

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **House at 101 Prospect Street**

Address: 101 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PHS-1

Current Owner Name: Douglas Cotter

Parent Parcel(s): PST-1

Current Owner Address: PO Box 2414, Park City, UT 84060-2414

Legal Description (include acreage): 0.44 acres; LOT 1 PROSPECT HEIGHTS SUBDIVISION.

## 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: 10/22/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints: 1983, 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: Bungalow type / Vernacular and Arts & Crafts elements 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), # 1;  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: Concrete block.

Walls: Narrow wood siding.

Roof: Clipped gable roof form sheathed in shingles.

Windows/Doors: 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 bungalow remains largely unchanged from what is described in its 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 house sits atop a hill on approximately 0.44 acres. The landscaping is informal and includes deciduous trees, shrubs, and grasses. The setting has not changed significantly from what is seen in early photographs.

**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 narrow 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 bungalow was a common house type built in Park City during the mining era and the one of the most common house type built in Utah during this 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. 1925<sup>1</sup>

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)

<sup>1</sup> USHS, Structure/Site Form, and National Register nomination form, 1984.

- 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.<sup>2</sup>

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:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 2:** Accessory building. Camera facing east, 2006.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 4:** Northwest oblique. Camera facing southeast, 1983.

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

Dec. 5/24/84

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 101 Prospect UTM: 12 458330 4498490  
 Park City, Summit County, Utah

Name of Structure: House at 101 Prospect T. R. S.

Present Owner: United Park City Mines Company

Owner Address: c/o Mr. E. L. Osika, Jr.  
 309 Kearns Building, Salt Lake City, Utah 84101

Year Built (Tax Record): Effective Age: Tax #:  
 Legal Description Kind of Building:

This house is located on a large parcel of mining property located in the Northeast quarter of the Northeast quarter of Section 21, T2S R4E Salt Lake Base and Meridian. The small parcel of land upon which this house sits is located on the East side of Prospect Street, Park City, Utah, and is described as commencing approximately 550 feet South of the intersection of Prospect and Chambers streets, that linear measurement paralleling the (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1925 Demolition Date:

Original Use: Residence Present Use: Residence

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Not of the	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	Historic Period	<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Deteriorated		<input type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory		<input type="checkbox"/> State Register	<input type="checkbox"/> 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:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> Other

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

Kummer, Bea. Interview, February 10, 1984, Park City, Utah.  
 Osika, E.L., Jr. Telephone interview, April 23, 1984, Salt Lake City, Utah.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

## Description of physical appearance &amp; significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a clipped gable roof. It has a low pitch roof, an almost square plan, and narrow lap siding which are all typical of many of Park City's bungalows. It varies, however, in that the major facade is not on the gable end of the house, but on the north broad side of the building. The roof has a slight overhang with exposed rafters on the north and south sides. The facade is symmetrical. Instead of having an open porch or hood over the door as was common in other Park City houses, access to the interior is through an enclosed vestibule with a clipped gable roof. The entrance, centered on the facade of the vestibule, is a multi-paned glass door with multi-paned side lights. The vestibule is centered between two large windows. Each window is divided vertically by mullions into three panels of equal size. Each of the panels is multi-paned. Windows on the other sides of the house are simple square or rectangular openings, and are not symmetrically arranged as on the facade. This house is unaltered and therefore maintains its original integrity.

PHOTOS

## Statement of Historical Significance:

Construction Date: c. 1925

Built c. 1925, this house at 101 Prospect is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house, which is located on mining property, was apparently built in the mid-1920s as the residence for an official of the mining company owning the property.<sup>1</sup> It is unclear which mining company owned this property at the time that this house was constructed, and officials of various mines, including the Judge Mine, the Ontario Mine, and others, have reportedly lived in this house over the years.<sup>2</sup> Alleged early occupants of this house include a Mr. Hewett, claimed to be the first owner, and Frank Stone, who lived here for many years.<sup>3</sup> Nothing is known about either of them. In recent years the house has been occupied by Neff Murdock.

The bungalow styling of this house indicates that it was built in the mid-to-late 1920s. Similarly styled houses at 1100 and 1110 Woodside were built in 1928.

<sup>1</sup>Interview with Bea Kummer, February 10, 1984, Park City, Utah. Also, telephone interview with E.L. Osika Jr., vice-president of United Park City Mines Company, April 23, 1984.

<sup>2</sup>Ibid.

<sup>3</sup>Interview with Bea Kummer.

101 Prospect

Legal Description continued:

Eastern side of Prospect Street as it runs generally South; thence South 100 feet, East 75 feet, North 100 feet, West 75 feet to point of beginning.

Less than one acre.



House at 101 Prospect  
Park City, Summit County, Utah

Northwest corner

Photo by Roger Roper, October 1983  
Negative: Utah State Historical Society



