

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **David F. & Elizabeth Condon House**

Address: 1304 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-275-A

Current Owner Name: VOLMRICH JEFFREY & FIONA H/W (JT)

Parent Parcel(s): SA-275

Current Owner Address: 1790 SUN PEAK DR #B102, PARK CITY, UT 84098-6559

Legal Description (include acreage): BEG AT A PT WH IS 481.00 FT N 54\*01' E & 500.00 FT S 35\*59' E FROM THE NW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54\*01' W 75.00 FT; TH S 35\*59' E 55.00 FT; TH N 54\*01' W 75.00 FT; TH S 35\*59' E 55.00 FT; TH N 54\*01' E 75.00 FT; TH N 35\*00' W 55.00 FT TO THE PT OF BEG CONT 0.10 AC

## 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 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: T/L cottage type

No. Stories: 1 1/2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

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

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

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.):

Site: Low concrete wall runs the length of the frontage with low wooden fence atop.

Foundation: Not verified.

Walls: Drop siding.

Roof: Cross-wing roof from sheathed in asphalt shingles.

Windows/Doors: Double-hung sash type and a grouping of three single light with larger center window flanked by narrow fixed casements.

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 T/L cottage remains as it was described in the National Register nomination form (see Structure/Site Form, 1983). A window has been cut into the gable end, but is unobtrusive and does not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains as it appears in the earliest photograph.

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. 1885<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> National Register nomination.

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.<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:** West elevation. Camera facing east, 2006.

**Photo No. 2:** West elevation. Camera facing east, 1995.

**Photo No. 3:** West elevation. Camera facing east, 1983

**Photo No. 4:** Southwest oblique. Camera facing northeast, tax photo.

---

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



SA 275

6.11.11

56

**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 1304 Park UTM: 12 457530 4500110  
 Park City, Summit County, Utah  
 Name of Structure: David F. and Elizabeth Condon House T. R. S.  
 Present Owner: Mr. and Mrs. John Roberts  
 Owner Address: P.O. Box 726, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: SA 275  
 Legal Description Kind of Building:

Beginning South 54 degrees 01 minutes West 244 feet from Southeast corner Block 24, Addition Snyder's  
 to Park City Survey thence North 35 degrees 59 minutes West 30 feet North 54 degrees  
 01 minutes East 150 feet, South 35 degrees 59 minutes East 30 feet, South 54 degrees  
 01 minutes West 150 feet to beginning. Also half of 13th Street, Park City Survey,  
 commencing at point South 54 degrees 01 minutes West 244 feet from Southeast  
 (see continuation sheet)

STATUS/USE 2

Original Owner: probably David F. & Elizabeth Construction Date: c. 1885 Demolition Date:  
 Condon  
 Original Use: Residence Present Use:

Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:
<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> National Landmark
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Not of the	<input type="checkbox"/> District
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	<input type="checkbox"/> National Register
	<input checked="" type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register
			<input type="checkbox"/> Multi-Resource
			<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 Census Records

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

1880 Census Records. Summit County, Park City Precinct, p. 6.  
 1900 Census Records. Summit County, Park City Precinct, pp. 162-A, 164-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

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

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

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common method for expanding and at the same time updating a small house. The 1907 Sanborn Insurance Map shows 1304 Park as a hall and parlor house. The cross-wing therefore was added sometime after 1907. As is typical of houses that are T/L cottages by addition, the facade of the original hall and parlor house remains on the stem-wing with a door centered between two double hung sash windows. A porch spans the length of that section. The cross-wing was built of drop siding that matches the siding of the original section. A three part horizontal window pierces the gable end of the crosswing, and a similar window replaced an original double hung window on the south end of the stem-wing. That window change is minor and unobtrusive. There is a rear shed extension attached to the stem-wing which is probably original, or was built shortly after the original construction. Whether the extension is original or not, in-period additions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house.

(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1885

Built c.1885, the David F. and Elizabeth Condon House at 1304 Park 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. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

The original hall and parlor section of this house was probably built for David F. and Elizabeth Condon, possibly as early as the late 1870s<sup>1</sup> and by at least 1898.<sup>2</sup> The estimated date of construction, c. 1885, is a compromise between those parameters, since there is no evidence to conclusively prove its actual construction date. David F. Condon was born in Louisiana c. 1848 and came at an unknown date to Park City, where he worked in one of the mills. His wife, Lizzie, was born in Illinois c. 1852. David died during the 1880s or 1890s, and in 1898 Elizabeth sold this house to William and Drucilla Cunnington.

William Cunnington, born in California in 1866, worked as a teamster in Park City around the turn of the century. His wife, Drucilla, whom he married c. 1893, was born in Utah in 1873. They had at least two children. The addition to this house, which changed its form to that of a T/L cottage, was probably built by the Cunningtons c. 1910, as indicated by the Sanborn Insurance Maps. The Cunningtons sold this house in 1916 to Edward L. Berry, whose family continued to own it until 1977.

(See continuation sheet)

1304 Park

Description continued:

This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the mining boom era and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.

History continued:

<sup>1</sup>1880 Summit County Census Records, Park City Precinct, p. 6. Although the evidence here is not conclusive, it appears that the Condons may have been living on Park Avenue at that time, suggesting that this house may have been built by that date.

<sup>2</sup>The April 16, 1898 transaction in which the property was sold to the Cunningtons included the description of a "four-room frame dwelling house" on this property.

Legal Description continued:

corner Block 24, Park City Survey, thence South 35 degrees 59 minutes East 50 feet North 54 degrees 01 minutes East 150 feet, North 35 degrees 59 minutes West 50 feet, South 54 degrees 01 minutes West 150 feet to beginning.

Less than one acre.



David F. and Elizabeth Condon House  
1304 Park  
Park City, Summit County, Utah

Southwest corner

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



