



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Joseph Durkin House

Address: 22 Prospect Street

Date of Construction: c. 1891

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-239

Current Owner: Rhonda Cannard Sideris (suc. trustee)

Legal Description (include acreage): PC 239 ALL LOTS 6 & 7 BLK 19 PARK CITY SURVEY M101-560 SWD-365 M148-745-747 1292-1498 1308-658 1350-581BERNARD T CANNARD TRUSTEE OF THE CANNARD FAMILY "B" SUB-TRUST; 0.07 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

Architectural Style: T/L cottage

No. Stories: 0.5

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: The tax cards indicate no foundation

Roof: cross-wing roof form sheathed in asphalt shingles

Windows/Doors: Two-over-two double-hung sash type and single or paired double-hung sash type

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 22 Prospect Street was described in a 1984 National Register nomination as follows:

“This house is a one and one half story frame T/L cottage with a gable roof. It evolved from an L plan house in the 1880s which was oriented west, to a T plan house which was oriented east by 1907. The 1889 Sanborn Insurance Map shows the house as an L plan with a porch on the west side of the stem-wing. At that date a second porch wrapped around the northeast corner of the house. By 1900 that west porch was enclosed so that the plan became rectangular, and the other porch was extended to span the lengths of both the north and east sides of the house. The house was probably re-oriented to the east at that time. By 1907 the south end of the house was extended to the east and west, taking on the shape of a T/L cottage. The porch was extended around the northwest corner of the house so that it presently spans all three sides of the stem-wing. The cross-wing is of unusual proportions in that it is not symmetrically designed. The southern roof slope of the cross-wing extends down close to the ground, while the northern roof slope remains at the standard eave level. A two over two light

double hung sash window is centered on the east gable end of the cross-wing over a pair of one over one double hung sash windows topped by a pedimental window head. On the west gable end of the cross-wing a single window is centered over two individual windows. There is a door flanked by a single window on the east side of the stem-wing. On the north end of the stem-wing there is a window identical to the paired window of the east gable end of the cross-wing. It is topped by a single window. An old photograph shows the present house with a decorated porch and decorative stick work in the gable. The jigsaw cut brackets that topped the porch piers no longer exist, but the simple square porch piers and stick work in the gable are extant. The house has lost its original integrity, but is significant because it documents the common process of adaptation that was used to adjust the small mining town cottage to changing needs. It also documents the fact that when major alterations were made to expand a small house they were made in a systematic way which either preserved the basic shape of the earlier form, or changed the earlier form to another acceptable form. This house was changed from a small L plan house to a more sizeable T/L cottage. All of the major exterior alterations of this house were completed by 1907, so that it accurately represents the house as it would have looked in the mining period.”

The house remains largely unchanged since the writing of this description. The roof is sheathed with standing seam metal and the decorative barge board at the top of the front gable still exists and may be original. The site is surrounded by an old wood fence that is falling into disrepair. 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 written in the 1984 National Register nomination form as follows:

“Built c. 1885, the Joseph Durkin House at 22 Prospect 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. This particular T/L cottage is unique because it underwent a series of alterations which changed it from an original T/L cottage that was oriented west with a cross-wing on the north end, to a rectangular house, and finally to its present form, a T/L cottage oriented east with a cross-wing on the south end. Although this T/L cottage by addition did not achieve its T/L form in the traditional manner, it nevertheless is significant for the same reason as other T/L cottages by addition. It clearly documents the importance of the practice of adapting an existing structure

to meet changing needs. This extreme example of adaptation also indicates just how deeply rooted the process of adaptation and expansion of an existing house was in Park City's residential building practices.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, probably having been constructed c. 1885 by Joseph Durkin. Durkin received official title to this property in 1890 from the Park City Townsite Corporation, although he had probably unofficially purchased the property and built this house a few years earlier - a common practice in the early years of Park City's development. In 1881, the Durkins had purchased a nearby lot and house, where they probably resided prior to building this house.

Joseph Durkin was born in Canada in 1850, and came to the U.S. when he was nine years old. He came to Park City in 1876, and began working for the Ontario Silver Mining Company. He was employed with that company for the next 27 years, first in the mill, then in the mine. He and his wife, Mary Ann, and their eight children lived in this house until 1901, when he had a new, larger house built on upper Main Street. Joseph Durkin served for many years as a member of the city council.

Subsequent owners of the house include Kate Carpenter (1902-08) and Mrs. E.M. Grose and her family (1908-present)."

