

**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 176 Main UTM: 12 458300 4498800  
 Park City, Summit County, Utah  
 Name of Structure: Durkin Boarding House T. R. S.  
 Present Owner: Mr. and Mrs. Dale M. Nelson  
 Owner Address: P.O. Box 742, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 262-A  
 Legal Description: Kind of Building:  
 Beginning Northwesternmost corner of Lot 1 Block 20, Park City, thence North 87 degrees 9 minutes East 62.30 feet, South 27 degrees 0 minutes East 20.0 feet, South 63 degrees 0 minutes West 23.0 feet, South 27 degrees 0 minutes East 38.40 feet, North 63 degrees East 23 feet, South 27 degrees East 25.25 feet, North 83 degrees 56 minutes West 109.74 feet to West corner common to Lots 1 and 2 road Block 20, thence North 8 degrees 29 minutes East 60.5 feet to beginning. .11 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin Construction Date: c. 1901 Demolition Date:  
 Original Use: Boarding House 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.):  
Park Record. October 12, 1901, p. 3; April 11, 1903, p. 1, Joseph Durkin obituary.

Architect/Builder: Joseph Durkin

Building Materials: Wood

Building Type/Style: T/L Plan Boarding House

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

This building is a large two story house with a gable roof and a T-plan. A two story porch spans the west side of the stem-wing, which is supported on lathe turned porch piers, has brackets with crossed spindles at the tops of the piers, and spools attached to the porch roof between the piers. The arrangement of openings on the gable end of the cross-wing is both asymmetrical and off balance. An oval window is centered in the peak of the gable. The other windows, however, are not centered beneath it, but are shifted slightly off-center to the south side of that facade. There is a single window and a grouped pair of windows on the first story, and two single windows on the second story. The openings into the stem-wing are more balanced, but are also asymmetrically arranged. A door is set slightly off-center between a pair of windows and a single window on the first floor. A pair of double doors is flanked by single windows on the second floor. There is also a door into the south wall of the cross-wing. All of the doors are distinctive with inset panels and oval or decorative glass panes. The windows are the one over one double hung sash type. The ogee shaped window tops and the decorative elements on the porch were added within the last five years, but do not affect the building's original character, and could be easily removed. The octagonal tower and the dormers that project from the ridge  
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1901

Built c. 1901, the Durkin Boarding House at 176 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This house was probably built as a boarding house around 1901 by Joseph Durkin, replacing a one-story frame house that had been on the property. Durkin had purchased the property in April of 1901, just after the passage of the boarding house bill, which resulted in a heavily increased demand for accommodations within the town by miners who had previously been required to live in the boarding houses near the mines. It is likely that he saw the opportunity for filling that demand and constructed this boarding house as a result. In October of 1901, it was noted in the Park Record that Joseph Durkin was "erecting a neat two-story residence on upper Main."<sup>1</sup> That two-story residence was probably this house, which, according to the Sanborn Insurance Maps, was built between 1900 and 1907. The interior layout of the house, before it was altered, consisted of a large kitchen and ten sleeping  
(See continuation sheet)

176 Main

Description continued:

were also added within the last five years. Except for the scale of the dormers, which is a bit excessive, an effort was made to visually tie these additions with the existing building. They were built of drop siding that is similar to the original, and the decorative trim in the gables and over the windows is also complementary. Except for the addition of the tower, the dormers and the trim to the windows, the building is essentially unaltered.

History continued:

rooms, reflecting the boarding house use of the building.<sup>2</sup> The Durkins lived for many years in their house at 22 Prospect, and it is unknown whether or not they ever lived in this house.

Joseph Durkin was among the early residents of Park City, having come to the town in the spring of 1876. He worked for twenty-seven years for the Ontario Silver Mining Company and also served for a time on the city council. Joseph died of miner's consumption in 1903 at the age of 53.

The house remained in the Durkin family until 1911, when it was sold to Joseph and Assunta Piva, who owned it for seven years. D.L.H. DeGrover bought the house in 1918, and, after his death in 1926, it remained with his son, Joe, until 1930. Hilda Johnson, who purchased the property that year, continued to own it until 1964.

<sup>1</sup>Park Record, October 12, 1901, p. 3.

<sup>2</sup>The tax file for this property in the Summit County Assessor's Office provided that description of the interior of the building. The remodeling undertaken on the interior of the building in the 1970s required gutting and rebuilding much of the original interior.