

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received MAY 29 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ~~Residences of Mining Boom Era Park City~~ ^{House} ~~Thematic~~ ^{TR} Nomination

and/or common

2. Location

street & number See individual Structure/Site forms not for publication

city, town Park City vicinity of congressional district 01

state Utah code 049 county Summit code 043

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
Thematic Group	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership. See individual Structure/Site forms

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Summit County Courthouse

street & number

city, town Coalville state Utah

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

See individual Structure/Site forms

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The "Residences of Mining Boom Era Park City" thematic nomination comprises 106 houses which were built in Park City during the period of greatest mining activity, 1872-1929. Park City is located about 35 miles southeast of Salt Lake City in a narrow V-shaped canyon of the Wasatch Mountains. In addition to the steeply sloped side walls of the canyon, the terrain continually rises from the mouth of the canyon, the entrance of the town, up through the townsite as it extends up the canyon to the south. Main Street runs in a generally north/south direction up the bottom of the canyon and is paralleled on both sides by terraces of major residential streets. Residential areas also extend both north and south of Main Street, conforming to the terrain, but essentially maintaining a north/south orientation. Pedestrian stairways and some roads, where the grade permits, run perpendicular to the major streets connecting Main Street with the residential streets higher up on the hillsides.

The most popular and extensively developed residential areas are along the streets on the west side of the canyon, such as Park, Woodside, Norfolk and Empire avenues. The lots along the uphill side of the streets were apparently the favored building lots, as indicated by early photographs. The houses are all wood frame, the vast majority being small one story houses. They range from two-room cottages to large Victorian-inspired houses. Building lots are small and houses are crowded closely together with little or no room for a yard in many cases. Some lots are defined by terraced front yards, stone retaining walls, and occasionally picket fences, all of which were later improvements to the properties.

The emergence of a prosperous skiing industry in Park City in the 1960s, which lifted the town out of a thirty year depression, has promoted the construction of many new and larger buildings, often at the expense of the older housing stock. The residential neighborhoods, therefore, no longer retain their visual integrity, and the numerous new structures preclude the nomination of the entire town as a historic district.

8. Significance

See individual Structure/Site forms for more specific information on each building's significance.

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry-mining	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1872-1929 **Builder/Architect** See individual Structure/Site forms

Statement of Significance (in one paragraph)

The "Residences of Mining Boom Era Park City" thematic nomination include 106 houses built during the mining boom period in Park City (1872-1929) which are both architecturally and historically significant. Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of two major metal mining communities that have survived to the present. Eureka, the other town, was included in the Tintic Multiple Resource Area which was listed in the National Register in 1979. Park City's houses are the largest and best preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period - their settlement patterns, building materials and techniques, and socio-economic make-up. Most of the houses being nominated are small, modest cottages which represent the common folk who made up the majority of the working element of the town, and provide a direct contrast to the majestic houses and large commercial buildings constructed in Salt Lake City for many of the mine owners and officials. The Park City houses are architecturally significant as the largest and best preserved collection of nineteenth and early twentieth century frame houses in Utah; the vast majority of contemporary houses having been constructed of adobe, stone or brick. Documentation of Park City's house types, construction techniques, and building materials has contributed to the understanding of a significant aspect of Utah's architectural development, the late nineteenth century mining community.

9. Major Bibliographical References

Johnson, Paula Jane. "T Houses in Texas: Suiting Plain People's Needs." Unpublished M.A. Thesis (University of Texas at Austin, 1981).
Newton, Milton B., Jr. "Louisiana House Types: A field Guide." Me langes 2 (September 1971): 17.

10. Geographical Data

Acree of nominated property See individual Structure/Site forms

Quadrangle name Park City East, Park City West

Quadrangle scale 1:24,000

UMT References See individual Structure/Site forms

A

Zone	Easting			Northing							

B

Zone	Easting			Northing							

C

--	--	--	--	--	--	--	--	--	--	--	--

D

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E

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F

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G

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H

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Verbal boundary description and justification

See individual Structure/Site forms

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Roger Roper, Historian/Deborah Randall, Architectural Historian

organization Utah State Historical Society

date April, 1984

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Alley Kent Powell

title Deputy State Historic Preservation Officer

date MAY 17, 1984

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I hereby certify that this property is included in the National Register

John G. ...
Keeper of the National Register

date 7/1/84

Attest: *Lee ...*
Chief of Registration

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RESIDENCES OF MINING BOOM ERA PARK CITY
Supporting Material--Historical and Architectural Overviews Combined

DISCOVERY AND SETTLEMENT

The 1869 discovery of significant deposits of precious metals, primarily silver and lead, in the mountains about 35 miles southeast of Salt Lake City led to the establishment of a mining camp that would eventually become Park City. The camp was first located next to a mountain lake in an area known as Lake Flat, adjacent to many of the mines. As mining activity increased in the early 1870s more and more people came to the area and a settlement emerged at a new location a few miles down the mountain in the lower part of a canyon along the banks of Silver Creek. The first house was built at this location in 1872 by George G. Snyder, a member of the Snyder family which had first settled in this area as ranchers, farmers and lumbermen in the 1850s. This new location was found to be better than the Lake Flat settlement, protected from the harsh winter weather and nearer to the lumber and farm produce supplied by the local sawmills and farmers.

