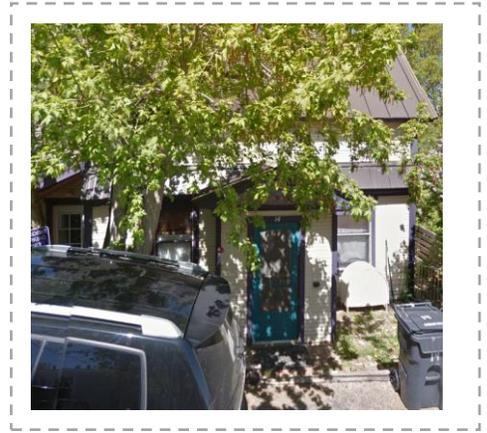




# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Joseph Durkin House

Address: 14 Prospect Street

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-238

Current Owner: Three Crowns Management LLC

Legal Description (include acreage): ALL LOT 5 BLK 19 PARK CITY SURVEY; EXCEPTING PORTIONS OF LOT OUTSIDE ENCROACHING FENCE LINES (SURVEY AGREEMENT OF BOUNDARY LINES) VWD210 HQC523 M73-702 M35-241-242 M115-195 436-683 860-626 1767-83 1861-1338; 0.03 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:

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 type / Period Revival & 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: Narrow wood clapboard siding

Foundation: 1949 and 1957 tax cards indicate no foundation

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

Windows/Doors: Double-hung sash type and casement

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.)

14 Prospect is a hall-parlor type house that has undergone minor modifications. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly in the beginning of that time period. The projecting porch element was enclosed between 1949 and 1995. The side gable roof is sheathed with standing seam metal, replacing the shingle material shown in the c. 1940 tax photo. The house is clad with wooden clapboard siding, which has been present since the earliest photograph. The windows appear to mostly be the one-over-one double hung sash type with a few casement windows. One double hung window sits on each side of the extended porch area. The enclosed porch area appears to be a sun room with two large multi-pane windows on the side walls. The door is a wood frame and panel door that has a large multi-pane light. The foundation is not visible in any available photos, and its material cannot be verified. Although the infilled porch has diminished the historic character, 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 was built before the drawing of the 1889 Sanborn Insurance map, and thus it is difficult to determine exactly when it was built. The earliest record of ownership is from 1902 when the house was sold by Joseph Durkin and his wife to Margaret Garvin.

Joseph Durkin lived on Prospect St. during the 1900 census with his wife Mary and their six children. He was born in Canada and immigrated to the U.S. in 1859. He worked as a miner in Park City. It is unknown how he came to own the house.

No information could be found on Margaret Garvin. The property came under the ownership of the Park City Townsite Corporation several years later, and was sold to H I Eskelson by 1930.

H I Eskelson lived at the house during the 1930 census with his wife Olive and their five children. He worked as a veterinarian, and specialized in horses. They sold the house in 1940 to George Anderson.

George Anderson lived on Main Street with his wife Elizabeth during the 1940 census, and it is unknown if they ever lived in the house. The house itself does not appear on that census, indicating that it was vacant at that time. IT has changed hands several times since then and is currently owned by Three Crowns Management LLC.

## 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

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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.)

