



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Richard Barrett House

Address: 36 Prospect Street

Date of Construction: c. 1899

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-230

Current Owner: Gregory J. Wimmer (trustee)

Legal Description (include acreage): LOTS 1 & 2 & N'LY 5 FT LOT 3 BLK 18 PARK CITY SURVEY M5-304 FQC-468 M6-74 M87-177 317-577 1063-821 1669-543-917 GREGORY J WIMMER TRUSTEE OF THE GREGORY J WIMMER LIVING TRUST; 0.10 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: 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 siding

Foundation: Tax cards indicate no foundation or only wooden sills

Roof: Not visible in photographs due to snow coverage

Windows/Doors: 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 36 Prospect Street was described in a 1984 National Register form as follows:

“This house is a one story frame T/L cottage. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions 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. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the

south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983). The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage.”

The multi-pane window in the front gable is a new addition since the time of the c. 1940 tax photo but was present at the time of the National Register listing. There is an accessory building to the south of the house, but its function is unknown and it may be the structure is the same as shown on the 1907 Sanborn map. 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 described in the 1984 National register nomination form as follows:

“Built c. 1883, the Richard Barrett house at 36 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966.”

To illuminate the chain shown in the title history, the property passed from Annie Barrett at the time of her death to Lizzie Crossman, her daughter. It then went to Richard Gartrell the husband of Annie's other daughter, who was also named Annie. Richard Gartrell had a son who was also named Richard, and it is believed that it is this individual who sold the house in 1966. The house is currently owned by Gregory J. Wimmer.

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.)

36 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





Richard Barrett House
36 Prospect
Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society



Richard Barrett House
36 Prospect
Park City, Summit County, Utah
East Façade
Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





36 Prospect Street. Northwest oblique. November 2013.



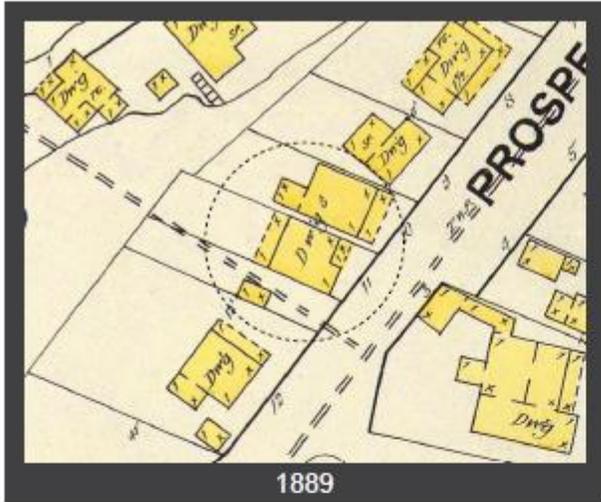
36 Prospect Street. West elevation. November 2013.



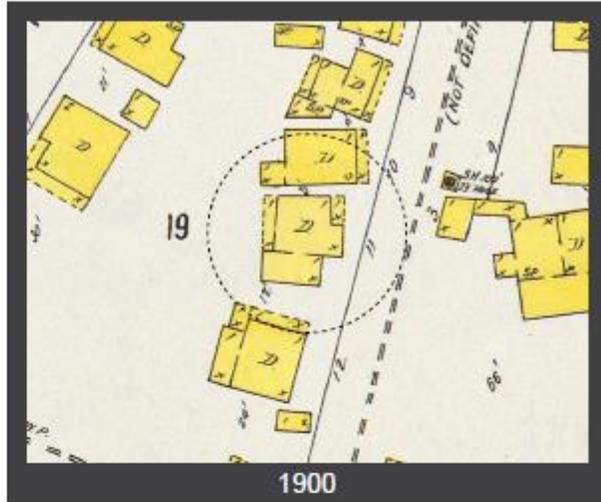
36 Prospect Street. Southwest oblique. November 2013.

