



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



**IDENTIFICATION**

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Property Name (if any): Frank DeJonghe House

Address: 1280 Park Avenue

Date of Construction: 1904

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 1280-PA-1

Current Owner: QS BG LLC

Legal Description (include acreage): LOT 1 1280 PARK AVE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5153 SQ FT OR 0.12 AC

**STATUS / USE**

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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**

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Photographs:

- Tax Photos
- Prints:
- 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: "L" cottage or "T" cottage

No. Stories: 1

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: Drop-novelty wood siding (unable to verify if materials are new, original, or a mix of both)

Foundation: Not fully visible and therefore unable to completely verify the materials used

Roof: Asphalt shingle

Windows/Doors: Wooden casement single hung

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.)

1280 Park is a T/L cottage that underwent a significant rehabilitation between 1995 and 2006. A moderate addition was constructed on the rear likely at the same time. 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. The cross gable roof is sheathed with composition shingles and the walls are clad with drop-novelty wood siding. There is a pair of two-over-two single hung sash windows in the front gable end and a single two-over-two single hung sash window right of the door on the porch area. The door is an ornate wood frame and panel door with an upper light. The porch is in the L of the house and is covered by a shed extension of the main roof, which is supported by square posts. The concrete foundation can be seen in areas where the land slopes downward. The addition has a more complex roof, and may eventually become a connection point to a house built on the lot behind. The site has been landscaped, removing the overgrown trees, replacing them with small plants and a single tree. The addition is only slightly visible from the road. 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 appears on the 1907 Sanborn Insurance map, which was the earliest map to cover this area, making it difficult to determine when it was built. The house was likely built while the property was under the ownership of the Park City Townsite Corporation, and may have been used to house miners or other workers. The first individual to own the property was Frank Dejonghe, who purchased the property in 1905.

Frank Dejonghe appears on the 1920 census for Park City, living in this house with his wife Mary, and their eight children. He was born in Belgium in 1874, and immigrated to the U.S. in 1889. He worked as a miner. He died sometime between 1920 and 1930. Mary and her children continued to live in the house during both the 1930 and 1940 censuses. It is unknown when she died, but in 1949 the property was transferred to her son Melvin. The property has been bought and sold several times since then, and is currently owned by QS BG LLC.

