

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Joseph Durkin House**

Address: 22 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-239

Current Owner Name: Bernard Cannard

Parent Parcel(s):

Current Owner Address: PO Box 2946, Fullerton, CA, 92837-0946

Legal Description (include acreage): 0.07 acres; ALL LOTS 6 & 7 BLK 19 PARK CITY SURVEY.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1995 & 2006
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

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

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
- city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1/2

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- 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: The tax cards indicate no foundation.

Walls: Drop siding.

Roof: cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Two-over-two double-hung sash type and single or paired 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 1 1/2-story frame T/L cottage remains unchanged from what is described in the 1983 National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 1907 Sanborn Insurance map indicates a rectangular accessory structure located southwest of the main building, but a site visit could verify its existence.

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 listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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. 1891¹

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)

¹ Summit County Tax Assessor; appears on the 1907 Sanborn Insurance map.

- 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. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: Northeast oblique. Camera facing southwest, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. PC 239

Location _____
 Kind of Bldg. Rsn St. No. 22 Prospect
 Class B Type 1 2 3 4 (4) Cost \$ _____ X _____ %

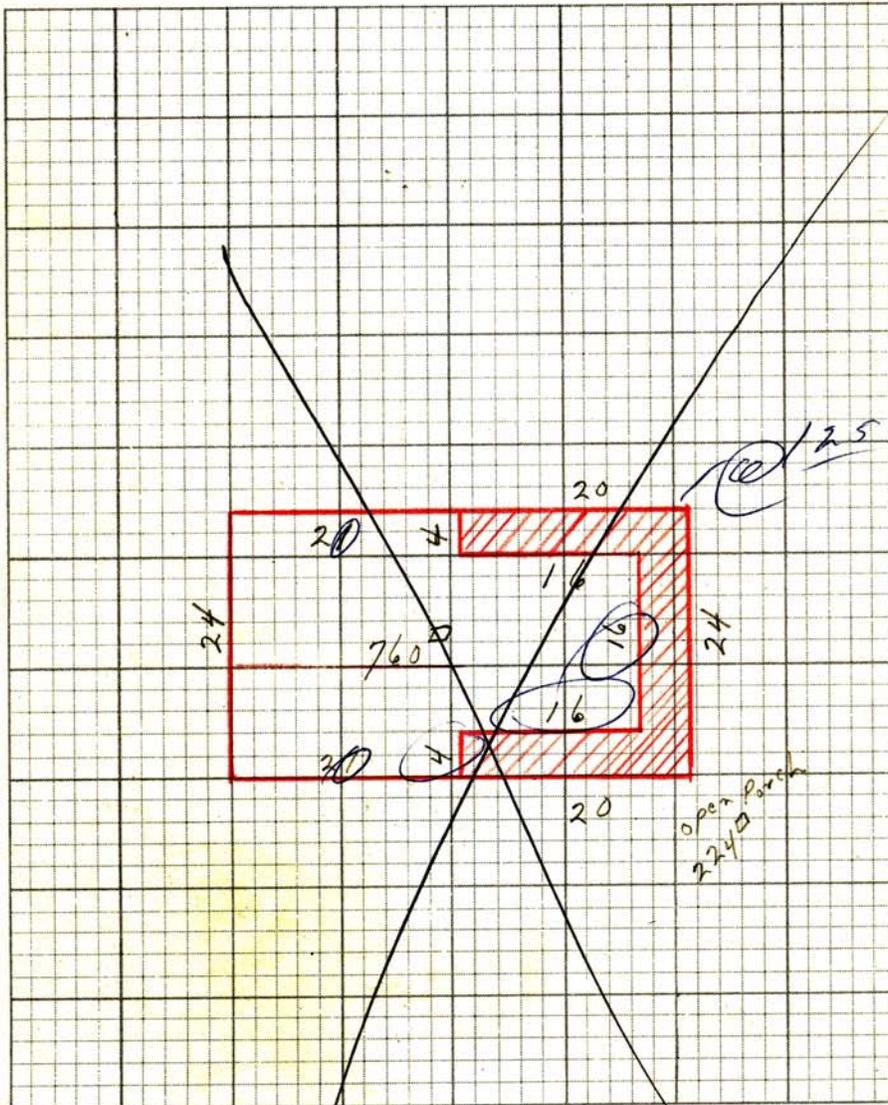
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		760		\$ 1918
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>alum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>224</u> @ <u>109</u> 224	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>dirt</u> 70	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>3</u> Unfin. _____ 595	
Plumbing {	Class <u>(1)</u> Tub <u>(1)</u> Trays _____
	Basin <u>(1)</u> Sink <u>(1)</u> Toilet <u>(1)</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____ 350
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____ 156	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other <u>Pine</u>	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
	1395

