



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): David F. and Elizabeth Condon House

Address: 1304 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-275-A

Current Owner: Jeffrey and Fiona Volmrich (H/W jt.)

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 578-506 754-600 (REF:1044-445) 1044-446 1134-627 1136-40 (NOTE: QCD-1134-627 HAS NOTARY STAMP BUT NO SIGNATURE) 1148-344-350 1577-1946

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:

Research Sources:

- Sanborn Maps
- tax Card
- City/ County Histories
- Personal Interviews
- Newspapers
- Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type

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: Drop siding

Foundation: Not verified

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

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.)

The house at 1304 Park Avenue was described in a 1984 National Register nomination form as follows:

“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 cross-wing, 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. 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."

The house has not undergone any major alterations since the time of this description. A slight alteration is seen in the gable end, where a tall window has been added. A lattice work in the porch area was placed in the porch area in the 1995 photo, but has since been removed. A driveway has also been added on the right side of the house, but it consists of dirt and gravel, and does not alter the character of the house. The overall form and materiality of the building remains intact and the building retains 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.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

"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 and by at least 1898. 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 Cunningham.

William Cunningham, 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 Cunningham's c. 1910, as indicated by the Sanborn Insurance Maps. The Cunningham's sold this house in 1916 to Edward L. Berry, whose family continued to own it until 1977."

Further research has uncovered more information on Edward Berry, also known as Lawrence Berry. There was another Edward Berry that was living in Park City at the time, whose wife was also Leona Berry, but he would go by William Edward Berry; they lived at 605 Woodside Avenue. Lawrence Berry appears on the 1920, 1930, and 1940 censuses. The censuses list him as being a machinist, blacksmith, and laborer, respectively, each time working for a mine. He lived until 1971, and was Park City's oldest resident when he died. His family continued to own the home until 1977. It is currently owned by Jeffrey and Fiona Volmrich.

REFERENCES

- 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

(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.)

1304 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



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



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

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







1304 Park Avenue. Northwest oblique. November 2013.



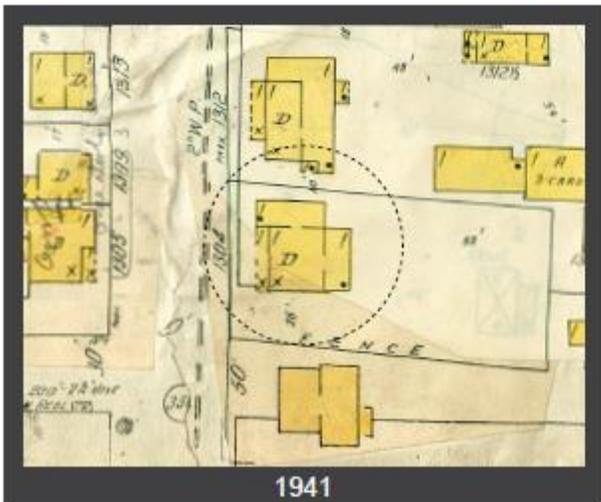
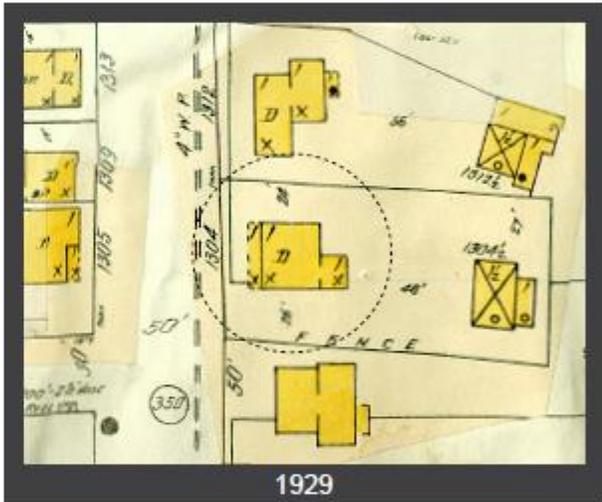
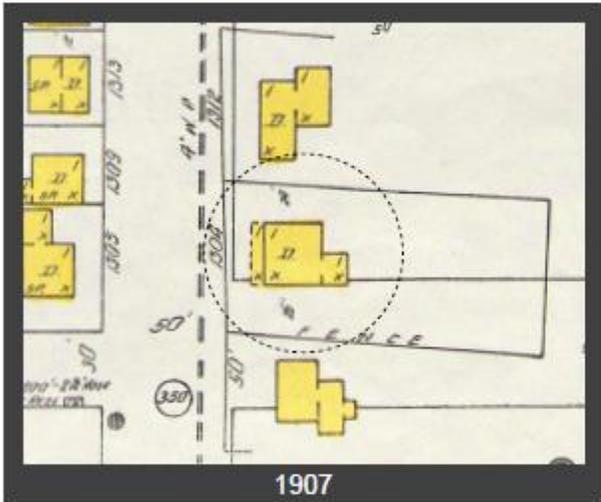
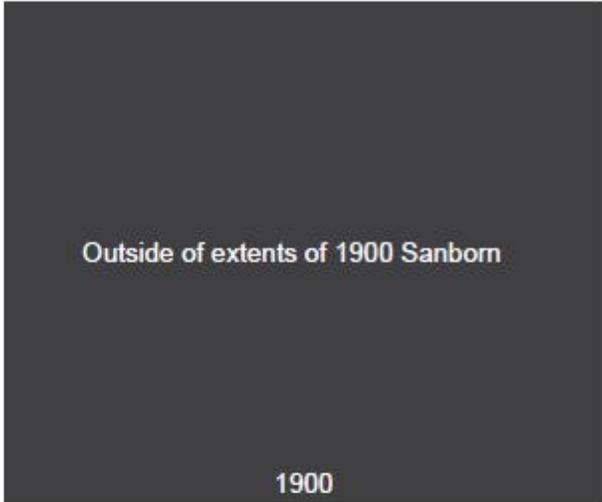
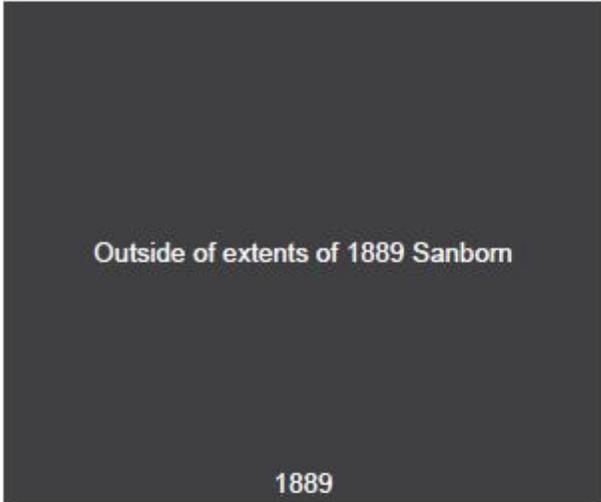
1304 Park Avenue. West elevation. November 2013.