## 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.)













*1280 Park Avenue. Northwest oblique. November 2013.*



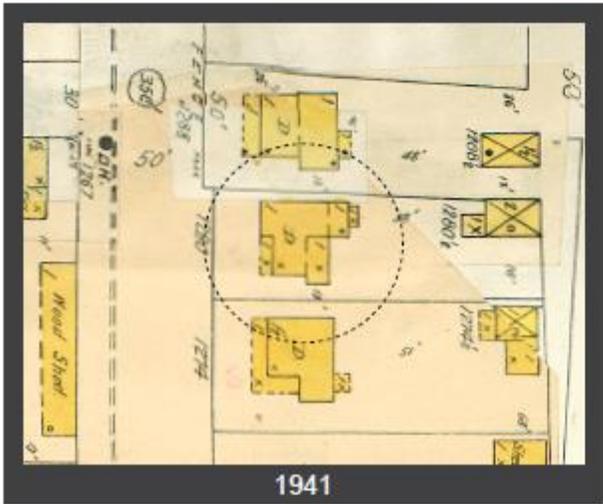
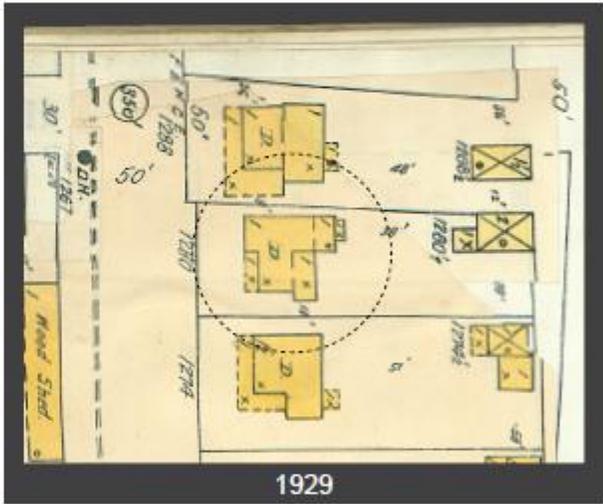
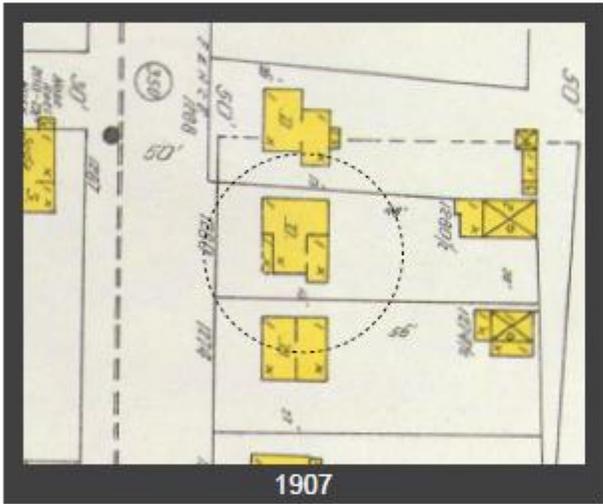
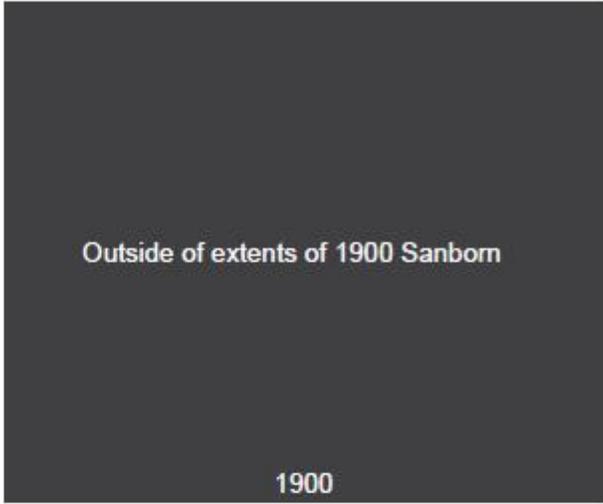
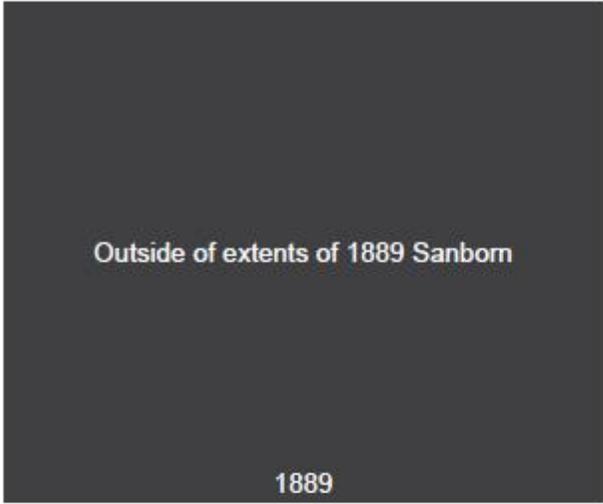
*1280 Park Avenue. West elevation. November 2013.*



*1280 Park Avenue. Southwest oblique. November 2013.*

# MAPS

1280 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



**SURVEYOR'S CERTIFICATE**

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah, and that the survey of the following described property was performed under my direction.

*John Demkowicz*  
John Demkowicz  
Date: 4/10/00



**BOUNDARY DESCRIPTION**

The north half of Lot 20, of Lot 21, and 24, and the north half of Lot 25, Block 57, Snyder's Addition to Park City, according to the official plat thereof on file in the office of the Summit County Recorder.