MAPS

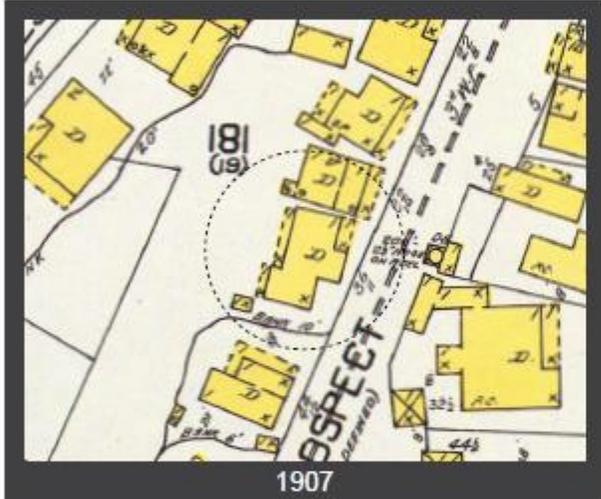
36 Prospect St, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



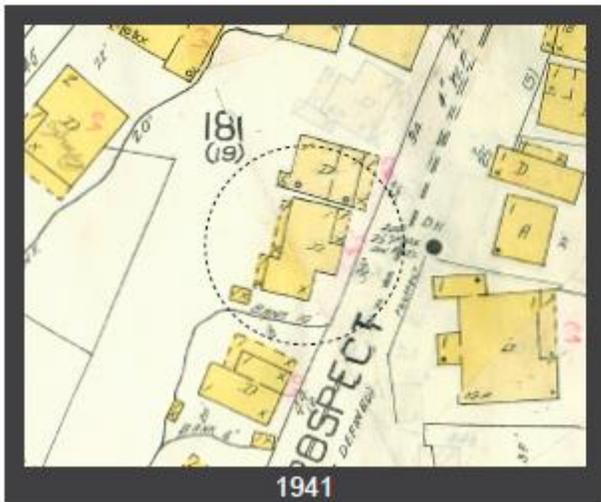
1900



1907

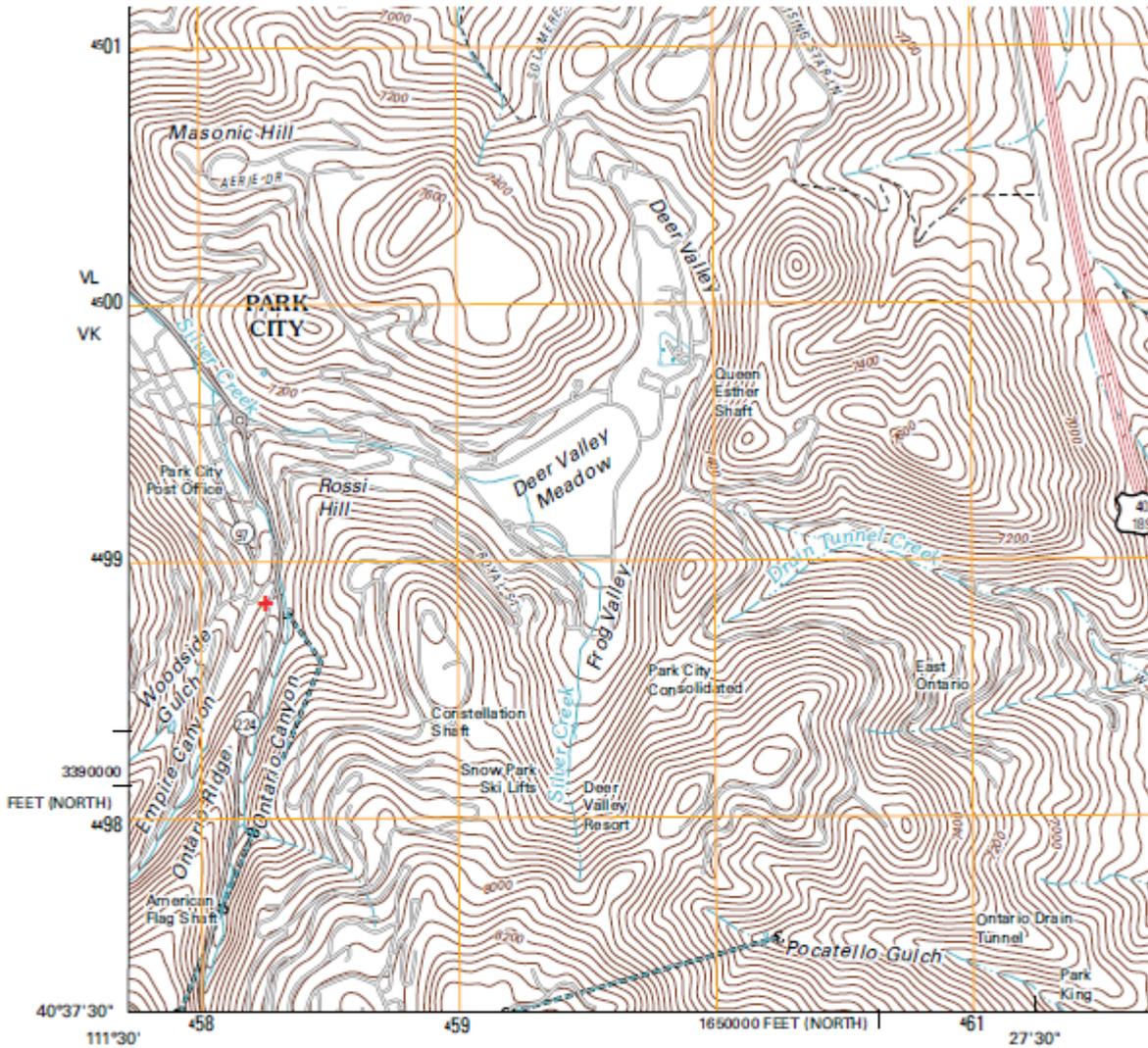


1929



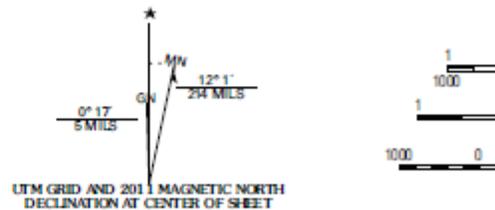
1941

36 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.....NAIP, 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

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 36 Prospect UTM: 12 458300 4498600
 Park City, Summit County, Utah
 Name of Structure: Richard Barrett House T. R. S.
 Present Owner: Kard Group
 Owner Address: 136 South Main, 620 Kearns, Salt Lake City, Utah 84101
 Year Built (Tax Record): Effective Age: Tax #: PC 230
 Legal Description: Kind of Building:
 All Lots 1 and 2 and Northerly 5 feet of Lot 3 Block 18, Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably Richard and Annie Construction Date: c. 1883 Demolition Date:
 Barrett
 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.):

1900 Census Records. Summit County, Park City Precinct, p. 181-A.
 Park Record. February 22, 1935, p. 1. Annie Barrett obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 36 Prospect

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

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. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions 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. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983).
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c.1883

