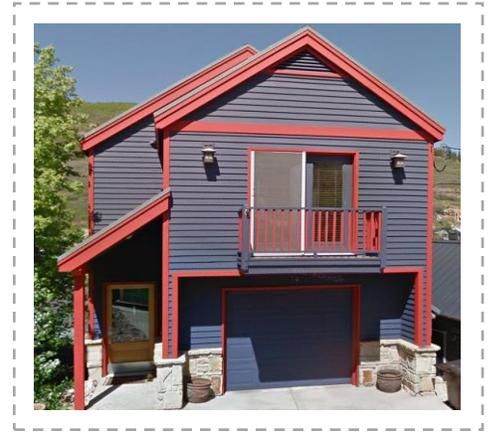




**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): James Farrell House

Address: 68 Prospect Street

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-234

Current Owner: Kim F. and Margaret D. Marks (H/W jt.)

Legal Description (include acreage): LOTS 8,9, & 10 BLK 18 PARK CITY SURVEYIQC-553 M24-663-1935-2 M25-139 UWD-111-240 RWD-386 QWD-80 M24-406WWD-331-631 659-615 906-84 1176-572 1461-1641 1478-667 1539-1086 1661-519; 0.14 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: T/L cottage / Vernacular style

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 other than wooden sills, no upgrade in foundation indicated based on photographs

Roof: Cross-wing roof form sheathed in asphalt shingles & metal sheeting

Windows/Doors: 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

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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.)

68 Prospect is a T/L cottage that recently underwent a large renovation. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. By 2008, the house was lifted, rotated, and the site excavated to make room for a rear and lower level addition. The original cross gable roof is sheathed with standing seam metal, as is the complex roof of the addition. The walls are clad with drop-novelty wood siding, with a stone veneer at the foundation level. There is a variety of windows on the house, but all three windows on the front façade are one-over-one double hung sash windows, with two in the front gable end and one in the porch area to the right of the door. Other windows look to be fixed or casement windows. The door is a wood frame and panel door with a large upper light. The porch is covered by a shed extension of the main roof which is supported by square wood posts. There is a stone retaining wall in the front yard to deal with the sloping site. Though the original house form is still present and remains legible from the primary facade, the addition

altered the overall form. 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 map, which makes it difficult to pinpoint its exact date of construction. The property was initially owned by the Park City Townsite Corporation and may have been used to house workers during that time. The first individual to own the property was James Farrell, but it is unknown when it came under his ownership.

James Farrell lived in Park City for many years, and appears on the 1900, 1920, and 1930 censuses for the city. He owned the Salt Lake House, a hostel, and it is possible that he used this house as an income property, as there is no indication of him ever living here. He lived on Main Street during the period of his ownership of this house. He transferred the property to his daughter Blanche Dahl in 193, according to the title history, but the 1930 census shows the house being owned and occupied by Blanche Dahl during that year.

Blanche Dahl lived at the house with her husband Charles and their four sons. Charles was born in Finland and immigrated to the U.S. in 1909. He worked as an operator on the tramway in Park City. He later worked as the owner of the Salt Lake House after his father in law died. They sold the property to Carl Nelson in 1940.

Carl Nelson appears on the 1940 census living in this house with his wife Jula and their three children. Carl worked as a trapper for the government, but nothing else is known of them. The property has changed hands several times since the historic period and is currently owned by Kim and Margaret Marks.

## REFERENCES

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- 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

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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.)