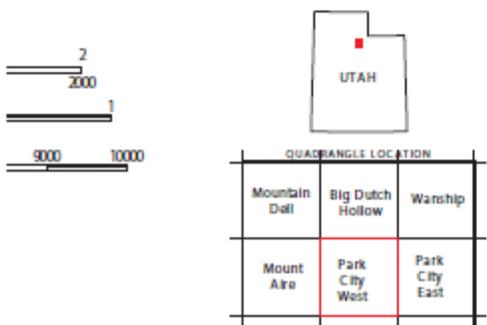
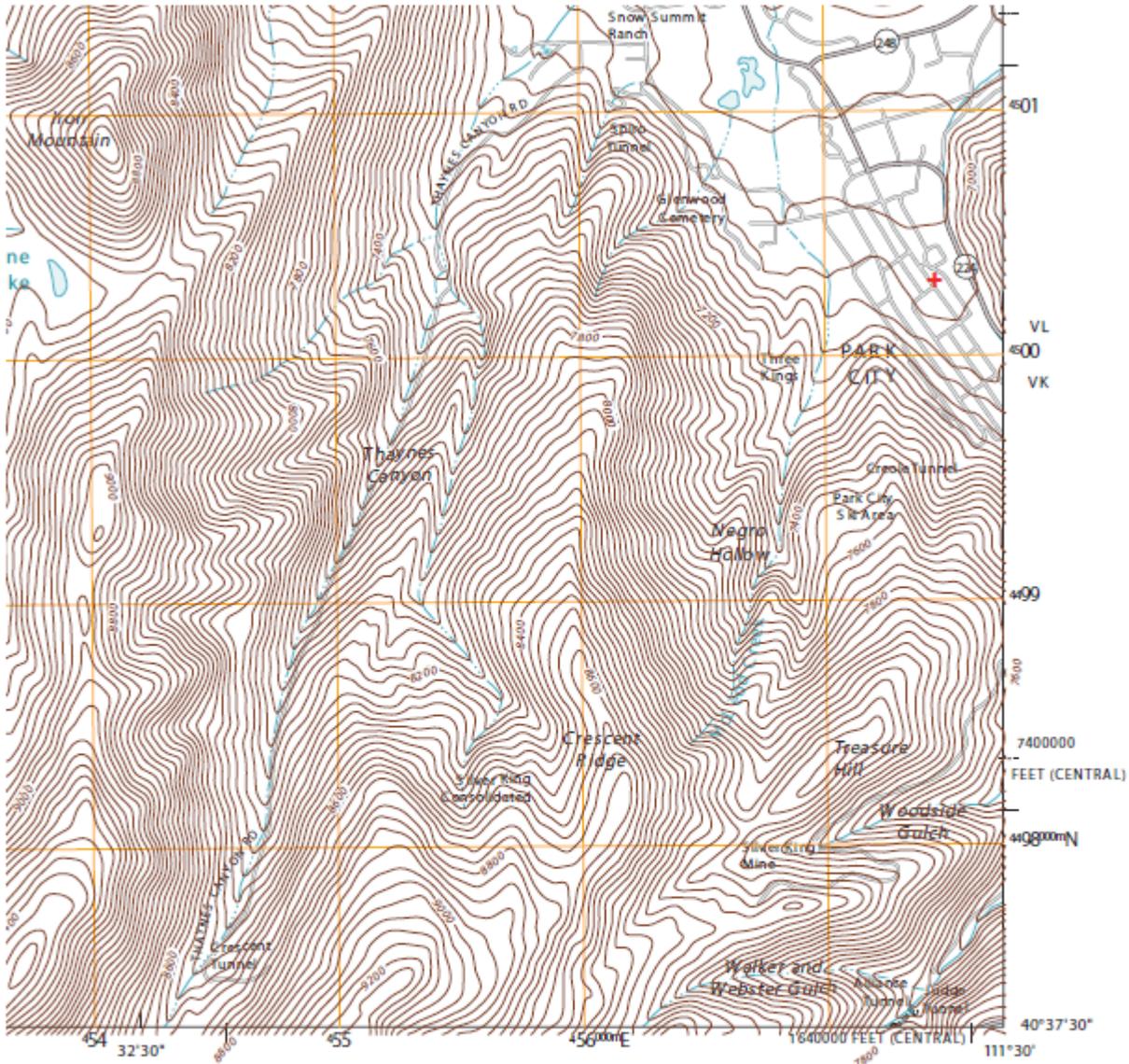
1304 Park Avenue. Southwest oblique. November 2013.