The continued success of mining in the area during the early years guaranteed the growth of the camp in terms of both population and permanence. The first major silver claim, the Ontario Mine, was discovered in 1872 and for almost fifteen years it dominated the mining scene in Park City. Later rich claims, such as the Daly-West, the Daly-Judge, the Silver King, and the Silver King Consolidated, spurred the Park City economy to new heights, attracting hundreds of miners and businessmen to the town. The Park City Mining District became one of the top three metal mining districts in the state, and the town became the single largest metal mining community. The other major districts in Utah were the Tintic District, which comprised several smaller communities, and the West Mountain District, which also comprised several towns, the largest of which has since been destroyed. The Tintic District was listed in the National Register as a Multiple Resource Area in 1979.

Settlement Patterns

There is a marked contrast between the layout of Park City and that of the numerous Mormon towns that dot the Utah landscape. Compared with the distinctive organizing grid plan and the houses on spacious lots, typical of Mormon town plans, Park City at first glance is a jumble of tiny houses on small, tightly spaced lots. The Mormon town versus mining town comparison in the past has been described as a planned community versus an unplanned community comparison. It might more accurately be described as a gradual growth versus rapid growth and carefully selected site versus the most convenient site comparison. A recent study of Western mining towns by John W. Reps has revealed that although the nature and extent of planning varies between Mormon and mining town, for each type of community planning was generally an important part of the development of a new mining community.¹

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The equally spaced, relatively straight streets terraced along the sides of the canyon, and the cross streets perpendicular to the main streets effectively create a grid of elongated blocks (see Figure 1), and visually indicate that planning was part of the early phase of Park City settlement. The purpose of community development, however, affected the nature of the growth of a town, and the type of planning involved. The Mormon goal of settlement, for example, was to occupy and systematically settle every arable section of the territory. Church members were called by the leaders to establish settlements in areas that had been determined suitable for agricultural use. Those chosen to establish a town were selected for their work skills, which together would include most of the necessary trades. Every town was laid out according to a standard grid plan of organization. Adobe, brick and stone were the preferred building materials rather than wood because they were durable and more permanent, and because wood was relatively scarce. Houses were built for use by their owners, the type and quality being determined by the family's size, personal tastes and income. Growth of a community was gradual, and its population consisted almost entirely of family groups.

Park City, on the other hand, was established somewhat spontaneously, without preconceived, formal plans pertaining to either its community purpose, location, or layout. The majority of the town's initial population were miners and opportunistic businessmen who were either single or living away from their families, and had come seeking individual wealth rather than to contribute to the success of the community. As a result, it is likely that community planning decisions of the early period were made because they financially benefited the individuals involved, in addition to providing some sort of control over the rapid growth of the period. The town developed at this location because individuals, rather than community leaders, found it to be the most convenient and accommodating site for their mining, business, and residential purposes. Houses were constructed of wood to speed the building process, and standard house types were built because they could be erected quickly and easily. Many of the houses were built for speculative or rental purposes, rather than as owner-occupied family homes. Growth of the town may have seemed to be unplanned because the town went up so quickly, but by the mid-1870s efforts were being made to clear and straighten roadways and to bring a basic order to the layout of the town.² A system of terraced, parallel streets, the most logical layout with respect to the terrain, was probably established in the early years and served as the basis for the official plat of the townsite laid in 1880.

The decision to plat the townsite was preceded by a long and stormy debate between rival factions in the community and was an action that was not undertaken solely for the benefit of the town. The Park City Townsite Corporation, which promoted and carried out the platting of the townsite, was a private corporation consisting of astute businessmen who recognized the real estate potential in the booming mining town. They realized that by filing an official townsite plat with the federal government they could claim legal title to all of the townsite property. Many of those who were already

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occupying the land and had built houses opposed the townsite proposal which would force them to purchase their land from the townsite group in order to obtain legal title. Others realized that although the proposal would cost them money, it would be a benefit both to themselves and to the community as a whole. The proposal was approved by a narrow margin at the polls, resulting in a significant step toward municipal legitimacy for the town, and in financial benefits for the Park City Townsite Corporation.

The Park City Townsite Corporation consisted of a group of men who had come to Park City from Grand Haven, Michigan in 1878, attracted by the business potential of the mining town. These men were instrumental both in the early establishment of the town as well as in much of its later development. Included among them were David C. McLaughlin, J.W. Mason, F.A. Nims, Col. William M. Ferry, and Edward P. Ferry. Many of Park City's houses were constructed by them for speculative or investment purposes. In addition to seeking their own fortunes, at least some of these men came to Park City as representatives of Eastern capitalists who saw financial potential in Western mining towns.³

Although the townsite was officially platted, many "squatters" of "rebellious disposition" chose to ignore the legalities of property ownership, resulting in a "very extensive property muddle" which lasted for many years.⁴ Transactions for many of the properties went unrecorded for decades. In 1916 Wilson I. Snyder, a local attorney who had been appointed trustee of the Park City Townsite Corporation, offered to clear the clouded titles of many of the Park City properties for the current owners.⁵ After an initial period of suspicion, most of the owners of the properties in question came forth and for a nominal fee received clear title to their properties. Historical research on many of the properties included in this nomination is incomplete because accurate records on those properties were not kept during the period of the extensive property muddle. Another major hindrance to accurate documentation of some of the sites was the existence of vague and inconsistent property descriptions that resulted from incomplete planning and organization in Park City's early decades.