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This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966.

36 Prospect

Description continued:

The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage.

TITLE SEARCH FORM

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

Address: 36 Prospect Street

City: Park City, UT

Current Owner: Gregory J. Wimmer (trustee)

Address: (see historic site form for address)

Tax Number: PC-230

Legal Description (include acreage): PC BK18 L1, L2, & N5ft. L3 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/16/1893	D. C. McLaughlin & wife	Annie Barrett	W		"1,2"
8/26/1935	Mrs. Annie Gartrell	Lizzie Crossman	Q.C.D.		"1, 2, N5ft. 3" [rest of form]
10/10/1963	Lizzie Crossman	Richard Gartrell	W.D.		
4/5/1966	Richard & Dorothy Gartrell	Edwin & Roslyn Grose	W.D.		
11/8/1976	Edwin B. & Roslyn Grose	David G. Holey	W.D.		
10/1/1979	David G. Holey	The Karo Group	W.D.		
10/17/1984	Karo Group	Madeleine Pullman	W.D.		
8/1/1997	Madeleine Pullman	Rachel A. Salomon	W.D.		
12/27/2004	Rachel A. Salomon	Gregory J. Wimmer	W.D.		

Date: 9/24/2014

Researcher: John Ewanowski, CRSA Architecture

36 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Beloved Resident Enters Final Sleep

It was Martin Luther who said: "What is our death but a night's sleep? For as through sleep all weariness and faintness pass away and cease, and the powers of the spirit come back again, so in the morning we arise fresh and strong and joyous; so at the Last Day we shall rise again as if we had only slept a night, and shall be fresh and strong."

