



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



**IDENTIFICATION**

Property Name (if any): Helen Franklin House

Address: 602 Park Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-119

Current Owner: Patricia Anna Swanson (trustee)

Legal Description (include acreage): ALL LOT 32 BLK 8 PARK CITY SURVEYRWD 246-389-387 M4-300-299 M92-91 335-704 584-221 992-190 1341-1245PATRICIA ANNA SWANSON TRUSTEE OF THE PATRICIA ANNA SWANSON IRREVOCABLE TRUST; 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: 1995 & 2006
- Historic

Research Sources:

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

## DESCRIPTION

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Architectural Style: "Hall-Parlor" house

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: Narrow wood slat siding

Foundation: Not visible and therefore its materials cannot be verified

Roof: Asphalt shingle

Windows/Doors: Visible windows are 6-over-6 double hung windows in wood frames

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

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.)

602 Park is a hall-parlor type house that has undergone some modifications. The hall-parlor is one of the three main house types built during the historic Park City mining era and, of those three, was the earliest, mostly occurring in the beginning of that time period. The truncated side gable roof is sheathed with composition shingles. The roof was raised to the rear of the house to create a half story; this is evident by the break in the roofline where the addition begins. The walls are clad with wood slat siding, which was beginning to fall into disrepair in the 2006 photo, but has since been repaired and repainted. The windows on the primary façade are two six-over-one double hung sash types, arranged symmetrically, with the door being centered. There are several multi-pane windows spread across the side of the house, with some being casements and some sliders. Another major alteration is to the porch, where the thick square columns shown in the c. 1940 tax photo have been replaced by slender lathe

turned posts, with a similar turned balustrade on the sides of the porch area. Decorative brackets top the posts, and the porch is covered by a gable extension of the roof. There is a large covered deck on the rear of the house that is not noted on any previous resources indicating that it was either recently built or went unnoticed in previous surveys. Previous tax card drawings show a smaller rear porch area, but this was either removed or added to. The foundation can be seen in the rear of the house, and is concrete. Though the essential form of the house remains, the overall changes to the form and materiality have diminished 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 was built sometime between 1900 and 1907, judging from the Sanborn Insurance maps from those years. A dwelling existed on the site before, seen on the 1889 Sanborn map, but it was either demolished, or possibly burned down in the fire of 1898. The owner during the time of construction was Hellen Franklin. She is recorded on the 1900 census, at which time she was living on Park Avenue, though it is unknown if it was in this house, due to the lack of addresses on that census. No other information could be found on her. The property transferred to her daughter, Christina Cunningham, in 1924.

Christina Cunningham appears on the 1920 census, living with her husband John and their four children, in a neighboring house, 606 Park Avenue. John worked as a salesman in the hardware industry, and owned and operated the J.P. Cunningham and Sons hardware store from 1927 to 1937.

The property was occupied by George Cunningham and his family during the 1930 census. George was a son of John and Christina, and worked in his father’s hardware store at that time. He rented the house from his father, but nothing else is known of him or his family.

The property was transferred to John and Christina’s daughter, Madeline Cunningham Langford, in 1937. The 1940 census records record that she was living there with her husband Wilfred and their three children at that time. The census states that they were renting the house at this time, though the title history states that they owned it. Wilfred worked as an operator at a printing office. They owned the house for many more years, and it is currently owned by Patricia Swanson, who may be related to the Langford’s, though exactly how is unknown.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- 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

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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.)