Kate Carpenter appears on the 1900 census, living on Main Street at that time, with her husband Frank and their two children; they also had three lodgers at their house at that time. Frank worked as a miner. It is not known if they ever lived at this house.

The house does not appear on the 1910 census, indicating that it may have been vacant at that time. By 1920 it was owned and occupied by Anna Grose, but her relationship to E. M. Grose is unknown. She lived there with her sons Frederick and George. Frederick worked as a stationery engineer at that time. They continued to live at the house during the 1930 and 1940 census. The house stayed in their family for many years, but is currently owned by Rhonda Cannard Sideris.

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.)

22 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Joseph Durkin House
22 Prospect
Park City, Summit County, Utah

East facade

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



Joseph Durkin House
22 Prospect
Park City, Summit County, Utah
East Façade
Photo taken by Debbie Temme, October 1983
Negative: Utah State Historical Society

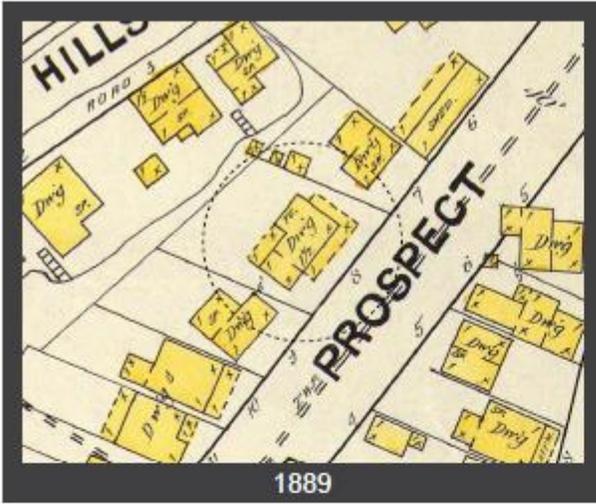




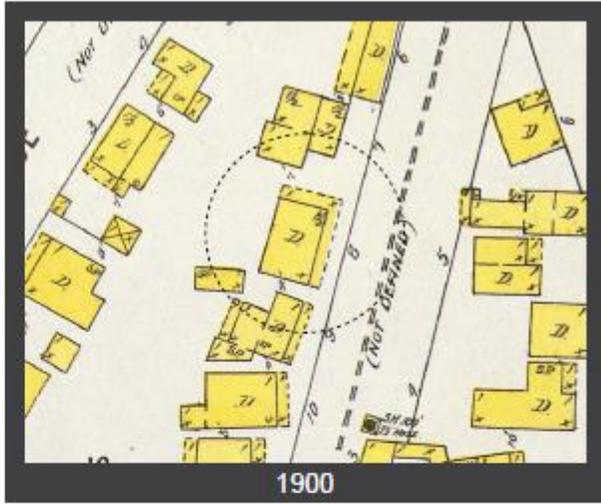


MAPS

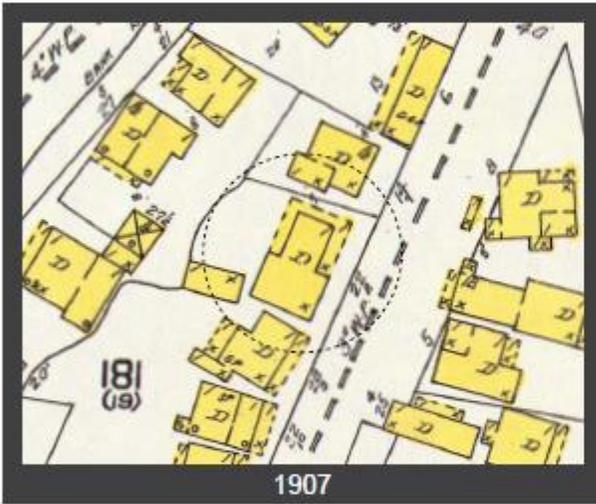
22 Prospect St, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



