



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Joseph J. Jenkins House

Address: 57 Prospect Street

Date of Construction: 1891

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-226

Current Owner: Kim F. and Margaret D. Marks

Legal Description (include acreage): 2ND HOUSE E SIDE PROSPECT STREET 2 STORY 5 ROOM HOUSE TOGETHER WITH ALL LAND COVERED & ENCLOSED WITH DWELLING HOUSE DESIGNATED AS #57 PROSPECT AVE: ALSO DESC AS BEG S 89*57' W ALONG SEC LINE 330 FT & S 14*02' W 131.30 FT FROM NE COR SEC 21 T2SR4E SLBM; RUN TH S 76*33'50" E 75.0 FT; S 14*02' W 26.48 FT; N 75*58' W 75.0 FT; N 14*02' E 25.70 FT TO BEG CONT 0.04 AC FQC-52 GQC-248-354 1954-101 M2-41 M25-292 M27-136 M68-200 863-2951392-971

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Research Sources:

Sanborn Maps

City/ County Histories

Newspapers

- Prints: tax Card Personal Interviews Other:
- Historic Census Records Park City Museum

DESCRIPTION

Architectural Style: Rectangular block type / Italianate stylistic elements

No. Stories: 2

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 card indicates concrete, not verified

Roof: Gabel roof form sheathed in metal material

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 57 Prospect Street as described in a 1984 National Register nomination form as follows:

“This house is a two story rectangular building with a gable roof. It is a unique house type among Park City houses. It is reminiscent of shotgun house because it is oriented gable end to the street and has a side entrance. The Italianate bay may reflect the influence of the Italianate style as a source for decorative details in Park City houses. Because the house is set into the hillside, one story is set below the ground level, and the main floor is above it. A steep set of stairs leads to the front door above which is a small hip roof porch. The porch and door are flanked by the three part Italianate bay. Both the porch and bay reflect Italianate influences in scale and design. The porch

has lathe turned piers and a straight post balustrade. The projecting bay is composed of double hung sash windows, has a cornice with modillions and decorative panels, and has a lower band of inset panels. A second entrance on the north wall opens into the lower level. A modern horizontal rectangular window was added below the projecting bay on the facade. That change, however, is minor and unobtrusive. Except for the window change, the building is unaltered and maintains its original character.”

The house is largely unchanged from the time of this description. The roof has been changed to a standing seam metal, but no other material or formal changes are present. The site slopes down parallel to the road, and stone retaining wall is present in the front yard to create two more level surfaces. 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 in 1891, the Joseph J. Jenkins House at 57 Prospect is architecturally significant as a one of a kind house type in Park City. The majority of Park City houses were built as hall and parlor houses, T/L cottages, pyramid houses or variants of the pyramid house. Shotgun houses and bungalows occur in fewer numbers, but were also significant types. About 20% of the in-period extant buildings in Park City, including 57 Prospect, did not specifically fit into any one category or were altered so dramatically that the original type was not identifiable. The bay window and small porch superficially link this building with the Italianate style. The gable roofed form, however, is more like that of 1101 Norfolk, a house which, from the exterior, looks like a shotgun, but which in effect is only a square house with a gable roof. The house at 57 Prospect is a unique house that was created by combining popular Italianate decorative features with a more standard house form. This house documents the fact that although standard house types were the rule in Park City, exceptions to the standard types were also built. It is one of only three well preserved examples of houses that are exceptions to the standard types, all of which are included in this nomination.

This house was built in 1891 by Joseph J. and Sarah J. Jenkins. They had come to Park City from Virginia City, Nevada, where Joseph had worked in the Comstock Mine. In Park City he worked for many years as a miner for the Ontario Silver Mining Company and from 1893 to 1897 served as assessor and collector for Summit County. The Jenkins sold this house in 1897 and moved to Salt Lake City, hopeful that Joseph's health would improve at that lower elevation. He died there at the age of 55 less than two years later, however, a victim of miner's consumption.

Margaret Dalton (later Stevenson), who bought this house from the Jenkins in 1897, apparently rented it out, since she was not listed in the 1900 census records as a resident of a Prospect Street house. She sold the house in 1904 to Lena and John P. Allen, who had previously been renting a house adjacent to 36 Prospect. It is unknown how long the Allen's owned this house. John Murray bought the house at an unknown date and continued to own it past 1940."

The transactions mentioned above did not appear on the most recently researched title history, and it is possible that they were completed off the books, which was not uncommon for this time in Park City. Further research has uncovered more information on John Murray, the last owner of the house during the historic period. He appears on the 1930 census, renting a different house on Prospect Avenue with his wife Inez. He worked as a machinist for a mine. By the time of the 1940 census, he owned and occupied this house with his wife and their two children. The house is currently owned by Kim and Margaret Marks.

