

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John Doyle House**

Address: 339 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: JDH-A, JDH-B & JDH-C

Current Owner Name: CASEY CHRISTOPHER D

Parent Parcel(s): PC-43

Current Owner Address: 7084 S 2300 E STE 210, SALT LAKE CITY, UT 84121

Legal Description (include acreage): UNIT A, B & C OF THE JOHN DOYLE HOUSE CONDOMINIUMS AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER TOGETHER WITH AN UND 35.5% INT EACH IN & TO THE COMMON AREA

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: _____
Current Use: _____

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- 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: Foursquare

No. Stories: 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), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- 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

Walls: Drop siding

Roof: Hipped roof form sheathed in standing-seam metal.

Windows/Doors: Double-hung sash type and fixed casement with fixed transom.

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 site has been significantly altered since it was listed on the National Register of Historic Places in 1984.

The house appears to have been raised to accommodate a basement addition with two-car garage. The small pediment on the principal roof was enlarged to a gable dormer with small, paired double-hung windows. A large rear addition was constructed and the front yard has been replaced with a patio/deck above the garage. The changes are significant and substantially diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been completely altered by the alterations and additions noted above.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 foursquare was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

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. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

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)
- 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.¹

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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 1983.

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

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 339 Park

Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>2</u>	x x		<u>616</u>	\$ -	\$ <u>2828</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 484 Condition _____

Description of Building	Add	Deduct	
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input type="checkbox"/>			
Ext. Walls <u>Siding</u>			
Insulated—Floors _____ Walls _____ Cigs. _____			
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front <u>140' @ 1.50</u> <u>210</u>			
Rear <u>Enclosed 216' @ 1.30</u> <u>281</u>			
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>45</u>	
Basement Apts.—Rooms Fin. _____			
Attic Rooms _____ Fin. _____ Unfin. _____			
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____			
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam <u>S</u> Blr. _____ Oil _____ Gas _____ Coal _____			
Air Conditioned _____ Incinerators _____			
Radiant—Pipeless _____			
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____			
Cabinets <u>1</u> Mantels _____		<u>125</u>	
Tile— Walls _____ Wainscot. _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wolbd. Lined - 8 @ 25</u>		<u>200</u>	
Total Additions and Deductions	<u>491</u>	<u>370</u>	<u>2828</u>
Net Additions or Deductions	<u>-370</u>		<u>+ 121</u>

Ave Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 2949
 Depr. 1-2-3-4-5-6 61/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 1150

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks (40yr Ave Used - 1941) **Total Building Value** \$ _____

Appraised 10/1949 By CAO & AJ

Serial No. P.C. 43

Location _____
 Kind of Bldg. RES St. No. 339 Park
 Class 4 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>2</u>	<u>x x</u>		<u>676</u>		<u>\$ 2672</u>
	<u>x x</u>				
	<u>x x</u>				

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

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Imp</u> Mtl. <u>Alu</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ <u>140</u> @ <u>150</u> <u>210</u>	
Rear <u>Enclosed</u> <u>216</u> @ <u>130</u> <u>281</u>	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>None</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> <u>350</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	
Total Additions	<u>841</u>

Year Built _____	Avg. Age <u>56</u>	Current Value	\$ <u>3513</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	% _____
Remodel Year _____	Est. Cost _____	Bldg. Value	
Garage—Class _____ Depr. 2% 3% Carport—Factor _____		Depr. Col. ① 2 3 4 5 6 <u>31</u> %	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____	Size— <u>x</u> Age _____ Cost _____ x _____ %	Current Value Minus Depr.	\$ <u>1089</u>
Other _____		Total Building Value	\$ _____

Appraised 12-3 19 57 By 1331

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 339 Park Ave
 Class 4- Type 1 2 3 4. Cost \$ 4315-2089 x 94 %