The Park City mining boom and the resultant demand for housing lasted for over thirty years. The Park Record gave periodic reports of the building climate. At some point almost every year throughout the 1880s some reference was made about the flurry of building activity, the demand for houses, or construction during the building boom.⁶ The depression of 1893 also affected Park City, and newspaper reports note that 1892 and 1893 were slow years for Park City's builders.⁷ By 1895, however, things had begun to pick up and local builders were again reported to be busy constructing four and five room cottages.⁸ Sanborn Insurance Maps and a windshield survey conducted September 28, 1983 confirm that almost all of the in-period houses were built by 1907. There was a lull in building activity which coincided with a 1907 drop in silver prices. Park City's economy did not begin to pick

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up again until the 1920s when a number of late examples of the bungalow were built. Between 1930 and the 1960s new construction included only a handful of houses. Since that time, however, Park City has again become a boom town, not in response to the discovery of precious ores, but instead as a popular ski resort. In the survey mentioned previously, it was estimated that only 60 percent of Park City residential dwellings date within the historic period. Of the 40 percent that are out of period buildings, a majority were built in the last ten years.

The booming prosperity of Park City during its first decade and a half stimulated not only the construction of many commercial buildings and houses, but also the rapid development of municipal services and other amenities. Efforts to incorporate the town were undertaken as early as 1880, when the townsite was platted, but it was not until 1884 that Park City officially achieved municipal status. In 1880 a waterworks system was installed and the Park Record, a weekly newspaper, was established. The Record, which has continued to the present, contributed much to the advancement of the community's self-identification by providing the residents with information about the town itself, in addition to reporting national news. Park City was the third city in Utah to receive telephone service in 1881, and was one of the first in the state to have electricity in 1889.⁹ In 1890 railroad service was extended from Salt Lake City 35 miles through the mountains to Park City, providing much improved transportation to and from the town for both passengers and freight. These improvements, along with the continued construction of houses, churches, and schools, represent Park City's advancement and growth as a bona fide city.

Population Patterns

The physical development of Park City from a temporary, hastily built mining camp into a permanent, organized city was accompanied by the change from a transient to a more permanent population. A comparison of the 1880 census with the 1900 census reveals several characteristics of the increasingly stable Park City population during that period (see Table 1). The increase in the percentages of women, children, older men, and married men from 1880 to 1900 reflects the growing family-oriented nature of the residents during that period. The stabilizing influence of families on the town resulted in the establishment of churches, schools, and social organizations, and in the growing trend toward owner occupied houses. The percentage of single, young mining men, the most transient element of the population, declined during this period, while the percentage of older, married men increased, indicating that many of the young men in Park City's early years probably remained and aged with the town. Although mining was the principal industry in Park City, about 40 percent of the men were engaged in other businesses. These businessmen generally were among the most stable and

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Table 1: Comparison of 1880 and 1900 Park City Census Records

	1880	1900
Women	15%	21%
Children	37%	47%
Men	48%	32%
Married	46%	57%
Homeowner	not reported	30%
Age 20-40	77%	64%
Age 40-60+	23%	36%
Miners	56%	62%

permanent residents of the town. They were responsible for building the majority of the houses in Park City, either as homes for themselves or as rental or investment properties.¹⁰

Home ownership was another important indicator of stability. According to newspaper reports, residential rental property in Park City was almost always in great demand. Home ownership, however, gained in popularity as the town became the long-term home for many families. In 1900, those most likely to own their own homes were businessmen over thirty years old. European-born men in that category were slightly more inclined to own their own home than their American-born counterparts (43 percent to 38 percent). Chinese and blacks were unlikely homeowners. Combined they made up less than one percent of the adult population in the census records. Men from these minority groups were engaged primarily in service occupations, such as cooks, waiters, and laundrymen, and were listed almost exclusively as renters. In the twentieth century, however, at least one Chinaman, Grover, became a major owner of residential rental property in Park City.

Men aged 20 to 30 were also unlikely home owners. The vast majority of them were single, miners and American-born. Many of that group were from other Utah towns and had come to Park City to earn money by working temporarily in the mines. Until 1901, when the "boarding house" bill was

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passed, very few single mining men lived in houses in the town proper. In 1900, for example, 28 percent of Park City's adult male residents, or 40 percent of the miners, were living in the large boarding houses near the mines. The 1901 bill revoked the right of the mine management to require all of the unmarried miners, plus those who were married but whose families lived elsewhere, to live in the company boarding houses adjacent to the mines.¹¹ Passage of the bill enabled those men to move into boarding houses in town. Many of them chose to do so because the accommodations provided by the mines were considered the poorest available.¹² This influx of men into the town no doubt spurred an increase in the supply of both newly constructed and remodeled boarding houses within the town. Three boarding houses are included in the nomination, 125, 176, and 221 Main.

THE RESIDENTIAL ARCHITECTURE OF PARK CITY

House Size

The immediate demand for shelter for large numbers of individuals in Park City, and the realization that mining productivity could be short lived led to the demand for houses that could be built quickly and cheaply. The repetition of standard house types and the use of milled lumber for almost all of the houses met those demands. Outside the commercial district and excluding the mining related industrial buildings, Park City was a town of primarily small utilitarian houses crammed together on tiny lots. Newspaper references note that houses 12' x 24', four and five room houses, were being built in the 1880s and on into the first decade of the twentieth century.¹³ It is important to note that Park City was not a company town, one that was built by a particular owner to house his employees. Houses were individually constructed, and were built without concern for individualization and permanence because their life span was unpredictable. No two houses are exactly alike. This nomination includes all of the houses which were built during the boom period (1872-1929) which maintain their original integrity.

