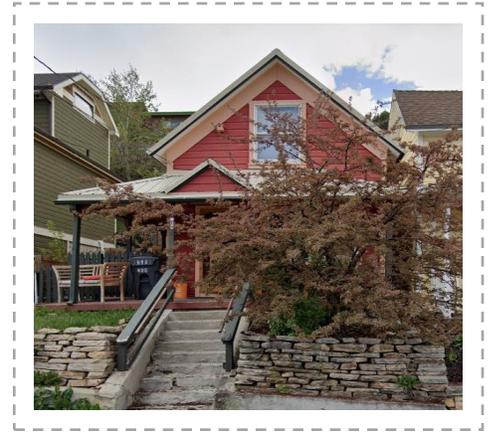




**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): Jane Kidder House

Address: 259 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-23

Current Owner: James Uhls (trustee)

Legal Description (include acreage): LOT 15 BLK 2 PARK CITY SURVEY M25-613 M44-550 561-798-800 677-615 774-238 904-651 1808-1210 1896-1249 2002-1843 JAMES UHLS AS TRUSTEE OF THE FO WRENTH INC DEFINED BENEFIT PENSION TRUST 2002-1843; 0.04 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
- Non Historic

**DOCUMENTATION**

Photographs:

- Tax Photos
- Prints: 2006, 1995, 1940s
- Historic

Research Sources:

- Sanborn Maps
- City/ County Histories
- tax Card
- Personal Interviews
- Census Records
- Park City Museum

Newspapers

Other:

abstract of title

USHS Preservation Files

## DESCRIPTION

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Architectural Style: Shotgun type / Vernacular style

No. Stories: 1.5

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

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in wood drop/novelty siding.

Foundation: The 1949, 1957 and 1968 tax cards state that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Roof: The front-gabled roof is not visible in the 2006 photograph but is most likely clad in the same standing seam metal materials as the shed-roofed porch. The brick chimney visible in the c. 1940 and 1995 photographs was removed by the time of the 2006 photograph.

Windows/Doors: The windows include double-hung, one-over-one sash set in vertical openings. Several are set in a pair, within the same opening and sharing the simple casing. The entry door is a modern fourpaneled wooden door with a four-paned fanlight.

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Improvements: Tool Shed: 36 SF – Typical Quality & Tool Shed: 48 SF – Typical Quality

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

259 Park is a shotgun type house that has been well preserved. While the shotgun house was not one of the main three house types built in Park City during the historic mining era, it was still common during that time period. The gable roof is sheathed with a standing seam metal, which replaced the tin sheet material mentioned on the 1949 tax card. The walls are clad with drop-novelty wood siding. A one-over-one double hung sash window sits in the main gable with a pair of the one-over-one sashes to the right of the door. The door is a wood frame and panel with an upper four-paneled fan lite. The porch wraps from the east façade to the south and is covered by a standing seam metal hip roof which starts below the main roof, and is sheathed in the same material. Square wood posts support the porch roof which has a small gable over the entry. The porch was extended to run down the south façade sometime after the tax photo. The tax cards do not indicate a foundation and it remains unverified. There is a flat roofed addition on the south of the house which was built before 1995. A wood picket fence surrounds the side yard and a stacked stone retaining wall lines the sidewalk. A concrete stair intersects the retaining wall and leads to the porch. The overall form and materiality of the building remains intact and the building retains its historic value.

## SIGNIFICANCE

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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 is present on the 1889 Sanborn Insurance map, which makes it difficult to pinpoint its exact construction date. The property was purchased from the Park City Townsite Corporation by Jane S. Dusnall in 1882. She sold the house in 1892, there being named as Jane S. Kidder. No information could be found on her. George Balderston was the next owner of the house.

George Balderston was a surveyor who was employed by the Park City Smelter Company. No other information could be found on him, and it is unknown exactly how he used this property. The house was sold to F. Joseph Franklin in 1902.

Joseph Franklin may have been City Recorder at some point, but this is unconfirmed. Nothing else could be found on him or his wife Hannah. Due to discrepancies in the title history, it is unknown when they lost ownership of the house, but the 1920 census shows that it was rented by Arthur Ralls at that time.

