry	Joseph E. Foster	M		"15, 16"
6/18/1887	Joseph E. & Mrs. Joice Foster	Park City Bank	Mortgage	\$400.00	"15, 16"
3/24/1894	Jos. E. Foster & wife	Henry Shields	M		"15, 16"
10/28/1894	Henry Shields & wife	Mary J. Gray	Mortgage	\$300.00	"15, 16"
6/25/1895	Henry Shields & H.C., hiswife	Christiana Beatty	Mortgage	\$400.00	"15, 16"
11/14/1895	Henry Shields & wife	John Dunsmore	M		"15, 16"
9/19/1938	John Dunsmore, est.	Jennie D. McGuillan	Decree		"N15 15, 16, 17, 18, N1/2 19, S1/2 20"
6/11/1945	Jennie Dunsmore McGuillan	Henry Knight et ux	.U.D.		"N15ft. 15, all 16" [rest of form]
12/21/1976	Vera Knight	Brett Hoffman	W.D.		
11/30/1987	Brett Hoffman	Hugh W. Colvin & Julie Mastin	W.D.		
7/30/1991	Hugh W. & Julie Mastin Colvin	Thomas E. Jr. & Barbara J. Hansen	W.D.		
Researcher: John E	Researcher: John Ewanowski, CRSA Architecture		Date: 4/1/2014		

Serial No. PC 7

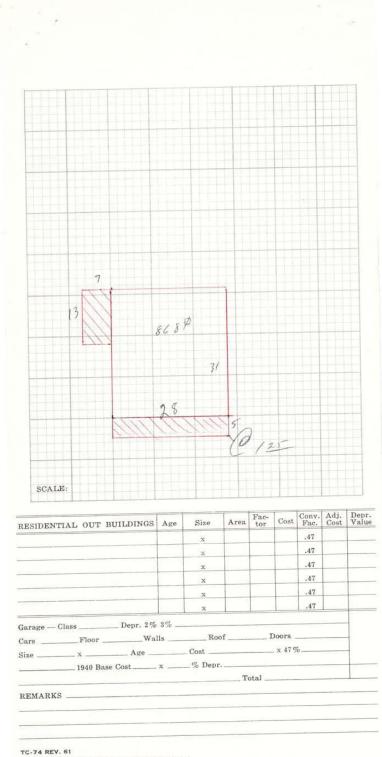
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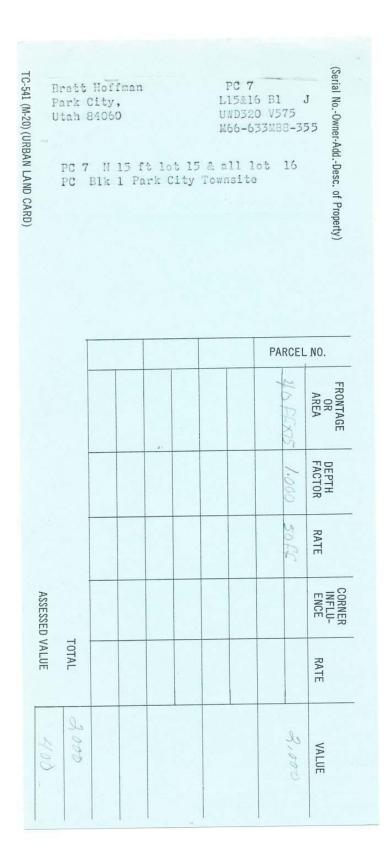
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Foundation-	Stone(None	11	116	
Ext. Walls	010	ding	Clair 5	uns		G
Insulate	ed-Floors_	Walls.	01			
Roof—Type		ma	t. The			
Dormers—Sm			Lg.			
Bays—Small_		ed	Lg.			6
Porches-Fro		140	@ 1.50	210		100%
	ar Frichteet		@ 1.30	118		
Cellar-Basm	't-14 1/4 1/2	% % ft	ill-floor <u>Dirt</u>			
Basement Ap		Fin				
Attic Rooms_	1	Unf				
Plumhing_	Class Basin Jrls	Sink_	 			
1	Dishwasher	Ftns Garbage	Shr 9 Disp	350		
Heat-Stove	H. A.	SteamC	SBlr			
Air C	onditioned_	Inci	nerators			
Radia	nt-Pipeles	s				
Hd file	. Wd		Hd. Wd.			
Finish— ${Fir}$. /	Floors—	{Fir Conc			
Cabinets		Mantels_	-	40		
rile- { Wall	ls	Wainsc	ot			
I Floo	rs					
ighting-Lar	npD	ops / I	7ix			
Walpd,	4 nect -	J.C	15-		25	
BSAND, O	91.980	2		210		
				21.0		10
Total Add	litions and I	Deductions		728	191	1529
Net Additions	or Deductio	ns		-171		+732
~	Est.	REP	RODUCTION	VALUE		2266
Age Yrs. by	Owner Tenant	Depr	. 1-2-3-4-5-6_	5-alua	%	8
	Neighbo Records	rs	oduction Val.	1		952
cemodeled	Est.		Remod			
arage—S 8_	CDe	pr. 2% 3	% Obsole	scence		
lars		and a second second		ldgs,		
Roof	Size	xAge				8
loor	Cost		Depreciated	Value Garag	2.1	
temarks 37	Avelog	-1941)		uilding Valu		
0				and the second		8