*14 Prospect St, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940









*14 Prospect Avenue. Northwest oblique. November 2013.*



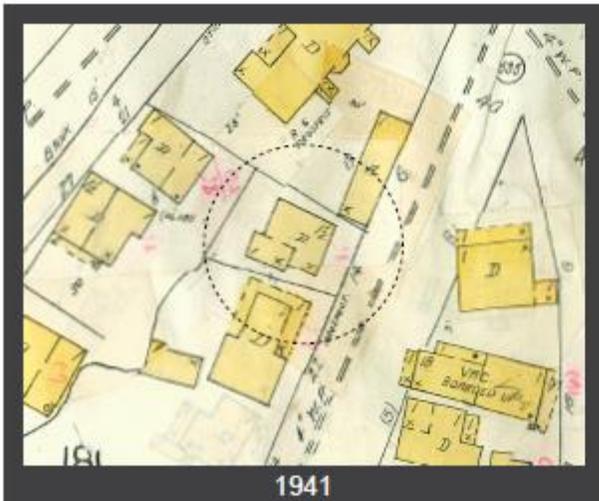
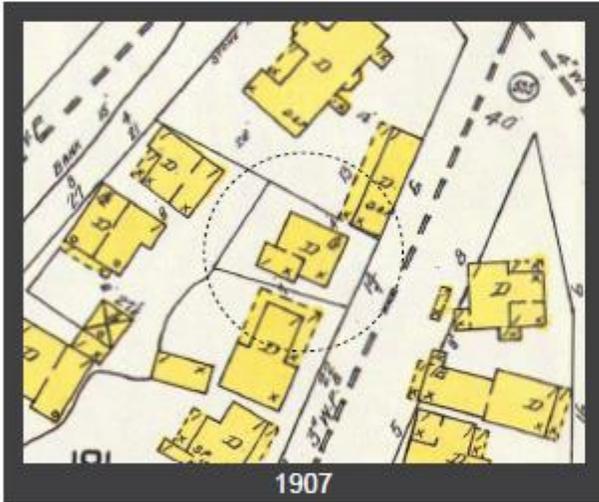
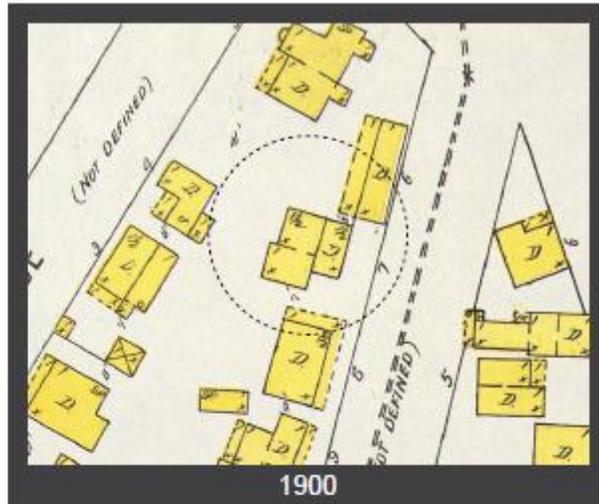
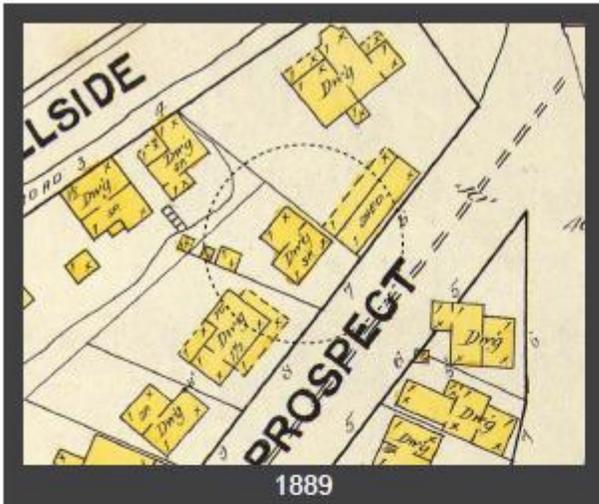
*14 Prospect Avenue. West elevation. November 2013.*