Arthur Ralls lived in the house with his wife Vicia, and their five children. Arthur worked as a miner, but nothing else could be found on their family. The property came under the ownership of the county, and was bought by Fred

Lund. The title history shows the house coming under his ownership in 1935, but the 1930 census shows him owning and occupying the house at that time.

Fred Lund lived at the house with his wife Nina. He worked as an electrician for the power company. They continued to live at the house during the 1940 census, at which time it was noted that Fred (or Alfred) was working as a miner. Alfred was also very involved with some of the social groups in Park City, most notably the Knights of Pythias. The property stayed in their family for many years, but was eventually sold and is currently owned by James Uhls.

## 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.

## PHOTOS AND MAPS

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

259 Park Avenue, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



c. 1897









*259 Park Avenue. Northeast oblique. November 2013.*



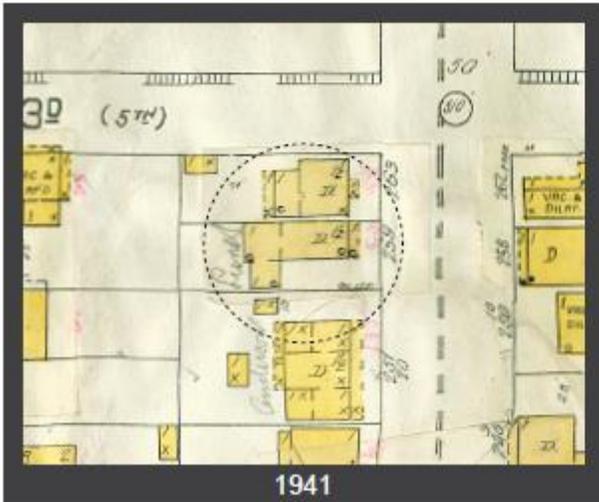
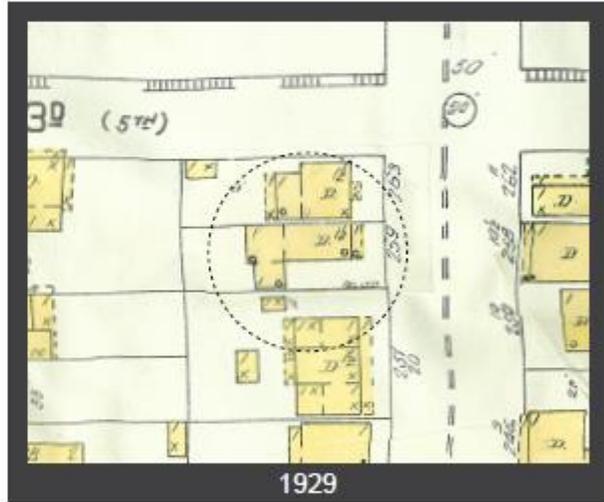
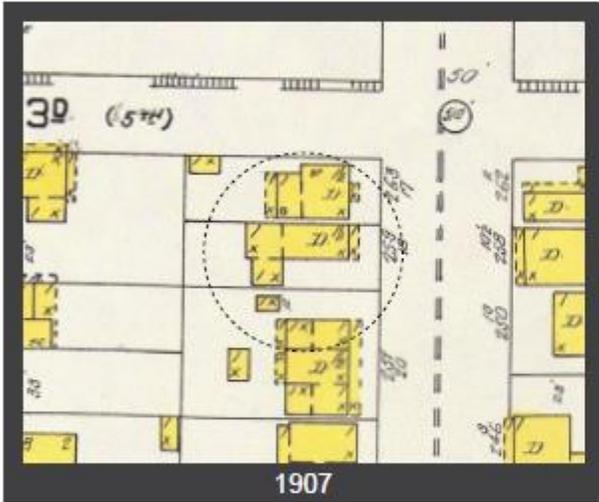
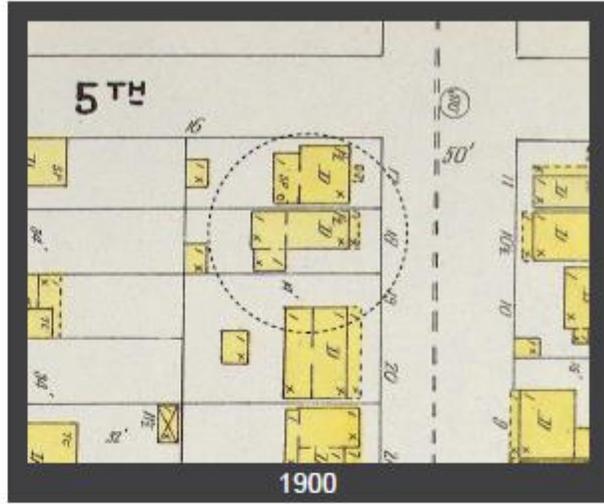
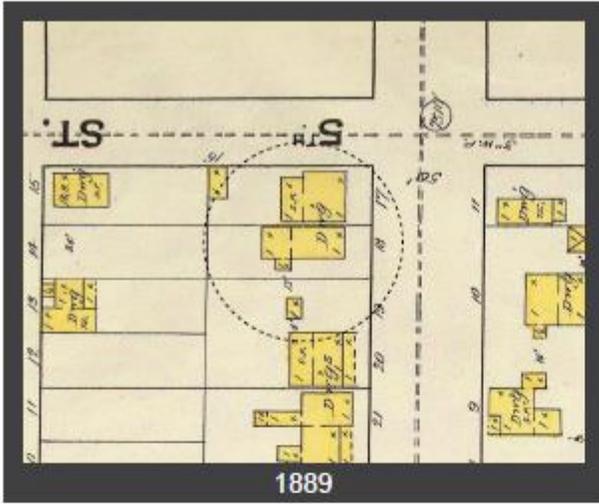
*259 Park Avenue. East elevation. November 2013.*



