



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **Joseph Durkin**

Address: **1002 Woodside Avenue**

Date of Construction: **c. 1895**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **SA-44**

Current Owner: **John R. III and Constance B. Desha (H/W jt.)**

Legal Description (include acreage): **ALL LOTS 31 & 32 BLK 4 SNYDERS ADDITION TO PARK CITY QWD-343**

M28-676 M41-247 M42-18-19 M42-162 90-698 M198-774-775507-146 507-433 509-730 618-65 1118-804-812

1431-1498-15151519-1740-1757 1602-1041-1058; 0.09 AC

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Not Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints

Historic

Research Sources:

Sanborn Maps

Tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). # 0 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: **Wooden clapboard siding**

Foundation: **Concrete with stone veneer**

Roof: **Cross-wing form sheathed in standing seam metal material**

Windows/Doors: **Ribbon of multi-pane casement in gable end, multi-pane casement, and single light casement**

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1002 Woodside is a T/L cottage that has undergone significant changes. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. A large rear addition has been built onto the house. The porch has also been altered from the large porch that filled the L of the house, which was enclosed and with a narrow entry porch built in front of it. The cross gable roof is sheathed with standing seam metal, as is the roof of the addition. The walls are clad with wooden clapboard siding and a stone veneer where the site slopes down away from the road. There is a group of three multi-pane casement windows in the front gable end. A single multi-pane casement window sits on either side of the entry porch area. The door is wood and has an oval upper lite. The porch roof is gabled and is supported

by square wood posts. The site has many large trees on it that obscure the view of the front of the house, while the rear has very little landscaping. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps. The property was acquired from the Park City Townsite Corporation by Joseph Durkin sometime prior to 1896. It is likely that the house was built while under the ownership of Joseph Durkin.

Joseph Durkin appears on the 1900 census, living on Prospect Street at that time. He was a miner and lived in Park City with his wife Mary and their six children. He was born in Canada and emigrated to the U.S. in 1859. He sold the property in two parts, one in 1896 to Ruth Handey, and the other in 1905, to Edwin Nichols. As Joseph Durkin died in 1902, it is likely the latter sale was performed by his wife.

No information could be found on Ruth Handey, but Edwin Nichols lived in the Salt Lake and Utah Valley Area for much of the late 19th and early 20th centuries. He was married in 1888 in Park City, but there is no record of him ever having lived there. Censuses state that he worked as a miner. He sold the property in 1906 to John Mills.

John Mills was recorded on the 1910 census as living at the house that was neighboring this house, 1006 Woodside Avenue. That house was demolished between 1907 and 1929, and since that time the two lots have been sold together. He worked as a miner, and lived in Park City with his wife Sadie and their seven children.

Each part of the current property somehow came under the ownership of the county, and were sold to James Sullivan, one in 1916 and the other in 1920. James Sullivan appears on the 1920 census, living in another house in Park City, 1007 Park Avenue. We worked as a water master for the city, and lived there with his wife Teresa and their three children. The property came under the ownership of the county again by 1927, and was purchased by Leonard Smith in 1929. He is listed as living at 1002 Park Avenue in the 1930 census, but the 1929 Sanborn map does not show a house there, and it is likely that there was an error made and he was

in fact living at this house. He worked as an electrician for a mine, and lived at the house with his wife Gladys and their four daughters. He sold the house in 1935 to William Carpenter.

William Carpenter lived in the house with his wife Emeline, and their three sons. He worked as a compressor operator for a mining company. The house stayed under the ownership of the Carpenter family until 1972. It is currently owned by John R. and Constance Desha.

REFERENCES

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- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 1002 Woodside Avenue. South elevation. 2020



Photo 2: 1002 Woodside Avenue. Southwest oblique. November 2013



Photo 3: 1002 Woodside Avenue. South elevation November 2013



Photo 4: 1002 Woodside Avenue. Southeast oblique. November 2013



Photo 5: 1002 Woodside Avenue. West elevation. 2006



Photo 6: 1002 Woodside Avenue. in 1995



Photo 7: 1002 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 8: 1002 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