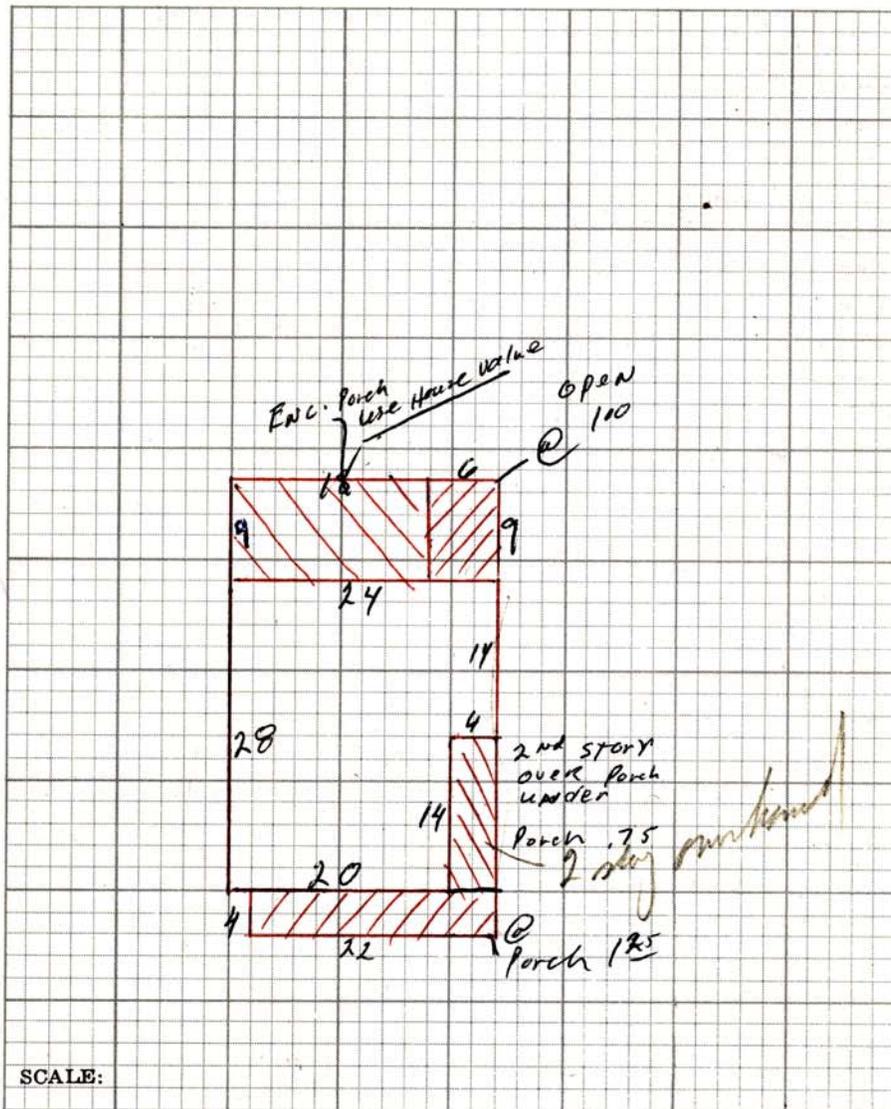
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1st</u>	x x	<u>780</u>		\$ <u>4056</u>	\$
<u>2nd</u>	x x	<u>672</u>		<u>2434</u>	
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>sid</u>		
Roof Type <u>HIP</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>83</u> @ <u>1.25</u>	<u>116</u>
Rear _____	<u>54</u> @ <u>1.00</u>	<u>54</u>
Porch _____	<u>56</u> @ <u>.75</u>	<u>42</u>
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>50.7</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	<u>60</u>	
Awnings — Metal _____ Fiberglass _____		
Total Additions <u>see</u>		<u>41313.1</u>

Year Built <u>1901</u>	Avg. <u>1904</u>	Replacement Cost	<u>7813</u>
<u>POREH H.F.</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> - <u>Tenant</u> - <u>Neighbor</u> <u>Record</u> - Est.		Adj. Bld. Value	<u>1.8</u>
		Conv. Factor	
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-16 - 19 68 By 1708
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	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 _____



20 43 ✓

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Structure/Site Information Form

1 IDENTIFICATION

Street Address: 339 Park UTM: 12 458130 4498960
 Park City, Summit County, Utah
 Name of Structure: John Doyle House T. R. S.
 Present Owner: Ruby F. Dingle
 Owner Address: P.O. Box 652, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 43
 Legal Description: Kind of Building:
 All Lot 10 Block 3, Park City Survey
 .04 acre.

