

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): Effective Age: Tax #: PC 251
 Legal Description: Kind of Building:

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:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 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 Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other

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 & 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 Giacomina. 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.