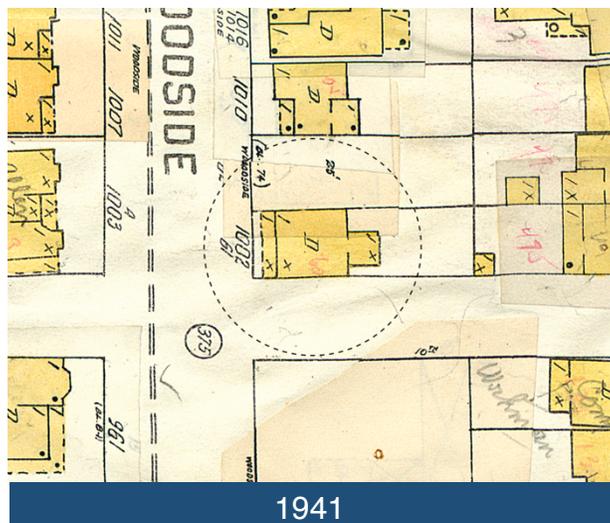
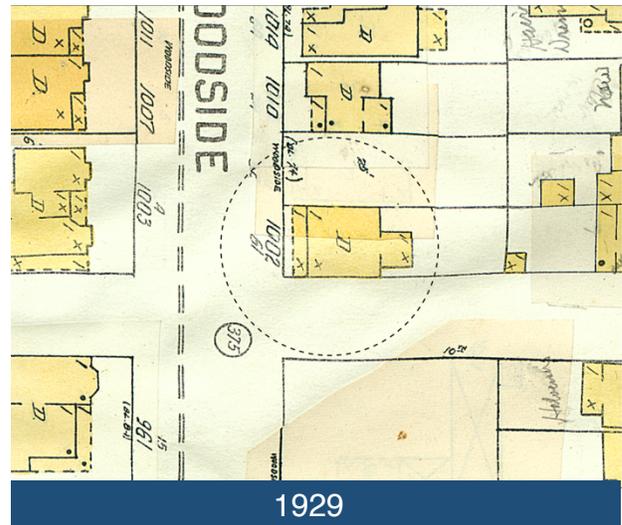
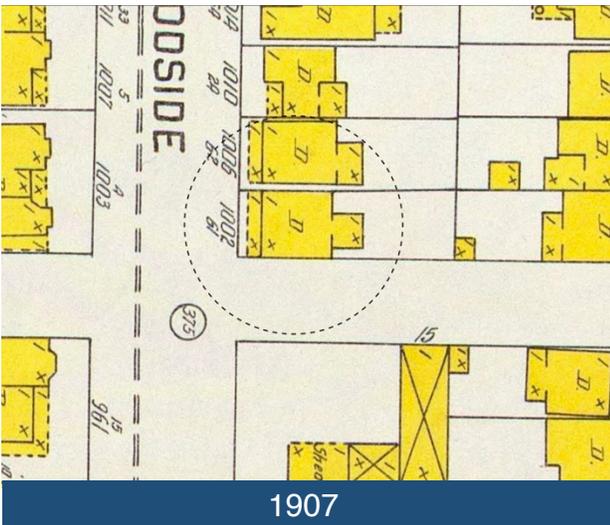
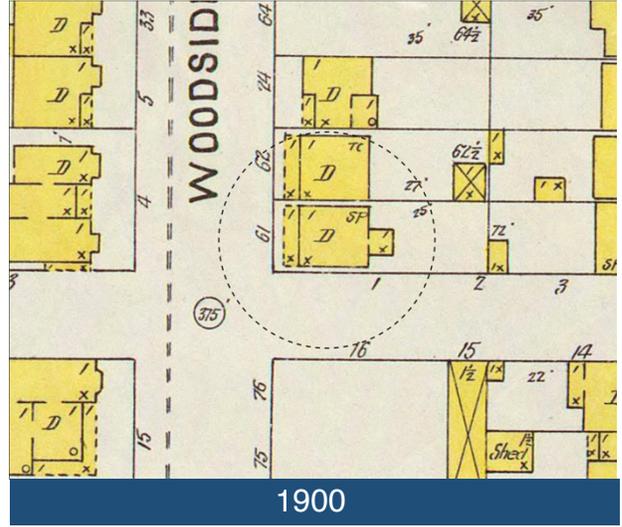
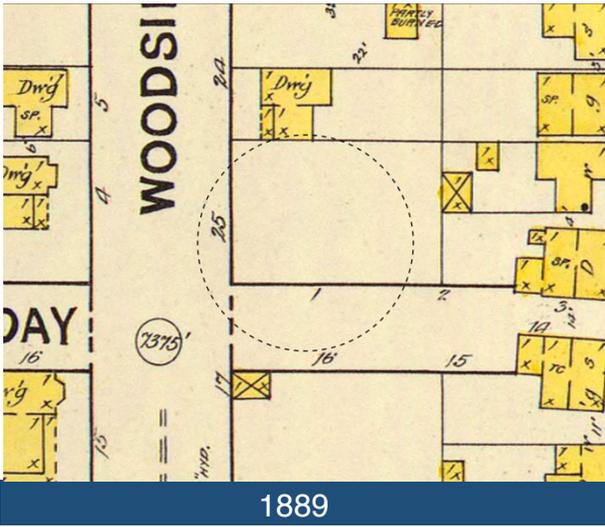
MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 1002 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1002 Woodside Avenue

City: Park City, UT

Current Owner: John R. III & Constance B. Desha

Address: (see historic site form for address)

Tax Number: SA-44

Legal Description (include acreage): SA BK4 L31 & L32 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L-11, 14-32]
9/21/1896	Joseph Durkin & wife	Ruth B. Handley	W.		"32"
5/20/1905	Jos. Durkin	Edwin Nichols	W.D.		"31"
10/10/1906	Edwin Nichols & wife	John Mills	W.D.		"31"
1/20/1915	Third J.D. Court	Leland D. Mills, et al	Decree		"31" [Estate of John Mills]
6/20/1916	Summit County	James Sullivan	Q.C.D.		"32" [following tax sale]
8/2/1920	Summit County	James D. Sullivan	Q.C.D.		"31" [following tax sale]
12/21/1927	County Treasurer	Summit Co.	Tax Sale		"31,32 against Leonard M. Smith"
8/10/1929	Leonard M. Smith	W.D. St. Jean and D.H. Gordon	Mtg		
12/24/1935	Leonard M. Smith	William Franklin Carpenter	W.D.		
8/10/1937	William Franklin Carpenter	State Bank of Park City	Mtg.		
9/10/1940	William Franklin Carpenter	State Bank of Park City	Mtg.		
11/23/1970	Emeline L. Carpenter	Verdon A. & Herman R. Carpenter	W.D.		
8/16/1971	Verdon A. Carpenter	Herman R. Carpenter	Q.C.D.		
9/26/1972	Herman R. & Bernece W. Carpenter	Michael J. & Mary K. Wilson	W.D.		
2/23/1977	Michael J. & Mary K. Wilson	Paul E. DeGroot	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