Even today, as the town is experiencing much new development as part of its transformation from mining town to ski resort, the impression that Park City is a town of small houses still prevails. Large houses built within the historic period are exceptions. Eight of the larger homes maintain their original integrity, and they represent only 7 percent of the total houses being nominated. Wealthy mine owners, those who could afford to build large, stylish houses, had a tendency to build their mansions in Salt Lake City instead of Park City. Even the large houses that were built for mining officials in the Park City area were not built in the town proper. The William M. Ferry Mansion, built in 1890 for the owner of the Quincy Mine, was built on a secluded site at the mouth of Thaynes Canyon, about a mile northwest of town. The other large house in the Park City area associated with mining officials is the Daly-Judge Mine Superintendent's House. It was

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built in 1908 near the Daly-Judge Mine in Empire Canyon, about a mile south of the town. Threatened by landslides in the canyon in 1969, it was moved to another location also outside the town, near the mouth of Thaynes Canyon, the site of the Ferry Mansion. As its name implies, the house was used by the superintendent of the Daly-Judge Mine, and was owned by the mine, not by a particular individual.

Park City residences are small for a number of reasons. Because the emphasis in a mining town was the mine and its profits, the houses were not in themselves important, but rather were probably regarded simply as shelter for the people who were drawn to the town by the availability of jobs and the potential profits to be made in the boom community. Getting a house up quickly and cheaply in order to meet the need for shelter was the goal of the owner and the builder. Those who lived and worked in the mining town had no idea how long their tenure in that location would be, and were therefore less inclined to invest in more than the bare minimum that was needed. Accounts in the Park Record indicate that houses were repeatedly being vacated and reoccupied, supporting the notion that there were transient factions who had little interest in permanent settlement and substantial homes. People came to mining towns in search of work and were often poorly paid, limiting the resources available for housing. In addition, space in town was valuable and limited. By building small dwellings, more houses could be built within the townsite. The need to get some type of shelter up quickly, the insecurity about the duration of employment resulting in a transient population, the limited resources, and the limited space in the townsite all favored the investment in small houses.

Building Materials

Although log was a common building material for the first dwellings in a mining camp, there is no visible evidence that log houses were built in Park City. Mabel Sundstrom, a Park City resident, however, did report that the front wall of her wood sided house is made of logs.¹⁴ Lumber was the most popular and readily available building material because Park City was surrounded by timber-covered slopes. The first sawmill was established in the area in 1853 by Samuel Snyder, a Mormon rancher/farmer. Other sawmills followed, providing rough-cut lumber for the construction of houses and other buildings in Park City during the 1870s. Park City's first planing mill, which provided finished and dressed lumber products, was established in 1881 by George C. Kidder, and for many years supplied the town with building materials. The drop siding, sometimes referred to as rustic siding, is the most common building material of Park City houses, and was produced at this mill. Even the most prestigious house in the area, the William M. Ferry Mansion, is a frame house with drop siding. Older houses constructed of rough-cut lumber were sometimes dressed up by an exterior application of the popular rustic siding.¹⁵

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Brick, the most common building material for residential buildings in Utah, is difficult to find in Park City, except along Main Street. It was being produced north of town by 1887, but was being used primarily for mining facilities.¹⁶ The editor of the Park Record expressed his regret that Park City lacked substantial buildings, and sited the neglect of the brick industry as a probable cause. He felt that if the industry were revitalized substantial homes would be possible.¹⁷ The pressing demand for houses, however, probably discouraged people from considering the use of brick which was more expensive and could not be worked as quickly as wood. In addition, the investment in brick would have been risky because of the unpredictability of the future of the mining boom.

Stone was used for several commercial buildings along Main Street, but like brick was not a practical material for Park City residences. Charles Linderberg and P. B. Watson, however, were specifically listed as stonemasons.¹⁸ Stone was used with some regularity for root cellars set into the hillside at the rear of many houses. It was used less frequently for the foundations of houses, although when homeowners began to improve their properties, raising a house and building a stone foundation was a common improvement.¹⁹ Occasionally the houses of successful businessmen in town such as Charles Shields, owner of Shield Brothers Dry Goods Store, had stone foundations built at the outset of construction.²⁰ Stone retaining walls for terraced front yards were added after houses were built and were also considered improvements to the owner's lot.²¹

Building Methods

Houses and commercial buildings were constructed by local contractors and even by many of the owners themselves. M.H. "Jack" Pape, a local builder, emerged as the principal building contractor in the town in the 1880s-90s, employing at one point as many as 25 carpenters and brickmasons.²² Although it is unknown how many of Pape's men were assigned to each project, an 1884 photograph in the Utah State Historical Society Photo Collection shows 18 carpenters gathered around a Park City house under construction, suggesting that construction firms such as Pape's may have worked in large crews to quickly complete projects. Pape was known to have built a four-room, 28' x 26' house with a brick chimney in only four days,²³ indicating that several men were probably involved in its construction.