Total Additions			1395
Year Built _____	Avg. Age <u>66</u>	Current Value	\$ 3313
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
		Bldg. Value	
		Depr. Col. <u>(1)</u> 2 3 4 5 6 30 %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 994
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$

Appraised 12-13 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
SHED, dent, aid, RR	40	26	240	50	120/30	36
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 239
Serial Number

.....OF.....
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 22 Prospect Ave

Class H Type 1 2 3/4 Cost \$ _____ X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 4309	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Sid (A)

Roof Type Gab Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 224^φ @ 125 280

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar—Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor 2 80

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. 3 3 Unfin. _____ 525

Plumbing { Class 1 Tub 1 Trays _____
Basin 1 Sink 1 Toilet 1 550
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 326

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1761

Year Built 1891 Avg. 1. Replacement Cost 6070

Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor 1.18

Replacement Cost—1940 Base 7163

Depreciation Column 2 3 4 5 6 90%

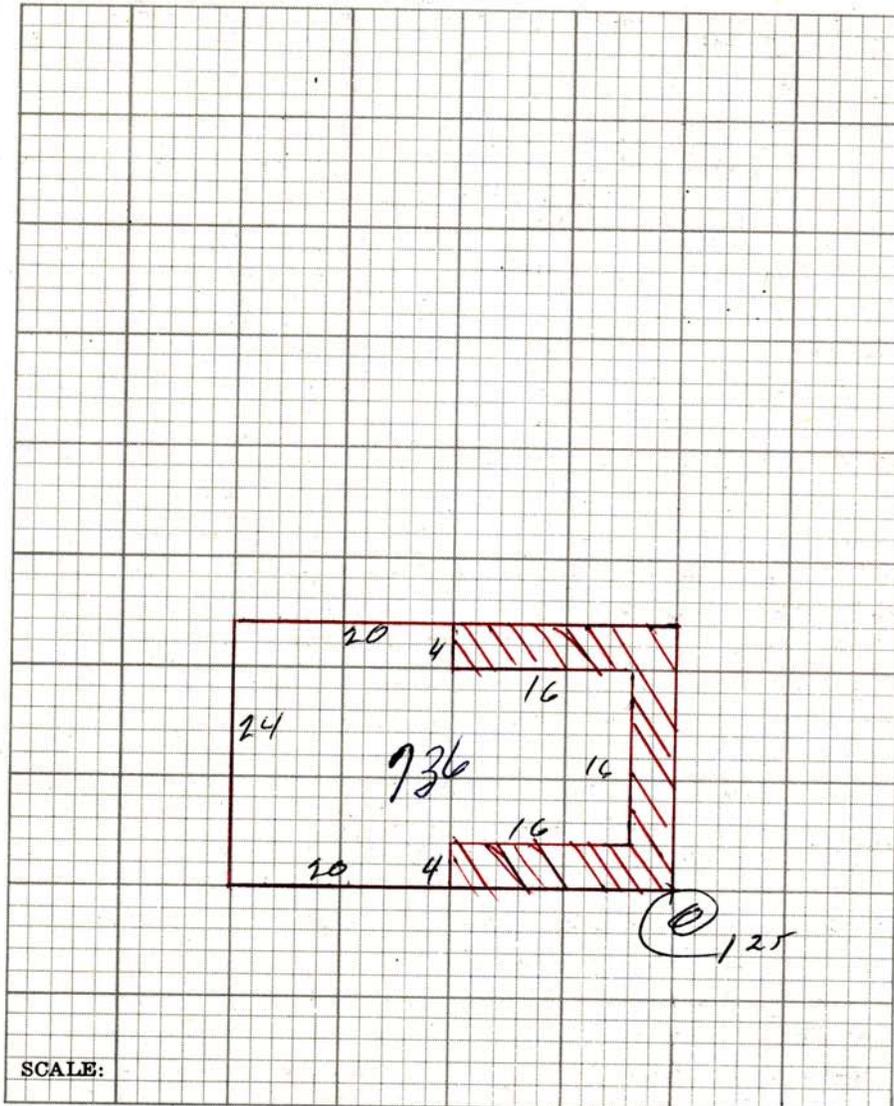
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ 2149

