HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Charles Rolfe House
Address: 1128 PARK AVE AKA: 1130 Park Avenue
City, County: Park City, Summit County, Utah Tax Number: SA-365
Current Owner Name: HOSENFELD/HOLT FAMILY LLC Parent Parcel(s):
Current Owner Address: PO BOX 579; PARK CITY, UT 84060-0579
Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 56 LOT: 8; 0.06 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>☑ Not Historic</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Full</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>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>building(s), accessory</td>
<td>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>structure(s)</td>
<td>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: □ ineligible ☑ eligible listed (date: )

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title ☑ city/county histories</td>
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<tr>
<td>☑ prints:</td>
<td>☑ tax card ☑ personal interviews</td>
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<td>☑ historic: c.</td>
<td>☑ original building permit ☑ Utah Hist. Research Center</td>
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<td></td>
<td>☑ sewer permit ☑ USHS Preservation Files</td>
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<tr>
<td></td>
<td>☑ Sanborn Maps ☑ USHS Architects File</td>
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<td></td>
<td>☑ measured floor plans ☑ LDS Family History Library</td>
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<td></td>
<td>☑ site sketch map ☑ Park City Hist. Soc/Museum</td>
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<td>☑ Historic American Bldg. Survey ☑ university library(ies):</td>
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<td></td>
<td>☑ original plans: ☑ biographical encyclopedias</td>
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<tr>
<td></td>
<td>☑ other: ☑ newspapers</td>
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</table>

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 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:

☑ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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: Not verified.

Walls: Drop siding.

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

Windows/Doors: Paired and 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 one-story frame T/L cottage remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor alterations include the addition of decorative porch elements that do not appear in the early photographs. The changes are minor and do not affect the site's original 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 remains unchanged from what is described in the National Register nomination and early photos.

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.

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: )  

Builder: ☑ Not Known  ☐ Known: (source: )  

Date of Construction: c. 1895

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:

1 National Register nomination.
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 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.

6 PHOTOS

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

Photo No. 4: West elevation. Camera facing east, tax photo.
### Structure/Site Information Form

**Street Address:** 1130 Park  
Park City, Summit County, Utah  

**Name of Structure:** Charles Rolfe House  

**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:**  

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

**Tax #:** SA 365  

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**Original Owner:** Unknown  

**Original Use:** Residence  

**Construction Date:** 1895  

**Demolition Date:** c. 1895  

**Present Use:** Residence  

**Building Condition:** Excellent  

**Integrity:** Site  

**Preliminary Evaluation:** Significant  

**Final Register Status:**  

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**Photography:**  

**Date of Slides:** 1983  

**Slide No.:**  

**Date of Photographs:** 1983  

**Photo No.:**  

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**Research Sources:**  

**Abstract of Title**  

**Sanborn Maps**  

**Utah State Historical Society**  

**Newsletters**  

**BYU Library**  

**Plat Records/Map**  

**City Directories**  

**Personal Interviews**  

**USU Library**  

**Tax Card & Photo**  

**Biographical Encyclopedias**  

**LDS Church Archives**  

**SLC Library**  

**Building Permit**  

**Obituary Index**  

**LDS Genealogical Society**  

**Other Census Records**  

**Sewer Permit**  

**County & City Histories**  

**Researcher:** Roger Roper  

**Date:** 4/84  

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

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: 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).