Park City's frame houses were put up with remarkable speed, made possible by the simple construction techniques employed. A majority of the houses did not have foundations, although some of them were later raised up and had stone or concrete foundations installed underneath them.²⁴ Many of the houses in town are of "single wall" construction, composed of an initial sheath of vertical siding attached to a top and bottom sill which was then covered with exterior horizontal siding, usually drop siding. Exterior walls, therefore, are about two inches thick. Often a tar paper-like lining was sandwiched between the two layers of siding, to prevent air and water leaks. Other

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houses, especially the larger and more expensive houses, were constructed using the balloon frame technique with 2 x 4 stud walls. It is difficult to accurately assess the pervasiveness of either single wall or balloon frame construction because access to the interiors of most of the houses is restricted. A number of unoccupied, deteriorating houses were examined, providing evidence to support the possibility that single wall construction was the more common method of construction, especially for the simpler houses. In addition, a number of local residents have stated that their houses were originally built of single wall construction. The houses that were so identified, 610 and 702 Park, 264 Ontario, and 662 Norfolk, span the building period, and exhibit a range in scale from the small, four room cottage to the substantial two story box house. Some houses with single wall construction were improved by building and enclosing a balloon frame on the interior.

Architectural Styles and House Types

Popular architectural styles of the period had very little effect on the building in Park City outside the commercial district. An occasional Italianate bay, decorative window hood, spindle band or jigsaw cut porch element reflect the extent to which Park City owners responded to the styles of the times. Single Victorian elements such as the decorative brackets atop porch piers were repeated with some regularity, but in the construction of most houses, style itself was unimportant. The true flavor of the Victorian period is evidenced in a few of the larger homes such as 325 Park and 713 Norfolk, which have some irregularity to their plans and include decorative woodwork and stained glass windows, and an occasional examples of one of the standard house types. Perhaps the single most memorable event in Park City which obliterated most of Main Street and a large swath of original homes on both sides of Park Avenue was the great fire of 1898. Two hundred houses were burned, including almost all of the "aristocratic residences" on the east side of Park Avenue,²⁵ leaving 1500 people homeless. The town was quickly rebuilt much as it was originally built, using the same materials and techniques that had been popular before the fire. It is now virtually impossible to discern the pre-fire houses from the post-fire houses. Even though knowledge the specific house types and building techniques were probably not lost in the fire, it is possible that in the rush of re-build, decorative elements representing even the slightest influence of architectural styles were not replicated. What resulted from the demand for cheap, easy to build housing was the use of several simple house types. Park City houses, therefore, cannot be appropriately grouped according to style, but instead are best understood if grouped by house type.

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Table 2: Percentages of Major House Types

House Type	% of In Period Buildings	% of Extant & Eligible Buildings of the Type	% of Total Nomination
Hall & Parlor	22%	29%	21%
T/L Cottage	22%	22%	16%
T/L Cottage by Addition	9%	33%	10%
Pyramid House	21%	34%	24%
Bungalow	5%	44%	8%

There are three major house types built in Park City during the major boom period between the early 1870s and 1907: the hall and parlor house; the T/L cottage; and the pyramid house. In the September 1983 survey the three types were counted. A comparison of each type to the total number of in-period buildings counted revealed that the three types are almost equally represented. Newspaper evidence suggests that the hall and parlor house may have been the earliest type to be built, followed by the introduction of both the T/L cottage and the pyramid house. It is extremely difficult to accurately date any Park City house, but with the assistance of newspaper references and title abstracts, examples of each of the three house types have been dated as early as 1882. Taking a limited sample size, which included only those houses being considered in the present nomination, Sanborn Insurance Maps dating from 1889, 1900, and 1907 were used to compare the dates of each type. It was determined that hall and parlor houses were generally built before 1889, the occurrence of new examples of the type diminishing from 1889 to 1907. The T/L cottage occurred in almost equal numbers before 1889 and between the years of 1889 and 1900. No examples within the sample were built after 1900. This suggests that the T/L cottage was at its height of popularity at least from the 1880s until 1900. Examples of the pyramid house were built before 1889, but their numbers increase with time. They continued to be built with variations longer than both the hall and parlor house and T/L

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cottage. The increase in the occurrence of the type probably more accurately reflects the greater possibilities for modification of the original type than the increased popularity of the type through time.

Hall and Parlor House Of the three house types, the hall and parlor house is the simplest and may have been used early on because it was easy to reproduce. Seventy-six were counted in the September 1983 survey of Park City, 22 of which are included in the nomination. Twenty-two percent of the in-period buildings in Park City are hall and parlor houses or variants of the type. They represent 21 percent of the total nomination (see Table 2). The hall and parlor house is a standard folk type of house, the most common early house type in Utah, and consists of a two room cottage oriented broadside to the street with a gable roof and a symmetrical facade. Most extant hall and parlor houses have porches, but old photographs and Sanborn Insurance Maps indicate that porches in many cases were not part of the original construction. The Park Record lists the addition of porches as an improvement of the owner's property.²⁶ Typically a door is either centered or set slightly off-center between two windows. The interior space is divided by a partition into two rooms of unequal size. The door opens directly into the larger of the two rooms.

Hall and parlor houses vary in dimensions. A small example, 817 Park, measures 12'x 24'feet. A large example of the type is 445 Park, a 25'x 33' rectangle. Because the space of the two room form itself was so limited, rear extensions were built as part of the initial construction or were commonly added at a later date. The most common type of addition was a shed extension which, if built as part of the original house, resembled a saltbox form. Of the 22 hall and parlor houses included in the nomination, an equal number of houses were built with an original shed extension as were built without it, indicating that both forms were popular. In all of the houses which did not have an original extension, some type was added. In six of the eight houses that did not have an original extension, a hip or gable roof extension was attached perpendicular to the rear of the house. A shed extension was the alternative. Five of the 22 houses in the nomination are hall and parlor houses with unusually wide gable angles, and are especially large examples of the hall and parlor house type. They include: 44 Chambers; 317 Ontario; 445 Park; 690 Park; and 713 Woodside. Three of these five houses are one and one half stories in height.