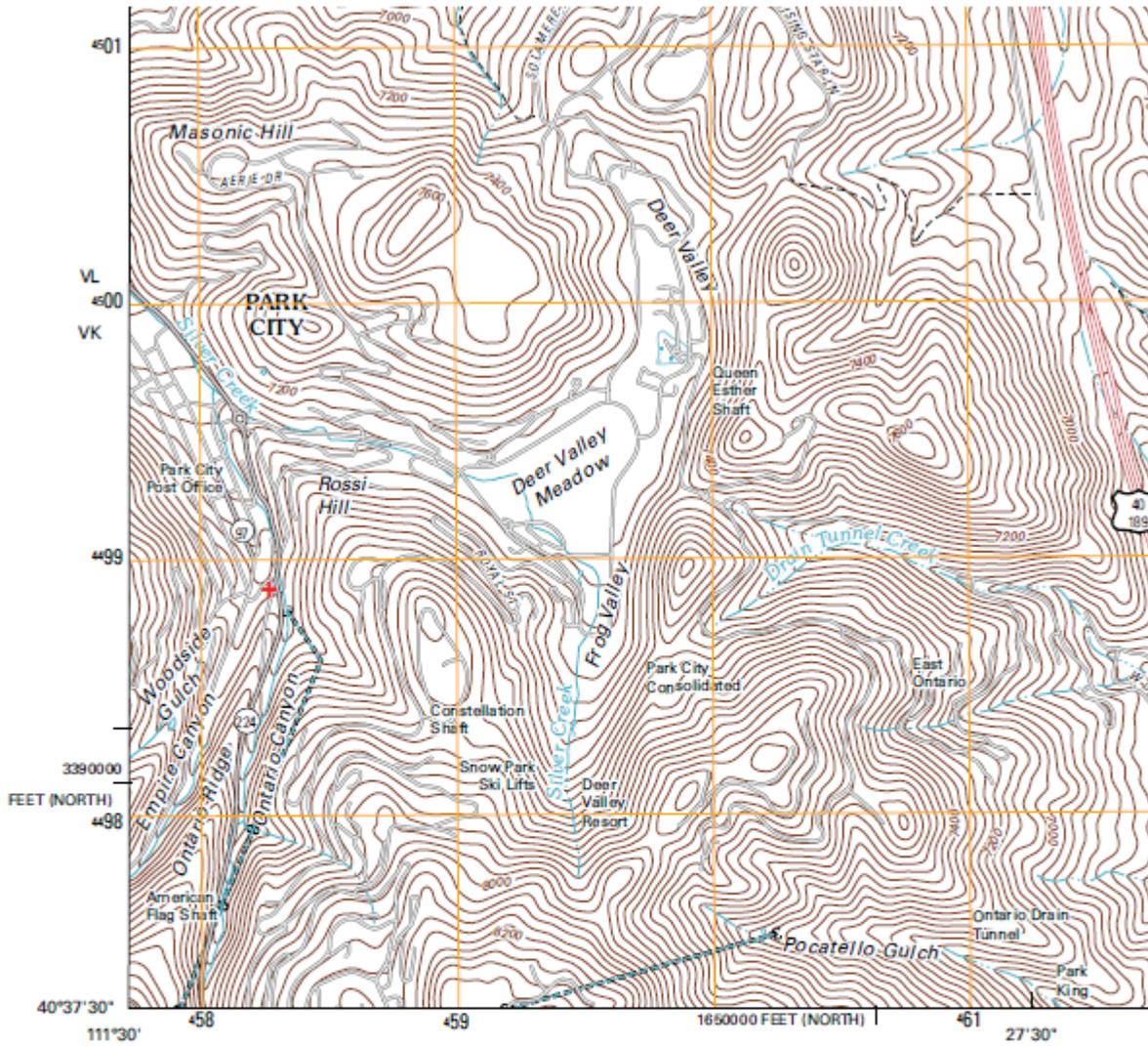
*14 Prospect Avenue. Southwest oblique. November 2013.*