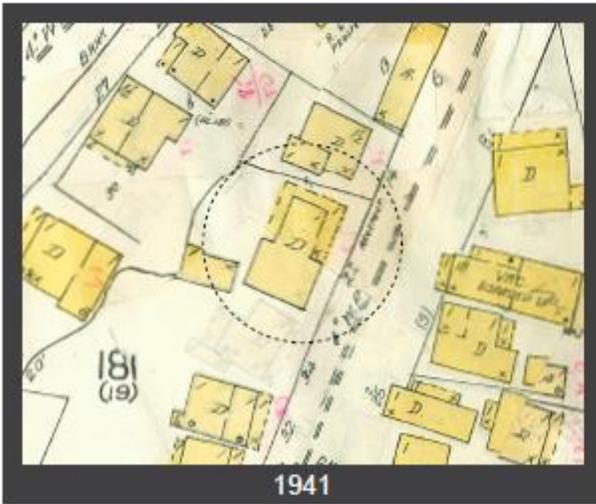
1900



1907



1929



1941

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 22 Prospect Park City, Summit County, Utah UTM: 12 458330 4498640
 Name of Structure: Joseph Durkin House T. R. S.
 Present Owner: Edwin B. and Roslyn Grose
 c/o David G. Holey
 Owner Address: Box 781, 31346 Silverado Canyon Road, Silverado Canyon, CA 92676
 Year Built (Tax Record): Effective Age: Tax #: PC 239
 Legal Description: Kind of Building:
 All of Lots 6 and 7 Block 19, Park City Survey.
 .07 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin 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: 1984 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.):

1900 Census Records. Summit County, Park City Precinct, p. 180-B.
Park Record. April 11, 1903, p. 1. Joseph Durkin obituary.
 October 12, 1901, p. 3.

Researcher: Roger Roper

Date: 4/84

Street Address: 22 Prospect

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 and one half story frame T/L cottage with a gable roof. It evolved from an L plan house in the 1880s which was oriented west, to a T plan house which was oriented east by 1907. The 1889 Sanborn Insurance Map shows the house as an L plan with a porch on the west side of the stem-wing. At that date a second porch wrapped around the northeast corner of the house. By 1900 that west porch was enclosed so that the plan became rectangular, and the other porch was extended to span the lengths of both the north and east sides of the house. The house was probably re-oriented to the east at that time. By 1907 the south end of the house was extended to the east and west, taking on the shape of a T/L cottage. The porch was extended around the northwest corner of the house so that it presently spans all three sides of the stem-wing. The cross-wing is of unusual proportions in that it is not symmetrically designed. The southern roof slope of the cross-wing extends down close to the ground, while the northern roof slope remains at the standard eave level. A two over two light double hung sash window is centered on the east gable end of the cross-wing over a pair of one over one double hung sash windows topped by a pedimental window head. On the west gable end of the cross-wing a single window is centered over two individual windows. There is a door flanked by a single window on the east side of the stem-wing.
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Joseph Durkin House at 22 Prospect 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. This particular T/L cottage is unique because it underwent a series of alterations which changed it from an original T/L cottage that was oriented west with a cross-wing on the north end, to a rectangular house, and finally to its present form, a T/L cottage oriented east with a cross-wing on the south end. Although this T/L cottage by addition did not achieve its T/L form in the traditional manner, it nevertheless is significant for the same reason as other T/L cottages by addition. It clearly documents the importance of the practice of adapting an existing structure to meet changing needs. This extreme example of adaptation also indicates just how deeply rooted the process of adaptation and expansion of an existing house was in Park City's residential building practices.

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Joseph Durkin was born in Canada in 1850, and came to the U.S. when he was nine years old. He came to Park City in 1876, and began working for the
(See continuation sheet)

22 Prospect

Description continued:

On the north end of the stem-wing there is a window identical to the paired window of the east gable end of the cross-wing. It is topped by a single window. An old photograph shows the present house with a decorated porch and decorative stick work in the gable. The jigsaw cut brackets that topped the porch piers no longer exist, but the simple square porch piers and stick work in the gable are extant. The house has lost its original integrity, but is significant because it documents the common process of adaptation that was used to adjust the small mining town cottage to changing needs. It also documents the fact that when major alterations were made to expand a small house they were made in a systematic way which either preserved the basic shape of the earlier form, or changed the earlier form to another acceptable form. This house was changed from a small L plan house to a more sizeable T/L cottage. All of the major exterior alterations of this house were completed by 1907, so that it accurately represents the house as it would have looked in the mining period.

History continued:

Ontario Silver Mining Company. He was employed with that company for the next 27 years, first in the mill, then in the mine. He and his wife, Mary Ann, and their eight children lived in this house until 1901, when he had a new, larger house built on upper Main Street.² Joseph Durkin served for many years as a member of the city council.