**NOTES**

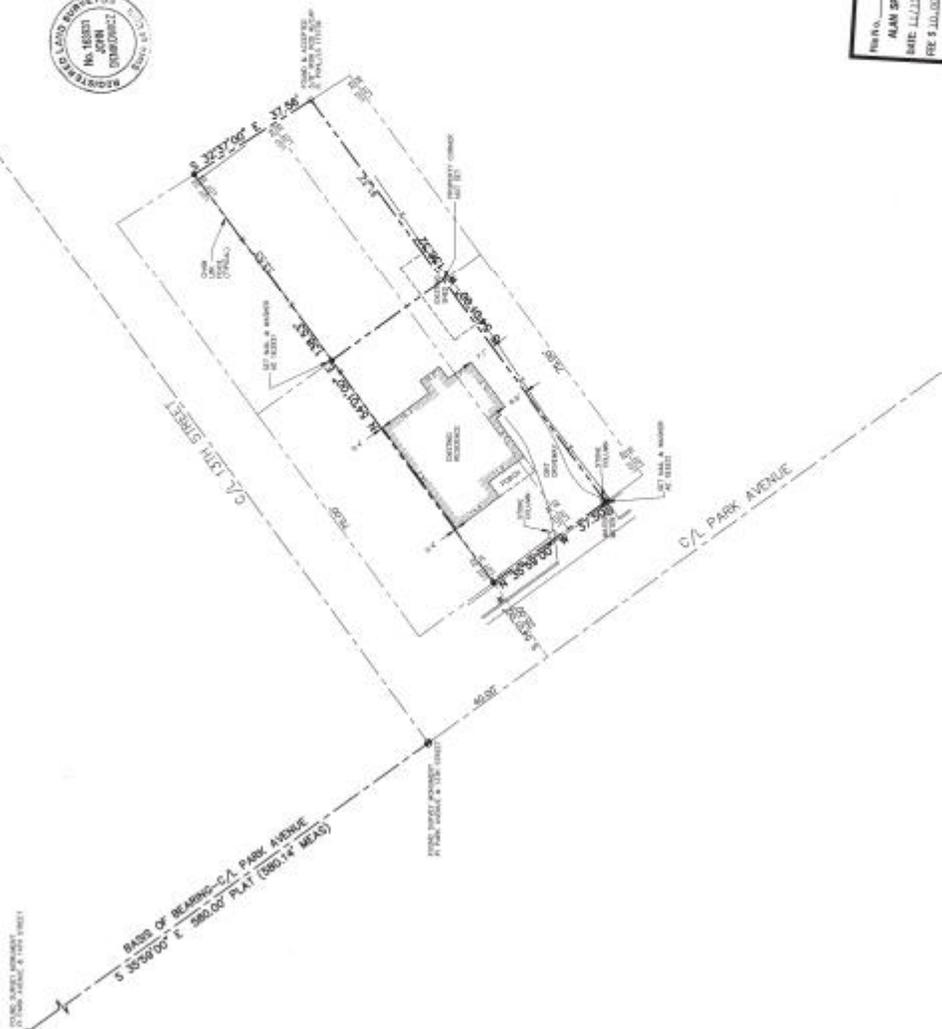
1. Items of survey: Found survey monuments as shown.
2. Date of survey: November 30, 1999, Recheck April 5, 2000.
3. Property location: Section 16, T25, R4C, SUMMIT.
4. Purpose of survey: Proposed Subdivision Plat.
5. Improvements on the property are as shown.
6. Property corners were set previously. This survey shows the improvements and monuments rechecked survey 9-2002.



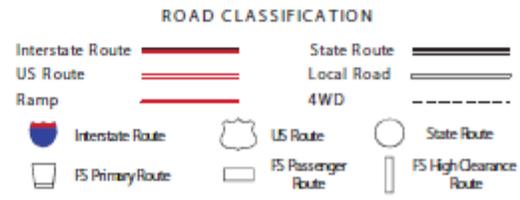
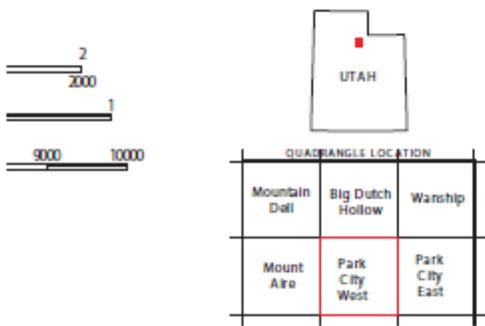
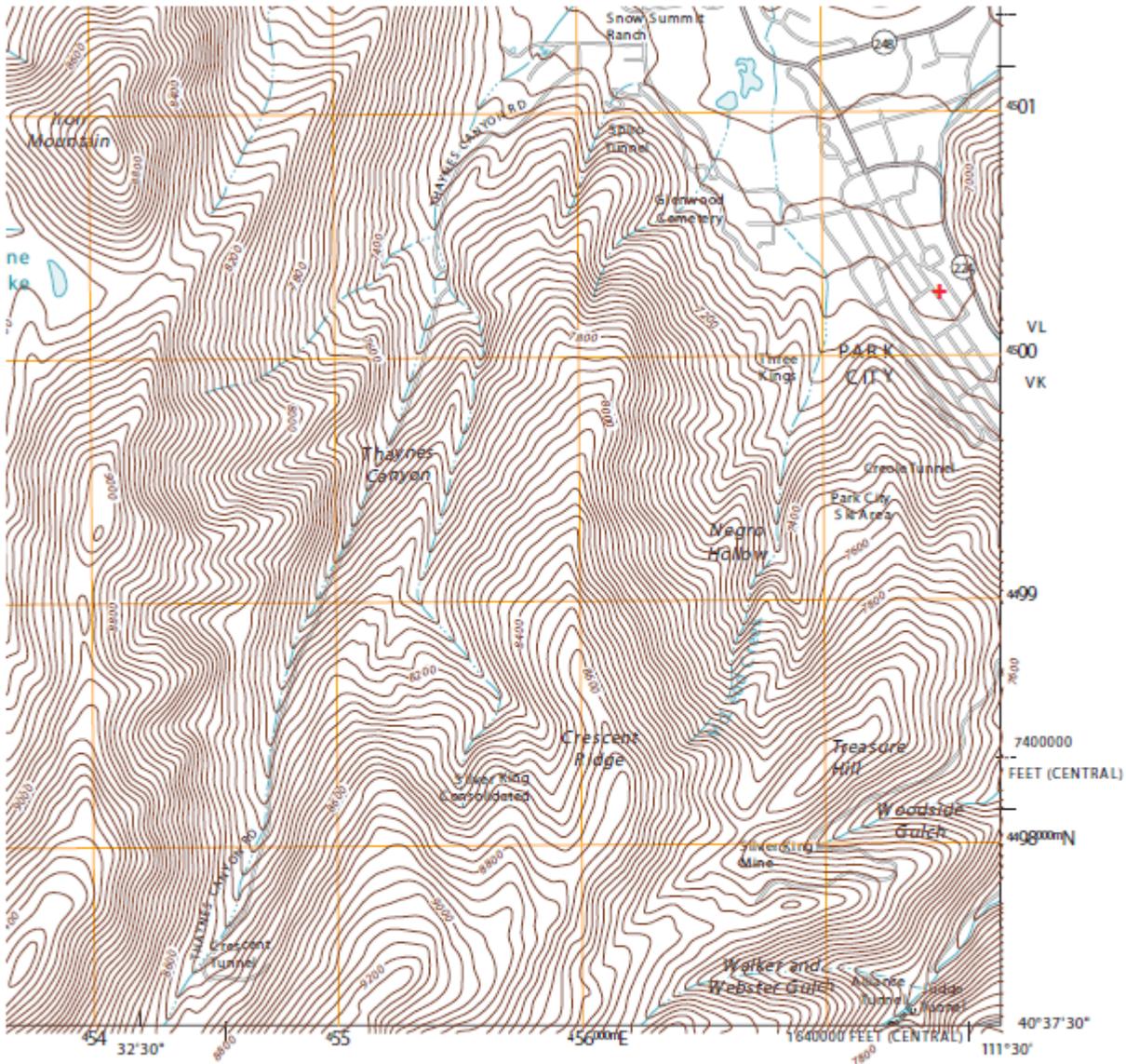
<p>(435) 440-1447 COWLING ENGINEERS AND PLANNERS, INC. 222 Main Street, P.O. Box 2041, Park City, Utah 84302-2041</p>	<p><b>STAFF:</b> DAVID CONSTABLE SEAN PORTER MARSHALL KING</p>	<p><b>SHEET</b> 1 <b>OF</b> 1</p>	<p><b>BOUNDARY SURVEY</b> 1280 PARK AVENUE SNYDER'S ADDITION</p>
	<p><b>DATE:</b> 4/10/00</p>	<p><b>FOR:</b> TIMOTHY LEE</p>	<p><b>JOB NO.:</b> 5-10-99</p>