602 Park Avenue. Northwest oblique. November 2013.



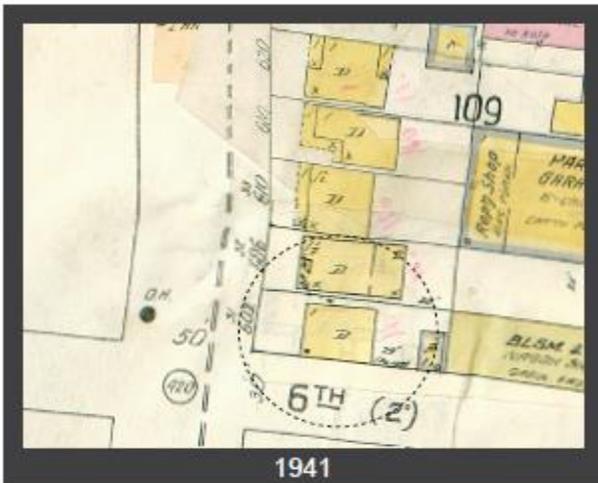
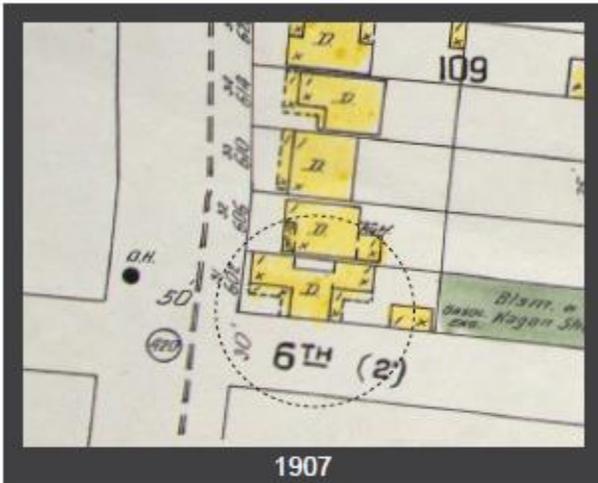
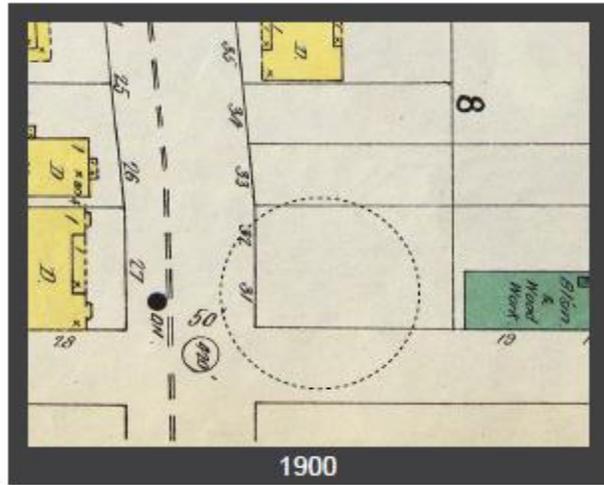
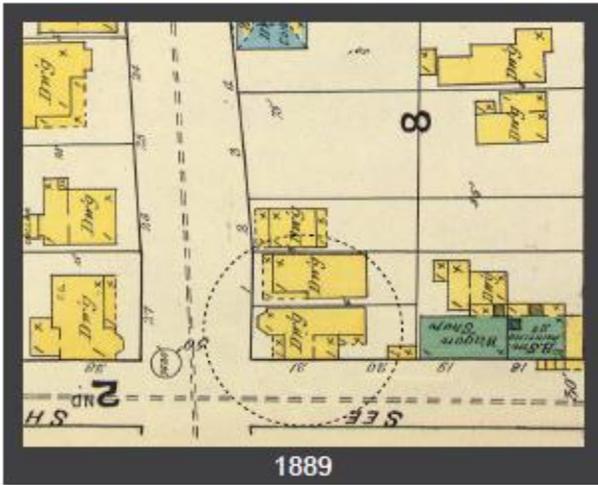
602 Park Avenue. West elevation. November 2013.