At her home Sunday morning, February 17th, at 7:45, Mrs. Annie Barrett, a universally respected and beloved resident of our city for fifty-three years, peacefully passed into her last sleep.

After a long, busy and useful life deceased died as she had lived—honored, trusted and loved. She reared her own monument while she lived in the hearts of all who knew her. Her life was completed if work all done and well done constitutes completion. Her Christian life was beautiful from its beginning to its close, and through all the vicissitudes and sorrows that she met in the way, her faith never wavered. Now she is no more, and the lonely grave hides from our sight all that is mortal of a true and noble woman.

Mrs. Annie Barrett was born in Pottsville, Pennsylvania, September 5, 1830. With her parents she came west when a young child, making her home in Grass Valley, California. In 1876 she was married to Mr. Richard Barrett at Virginia City, Nevada, coming to Park City to make their home in 1882—deceased living here continuously since that time.

Four children were born to Mr. and Mrs. Barrett, two sons and two daughters—the two boys died in this city. The surviving daughters are Mrs. George Crossman, of this city, and Mrs. Richard Gartrell, of Butte, Montana. One grandson, Richard Gartrell, also survives. Mrs. Gartrell and son, were at the bedside when the end came.

Deceased was a beloved member of Mountain Chapter, No. 2, Order Eastern Star, and Silver Leaf Lodge, Daughters of Rebecca, and always active in church and social affairs.

Funeral services were held at the Masonic Temple, Wednesday afternoon, under the auspices of the Eastern Star, the impressive ritualistic services being conducted by the officers of the chapter. Rev. A. R. Dennis, of the community church, preaching a consoling funeral sermon. The hall was filled with friends and admirers of the long time resident.

Interment was in Glenwood cemetery, the pall bearers, being Messrs. Herman Hethke, Jim Cunningham, Geo. Rosevear, Foster Jones, Archie Wilson and John Baxter.

The former residents of Park City, and close friends of the deceased, who came up from Salt Lake to attend the services: Mr. and Mrs. Alfred Blackler and daughter, Mrs. Olive Potter, Mr. and Mrs. Wm. Doidge, Mr. and Mrs. Alfred Doidge, Mrs. Peter Clonnan, Mrs. A. F. Hidge, and daughters, Mrs. Juavita Thompson and Mrs. Maude Yarbough, Mr. and Mrs. Paul Clark, and Mr. and Mrs. Wm. Kelly.

Park Record 2/22/1935

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

Owner's Name
Owner's Address
Location
Kind of Building Res Street No.

Table with columns: Stories, Dimensions, Cu. Ft., Sq. Ft., Actual Factor, Totals. Includes handwritten values like 740 and 1529.

No. of Rooms 5 Condition

Main description table with columns: Description of Building, Add, Deduct. Includes items like Foundation, Ext. Walls, Roof, Porches, Cellar, Plumbing, Heat, etc.

Summary table for value calculations including: Total Additions and Deductions, Net Additions or Deductions, Reproduction Value, and Total Building Value.

Appraised 10/1947 By C.A.G.A.J

Serial No. PP 230

Location Block 18 PC. All lot 1+2 and N5' lot 3
 Kind of Bldg. RES St. No. 36 Prospect St
 Class 2 Type 1 2 3 4 Cost \$ 1554 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		740		\$ 1554
	x x				
	x x				

Gar.—Carport — x — Fr. — 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>Gab</u> Mtl. <u>Shg</u>	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	
Porches—Front <u>40° @ 60 24</u>	
Rear <u>152° @ 60 91</u>	
Porch — @	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @	
Planters — @	
Cellar-Bsmt. — ¼ ½ ¾ Full — Floor	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin. —	
Plumbing { Class <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Trays <input checked="" type="checkbox"/> Basin <input checked="" type="checkbox"/> Sink <input checked="" type="checkbox"/> Toilet <input checked="" type="checkbox"/> Wtr. Sfr. — Shr. St. — O.T. — Dishwasher — Garbage Disp. — <u>350</u>	
Built-in Appliances	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam — Stkr. — Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal — Pipeless — Radiant	
Air Cond. —	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. —	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. — Other —	
Cabinets — Mantels —	
Tile — Walls — Wainset — Floors —	
Storm Sash— Wood D. — S. — ; Metal D. — S. —	