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

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940











*68 Prospect Street. Northwest oblique. November 2013.*



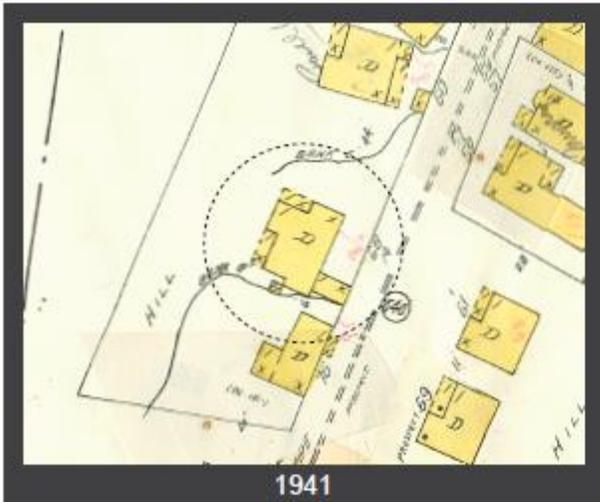
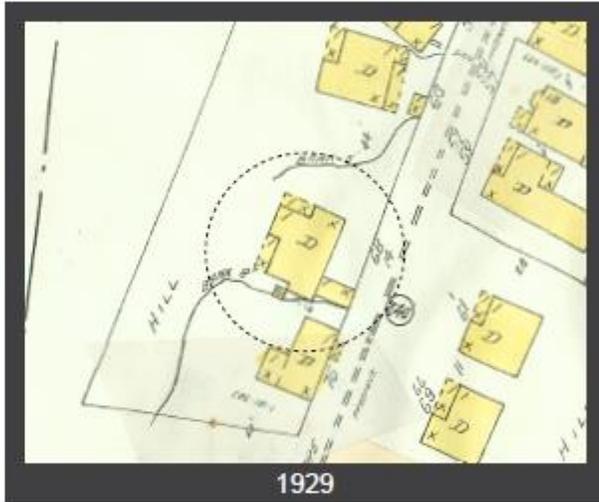
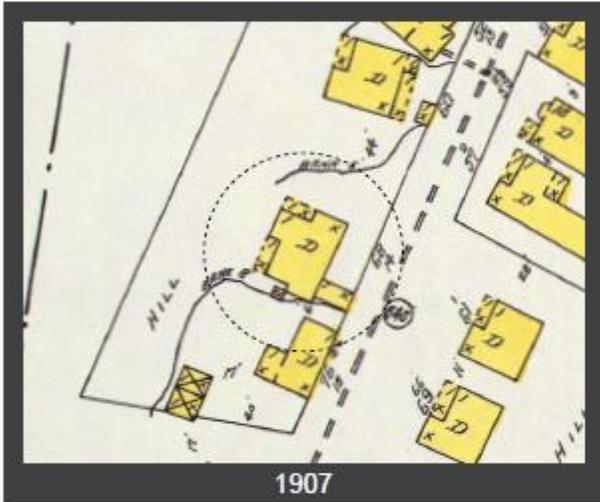
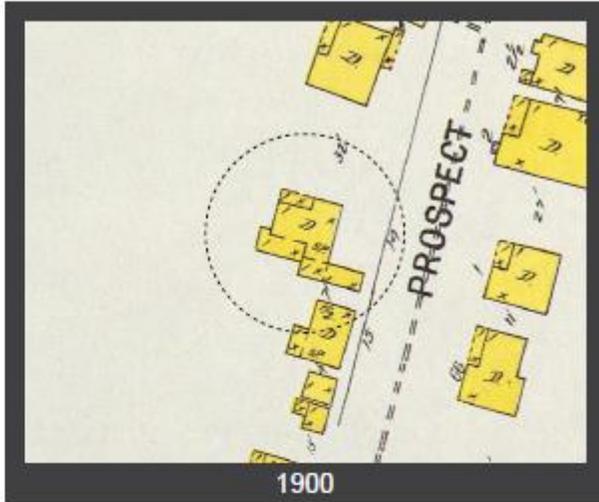
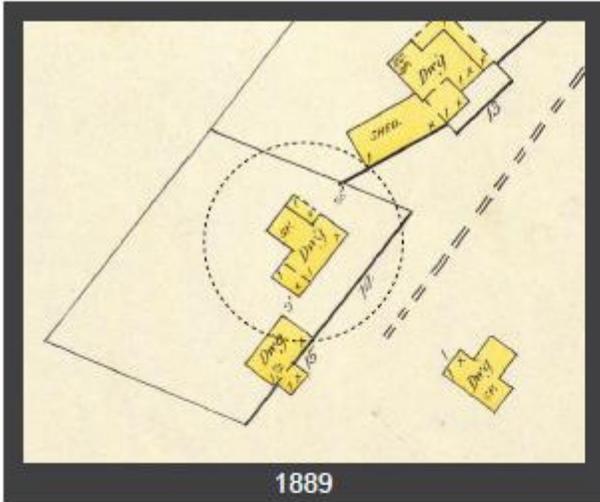
*68 Prospect Street. West elevation. November 2013.*



