

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.

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)

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.

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,¹ 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
(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.