Appraised ① 10-20 19 68 By 1702 JAN 15 1969

Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PC 239



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 22 Prospect Park City, Summit County, Utah UTM: 12 458330 4498640
 Name of Structure: Joseph Durkin House T. R. S.
 Present Owner: Edwin B. and Roslyn Grose
 c/o David G. Holey
 Owner Address: Box 781, 31346 Silverado Canyon Road, Silverado Canyon, CA 92676
 Year Built (Tax Record): Effective Age: Tax #: PC 239
 Legal Description: Kind of Building:
 All of Lots 6 and 7 Block 19, Park City Survey.
 .07 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin 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 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: 1984 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.):
 1900 Census Records. Summit County, Park City Precinct, p. 180-B.
Park Record. April 11, 1903, p. 1. Joseph Durkin obituary.
 October 12, 1901, p. 3.

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 and one half story frame T/L cottage with a gable roof. It evolved from an L plan house in the 1880s which was oriented west, to a T plan house which was oriented east by 1907. The 1889 Sanborn Insurance Map shows the house as an L plan with a porch on the west side of the stem-wing. At that date a second porch wrapped around the northeast corner of the house. By 1900 that west porch was enclosed so that the plan became rectangular, and the other porch was extended to span the lengths of both the north and east sides of the house. The house was probably re-oriented to the east at that time. By 1907 the south end of the house was extended to the east and west, taking on the shape of a T/L cottage. The porch was extended around the northwest corner of the house so that it presently spans all three sides of the stem-wing. The cross-wing is of unusual proportions in that it is not symmetrically designed. The southern roof slope of the cross-wing extends down close to the ground, while the northern roof slope remains at the standard eave level. A two over two light double hung sash window is centered on the east gable end of the cross-wing over a pair of one over one double hung sash windows topped by a pedimental window head. On the west gable end of the cross-wing a single window is centered over two individual windows. There is a door flanked by a single window on the east side of the stem-wing. (See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Joseph Durkin House at 22 Prospect 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. This particular T/L cottage is unique because it underwent a series of alterations which changed it from an original T/L cottage that was oriented west with a cross-wing on the north end, to a rectangular house, and finally to its present form, a T/L cottage oriented east with a cross-wing on the south end. Although this T/L cottage by addition did not achieve its T/L form in the traditional manner, it nevertheless is significant for the same reason as other T/L cottages by addition. It clearly documents the importance of the practice of adapting an existing structure to meet changing needs. This extreme example of adaptation also indicates just how deeply rooted the process of adaptation and expansion of an existing house was in Park City's residential building practices.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, probably having been constructed c. 1885 by Joseph Durkin. Durkin received official title to this property in 1890 from the Park City Townsite Corporation, although he had probably unofficially purchased the property and built this house a few years earlier - a common practice in the early years of Park City's development. In 1881, the Durkins had purchased a nearby lot and house,¹ where they probably resided prior to building this house.

Joseph Durkin was born in Canada in 1850, and came to the U.S. when he was nine years old. He came to Park City in 1876, and began working for the
(See continuation sheet)

22 Prospect
Description continued:

On the north end of the stem-wing there is a window identical to the paired window of the east gable end of the cross-wing. It is topped by a single window. An old photograph shows the present house with a decorated porch and decorative stick work in the gable. The jigsaw cut brackets that topped the porch piers no longer exist, but the simple square porch piers and stick work in the gable are extant. The house has lost its original integrity, but is significant because it documents the common process of adaptation that was used to adjust the small mining town cottage to changing needs. It also documents the fact that when major alterations were made to expand a small house they were made in a systematic way which either preserved the basic shape of the earlier form, or changed the earlier form to another acceptable form. This house was changed from a small L plan house to a more sizeable T/L cottage. All of the major exterior alterations of this house were completed by 1907, so that it accurately represents the house as it would have looked in the mining period.

History continued:

Ontario Silver Mining Company. He was employed with that company for the next 27 years, first in the mill, then in the mine. He and his wife, Mary Ann, and their eight children lived in this house until 1901, when he had a new, larger house built on upper Main Street.² Joseph Durkin served for many years as a member of the city council.

Subsequent owners of the house include Kate Carpenter (1902-08) and Mrs. E.M. Grose and her family (1908-present).

¹Summit County Records, "Miscellaneous" Title Abstract Book, April 26, 1881. That house was purchased from W.H. Bond and was located on lots 13 and 14 of Block 19.

²Park Record, October 12, 1901, p.3. This new house was probably 176 Main.



Joseph Durkin House
22 Prospect
Park City, Summit County, Utah

East facade

Photo taken by Debbie Temme, October 1983
Negative: Utah State Historical Society