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.)

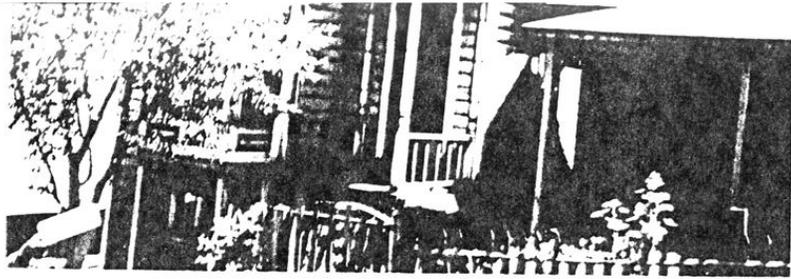
57 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



tax photo c. 1940











57 Prospect Street. Northwest oblique. November 2013.



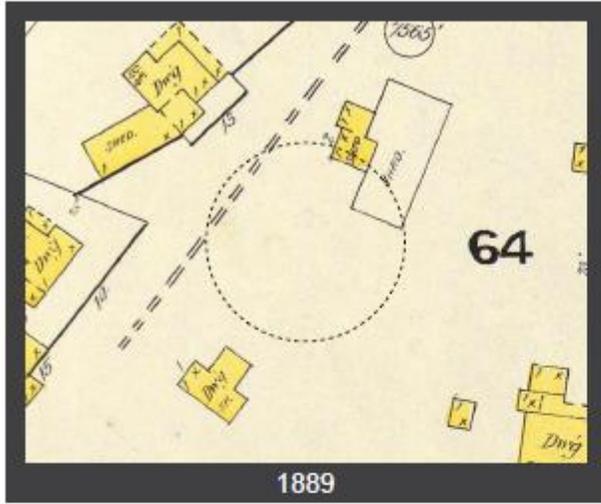
57 Prospect Street. West elevation. November 2013.



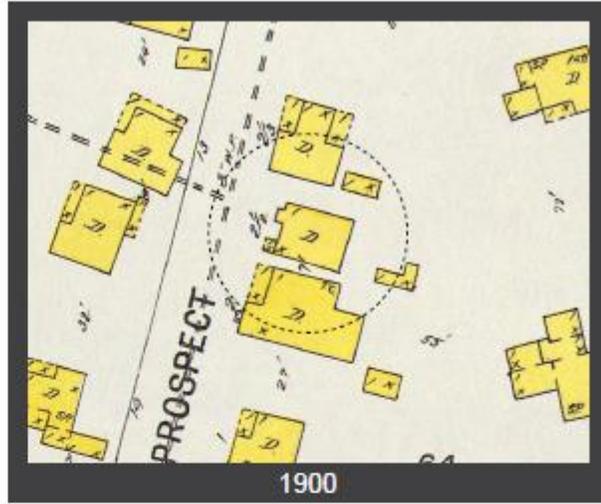
57 Prospect Street. Southwest oblique. November 2013.

MAPS

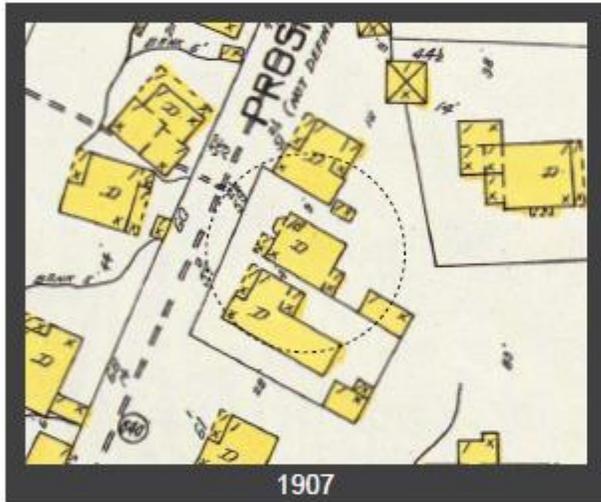
57 Prospect St, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