**LEGEND**

- Found survey monument
- Set 3/8" iron rod w/cap. ALUMINUM DISK OR NISSAN, unless otherwise noted
- Found iron rod w/cap



1280 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

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

DOCUMENTS

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]  
 Address: 1280 Park Avenue  
 City: Park City, UT  
 Current Owner: QSBG LLC  
 Address: (see historic site form for address)  
 Tax Number: 1280-PA-1  
 Legal Description (include acreage): 1280 Park Avenue Sub., platted 5/23/2003 (SA BK57 N1/2 L20, L21, L24 & N1/2 L25) (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.		[L1-44]
5/8/1905	Henrietta M. McEnery Admix.	Jesse McCarroll	Deed		"N1/2 20, 21"
4/13/1912	Jesse McCarroll & wife	Frank Dejonghe	W.D.		"N1/2 20, 21"
10/6/1924	Summit Co.	Mary E. Payne	Q.C.D.		"23, 24, 25, 26, 27, 28"
1/17/1949	Third Jud. Dist. Court	Mary G.V. DeJonghe	Decree		"Estate Frank DeJonghe, N1/2 20, all Lot 21"
2/19/1949	Mary G.V. DeJonghe	Marjorie McKissick	W.D.		"N1/2 20, all Lot 21"
2/19/1949	Marjorie McKissick	Melvin F. DeJonghe, et al	W.D.		"N1/2 20, all Lot 21"
8/28/1957	Melvin F. DeJonghe, et al	Louis & Viola B. Sweatfield	Q.C.D.		"N1/2 Lot 20, all 21, 24, N1/2 Lot 25" (rest of form)
7/20/1962	Louis & Viola B. Sweatfield	Richard A. Street	Q.C.D.		
8/17/1967	Richard A. Street	Sharon Ann Street (his wife)	Q.C.D.		
5/1/1968	Sharon Ann Street	Margaret M. Fitzpartick, widow	W.D.		
8/31/1972	Margaret M. Fitzpartick	James W. Carr, single man	W.D.		
10/25/1999	James W. Carr	Timothy Lee	W.D.		
5/24/2001	Timothy Lee	Timothy L. & Susan G. Lee	W.D.		
5/24/2001	Timothy L. & Susan G. Lee	QS BG LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/23/2014