x Att. Gar C.P. x x x Description of Buildings Additio Foundation - Stone Copc. Sills Ext. Walls $A \leq B$ $Mth. \leq A \neq$ Dormers-Small Med. Large Bays-Small Med. Large Porches $Prot 260 13 Porch @ 260 13 Porch @ @ 260 13 Porch @ @ @ @ @ Planters @ @ @ @ @ Ext. Base. Entry @ @ @ @ @ @ Gellar-Bsmt. -1/4 1/3 1/2 1/3 1/2 1/3 1/2 1/3 1/2 1/3 @ @ @ @ $		ber
Kind of Bldg. Aes St. No. a Class. 3 Type 1 3 4. Cost \$ Stories Dimensions Sq. Pt. Factor Tota A x 868 \$ 7666 Tota A x x 1 Tota $Att. Gar C.P< Flr. Walls Cl Att. Gar C.P Flr. Walls Additio Foundation Cope. Sills Ext. Walls AS B Staffs Ext. Walls AS B Staffs Harge Additio Dorners_Small. Med. Large Dorners Bays_Small Med Large If Tota Porch @ If If If Tota Porch @ If If If If If Base Entry @ If If $		-
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x x x x Att. Gar C.Px_FlrWalls_Cl Description of Buildings Addition Foundation - Stone Copc. Sills Ext. Walls $A \leq B$, $SHMK$ ($Pao A$) (A) Rear Copc. Bays - Small Med Large Bays - Small Porches - Front 1400 $\frac{4}{9}$ ($\frac{125}{120}$ ($\frac{125}{120}$) Porch $\frac{6}{9}$ Planters $\frac{6}{9}$ Ext. Base. Entry $\frac{6}{9}$ GellaryBamt $\frac{14}{16}$ $\frac{14}{16}$ $\frac{14}{16}$ $\frac{15}{160}$ $\frac{125}{160}$ Bast. Gar. (Gard) Basin (Totals
x x Att. Gar C.P. x Flr. Walls Cl. Description of Buildings Addition Foundation Stone Cope. Sills Ext. Walls ASB_{-} StMK $Base_{-}$ Addition Read ASB_{-} Mtl. Sd_{-} $Addition$ Bays Small Med Large Image: Comparison of the state of the s	5 \$	
Att. Gar.—C.P. x Flr. Walls Cl. Description of Buildings Addition Foundation Stone Sills Ext. Walls ASB_{-} Stift (Bosh) (A) Reof Type AB_{-} Mtl. $S4g_{-}$ Dormers Small Med Large If Bays Small Med Large If Porches Front $(4'')^{0}$ (a_{-} If Porches Front $(4'')^{0}$ (a_{-} If Porch @ Porch @ Porch Planters @ Ext. Base. Entry @ If Cellar-Bamt. '16 '26 '17 % % Floor % Plumbers @ @ If % % % % Floor % % Basin Carray %		
Description of BuildingsAdditionFoundation-StoneCopc.SillsExt. Walls $A \leq B$, $SHAK$ (Face) (A)SillsRoof Type $A \leq B$, $Mtl. \leq k_g$ Dormers-SmallMed.LargeBays-SmallBays-SmallMedLargePorches-Front $H \notin 0$ $Large$ Porches-Front $H \notin 0$ $H \notin 0$ $Large$ Porches-Front $H \notin 0$ $H \notin 0$ $Large$ Planters $@$ Planters $@$ Ext. Base. Entry $@$ $@$ $Basin V_4 V_6 V_6 V_6 V_6 V_6 V_6 V_6 V_6 V_6 V_6$		
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Dormers—Small Med. Large Bays—Small Med Large Bays—Small Med Large Porches—Front 140^{-0} 125^{-0} 13^{-0} Rear 11^{-0} 240^{-0} 13^{-0} Porch 0^{-0} 13^{-0} 13^{-0} Planters 0^{-0} 0^{-0} 13^{-0} Planters 0^{-0} 0^{-0} 13^{-0} Planters 0^{-0} 0^{-0} 13^{-0} Planters 0^{-0} 0^{-0} 13^{-0} Basement-Apt. Rms. Fin. Rms. 15^{-0} Basin 1^{-0} 13^{-0} 15^{-0} Plumbing Class 1^{-0} 15^{-0} 5^{-5} Plumbing Class 1^{-0} 15^{-0} 5^{-5} Plumbing Class 1^{-0} 18^{-0} 15^{-0} Meat Sink Toilet 1^{-0} 15^{-0} Meat FA HW Stkr Elec. 0^{-0} Oil Gas<		
Bays-Small Med Large Porches-Front 140 250 13 Rear 11 260 13 Porch 0 260 13 Porch 0 125 13 Porch 0 0 13 Porch 0 0 13 Porch 0 0 13 Planters 0 0 14 Planters 0 0 15 Ext. Base. Entry 0 15 15 Gellar-Bsmt. 4 14 14 15 Basin Class Tub. Fin. Rms. 15 Attic Rooms Fin. Unfin. 15 5 5 Plumbing Class Tub. Trays 5 5 Plumbing Class Tub. Trays 5 5 Plumbing Class Class Co.T. 0.1 5 5 Plumbing Gas Coal Pipeless Radiant Ait Cont. 6 <t< td=""><td></td><td></td></t<>		
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OilGasCoalPipelessRadiant Air Cond. — FullZone Finish—FirHd. WdPanel Floor — FirHd. WdOther CabinetsMantels Tile — WallsWainscotFloors Storm Sash—Wood DS; Metal DS Awnings — MetalFiberglass Total Additions		
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Storm Sash-Wood D. S. ; Metal D. S. Awnings - Metal Fiberglass Total Additions ///// Year Built <u>1907</u> Avg. <u>1./907</u> Replacement Cost Age 2. Obsolescence Inf. by Owner - Tenant Adj. Bld. Value Replacement Cost Adj. Bld. Value Conv. Factor Hermitian Replacement Cost 1/2 3 4 5 6 1940 Base Cost, Less Depreciation 1/2 3 4 5 6		
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Age 2. Obsolescence Inf. by Owner - Tenant- Neighbor Record - Est. Adj. Bld. Value Conv. Factor Replacement Cost—1940 Base Depreciation Column (1 2 3 4 5 6 1940 Base Cost, Less Depreciation	32	
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Replacement Cost—1940 Base Depreciation Column (1) 2 3 4 5 6 1940 Base Cost, Less Depreciation	e%	
Depreciation Column (1)2 3 4 5 6 1940 Base Cost, Less Depreciation	10	
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$ Appraised () 10 - 15 - 1968 By 1708	• •	