*68 Prospect Street. Southwest oblique. November 2013.*

MAPS

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



**SURVEYOR'S CERTIFICATE**

I, John Deshaussier, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

*John Deshaussier*  
John Deshaussier  
DATE: 7/1/03

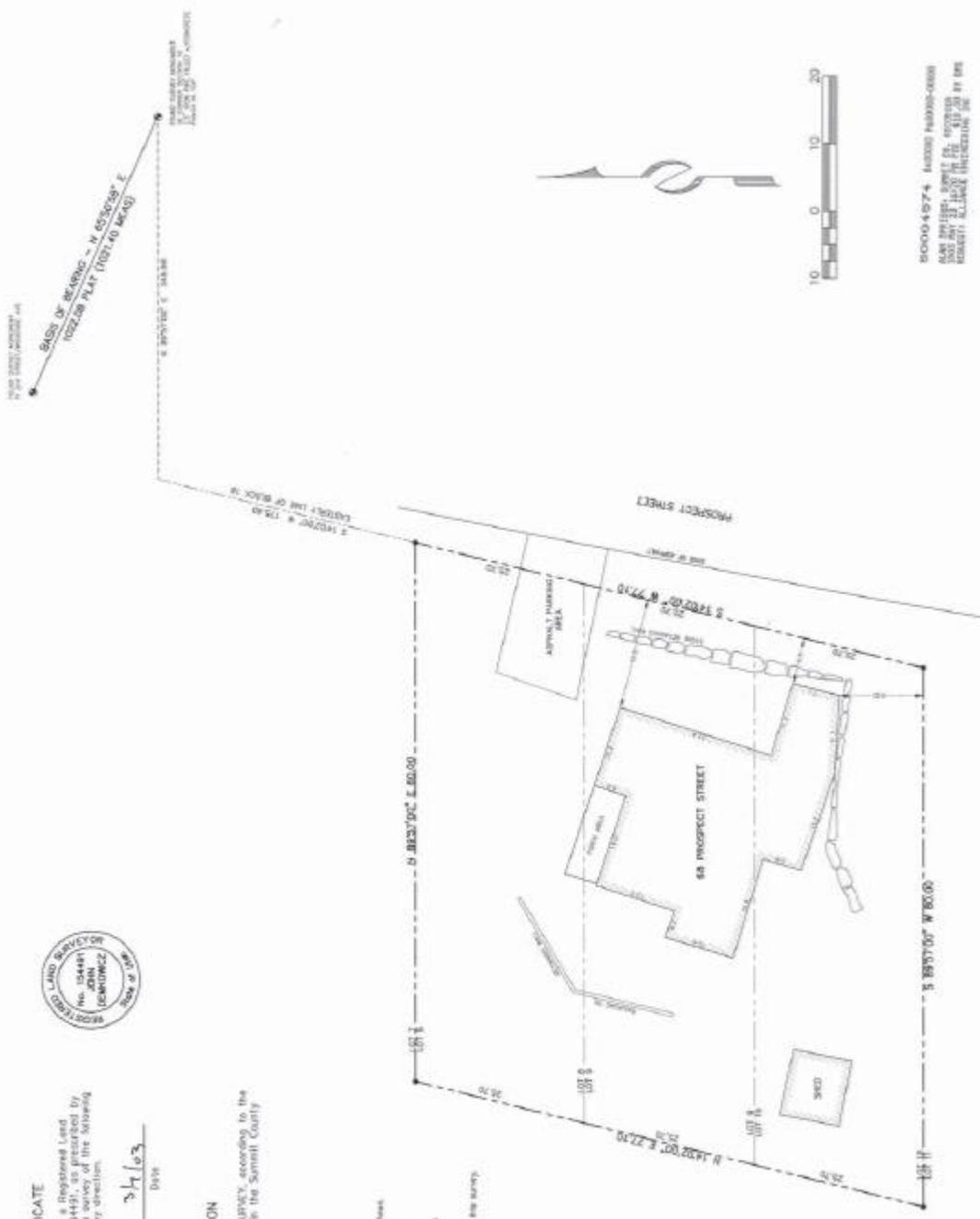


**LEGAL DESCRIPTION**

LOTS 8, 9 and 10, Block 18, PARK CITY SURVEY, according to the plat of said survey on file and of record in the Summit County Recorder's Office.

**NOTES**

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set as shown.
3. Date of survey: February 20, 2003.
4. Property location: Section 21, T35, R4E, S34M.
5. Purpose of survey: Building remodel.
6. Improvements on the property are as shown on the survey.