1900



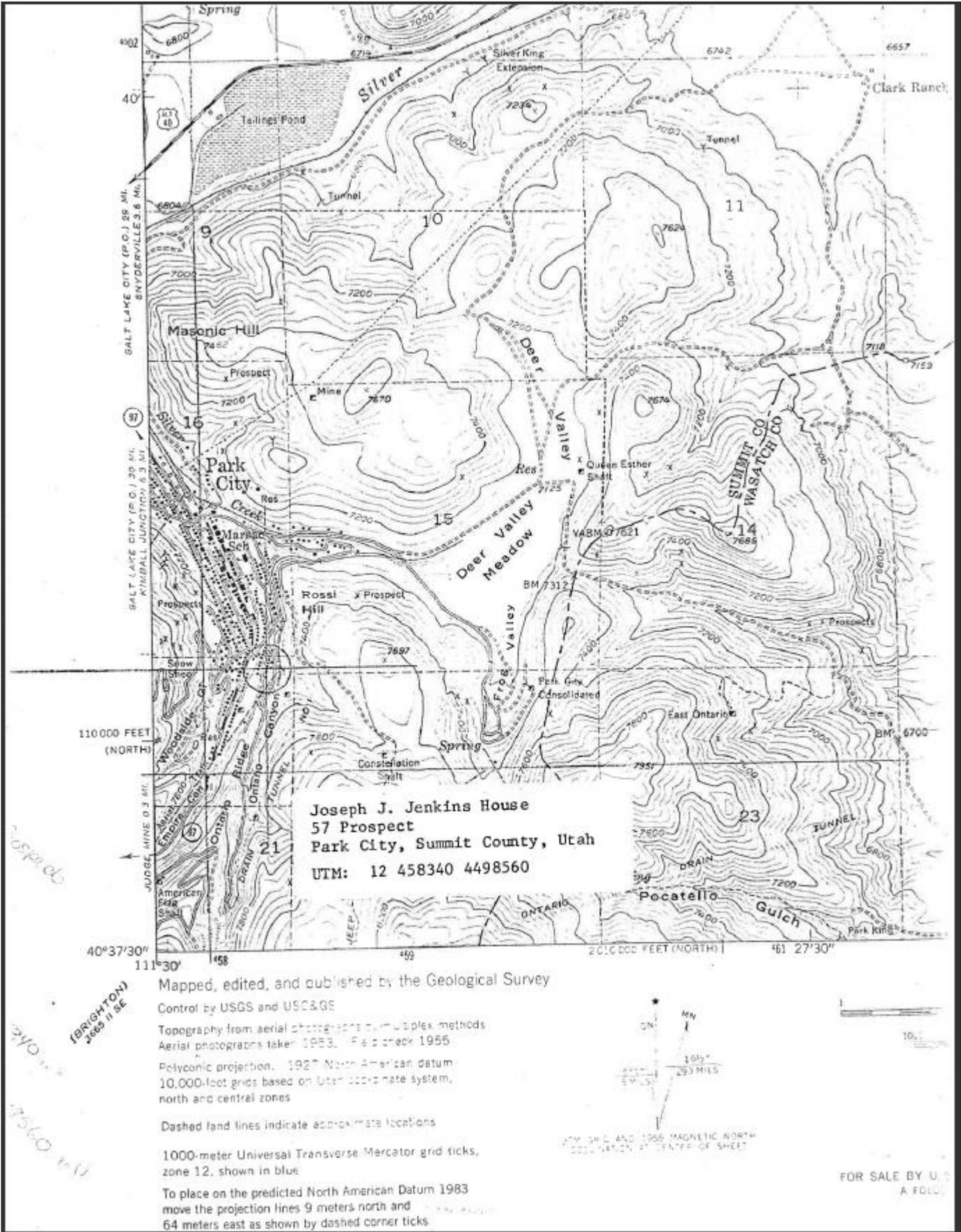
1907



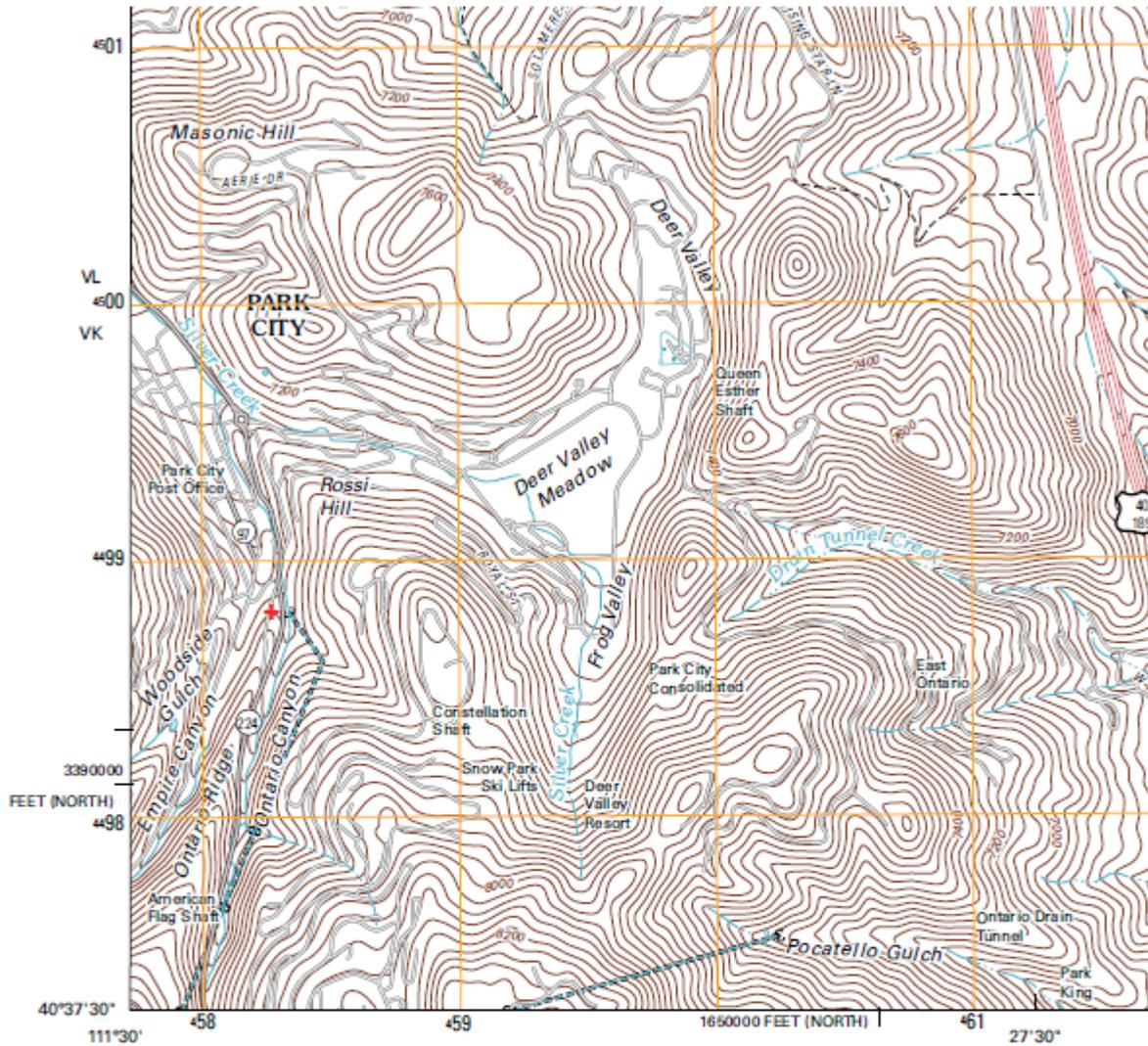
1929



1941

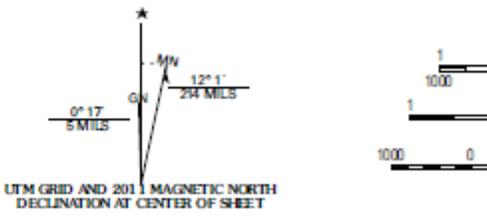


57 Prospect St, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 WK
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: 57 Prospect Park City, Summit County, Utah UTM: 12 458340 4498560

Name of Structure: Joseph J. Jenkins House T. R. S.

Present Owner: William Stanley and Jill B. Johnson

Owner Address: P.O. Box 753, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 226

Legal Description: Beginning South 89 degrees 57 minutes West along Section Line 330.0 feet and South 14 degrees 02 minutes West 313.30 feet from Northeast corner Section 21 T2S R4E, Salt Lake Base and Meridian, run thence South 76 degrees 33 minutes 50 seconds East 75 feet; South 14 degrees 2 minutes West 26.48 feet; North 75 degrees 58 minutes West 75 feet; North 14 degrees 2 minutes East 25.70 feet to beginning. Less than one acre.

STATUS/USE 2

Original Owner: Joseph J. Jenkins Construction Date: 1891 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Checkboxes for building condition (Excellent, Good, Deteriorated), integrity (Site, Ruins, Major Alterations), preliminary evaluation (Significant, Contributory, Not Contributory), and final register status (National Landmark, National Register, State Register, District, Multi-Resource, Thematic).

