

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 445 Park
 Park City, Summit County, Utah
 Name of Structure: Milton and Minerva Thomas House
 Present Owner: Greg N. and Nancy G. Orrell
 Owner Address: 1236 9th Street #2, Santa Monica, CA 90401
 Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 58
 Legal Description: _____ Kind of Building: _____
 Lots 12 & 13, Block 4, Park City Survey.
 Less than one acre.

2 STATUS/USE

Original Owner: probably Milton & Minerva Thomas
 Construction Date: c. 1880 Demolition Date: _____
 Original Use: Residence Present Use: _____
 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

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:
 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 Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 1880 Census Records. Summit County, Park City Precinct, pp. 4, 13.
 1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story frame hall and parlor house with a gable roof. It is set on a raised stone foundation. The arrangement of openings on the facade is atypical, compared with other examples of this vernacular type. The facades of hall and parlor houses are generally symmetrical with a door centered between windows. The openings of this facade, however, are arranged with two windows on one side of the door and a single window on the other. The asymmetrical arrangement of openings corresponds with the internal division of the floor plan. The two rooms at the front of the house are of unequal size. It is likely that there were originally two rooms of identical size at the back of the house, but that space has been altered to include two small rooms and one large room. The size of the front door has been reduced, but that change is minor. A front porch, which was formed by an extension of the roof edge, spans the facade. It is supported on square columns and has a straight post balustrade. A monumental dormer projects from the roof. Styling of the dormer and evidence of the dormer in an old photograph of the area indicate that it was an in-period addition. It has a gable roof and drop siding that matches the siding of the original building. Fishscale shingles highlight the gable. The shed roof porch attached to the front of the dormer has square posts and a

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1880

Built c. 1880, the Milton and Minerva Thomas House at 445 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in the late 1870s by Milton and Minerva Thomas. Although the Thomases did not receive legal title to the property until 1882, it was not unusual during the early decades of Park City's settlement for individuals to build their houses on land which they had obtained through informal rather than legal transactions. 1880 census records indicate that the Thomases were living in this neighborhood at that time, so it is possible that this house was built and being used by them before 1880. Milton was a native of Texas (b. c.1849) and a miner, and Minerva was a Utah native (b. 1860). They had at least two children while living in this house.

The Thomases sold this house in 1884 to Thomas and Rebecca Cupid, who lived here for only one year. Thomas served for many years as a U.S. deputy sheriff in Park City. Henry Newell bought this house in 1885 and owned it until 1897. His relatively long length of residence apparently prompted townsfolk to refer to this as the "Newell residence."¹ Henry was a butcher from New York. It was under Newell's ownership, perhaps, that the large dormer was added to the roof of the house.

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445 Park
Description continued:

straight post balustrade. The porch is probably a more recent addition than the dormer itself. Every effort was made, however, to create a structure that complements the original building. This house, with the addition of the dormer, reflects a common method of expansion of a simple rectangular house. The top half story of the building was opened up by adding a dormer. In this case, the addition of the dormer is particularly sympathetic with and complementary to the design of the original house. No other major changes are reflected on the exterior of the building, therefore it retains its original character.

History continued:

Other owners of the house include Alfred Thompson (1897-1901), who apparently rented it out,² Mathias Jurgensen (1901-05), M.D. Hurlburt (1905-20), and Julius Olsen and family (1920-38).

¹Park Record, August 25, 1900, p. 3. See 364 Park structure/site form.

²Ibid.