Of the 22 hall and parlor houses being nominated, two are double cell houses. They are 807 Park and 690 Park. The double cell house has two doors on the facade, and is two square rooms wide, compared with the hall and parlor house which has a single door and two rooms of unequal dimensions. These houses are two of three extant double cell houses in Park City. The double cell house was never very popular in Utah, and does not seem to have been common in Park City.

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Three houses included in the hall and parlor house category have irregular arrangements of openings on the facade, 250 Grant, 445 Park, and 662 Norfolk. All three have a door flanked by two windows on one side and one on the other. The house at 232 Woodside also has an irregular arrangement of openings on the facade. It is an unusual example of a hall and parlor house because the west gable end which is oriented toward the street is not the major facade. The major openings are on the south wall which is oriented perpendicular to the street.

T/L Cottage The T/L cottage was built concurrently with the hall and parlor house. Twenty-two percent of the in-period buildings in Park City are original T/L cottages, excluding examples that were made T/L cottages by the addition of a crosswing to an existing hall and parlor house. Seventy-eight T/L cottages were counted in the September 1983 windshield survey of Park City, and 17 of the 78, 22 percent, are eligible and included in this nomination. The T/L cottage represents 16 percent of the total houses being nominated (see Table 2).

The T/L cottage is a one story house with a cross-wing and a stem-wing, the gable end of the cross-wing and the length of the stem-wing being visible from the road. Examples of this house type in Park City have gable roofs, a separate roof covering each wing which intersects to form a T or an L. The T/L cottage was so named because T and L cottages are very similar and almost indistinguishable when additions have been added to the rear. The facade image of the T and L cottages are identical, but the placement of the cross-wing along the stem-wing determines whether the plan is a T or an L. When a shed extension was added off the back of the stem-wing of a T cottage, it effectively became an L cottage. Because of the similarities of the types, and for the sake of simplicity, the T and L cottages have been treated as a single type. There are two houses which have distinct L-plans, and they will be mentioned later in this report.

According to Paula Jane Johnson, author of "T Houses in Texas: Suiting Plain People's Needs," the T/L cottage is not a traditional house type, but is a form that can be traced to popular plan books, carpenter's guides and farmer's guides that were popular in the mid-nineteenth century.²⁷ Because the plan of this house form is so simple, composed of only three or four rooms, it was easy to reproduce. An experienced builder, having seen or built the type in one location, could likely repeat it without the assistance of formal plans.

Of the 17 T/L cottages included in the nomination, no two are identical. Specific arrangements of openings were repeated with some regularity, but the overall proportions of the houses, the spaces between the windows, and the lengths of the stem-wings vary. There is a window opening on the gable end of

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the cross-wing, either a pair of windows together, two separate windows, or a single window. Of the T/L cottages included in the nomination 47 percent have two separate windows and 35 percent have paired windows in the gable end. Only one house, 62 Daly, has a single window in the gable end. Two houses, 247 Ontario and 59 Prospect, have projecting Italianate bays attached to the gable end. It was most common to have a door on the inside of the stem-wing, set close to the cross-wing and flanked by a window or pair of windows. Seventy-six percent of the T/L cottages in the nomination have a single window flanking the door and 24 percent have paired windows. In 56 percent of the T/L cottages there is a second door opening off the porch into the cross-wing.

The T/L cottage, like the hall and parlor house, is a tiny utilitarian building. Virtually every house of this type was altered to provide additional space. The most typical alteration of the T/L cottage was to build a shed extension off the back of the stem-wing, making a T house into an L house, or to extend an L house to the rear. Several houses were built with the shed extension as part of the original construction, in a manner similar to those of the original extension of the hall and parlor house. The rear section of the roof of the stem-wing of 39 King, for example, was extended, and the wing resembles a saltbox form. Four of the T/L cottages being nominated have sizeable rear extensions which were added perpendicular to the stem-wing. Most of the extensions have hip or gable roofs.

The T/L cottage is a one story building. There is, however, one house in Park City, 146 Main, which has the scale and plan of a T/L cottage, but it is two full stories high.

Pyramid House The third major house type that was common in Park City is the pyramid house. The pyramid house appeared early in the 1880s along with the hall and parlor house and the T/L cottage, but Sanborn dating indicates that it persisted longer than the other two types. Construction of the hall and parlor house and the T/L cottage practically ceased by 1900, whereas six of the 25 pyramid houses being nominated were built between 1900 and 1907. Twenty-one percent of the in-period buildings in Park City are pyramid houses. Seventy-four pyramid houses and their variants were counted in the September 1983 survey of Park City, and 25 of the 74, or 34 percent, are eligible and included in this nomination. The pyramid houses represent 24 percent of the total number of houses being nominated (see Table 2).

The pyramid house is identified in architectural literature as a four room frame square surmounted by a pyramid roof with a short porch and shed extensions added to the rear.²⁸ In Park City the pyramid roof was commonly clipped, resembling a truncated hip roof, and the porch was generally lengthened to span most of the width of the facade. The typical facade arrangement for the type is similar to that of the hall and parlor house with

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a door set slightly off center between single windows, or pairs of windows. There are also sub-types of the pyramid house which have rectangular forms and can have more than four rooms. It is sometimes difficult, without access to the interiors of the houses, to distinguish between those houses which are the four room square type and those which are variations of that basic type.