MAPS

1304 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1304 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



QUADRANGLE LOCATION

Mountain Dell	Big Dutch Hollow	Wanship
Mount Aire	Park City West	Park City East

ROAD CLASSIFICATION

Interstate Route		State Route	
US Route		Local Road	
Ramp		4WD	
	Interstate Route		US Route
	FS Primary Route		FS Passenger Route
			FS High Clearance Route

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

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

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

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

UTM: 12 457530 4500110
T. R. S.

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
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 Condon Construction Date: c. 1885 Demolition Date: _____
Original Use: Residence Present Use: _____
Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register 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:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society 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.

Researcher: Roger Roper

Date: 4/84

Street Address: 1304 Park

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & 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)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1885

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The original hall and parlor section of this house was probably built for David F. and Elizabeth Condon, possibly as early as the late 1870s¹ and by at least 1898.² 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:

¹1880 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.

²The 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.

TITLE SEARCH FORM

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

Address: 1304 Park Avenue

City: Park City, UT

Current Owner: Jeffrey and Fiona Volmrich

Address: (see historic site form for address)

Tax Number: SA-275-A

Legal Description (include acreage): SA BK 24, 75'x55' parcel (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	Robert C. Chambers	W		"Block"
9/7/1901	Adaline C. Martin, et al	Ontario Silver Mg. Co.	Deed of Convey.		"Block 24"
9/7/1904	Ont. Silver Mg. Co.	Wm. M. Cunningham	W.D.		
4/4/1916	Drucilla Cunningham	Edward L. Berry, et ux	Q.C.D.		
1/31/1977	James N. Berry, Admin of Est.	John A. & Jean Roberts	Deed		(est. of Mary Leona Berry, successor admin. deed)
9/13/1990	John A. & Jean Roberts	Michael W. Keim	Q.C.D.		
9/28/1993	Michael W. Keim	Michael W. & Caron L. Keim	Q.C.D.		
5/2/1997	Michael W. & Caron L. Keim	Jeffrey R. Volmrich	W.D.		
4/8/1998	Jeffrey R. Volmrich	Jeffrey R. Volmrich & Fiona White	Q.C.D.		
10/23/2003	Jeffrey R. Volmrich & Fiona White	Jeffrey R. & Fiona Volmrich	W.D.		

Date: 4/24/2014

Researcher: John Ewanowski, CRSA Architecture

1304 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

City Saddened by Berry Death

Park City was saddened by the passing of its oldest native resident Edward Lawrence "Lol" Berry. He was a familiar sight along Main Street as he walked from his home on Park Avenue to City Hall where he would sit inside or, in nice weather, stand on the steps outside, and visit with friends and strangers alike.

Yes, an important part of old Park City has gone — no Mr. Berry and his faithful little brown dog, "Lucky". The town won't be the same ever again.

Mr. Berry, 89, died April 20 in a Salt Lake hospital.

He was born Feb. 28, 1882, Park City, to Edward and Martha A. Cunningham Berry. Married Leona Waddell, Junell, 1906 Heber City; solemnized Salt Lake LDS Temple.

Mr. Berry was a blacksmith, Kimball Brothers Livery Stable; McGarry & Hales, Retired 1949. Member LDS Church. Park City Volunteer Fire Dept., Oldest native resident of Park City.

Survivors: widow, sons, daughters, Mrs. Owen (Reva) Penrod, Declo, Idaho; Mrs. Bert (Vera) Hutchings, Lehi; Mrs. Arlyn (Florence) Halverson, Mrs. Virgil (Maye) Yates, both Park City; Willis E., Bountiful; James N., Salt Lake City; 25 grandchildren; 35 great-grandchildren; 2 great-great-grandchildren.

Funeral services were held Friday, Park City LDS Ward Chapel.

Burial was in the Park City Cemetery.

Park Record 4/29/1971