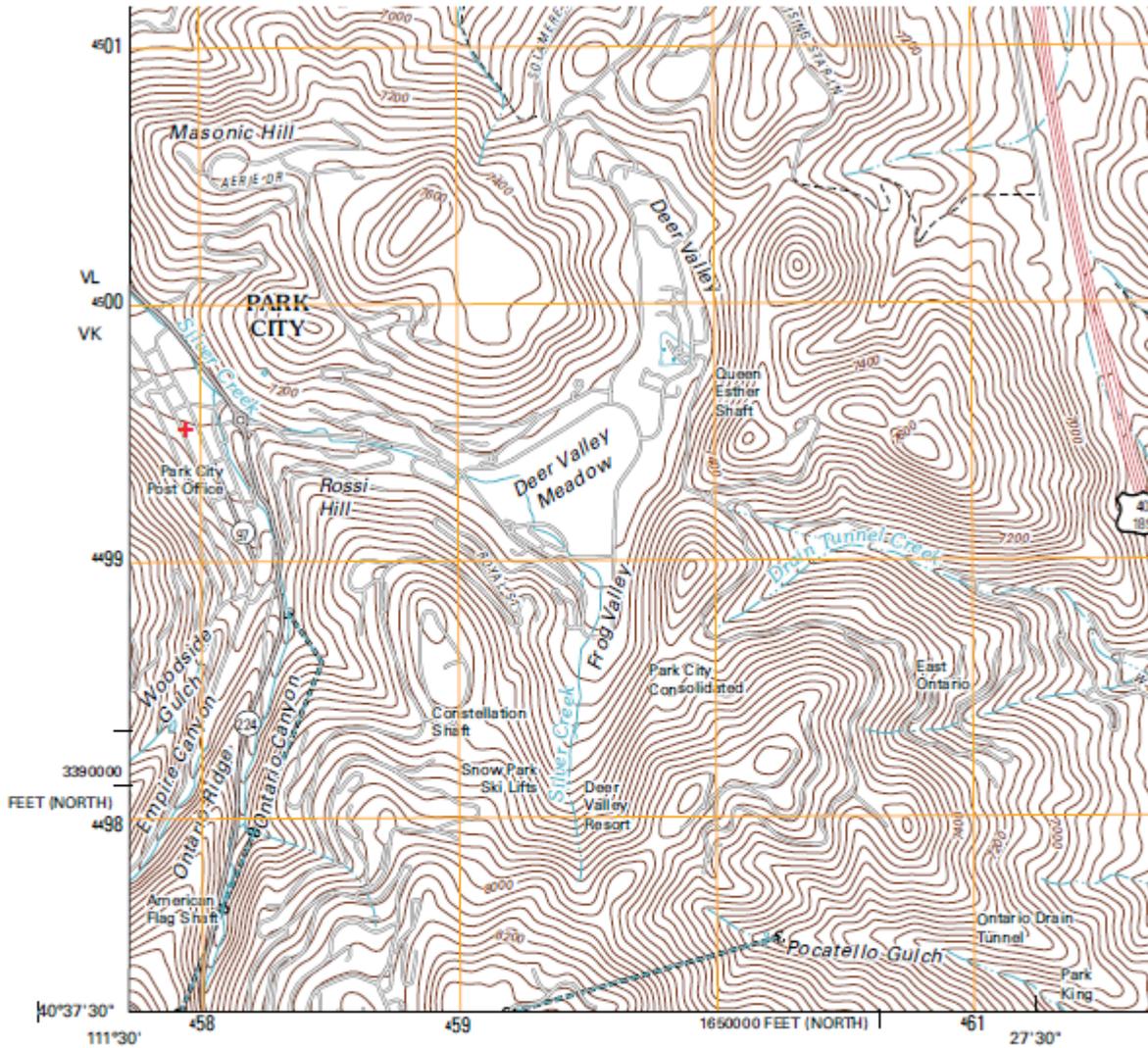
*602 Park Avenue. Southwest oblique. November 2013.*

MAPS

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

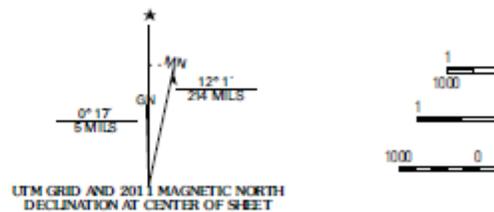


602 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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



UTM GRID AND 2011 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

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

## DOCUMENTS

602 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

### Mrs. Helen Franklin Dies

Yesterday, at her home in Park City, Mrs. Helen Franklin, one of the early residents of Park City, was called to her reward. The lady was well-known in our community and was highly respected.

Mrs. Franklin came to Park City in 1890, to keep house for her brother, Mr. George Morrison, one of the pioneers of our city. After the death of Mr. Morrison, Mrs. Franklin continued to make her home in our city until after the fire in 1898, when the deceased moved to Salt Lake, where she has lived since that time, making frequent visits to this city on business matters and to visit with her daughter, Mrs. John Cunningham. A kindly old lady was Mrs. Franklin.

Deceased was born in New Glasgow, Providence of Quebec, Canada, January 30, 1837. She is survived by three daughters and two sons: Mrs. John Cunningham, Park City; Mrs. W. R. Ashby, Salt Lake; Mrs. G. A. Taylor, Arthur, Utah; George N. Franklin, Montreal, Canada; and J. Franklin, Salt Lake.

The body will be brought to Park City for interment. Services will be held at the home of Mr. and Mrs. John Cunningham, next Monday afternoon at 2:30 o'clock, to which friends are invited.

Park Record 9/2/1921



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

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. 602 Park Ave  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %  

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		713	\$ —	\$ 1380
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_  

Description of Building	Add	Deduct
Foundation—Stone <u>108' @ 1" Conc.</u> None <input checked="" type="checkbox"/>		108
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gal. Mat</u> <u>Pat. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>42' @ 1.00</u>	42	
Rear <u>28' @ 1.00</u>	28	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing— Class <u>L</u> Tub <u>4</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	315	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined—4 @ 30"</u>		120

Total Additions and Deductions 425 228 1380  
 Net Additions or Deductions -228 +197  
 Age 51 Yrs. by  Est. Owner  Tenant  Neighbors  Records  
 REPRODUCTION VALUE \$ 1577  
 Depr. 0-2-3-4-5-6 64/36 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 568  
 Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence \$ \_\_\_\_\_  
 Cars 1 Walls Tin Out Bldgs. \$ \_\_\_\_\_  
 Roof Tin Size 10x18 Age 18 \$ \_\_\_\_\_  
 Floor Dirt Cost 105/46 Depreciated Value Garage \$ 48  
 Remarks \_\_\_\_\_ Total Building Value \$ 616

Appraised 10/27/47 By C.A.O. & A.D.