50004874 443000 144000-0000  
GSI SERVICES, INC. FOR THE CITY OF PARK CITY  
KIM MILKS, SURVEYOR

**BOUNDARY SURVEY**  
**LOTS 8, 9 AND 10, BLOCK 18**  
**PARK CITY SURVEY**

FOR: KIM MILKS  
JOB NO.: 4-1-03  
FILE: Y:\PCS\dep\jrm\03\48103.dwg

STAFF: CONSTABLE  
CODY STEPHENS  
MARSHALL KING

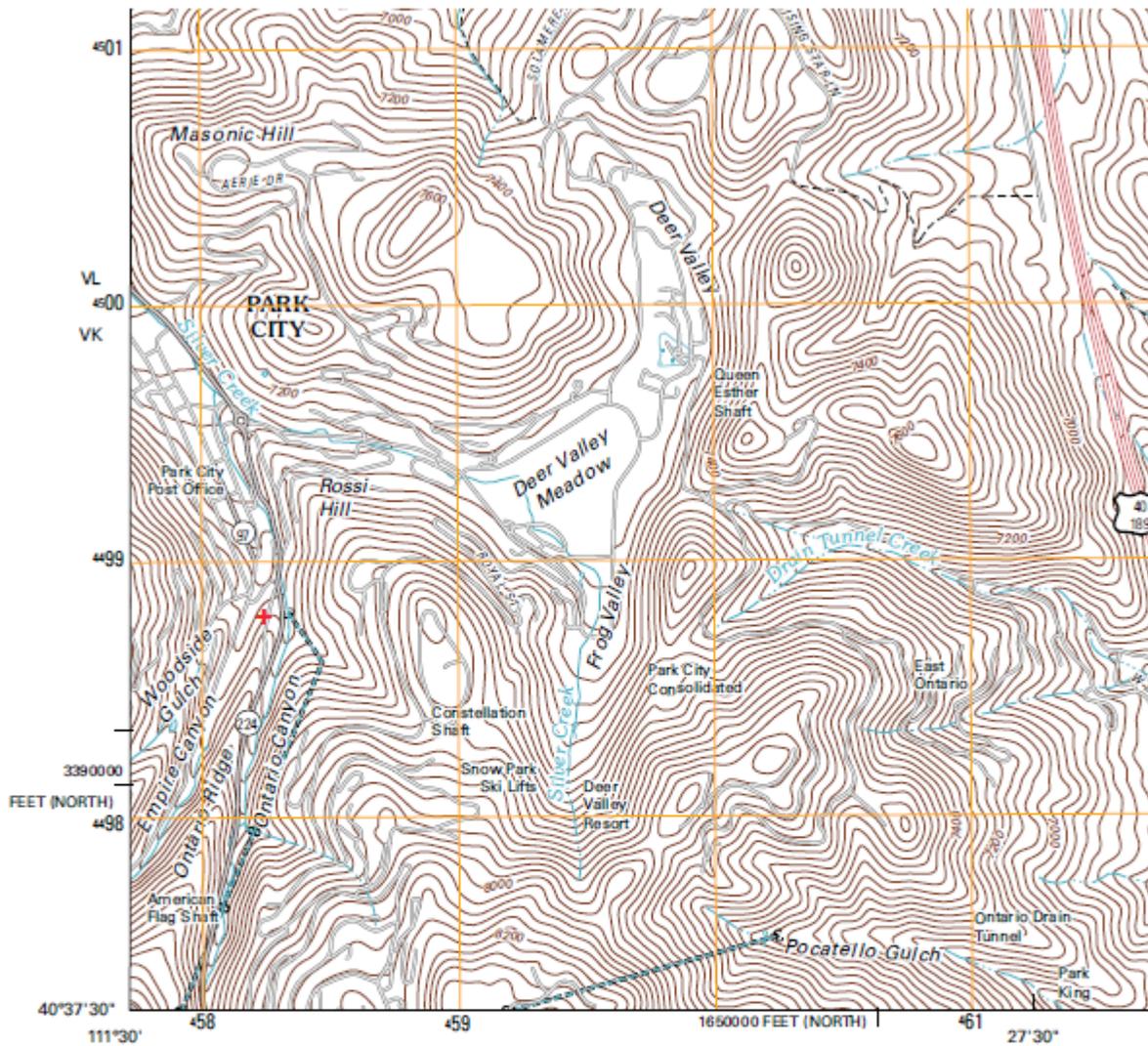
DATE: 3/12/03

SHEET 1 OF 1

ALTA SURVEYING & ENGINEERING, INC.  
1000 WEST 100 SOUTH, SUITE 200, SALT LAKE CITY, UT 84115  
PHONE: 801-466-8444 FAX: 801-466-8444

