**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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ Full</td>
<td></td>
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</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑</td>
<td></td>
<td></td>
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<tr>
<td>☑ structure(s)</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

### 3 DOCUMENTATION

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

- ☑ abstract of title
- ☑ city/county histories
- ☑ personal interviews
- ☑ UHS Preservation Files
- ☑ Utah Hist. Research Center
- ☑ USHS Architects File
- ☑ Sanborn Maps
- ☑ USHS Preservation Files
- ☑ city directories/gazetteers
- ☑ Park City Hist. Soc/Museum
- ☑ census records
- ☑ university library(ies):
- ☑ biographical encyclopedias
- ☑ other:
- ☑ newspapers

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


### 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. 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**

**Street No.**

### Schedule

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<td>$ -</td>
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<td>$ -</td>
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</table>

### No. of Rooms 14

**Condition**

### Description of Building

- **Foundation**
  - Stone: Conc. None
- **Ext. Walls**
  - Brick on Sid.
- **Insulated**
  - Floors: Walls: Class
- **Roof**
  - Type: G.B.
  - Mat.: 1/2
- **Dormers**
  - Small Med.: Lg.
- **Bays**
  - Small Med.: Lg.
- **Porches**
  - Front: 60 @ 110
  - Rear: @
- **Basements**
  - 1/4 1/2 1/4 1/4 full-floor Dit
- **Basement Apts.**
  - Rooms Fin.
- **Attic Rooms**
  - Fin.: Unfin.
- **Plumbing**
  - Class: L
  - Tub: Tray
  - Basin: Sink: Toilet
  - Urns: Fins. Shr.
  - Dishwasher: Garbage Disp.
- **Heat**
  - Stove: H. A.
  - Heat: S. Fly.
  - Oil: Gas: Cost
  - Air Conditioned Incentor
- **Radiant**
  - Pipeless
- **Finish**
  - Hd. Wd.
  - Fir.
  - Floors: Fir.
  - Con.
- **Cabinets**
  - Mantle
- **Tile**
  - Walls: Wainscot.
  - Floors:
- **Lighting**
  - Lamp: Drop: Fix.
  - Lamp: Fixed: Mdl.: 4 @ 35.22
  - 140

### Total Additions and Deductions

- 3112 279
  - 140
  - 315

### Net Additions or Deductions

- $ -2 29 $ -3 2

### Reproduction Value

- $15 07

### Age Yrs.

- 55

### By

- Est. Owner Tenant
  - Neighbors
  - Records Depr. 6/32 3/4 4-6 60%

### Remodeled

- Est. Cost

### Remodeling Inc.

- Reproduction Val. Minus Depr. 482

### Garage

- S. C. Depr. 2% 3%

### Out Bldgs.

### Roof

- S. Age

### Floor

- Cost
  - Depreciated Value Garage

### Remarks

- Total Building Value

### Appraised

- 10/194

### By

- CAO E.A.T.
<table>
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<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
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</tbody>
</table>
### Description of Buildings

**Foundation**
- Stone
- Concrete: None

**Ext. Walls**
- Brick
- Siding: Black

**Insulation**
- Floors: None
- Walls: None
- Cigs.: None

**Roof Type**
- Gable
- Mtl.

**Dormers**
- Small
- Med.
- Large

**Bays**
- Small
- Med.
- Large

**Porches**
- Front: 60
- Rear: 0

**Metal Awnings**
- Mtl. Rail

**Basement Entr.**
- None

**Planters**
- None

**Cellar-Bsmnt.**
- ½ ¾ ½ ² ¾ Full
- Floor: None

**Bsm. Apt.**
- Rooms Fin.: None
- Unfin.: None

**Attic Rooms Fin.**
- None

**Plumbing**
- Wtr. Sttr.: None
- Shr. St.: None
- O.T.: None
- Dishwasher: None
- Garbage Disp.: None

**Built-in Appliances**
- Heat: None
- Stove: H.A.
- Steam: None
- Stkr.: None
- Hlr.: None
- Gf: Gas
- Coal: None
- Pipeless: None
- Radiant: None

**Air Cond.**
- None

**Finish**
- Fir: None
- Hd. Wd.: None
- Other: None

**Cabinets**
- Mantels

**Tile-Walls**
- Wainscot: None
- Floors: None

**Storm Sash**
- Wood: S.
- Metal: D. S.

---

### Total Additions

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
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<tbody>
<tr>
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<td>550</td>
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</tbody>
</table>

### Year Built

- Year: 1964
- Avg. Age: 64
- Current Value: $3,693
- Commission Adj.: 0%

### Inf. by
- Owner-Tenant
- Neighbor-Record Est.

### Remodel Year
- Est. Cost: $625
- Current Value Minus Depr.: $625

### Garage Class

- Class: 1
- Dep.: 3%
- Carport: 4
- Factor: 4

### Cars

- Size: 5
- Age: 1968
- Cost: 30%

### Total Building Value

- Total: $625

### Appraised
- 5-6
- 1968
- By 1302
Owners Name: Park City
Location: 949 Park Ave
Kind of Bldg: Res.
St. No.
Class: Type 1

<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<td>1</td>
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<td>750</td>
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Att. Gar.—C.P. x Flr. Walls Cl.

<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
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<tr>
<td>Ext. Walls</td>
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<tr>
<td>Roof Type</td>
<td>Brick-Ex on Eq</td>
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<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med.</td>
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<tr>
<td>Bays</td>
<td>Small</td>
<td>Med.</td>
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<tr>
<td>Porches—Front</td>
<td>60°  @ 150</td>
<td>90</td>
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<tr>
<td>Rear</td>
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<td></td>
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<tr>
<td>Porch</td>
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<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
<td></td>
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<tr>
<td>Cellar—Bsm. ¼ ½ ¾ ¾ Full</td>
<td></td>
<td>Floor</td>
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</table>

Basmt. Gar.
Attic Rooms Fin. Unfin.

Plumbing
Class 1. Tub 1. Trays 1. Sink 1. Toilet 1.50

Heat—Stove FA HW Stkr Elec.
Oil Gas Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Fir. Hd. Wd. Panel
Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. Metal D. S. 120

Awnings Metal Fiberglass

Total Additions 820

Year Built: 1894 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 88

Total Building Value $1328

Appraised 10.10.68 By 15-12-68
Appraised 19. By

Nov. 20, 1968
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
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Garage — Class: Depr. 2% 3%

Cars: Floor: Walls: Roof: Doors:

Size: x Age: Cost: x 47%

1940 Base Cost: x: % Depr.

Total:

REMARKS:

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Site No. 

Structure/Site Information Form

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

Year Built (Tax Record): Effective Age:
Legal Description Kind of Building:
North 1/4 of Lot 12 and all of Lot 13,
Block 3, Snyder's Addition to Park City.
Less than one acre.

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: 

- Excellent - Site - Unaltered - Significant - Not of the Historic Period 
- Good - Ruins - Minor Alterations - Contributory 
- Deteriorated - Major Alterations - Not Contributory 

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:

- 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.):

Bircumshaw, Lillian. Telephone interview, March 24, 1984, Park City, Utah. 

Researcher: Roger Roper
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.

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. 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.
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