STATE OF UTAH - STATE TAX COMMISSION



21

Date:

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

4								Lat	
NNO	Street Address:	161 Park Ave.				Plat Plat			<u>15</u> -16
ATH	Name of Structure:					T.	R	S.	
LIFIC	Present Owner:	Brett Hoffman				UTM			
IDENTIFICATION	Owner Address:	Box Holder, Park	City, Utah	84060		Tax #	Increase and the	C-7	NAL DE CONTRACTOR
2	Original Owner:		Constructi	on Date:	@1889	Demoli	tion L	Date:	
	Original Use:	residential							
AGE/CONDITION/USE	Present Use: Dingle-Family Multi-Family Public Commercial	□ Park □ Industrial □ Agricultural	□ Vacant □ Religio □ Other	uS	1	Occi	ipant	5:	17
AGE/C	Building Condition:	□ Site □ Ruins	Integrity: Unaltered Minor Alter Major Alter	ations					
STA7	Preliminary Evaluation Significant Contributory Not Contributory Intrusion	on:		Final Re National National State Reg	Landmark Register	tatus: District Multi-Reso Thematic	ource		
Ą. z	Photography: Date of Slides: 11/77 Views: Front D Side D R	ear 🗆 Other 🗆	Date View	of Photographs s: Front D Side	: D Rear D	Other D			
DOCUMENTATION	Research Sources: Abstract of Title Plat Records Plat Map Tax Card & Photo Building Permit Sewer Permit Sanborn Maps	 City Directories Biographical Ency Obituary Index County & City His Personal Interview Newspapers Utah State Histori 	stories ws	LDS C LDS C U of L BYU I USU SLC I Other	_ibrary LIbrary _ibrary	nives al Society			

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah. Sanborn Maps, Park City, Utah, 1889, 1900, 1907. The Deseret News, December9, 1919, p.7.

Architect/Builder: u	nknown		
Building Materials: W	rood B	uilding Type/Style: resid	lential
		cant architectural feature illary structures, and landscaping if ap	
flanked by two windo	w openings. The from	le roof (shingled), and t porch extends over a b rnate detailing removed	asement garage to the
			-
Sketches fro	m Sanborn Maps:		
(1907) D.	(1910)	D. TPlatform	The same in 1889.
Statement of Historic	al Significance:	n dan meningkan kanan sebah dengan kanan penangkan kanan dan sebah dan sebah dan sebah dan kanan sebah dan kan Sebah dan sebah dan s	аннализинан алагынды айландаруу не изделекин нечин улсындык жарары.
Li Aboriginal Americans	 Communication Conservation 	Military Mining	Religion Science
 Agriculture Architecture 	Education	Minority Groups	Socio-Humanitarian
The Arts Commerce	 Exploration/Settlement Industry 	Political Recreation	Transportation

An early Park City dwelling representative of mining town residences, and owned by Henry Shields.

Abstracts indicate a transaction in March, 1894 involving Jos. E. Foster, grantor, and Henry Shields, grantee (buildings included). In 1895 the property passed from Henry Shields to John Dunsmore, and in 1938, by court decree, to Jennie D. McGuillan.

Judge Henry Shields was a pioneer attorney, mining man, and peace officer. He moved to Park City from Alta, and remained there from 1879 to 1919. Shileds was born in Belfast, Ireland in 1842, and represented one of the early Irishmen who settled in Park City.