MAPS

14 Prospect St, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

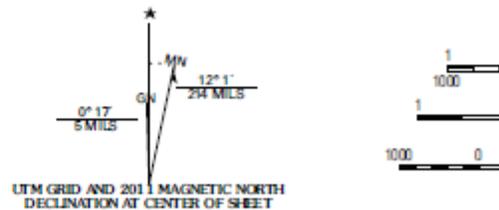


14 Prospect St, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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 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: 14 Prospect Street  
 City: Park City, UT  
 Current Owner: Three Crowns Management LLC  
 Address: (see historic site form for address)  
 Tax Number: PC-238  
 Legal Description (include acreage): PC BK19 L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/11/1902	Joseph Durkin & wife	Margaret Garvin	W.D.		"5"
12/16/1907	County Treasurer	Summit County	Tax Sale		[L1-5, 15-19] "As seessed to D.C. McLaughlin Est"
12/20/1909	W.M. Ferry et al	H.M. McLaughlin et al	Decree		[L1-5, 15-19]
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L1-5, 15-19]
11/21/1916	P.F. Ryan (Sheriff)	Park City Townsite	Sheriff's Deed		"1, 5, 19"
12/21/1930	County Treasurer	Summit Co.	Tax Sale		"H.I. Eskelson"
5/22/1937	H.I. Eskelson	Geo. D. Anderson	W.D.		"5" [rest of form]
2/24/1940	George D. Anderson	Elizabeth Anderson	Q.C.D.		
2/6/1948	George L. Mason	Nathan Ward, et ux	W.D.		
10/13/1951	Nathan Ward, et ux	Arthur M. Averett et ux	Q.C.D.		
6/5/1957	Elizabeth Anderson Motley	Arthur M. Averett et ux	Q.C.D.		
6/26/1957	Arthur M. Averett et ux	Joseph S. & Mae Clark Bell	W.D.		
6/11/1971	Joseph S. & Mae Clark Bell	John S. & Kathleen Flannery	W.D.		
12/8/1971	John S. & Kathleen Flannery	Vera Skubic & Jean Hodgkins	W.D.		
5/2/1978	Vera Skubic & Jean Hodgkins	Charles D. & Mary C. Wintzer	W.D.		
6/23/1978	Charles D. & Mary C. Wintzer	Joyce E. Plowman	W.D.		

Date: 9/24/2014

Researcher: John Ewanowski, CRSA Architecture



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

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

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

Location \_\_\_\_\_

Kind of Building Res Street No. 14-Prospect Ave

Schedule 1 Class 3 Type 1-2-3(4) Cost \$ \_\_\_\_\_ % \_\_\_\_\_

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>842</u>	\$ -	\$ <u>1666</u>
<u>1/2</u>	x x		<u>550</u>	\$ -	\$ <u>400</u>
	x x			\$	\$

No. of Rooms 5 1/2 Up Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>12' x 12'</u> Conc. <u>None</u> ✓		<u>126</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>54' @ 1.25</u>	<u>67</u>	
Rear _____ @ _____		
Cellar—Basm't— <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <u>✓</u> _____ Conc. <u>2-1/2"</u>		<u>25</u>
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>Lmbr &amp; Wallbod. Lined - 8 @ 2.50</u>		<u>200</u>

*Boarded  
Vacated  
Bad  
Shape*

Total Additions and Deductions 457 361 2066  
Net Additions or Deductions -361 + 96

Ave Age 38 Yrs. by { Est. Owner  
Tenant  
Neighbors  
Records } REPRODUCTION VALUE \$ 2162  
Depr. 2-3-4-5-6 37/49 % \$ \_\_\_\_\_  
Reproduction Val. Minus Depr. \$ 1059

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 (30yrs Aged - 1940) Total Building Value \$ \_\_\_\_\_

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





Serial No. = PC 238

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 14 Prospect Ave  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ x \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		842		\$ 1706
1 1/2	x x		550		610
	x x				

Gar.—Carport x Fir. \_\_\_\_\_ 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>gbl</u> Mtl. <u>ala</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>54</u> @ <u>125</u> <u>67</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>dent</u> <u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
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. _____	<u>350</u>
Built-in-Appliances	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other <u>Pine</u>	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
	<u>467</u>

Vacated -  
 Boarded -  
 Condition  
 Poor  
 50% obs  
 Salvage  
 100  
 House  
 sold  
 6-78  
 59,000

Total Additions			<u>467</u>
Year Built _____	Avg. Age <u>46</u>	Current Value	\$ <u>2783</u>
		Commission Adj. - 50%	- <u>1392</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	<u>1391</u>
		Depr. Col. (1) 2 3 4 5 6 <u>41</u> %	
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.	\$ <u>570</u>
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size—x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 12-13 19 57 By 1331