Measurement of 402 Marsac confirmed that it originally had four rooms and is almost square, 24' 4" x 26' 6". Eleven of the 25 houses identified as pyramid houses may be the four room type.²⁹ Four of the 25, however, have the same roof, porch and facade arrangement, but are larger, having rectangular forms built deep onto their lots. The house at 364 Park is a four room house, but measures 25' x 31'. The houses at 945 Norfolk and 401 Park are 25' x 37' and 27' 4" x 44' 4" respectively, and are three rooms deep. The house at 939 Empire was not measured, but closely resembles the three houses just described. Each of the four has at least one, and in most cases two dormers, indicating that the house is a full story and a half. These four houses are fancier, more prestigious houses than 402 Park and 164 Norfolk, the only small houses of this type which have dormers. Another variant of the pyramid house was built after the turn of the century. Like the fancier, expanded version of the house type, the house was built extending deep onto the lot, and is one and one half stories in height. Instead of opening up the top half story with dormers, the front section of a gable roof was clipped or truncated and a pair of windows was set into the exposed gable section. The first story facade arrangement is essentially the same as that of the pyramid house, but in three of the four houses being nominated, the windows are the large single pane with transom type instead of the more typical double hung sash windows. Examples include: 843 Norfolk; 539 Park; 606 Park; and 610 Park. The house at 1215 Park seems to be a cross between the earlier and later variants of the pyramid house. It has a square or nearly square form like the earlier four room type, and the gable roof and one and one half story which visually ties it with the later variant. In addition, there are five other houses which have the basic square plan and a truncated hip roof of the pyramid house, but which are distinguished from most other pyramid houses by having half the facade recessed to allow for an indented porch. Examples of this type included in the nomination are: 145 Daly, 911 Empire, 334 Marsac, 412 Marsac, and 355 Ontario. The basic form of the pyramid house is closely tied with the full two story box, the only large house that was built repeatedly. The dimensions of 421 Park are approximately 33 x 27, being somewhat larger than the fairly common 24 foot square of the basic pyramid house. Other examples of this type included in the nomination are 339 Park and 703 Park. The pyramid house seems to have been an adaptable type that could be changed in a number of ways to accommodate varying needs.

Shotgun The shotgun house was a common boom town house type, but it was not one of the major house types in Park City. Only three of the 106 houses being nominated fit into this category, and though it was not specifically

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counted in the September 1983 survey, it was observed that few others are extant. Its absence in old photos of the town also suggests that it was not a common type. The shotgun is a house oriented gable end to the street, one room wide with rooms aligned one directly behind the other. Often there are doors in each end of the building. This type was popular because it allowed for houses to be spaced close together, making the most efficient use of the land. Of the three houses being nominated, 1101 Norfolk, 43 Onatrio, and 1025 Park, only 1101 Norfolk was measured. It proved to have a hall and parlor plan although its orientation is that of a shotgun. One other shotgun, north of 1110 Woodside, which is ineligible for nomination, was measured and does conform to the shotgun description. Although ineligible, the existence of that house does confirm that the shotgun was built, although infrequently, in Park City.

Bungalow Park City's major building boom period extended from the early 1870s until 1907 when an almost 50 percent drop in silver prices³⁰ ended the demand for new housing. That change necessarily affected the economy, and probably led to a major exodus of people from the area, which would have resulted in a surplus of empty homes. It was not until the 1920s that new houses were again being built. The type that appeared at that time was a variant of the bungalow.

Eighteen bungalows, 5 percent of the in-period buildings, were identified in the September 1983 survey. Forty-four percent of them are eligible and included in the nomination. They represent 8 percent of the total houses being nominated. Utah's bungalows generally have low, spreading forms on raised basements, with prominent porches. Park City's bungalows are one story square houses with clipped gable or hip roofs, thin lap siding and some type of porch or hood over the entrance. They seem as closely tied to the pyramid house as to the bungalow, generally retaining the square form and almost symmetrical facade configuration. A change in material from the grooved drop siding to thin lap siding, and a major change in window type from the long, narrow double hung sash type to variations of broad single pane windows distinguish the Park City bungalow from the pyramid house. The house at 1062 Park is the only extant bungalow that has a gable roof and prominent porch typical of the general representation of the bungalow statewide. The house at 651 Park is the best example of a later type of bungalow that is well represented throughout the state.

Adaptations of the Standard House Types

Small houses met the demand for shelter and allowed for more houses to be built within the town area, but with the continued growth of the town through time, they proved inadequate. Virtually every house in the nomination was altered to accommodate the needs of the inhabitants. Alterations were

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discussed in the descriptions of the three major house types, but because they in themselves document a specific process in the growth of Park City, they will also be treated in this section devoted specifically to alterations.

The sizeable, major alterations that were made to many of the homes indicate that the general trend in Park City was to adapt an existing house when it proved inadequate, instead of demolishing it and constructing a larger building. Consideration of the probable need to make additions may have been part of the initial building process for many Park City houses. A new residence on Main Street was identified in the Park Record as having been built with provisions for adding on at any time.³¹ Mining boom or bust economics favored that method of development. The instability of the industry discouraged individuals from investing in bigger and better homes. In addition, mining was a lucrative endeavor for those at the top of the organizational ladder, but probably did not provide many general workers with sufficient funds to consider building new homes instead of remodeling old ones.