Serial No. PC 119

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 602 Park Ave  
 Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		713		\$ 1441
	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 _____ Clgs. _____	
Roof Type <u>Galt</u> Mtl. <u>Part</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>6x7</u> @ <u>125</u>	52
Rear <u>7x7</u> @ <u>100</u>	49
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. <u>3x4</u> @ <u>75</u>	9
Planters _____ @ _____	
<u>Cellar</u> -Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dent</u>	50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr./St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	315
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u> Oil _____ Gas <u>X</u> 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. _____ S. _____	
Total Additions	475

Year Built _____	Avg. Age <u>59</u>	Current Value	\$ 1916
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
Garage—Class <u>1</u> Dep. 2% 3% _____		Depr. Col. <u>1 2 3 4 5 6</u>	30 %
Cars <u>1</u> Floor <u>Wood</u> Walls <u>GI</u> Roof <u>Galt</u> Boors <u>1</u>		Current Value Minus Depr.	\$ 575
Size— <u>10</u> x <u>18</u> Age <u>50</u>	Cost <u>105</u> x <u>30</u> %		31
Other _____			
Total Building Value			\$

Appraised Dec 2 19 57 By 1331

PC 119  
Serial Number

OF  
Card Number

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

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 602 PARK AVE

Class. 3- Type 1034 Cost \$ 3115 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	698		\$ 2928	\$
	x x				
	x x				

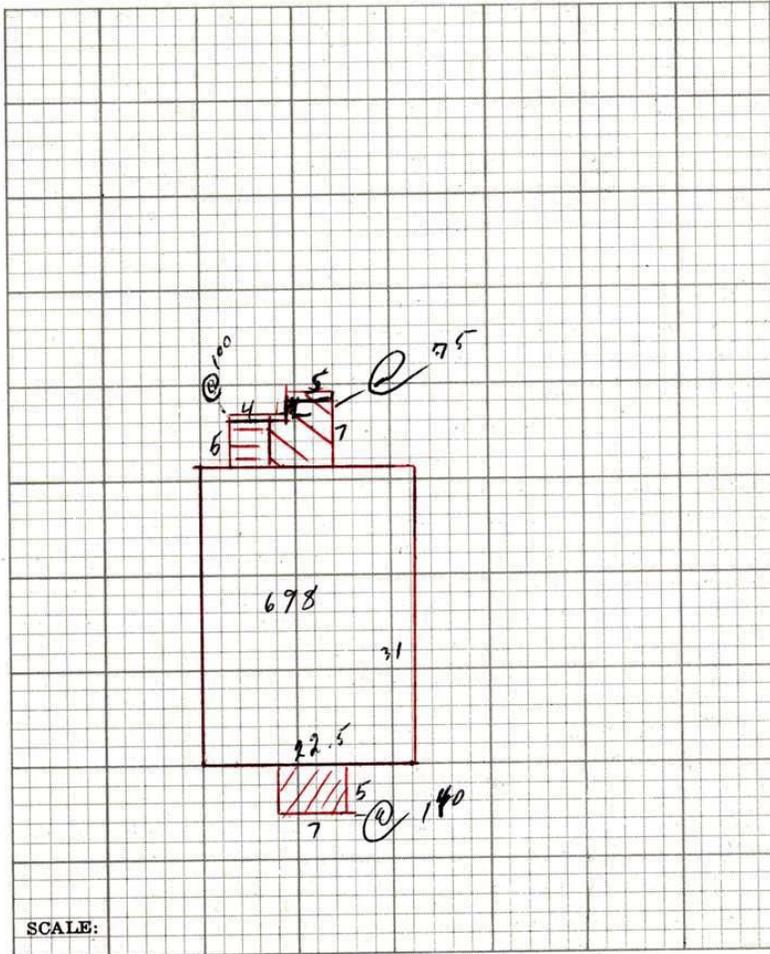
Att. Gar.—C.P. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>X</u> Sills _____			
Ext. Walls <u>gib</u>			
Roof Type <u>gab</u> Mtl. <u>pat</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ <u>35<sup>#</sup>@140</u>	49		
Rear _____ <u>35<sup>#</sup>@75</u>	26		
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ <u>20 @ 100</u>	20		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>pit</u>	80		
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>none</u> Unfin. _____			
Plumbing {	460		
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin _____ Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	318		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>x</u> Hd. Wd. _____ Panel _____			
Floor—Fir. <u>x</u> Hd. Wd _____ Other _____			
Cabinets <u>1</u> Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			
Total Additions	953		