*259 Park Avenue. Southeast oblique. November 2013.*

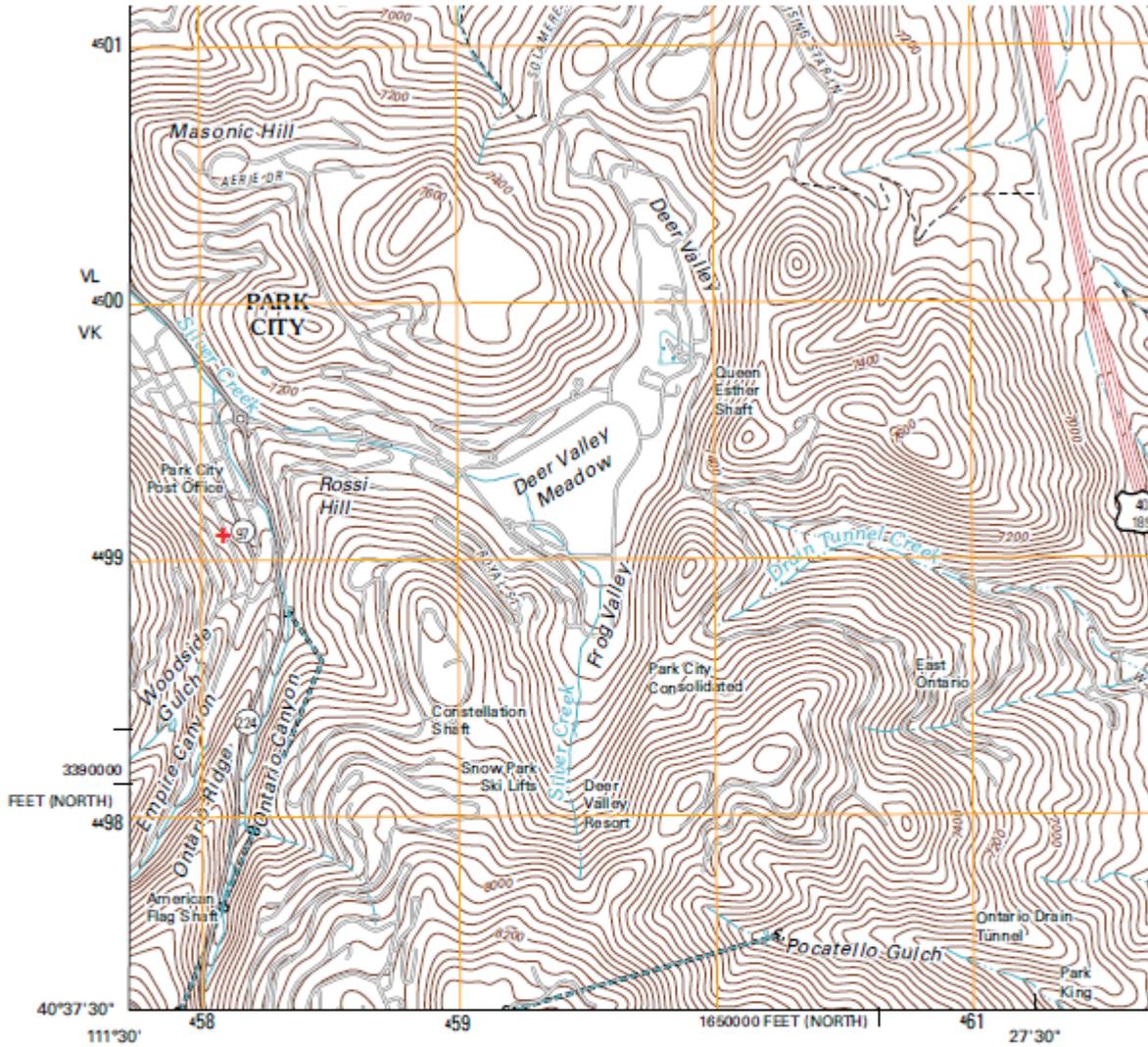
MAPS

259 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



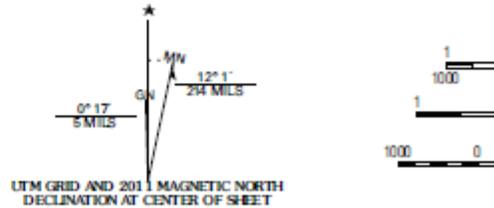


259 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

**TITLE SEARCH FORM**

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

Address: 259 Park Avenue

City: Park City, UT

Current Owner: James Uhls

Address: (see historic site form for address)

Tax Number: PC-23

Legal Description (include acreage): PC BK2 L15 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
5/12/1882	Edwd. P. Ferry	Jane S. Dunsall	W		"15" [rest of form]
4/14/1892	Jane S. Kidder	Geo. Balderston	W.		
9/9/1902	George Balderston & wife	F. Joseph Franklin	W.D.		
6/12/1903	F. Joseph Franklin & wife	Hellen Franklin	Q.C.		
6/15/1903	Hellen Franklin	W.W. Armstrong	W.D.		
6/15/1903	W.W. Armstrong & wife	Hellen Franklin	W.D.		
2/8/1904	Hellen Franklin	James T. Kessel	Mortgage	\$750.00	
12/17/1935	Summit County	Fred Lund	red. Cert.		
4/28/1970	Alfred Lund, aka Fred Lund	Nina Louise Lund, his wife	W.D.		
1/11/1973	Nina Louise Lund	N.L. Lund & David H. Sundquist	W.D.		
4/23/1990	David H. Sundquist	Charles D. & Linda F. Mellon	W.D.		
8/14/1992	Charles D. & Linda F. Mellon	Christopher Briscoe	W.D.		
12/20/1993	Christopher Briscoe	Chris & Anne Briscoe	Q.C.D.		
8/30/1995	Chris & Anne Briscoe	Bradley J. Boozier	W.D.		
10/29/2007	Bradley J. Boozier (trustee)	259 Park Avenue LLC	W.D.		
9/23/2009	259 Park Avenue LLC	James Uhls (trustee)	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/1/2014