2 STATUS/USE

Original Owner: John Doyle Construction Date: c. 1900 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.):
 1900 Census Records. Summit County, Park City Precinct.
 Park Record. June 22, 1912.
 Salt Lake Tribune. February 17, 1920, p. 7. John Doyle obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Two Story Box (variant of pyramid house)

Description of physical appearance & significant architectural features:

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

This house is a frame two story box, a variant of the pyramid house. It has a rectangular plan and a pyramid roof. A small decorative gable projects from the roof. A hip roof porch spans the facade and wraps around the recessed northeast corner of the house. It is supported on tapering piers, and has a gable projecting from the roof over the entrance area. The original balustrade was replaced by a white picket fence which approximates the look of a straight post balustrade. The arrangement of openings on the facade includes a broad single pane with transom window and door on the first story, and two windows on the second story. Except for two square windows, all of the original windows are the one over one double hung sash type. A horizontal window band was added to the west side of the south wall. It is barely visible and is painted to match the other openings so that it does not affect the original character of the building. There is a second door off the porch on the north side of the building. The small shed roof extension off the northwest corner of the building was built before 1907, as is reflected on the 1907 Sanborn Insurance Map. It is almost hidden from view, and is unobtrusive. 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 ususally contributes to the significance of a house
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1900

Built c. 1900, the John Doyle House at 339 Park is architecturally significant as one of four extant two story box houses in Park City, three of which are well preserved and included in this nomination. The two story box is closely tied with the pyramid house, one of three major house types in Park City. Like the pyramid house, it has a square or nearly square form, a pyramid or truncated hip roof, and a porch spanning the facade. It varies in size from the pyramid house, being a full two stories, as compared with the one or one and one half stories of the pyramid house. The two story box was not common in Park city, but judging from the range of extant buildings in Park City, it seems to have been the preferred design choice for a sizeable Park City house. All of the extant examples of this house are located on prominent sites along Park Avenue, the most prestigious street in Park City, further documenting the significance of this house type as one chosen by those who were seeking more than a utilitarian dwelling.

John and Annie Doyle, who had owned this property since at least 1892, apparently had this house built in 1900. It was probably one of the numerous houses constructed at that time as part of the rebuilding of the town after the great fire of 1898. The fire destroyed most of the commercial buildings on Main Street and many of the residential buildings, including some of the "aristocratic residences" along Park Avenue. A lien placed by Kidder & Bro. Lumber Company in 1892 suggests that the Doyles had a house built on this property at that time, but that house was apparently destroyed by the fire. A mortgage with Pacific Lumber Company in January 1900 supports the assumption that this house was built in that year, as does an analysis of its architectural design, and the fact that the Doyles were not listed as residents of a Park Avenue house in the 1900 census records. The house apparently served as the home of John and Annie Doyle until 1912, when they
(See continuation sheet)

339 Park

Description continued:

because it documents the most common and acceptable method of expansion of the small Park cottage. Because the extension of 339 Park was probably added in the boom period of residential development (1870-1929), it can therefore be justified and considered a significant element. There is also a stone lean to at the rear of the house which is probably original. The window change, the addition of the shed extension at the rear, and the replacement of the balustrade are the only exterior alterations. They are minor changes and do not affect the building's original integrity.

History continued:

sold it to Theodore P. Holt, a metallurgist with the Mines Operating Company. John Doyle, a native of Ireland, had come to Park City in 1885 and engaged in mining activity throughout his twenty-seven year residence in the town. This house, one of the largest in town, is evidence of his financial success. John and Annie Doyle moved to Salt Lake City in 1912, where he died at the age of 60 in 1920.

Other owners of this house include Theodore P. Holt (1912-19), Fred W. Post (1919-23), Charley Choung, owner/operator of the Senate Cafe in Park City (1923-37), Carl Condie (1937-40), John F. Turner (1940-45), and J.M. and Ruby Dingle (1945-present).



John Doyle House

339 Park

Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society



339

7118