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other

Research Sources:

- Checkboxes for 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.):

Park Record. January 28, 1899, p. 3. Joseph J. Jenkins obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 57 Prospect

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two story rectangular building with a gable roof. It is a unique house type among Park City houses. It is reminiscent of a shotgun house because it is oriented gable end to the street and has a side entrance. The Italianate bay may reflect the influence of the Italianate style as a source for decorative details in Park City houses. Because the house is set into the hillside, one story is set below the ground level, and the main floor is above it. A steep set of stairs leads to the front door above which is a small hip roof porch. The porch and door are flanked by the three part Italianate bay. Both the porch and bay reflect Italianate influences in scale and design. The porch has lathe turned piers and a straight post balustrade. The projecting bay is composed of double hung sash windows, has a cornice with modillions and decorative panels, and has a lower band of inset panels. A second entrance on the north wall opens into the lower level. A modern horizontal rectangular window was added below the projecting bay on the facade. That change, however, is minor and unobtrusive. Except for the window change, the building is unaltered and maintains its original character.

5
HISTORY

Statement of Historical Significance:

Construction Date: 1891

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(See continuation sheet)

57 Prospect
History continued:

Margaret Dalton (later Stevenson), who bought this house from the Jenkins in 1897, apparently rented it out, since she was not listed in the 1900 census records as a resident of a Prospect Street house. She sold the house in 1904 to Lena and John P. Allen, who had previously been renting a house adjacent to 36 Prospect.² It is unknown how long the Allens owned this house. John Murray bought the house at an unknown date and continued to own it past 1940.

¹Summit County Records, Quit-Claim Deed Book "B" p. 446, and "Miscellaneous" Title Abstract Book, p. 227.

²1900 Census Records, Summit County, Park City Precinct, p. 181-A. The Allens were listed in the census records next to Richard Barrett and his family, who lived at 36 Prospect.

PC 226
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 57 Popcoat St.

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	480		\$ 2406	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone _____ Conc. some Sills _____

Ext. Walls sid (A)

Roof Type gab Mtl. slg

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med X Large _____ 70

Porches—Front _____ 36 @ 150 54

Rear _____ 55 @ 100 55

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full X Floor Wood 550

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 4 Tub. 1 Trays _____

Basin _____ Sink _____ Toilet 1 550

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove X H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas X Coal X Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. 1 Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1279

Year Built 1901 Avg. 1.10 Replacement Cost 3687

Age 2 Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor 112%

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

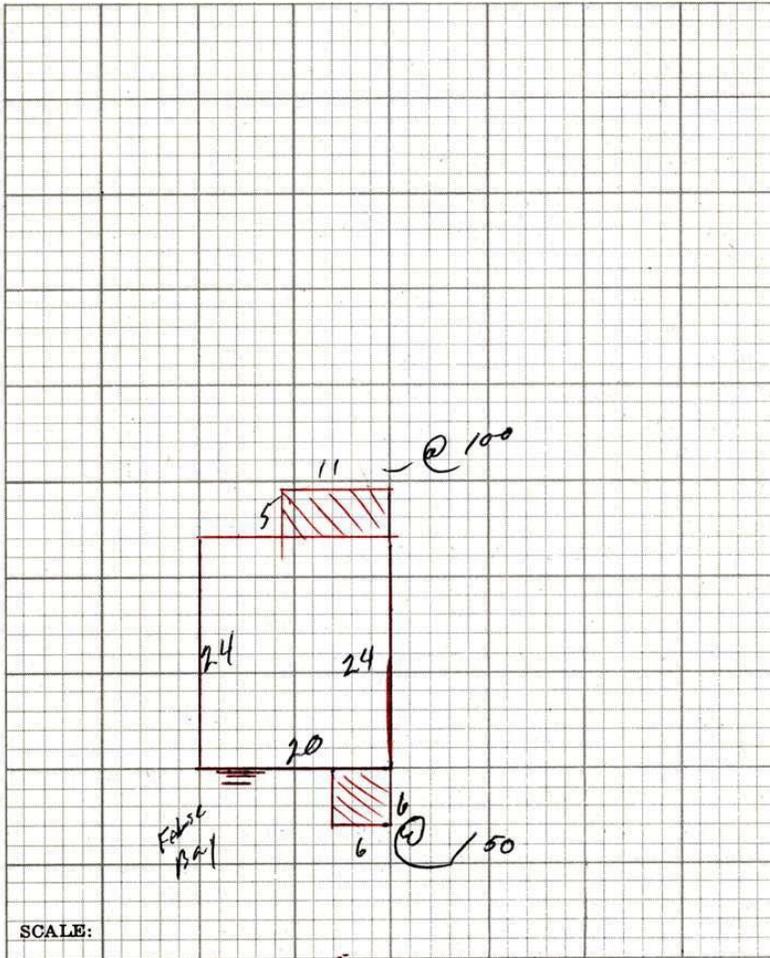
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-25 1968 By 1708 DEC 17 1968

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 _____