Year Built <u>1898</u>	Avg. <u>1.1898</u>	Replacement Cost	3881
	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner &amp; Tenant</u>		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	<u>1.8</u>
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>garage</u>			56
Total Building Value		\$	

Appraised ① 10-22 19 68 By 1708  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 16 1968  
1328



SCALE:

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 1 Depr. 2% (3%)  
 Cars 1 Floor Wood Walls GI Roof GI Doors 1  
 Size 10 x 18 Age 30+ Cost 223 x 47%  
 1940 Base Cost \_\_\_\_\_ x 30% Depr. 56  
 \_\_\_\_\_ 25 Total \_\_\_\_\_ 56

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Researcher: Philip F. Notarianni  
 Date: August, 1978

Site No. SU-10-86

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

IDENTIFICATION

Street Address: 602 Park Avenue Plat PC Bl. 8 Lot 32  
 Name of Structure: \_\_\_\_\_ T. R. S.  
 Present Owner: Wilfred P. Langford, et al. UTM:  
 Owner Address: 535 S 2nd Ave. #708, SLC, Utah 84111 Tax #: PC-119

AGE/CONDITION/USE

Original Owner: \_\_\_\_\_ Construction Date: @1907 Demolition Date: \_\_\_\_\_  
 Original Use: residential  
 Present Use: \_\_\_\_\_ Occupants:  
 Single-Family       Park       Vacant  
 Multi-Family       Industrial       Religious  
 Public       Agricultural       Other  
 Commercial  
 Building Condition: \_\_\_\_\_ Integrity: \_\_\_\_\_  
 Excellent       Site       Unaltered  
 Good       Ruins       Minor Alterations  
 Deteriorated       Major Alterations

STATUS

Preliminary Evaluation: \_\_\_\_\_ Final Register Status: \_\_\_\_\_  
 Significant       National Landmark       District  
 Contributory       National Register       Multi-Resource  
 Not Contributory       State Register       Thematic  
 Intrusion

DOCUMENTATION

Photography: \_\_\_\_\_  
 Date of Slides: 11/77 Date of Photographs: \_\_\_\_\_  
 Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other

Research Sources: \_\_\_\_\_  
 Abstract of Title       City Directories       LDS Church Archives  
 Plat Records       Biographical Encyclopedias       LDS Genealogical Society  
 Plat Map       Obituary Index       U of U Library  
 Tax Card & Photo       County & City Histories       BYU Library  
 Building Permit       Personal Interviews       USU Library  
 Sewer Permit       Newspapers       SLC Library  
 Sanborn Maps       Utah State Historical Society Library       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.

ARCHITECTURE 5

Architect/Builder: unknown

Building Materials: wood

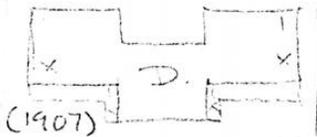
Building Type/Style: residential

Description of physical appearance & significant architectural features:

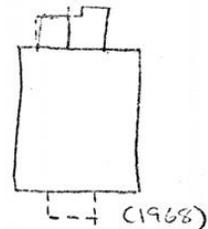
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof a slightly sloping back. The front entry, between the gable ends is topped by a steep-pitched pediment-type over-hang supported by wood posts. Flanking the entry way are two double hung framed windows with numerous window panes (an apparent alteration from the original).

Tax records put construction at 1898. If so, a complete alteration has taken place over the years.



Not on 1900,



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 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      |   |

A dwelling which in style and age fits into the Park City residential district.

In 1881 George Morrison listed as owner. Hellen Franklin was awarded the property in 1891 by the Summit County Probate Court. That same year Franklin took out a \$4000 mortgage from M.S. Archiern. In 1903 a lien was put upon the ground and "Frame Building on lot 32" by J.D. Gregg (\$45.00). In 1936 it was apparently redeemed by Helen Franklin, but in 1938 a redemption certificate granted by the County to John F. Cunningham, and in 1937 to Madeline Cunningham.

Helen Franklin was born in Quebec Canada in 1837. She arrived in Utah in 1890, and apparently settled immediately at Park City. Her daughter was Mrs. John Cunningham, (See SU-10-85) whose daughter was a past owner, Madeline C. Langford. She died in 1921.