Subsequent owners of the house include Kate Carpenter (1902-08) and Mrs. E.M. Grose and her family (1908-present).

¹Summit County Records, "Miscellaneous" Title Abstract Book, April 26, 1881. That house was purchased from W.H. Bond and was located on lots 13 and 14 of Block 19.

²Park Record, October 12, 1901, p.3. This new house was probably 176 Main.

TITLE SEARCH FORM

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

Address: 22 Prospect Street

City: Park City, UT

Current Owner: Rhonda Cannard Sideris (suc. trustee)

Address: (see historic site form for address)

Tax Number: PC-239

Legal Description (include acreage): PC BK19 L6 & L7 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/11/1880	Edward P. Ferry	Joseph Durkin	W		"6,7"
3/23/1899	Joseph Durkin & wife	Henry Shields	Mortgage	\$200.00	"6,7"
7/1/1902	Joseph Durkin & wife	Kate Carpenter	W.D.		
6/13/1906	Kate Carpenter	Mrs. E.M. Grose	W.D.		
1/9/1941	Mrs. E.M. Grose	Fred T. Grose	W.D.		
11/29/1944	Fred T. Grose	Thomas R. Grose Jr.	W.D.		
9/30/1977	Thomas R. Jr. & Lottie L. Grose	Edwin B. & Roslyn Grose	W.D.		
12/24/1979	Edwin B. & Roslyn Grose	Bernard T. & Hazel E. Cannard	W.D.		
10/27/1999	Bernard T. & Hazel E. Cannard	Bernard T. & Hazel E. Cannard (tr.)	Q.C.D.		
7/11/2013	Bernard T. Cannard (trustee)	R. Cannard Sideris (suc. trustee)	Affidavit		

Researcher: John Ewanowski, CRSA Architecture Date: 9/24/2014

Serial No. PC 239

Location _____
 Kind of Bldg. Rm St. No. 22 Prospect
 Class B Type 1 2 3 4 (4) Cost \$ _____ X _____ %

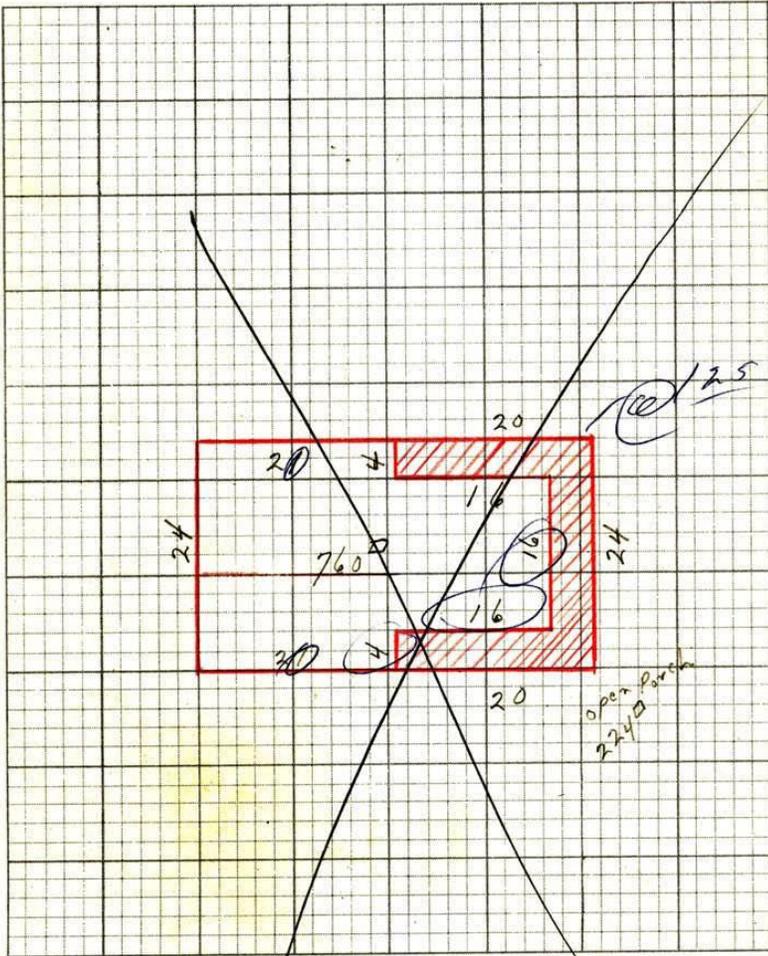
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		760		\$ 1918
	x x				
	x x				