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

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Location \_\_\_\_\_

Kind of Building Res Street No. \_\_\_\_\_

Schedule 1 Class 3 Use Use Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>628</u>	\$ -	\$ <u>1277</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 302-4p Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>117</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Sheetin</u>	-	- <u>161</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>58' @ 1.00</u>	<u>58</u>	
Rear <u>22' @ .50</u>	<u>11</u>	
* Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>2</u> Unfin. _____	<u>267</u>	
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ 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>40</u>	
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Lumber Lined Wd. Studs—5 @ 35.00</u>		<u>175</u>

Total Additions and Deductions 726 292 1277

Net Additions or Deductions -292 \$ +434

Ave Age 45 Yrs. by  Est. Owner  Tenant  Neighbors  Records

REPRODUCTION VALUE \$ 1211

Depr. 0-2-3-4-5-6 58/42 % \$ \_\_\_\_\_

Reproduction Val. Minus Depr. \$ 719

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_

Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_

Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_

Roof \_\_\_\_\_ Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ \$ \_\_\_\_\_

Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

Remarks (37 yr Ave Used—1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By C.A.O. & A.J.



Serial No. PC 23

Location \_\_\_\_\_  
 Kind of Bldg. Rsd St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		628		\$ 1387
	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 _____ Cigs. _____	
Roof Type <u>Galt</u> Mtl. <u>Alu</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>58</u> @ <u>1.00</u>	<u>58</u>
Rear <u>22</u> @ <u>.50</u>	<u>11</u>
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Collar Beam <u>100%</u> $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dirt</u>	<u>30</u> bld
Hsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>350</u>
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. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	
Oil _____ 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 _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
	<u>799</u>

Total Additions 799

Year Built <u>1904</u>	Avg. Age <u>53</u>	Current Value	\$ <u>2186</u>
Inf. by <u>Owner</u>	Tenant _____	Commission Adj.	% _____
Neighbor - Record - Est.		Bldg. Value	
Remodel Year _____ Est. Cost _____		Depr. Col. <u>1 2 3 4 5 6</u>	<u>34</u> %
Garage—Class _____ Depr. 2% 3% Carport—Factor _____		Current Value Minus Depr.	\$ <u>743</u>
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size—x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____
Appraised <u>11-28</u> 19 <u>57</u> By <u>1331</u>			

PC 23  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 259 Park Ave

Class 3 Type 1 2/3 4. Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	640		\$ 2992	\$
	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 Gal Mtl. Shg + Metal

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 218 @ 100 218

Rear \_\_\_\_\_ @ \_\_\_\_\_

Porch \_\_\_\_\_ @ \_\_\_\_\_

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Ceiling—Bsmt. 1/4 1/2 3/4 Full \_\_\_\_\_ Floor \_\_\_\_\_

Bsmt. Gar. \_\_\_\_\_

Basement—Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. 2 Unfin. 375

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

Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FAX HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. 310

Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir. 1 Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir. 1 Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_

Cabinets 1 Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 1453

Year Built <u>1904</u>	Avg. <u>1904</u>	Replacement Cost <u>4445</u>
	Age 2.	Obsolescence

Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>	Adj. Bld. Value
	Conv. Factor <u>117%</u>