Total Additions 465 465

Year Built	Avg.	Current Value	\$ 2619
<u>Avr Age 1949-50</u>	Age <u>59</u>	Commission Adj	%
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. (1 2 3 4 5 6) <u>30</u>	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ 606
Garage— Class —	Depr. 2% 3%	Carport — Factor	
Cars — Floor —	Walls —	Roof —	Doors —
Size — x <u>X</u>	Age —	Cost —	x %
Other —			
Total Building Value			\$

Appraised 5-14- 1958 By 1302

PC 230
Serial Number

OF
Card Number

Owners Name _____
 Location B/K 18 PC Lot 1+2 + N 5' Lot 3
 Kind of Bldg. Res St. No. 36 Prospect St
 Class 2 Type 1 2 3(4) Cost \$ _____ X 100%

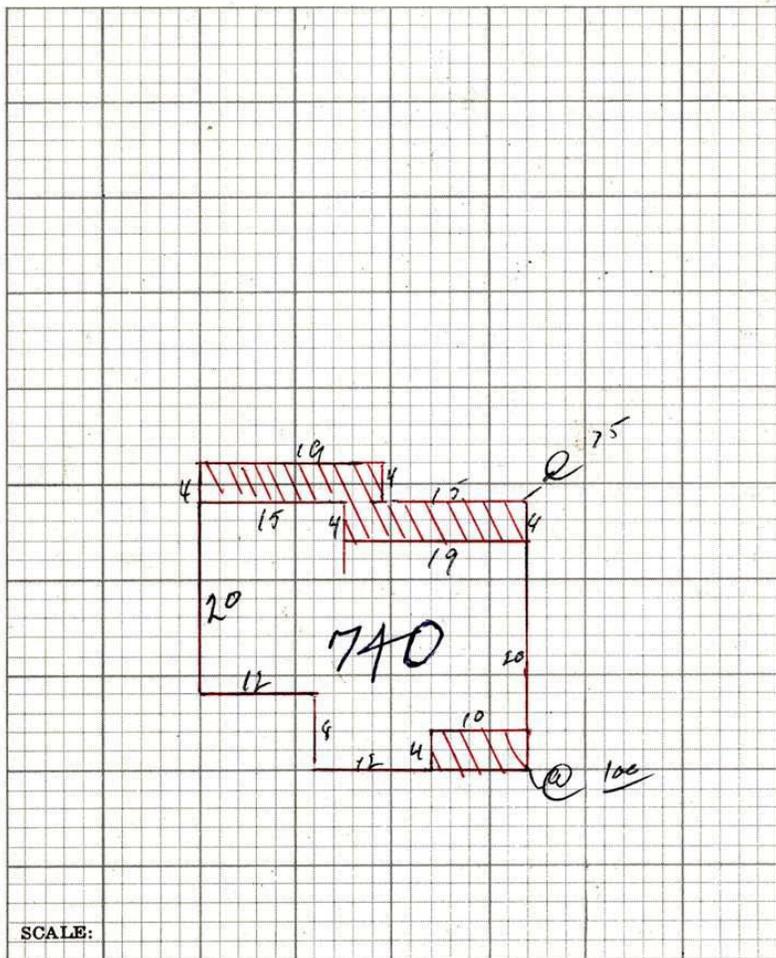
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	740		\$ 2 391	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Sub</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ 40 [#] @ 1.00	40	
Rear _____ 152 [#] @ 1.75	114	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar/Bsmt. — ¼ ½ ¾ ⅜ ⅙ Full _____ Floor	40	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
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. _____	550	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____ Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	327	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>1</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	<u>1899</u>	<u>1071</u>
Year Built <u>1899</u>	Avg. 1. <u>1899</u>	Replacement Cost <u>3462</u>
	Age 2.	Obsolescence
Inf. by <u>Owner</u> Tenant -		Adj. Bld. Value
<u>Neighbor</u> - Record - Est.		Conv. Factor <u>116</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		
Total Building Value \$		

Appraised ① 10-22-1964 By L. J. ... 1336
 Appraised ② _____ 19 _____ By _____



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 _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____