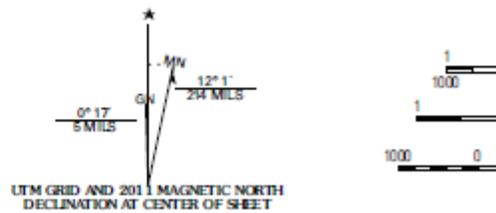
- LEGEND**
- Found survey monument.
  - Set 1/4" iron rod w/brass ALLIANCE BRONZE 104481

68 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 VK
Grid Zone Designation
12T

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

**TITLE SEARCH FORM**

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

Address: 68 Prospect Street

City: Park City, UT

Current Owner: Kim F. and Margaret D. Marks

Address: (see historic site form for address)

Tax Number: PC-234

Legal Description (include acreage): PC BK18 L8, L9, & L10 (house on L9 & L10) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/17/1890	D.C. McLaughlin & wife	James A. Farrell	W		"8,9"
12/16/1907	County Treasurer	Summit County	Tax Sale		"10, Alfred Johnson"
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L3-7, 10-12]
11/21/1916	P.F. Ryan (Sheriff)	Park City Townsite	Sheriff's Deed		[L3-4, 10-12]
6/13/1933	James A. Farrell, unmarried	Blanche Dahl	W.D.		"8,9"
2/20/1940	Charles A. Dahl, et ux	Carl Nelson, et ux	W.D.		"8,9"
7/26/1951	Carl H. Nelson, et ux	Anita Higuera	W.D.		"All Lots 8 & 9"
7/4/1952	Anita Higuera	Nathan Ward, et ux	W.D.		"All 8, 9"
5/29/1961	Nathan & Nora Ward	Joan Spanos	W.D.		"8,9"
6/1/1962	Joan Spanos, widow	Herbert J. Gustafson	W.D.		"8,9"
2/4/1970	Summit County	Herbert J. & Bonnie M. Gustafson	Q.C.D.		"10"
2/19/1970	Herbert J. & Bonnie M. Gustafson	Robert H. & Barbara F. Woody	W.D.		"8, 9, 10" [rest of form]
9/6/1995	Robert H. and Barbara F. Woody	Michael G. Leclerc, et al	W.D.		
8/25/1998	Michael G. Leclerc, et al	William L. Gray II	W.D.		
3/20/2002	Chase Mortgage Co.	Scott Lundberg, trustee	Sub. of Trustee		
7/25/2002	Scott Lundberg, trustee	Federal National Mortgage Ass'n	Trust Deed		[notice of default 3/20/2002]

Researcher: John Ewanowski, CRSA Architecture

Date: 9/25/2014



68 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## Jas. A. Farrell Suddenly Called

Scores of friends were shocked and grieved to hear of the passing on of James A. Farrell, who for more than a half century had been a familiar figure in this community, the greater part of that time conducting the well-known and old-time hostelry, the Salt Lake House.

Genial, good natured friendly "Jim" Farrell will be sadly missed from his accustomed haunts, and deep is the regret of all at his sudden death. More than thirty years he was "next door neighbor" of The Record, and the closest friendliness has always existed between the deceased and office force. His always cheery greeting and kindly smile will be sadly missed. A good, honest, dependable friend and citizen has gone to his reward.

Mr. Farrell was born at DeKolb, Illinois, on January 18, 1859. He came to Park City in 1895, and for a time was employed as a millman. Later he branched out in the mercantile business and was thus engaged when he purchased from Mrs. Thos. Conner, the Salt Lake House, which he owned and operated ever since.

On February 13, 1899, in this city, deceased was married to Miss Sarah E. Garvin. Four children were born to them, two sons and two daughters.

Mrs. Farrell died in a Salt Lake hospital on September 13, 1923, and a son, James Raymond, was stricken just as the father was, and died in this city on February 26, 1931.

Mr. Farrell had been feeling rather poorly for several days, but was up and around as usual, chatting in his office with roomers Tuesday evening. It was about 4:30 Wednesday morning when he called his son, George, and while the latter was assisting him, he was stricken with an internal hemorrhage, death following almost immediately.