Gar.—Carpport 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>Gable</u> Mtl. <u>alum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>224</u> @ <u>100</u> 224	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dirt</u> 70	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. <u>3</u> Unfin. 595	
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. _____	350
Built-in-Appliances	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	156
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other <u>Pine</u>	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
	1395

Total Additions			1395
Year Built _____	Avg. Age <u>66</u>	Current Value	\$ 3313
		Commission Adj. _____ %	
Inf. by <u>Owner</u> - Tenant - _____		Bldg. Value	
<u>Neighbor</u> - Record - Est. _____		Depr. Col. (1) 2 3 4 5 6 30 %	
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.	\$ 994
Garage—Class _____ Depr. 2% 3% _____		Carpport—Factor _____	
Cars _____ Floor _____ Walls _____		Roof _____ Doors _____	
Size— _____ x _____ Age _____		Cost _____ x _____ %	
Other _____			
		Total Building Value	\$ _____

Appraised 12-13 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
SHED, dent, aid, RR	40	176	240	50	120/30	36
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 239
Serial Number

.....OF.....
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 22 Prospect Ave

Class 4 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 4309	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>224 @ 125</u>	<u>280</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>out</u>	<u>80</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>3 43</u> Unfin. _____	<u>525</u>	
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	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. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>326</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</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 1761

Year Built <u>1891</u>	Avg. 1.	Replacement Cost <u>6070</u>
	Age 2.	Obsolescence

Inf. by Owner Tenant - _____ Neighbor - Record - Est. _____ Adj. Bld. Value _____ Conv. Factor 1.18

Replacement Cost—1940 Base 7163

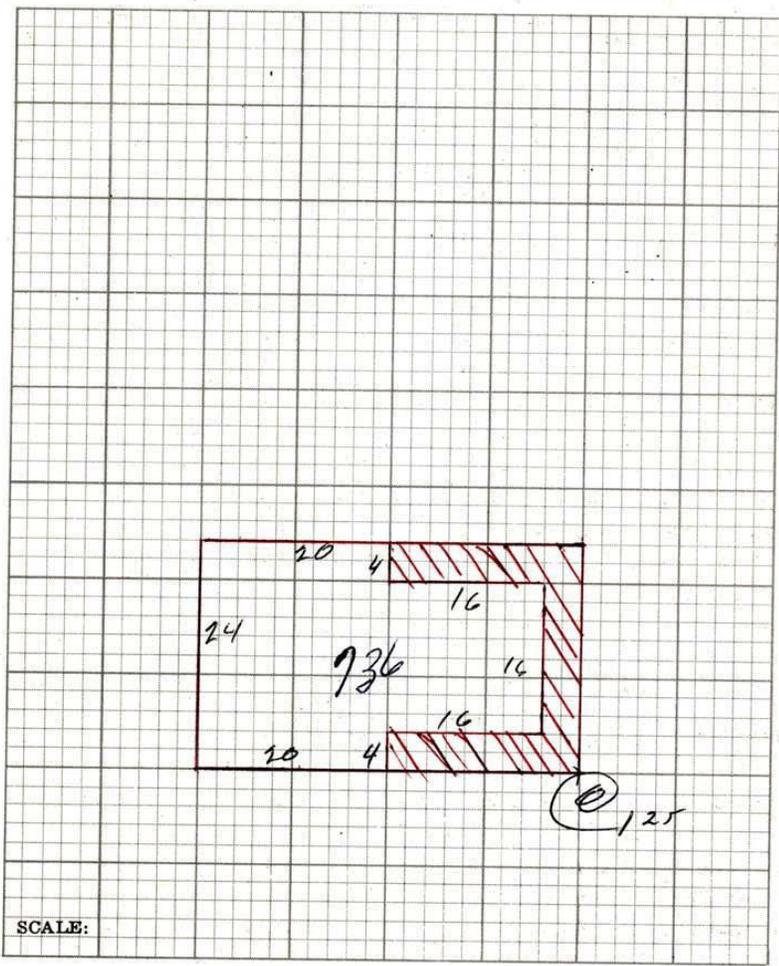
Depreciation Column 2 3 4 5 6 90%

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ 2149

Appraised ① 10-28 19 68 By 1708 JAN 15 1989
Appraised ② _____ 19 _____ By _____ 1328



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 _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____