Replacement Cost—1940 Base 524

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

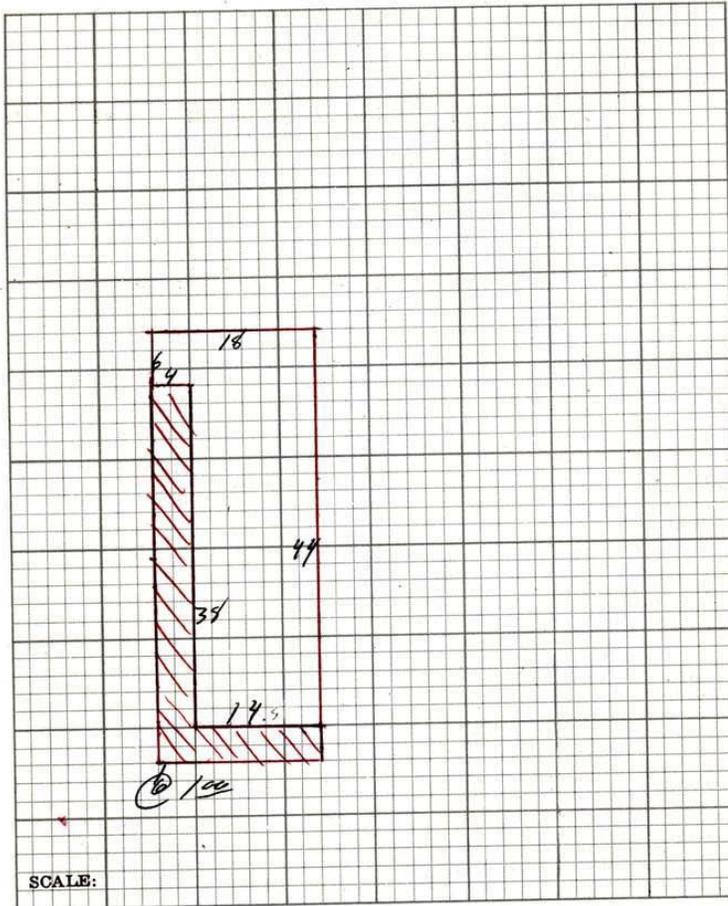
Total Value from reverse side

Total Building Value \$ \_\_\_\_\_

Appraised ① 10-15- 1968 By 1708

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 13 1968  
1328



SCALE:

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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Researcher: Philip F. Notarianni  
Date: June, 1978

Site No. SU-10-115

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION	Street Address:	259 Park Avenue	Plat	pc Bl.2	Lot 15	
	Name of Structure:		T.	R.	S.	
	Present Owner:	Nina Louise and David H. Sundquist	UTM:			
	Owner Address:	P.O. Box 483, Park City, Utah, 84060	Tax #: PC-23			
AGE/CONDITION/USE	Original Owner:		Construction Date:	@1900	Demolition Date:	
	Original Use:	residential				
	Present Use:		Occupants:			
	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other			
STATUS	Building Condition:		Integrity:			
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input type="checkbox"/> Unaltered <input type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations			
	Preliminary Evaluation:		Final Register Status:			
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion		<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register	<input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic		
DOCUMENTATION	Photography:	11/77	Date of Photographs:			
	Date of Slides:	11/77	Views: Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>			
	Views: Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>		Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>			
	Research Sources:					
<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other				
Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):						
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah Sanborn Maps, Park City, Utah, 1889, 1900, 1907. <u>The Deseret News</u> , November 19, 1938, p.13.						

ARCHITECTURE 5

Architect/Builder: unknown

Building Materials: wood

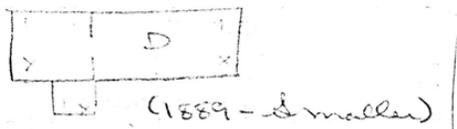
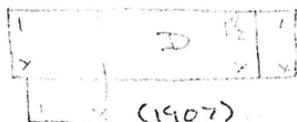
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame with a gable roof, and aluminum siding. The wood window frames have been replaced by aluminum and the double-hung window in the gable end has been removed and replaced with a horizontal opening. The hip-roof shaped front porch has been changed; and the porch now extends around to the south portion of the dwelling.

From Sanborn Maps.



Same in 1900 as in 1907.

HISTORY 6

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military          | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups   | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political         | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation        |   |

Significant as a structure built in about 1900 and as a contributory building of to Park City's early residential area.

Ownership, either through deed, or mortgage, was as follows: George Balderston to F. Joseph Franklin (1902), Franklin to W.W. Armstrong (1902), Franklin to Hellen Franklin (1903), Hellen Franklin to W.W. Armstrong (1903), Franklin to James T. Kessel (mortgage, 1904), and an apparent clearance of mortgage in 1916 (cleared by Hellen Franklin).

F. Joseph Franklin, according to an obituary notice, had served as a W.P.A. timekeeper until his death in November, 1938.