Surviving are two daughters, Mrs. Charles Dahl, of this city, and Mrs. D. B. Desrocher, of Salt Lake, and one son, George, who was a constant companion of his father.

Funeral services will be held at St. Mary's Church, this city, Saturday morning at 9:30 o'clock. Rev. Father Butler, officiating. Remains can be viewed at the home of deceased this afternoon and until time of funeral Saturday morning.

Interment will be in Mount Calvary cemetery, Salt Lake City.

Park Record 10/25/1935

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

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

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

Location \_\_\_\_\_

Kind of Building Res Street No. \_\_\_\_\_

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		762	\$ -	\$ 1559
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>176' x 12"</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		126
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>70' @ 10'</u>	70	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____		23
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lumber-lined 5 @ 25'</u>		125

Total Additions and Deductions 1120 314 1559  
 Net Additions or Deductions -314 +106

Ave Age 50 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records  
 REPRODUCTION VALUE \$ 1665  
 Depr. 1-2-3-4-5-6 67/37 % \$  
 Reproduction Val. Minus Depr. \$ 616

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 (47 yr Ave Used-1941) **Total Building Value** \$ \_\_\_\_\_

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



Serial No. 10234

Location Block 18 PC Lots 8+9  
 Kind of Bldg. RES St. No. 68 Prospect St  
 Class 3 Type 1 2 3 4 Cost \$ 1526 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		762		\$ 1526
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <u>✓</u>	
Ext. Walls <u>Asp Shakes on Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>-</u>	
Roof Type <u>Gab.</u> Mtl. <u>Shg</u>	
Dormers—Small <u>-</u> Med. <u>-</u> Large <u>-</u>	
Bays—Small <u>-</u> Med. <u>-</u> Large <u>-</u>	
Porches—Front <u>70 @ 80</u>	<u>56</u>
Rear <u>@</u>	
Porch <u>@</u>	
Metal Awnings <u>-</u> Mtl. Rail <u>-</u>	
Basement Entr. <u>-</u> @ <u>-</u>	
Planters <u>-</u> @ <u>-</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>-</u> Floor <u>-</u>	
Bsmt. Apt. <u>-</u> Rooms Fin. <u>-</u> Unfin. <u>-</u>	
Attic Rooms Fin. <u>-</u> Unfin. <u>-</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u>-</u>
	Basin <u>1</u> Sink <u>-</u> Toilet <u>1</u>
	Wtr. Sfr. <u>-</u> Shr. St. <u>-</u> O.T. <u>-</u>
	Dishwasher <u>-</u> Garbage Disp. <u>-</u>
Built-in-Appliances <u>-</u>	<u>310</u>
Heat—Stove <u>✓</u> H.A. <u>-</u> Steam <u>-</u> Stkr. <u>-</u> Blr. <u>-</u>	
Oil <u>-</u> Gas <u>-</u> Coal <u>✓</u> Pipeless <u>-</u> Radiant <u>-</u>	
Air Cond. <u>-</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>-</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>-</u> Other <u>-</u>	
Cabinets <u>1</u> Mantels <u>-</u>	
Tile—Walls <u>-</u> Wainseot <u>-</u> Floors <u>-</u>	
Storm Sash—Wood D. <u>-</u> S. <u>-</u> ; Metal D. <u>-</u> S. <u>-</u>	

THIS House  
 could be  
 repaired  
 + Live IN  
 But if  
 let stand  
 empty much  
 longer their  
 won't be any  
 value than  
 salvage  
 \$2000  
 10-25-08  
 1708

Total Additions		<u>366</u>	<u>366</u>
Year Built <u>Avg Age 1949-50</u>	Avg. Age <u>59</u>	Current Value	\$ <u>1952</u>
Inf. by {	Owner - Tenant -	Commission Adj.	%
	Neighbor - Record - Est.	Bldg. Value	%
Remodel Year	Est. Cost	Depr. Col. ① 2 3 4 5 6 <u>30</u> %	
Garage—Class <u>-</u> Depr. 2% 3%	Carport—Factor	Current Value Minus Depr.	\$ <u>586</u>
Cars <u>-</u> Floor <u>-</u> Walls <u>-</u> Roof <u>-</u> Doors <u>-</u>			
Size— <u>x</u> <u>X</u> Age <u>-</u> Cost <u>-</u> x <u>-</u> %			
Other <u>-</u>			
Total Building Value			\$

Appraised 5-15-58 19 58 By 1302