One finds, therefore, that houses were expanded in a number of ways. The most common method was to attach a shed extension to the rear of a building as in 139 Park and 402 Marsac. This type of alteration not only was a logical solution for the provision of additional space, but also afforded some protection in the case of a snowslide. Following an incident in which a house was jarred by a snowslide, it was noted in the Park Record that an "ordinance should be made requiring all new buildings to have a roof sloping to the rear."³² Many of the rear shed additions were not joined flush with the building to which they were attached, but extended just beyond the sides of the original house, often having a separate entrance. The separate entrance often served to provide access to a coal or wood storage area. In 402 Marsac the door leads to a coal bin, and in 817 Park it opened into a wood shed. Almost as common was the addition of a hip or gable roof extension perpendicular to the roof ridge of the original section. Good examples of this type of addition are found at 297 Daly and 170 Main. In both cases the ridge of the addition is visible from the facade, above the original roof line. In 139 Main and 544 Rossie the addition is smaller and is not obvious from the facade.

It was not common to add sizeable additions to the sides of Park City houses. The steep terrain of the area limited the amount of practical building space, forcing people to pack the houses in close together and the limited space did not allow for lateral growth. The houses at 252 Rossie and 250 Grant are two exceptions. The house on Rossie was built outside of the town proper in an open field where space was not limited, and 250 Grant is perched on a ridge where the houses were not as tightly packed. The addition of a dormer was another relatively simple alternative to shed or perpendicular extensions, but one that was not particularly common within the building boom period. A large dormer was added at an early date to 445 Park, a large hall and parlor house.

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The alterations described above rarely changed the character of the original house. In many cases the alterations are not obvious, having been built of similar materials in a scale compatible with and complementary to the existing structure. The house type is still identifiable. Two types of alterations were made that actually resulted in a change of the house type. The most common change was to add a wing perpendicular to the end of a hall and parlor house, changing it to a T/L cottage in plan. The other type of alteration was the addition of a second story to a hall and parlor house. These changes did affect the original integrity of the houses, but with the alteration they gained a new integrity and are significant in their altered state because they document a specific method of adapting a small house to new demands within the mining boom period.

Houses which were changed from hall and parlor houses to T/L cottages make up 9 percent of the total number of in-period buildings and 30 percent of the total number of T/L cottages. Eleven of the 33 houses of this type that were identified in the September survey are eligible for nomination, and represent 8 percent of the total nomination. They include: 97 Daly; 162 Daly; 33 King; 920 Norfolk; 264 Ontario; 139 Park; 1130 Park; 1304 Park; 22 Prospect; 222 Sandridge; and 1103 Woodside. A T/L cottage that was so constructed can be recognized by several identifiable features. Because a wing was added to a hall and parlor house, and the arrangement of openings on the hall and parlor house remains, the stem-wing of the newly formed T/L cottage generally has a door centered between two windows. Original T/L cottages by contrast have a single door and window on the side wing. Often the gable end of cross-wing of a house that is a T/L cottage by addition has a projection in front of the stem-wing that is longer than that of an original T/L cottage. Occasionally the roof ridges of the two wings are not exactly the same height and there is a slight bump in the roof line which indicates that the roof was not built as a single unit.

Two houses, 920 Norfolk and 139 Park, are large houses with T plans and roof ridges of differing heights. It is difficult to determine which section is original in 139 Park, but it was most common to add a large crosswing to a smaller building. In the case of 920 Norfolk, it is plausible that the two story crosswing was added to the small hall and parlor house, although it is unusual for an original hall and parlor house to have an asymmetrical facade. The addition of a wing to a hall and parlor house not only provided additional space, but also served to create a more prestigious and extremely popular Park City house type, the T/L cottage.

There are only three extant examples of the second type of alteration, changing the original house type by adding an entire second story to an existing hall and parlor house. Only three examples of that type are extant and all are included in the nomination. The Sanborn Insurance Maps show one

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story rectangular buildings on the lots of 1049 and 1119 Park in 1900 and 1907. By 1929 they are two story. The addition of the second story is evident on 1119 Park because the siding of the new story does not exactly match that of the original house. There is no evidence, however, of the change made to 1049 Park, but the addition of the second story was confirmed by the current owner. The windows of the second stories of both houses were carefully matched with those on the first story, making it difficult to detect the alteration. There are no extant examples of two story hall and parlor houses in Park City that were originally built as two story houses. A second story was also added to a hall and parlor house at 150 Main. The second story, however, was extended out beyond the original facade and squared off at the top to resemble a commercial building. The gable end of the hall and parlor house is still visible on the nrth side of the building.

Other Houses

Ten of the buildings included in the nomination do not fit into any of the categories previously described. Two houses have distinct L plans. They are 157 Park and 119 Sampson. An irregular roof line on both houses and a window difference between the two wings of 119 Sampson suggest that the houses may have been built in two sections. Five houses, 325 Park, 713 Norfolk, 733 Woodside, the Judge Mine Superintendent's House, and the William M. Ferry House are large, and by Park City standards, elaborate homes. The large scale, relative irregularity of massing, and addition of decorative features such as stained glass mark these houses as Park City's mansions. Three houses, 835 Empire, 57 Prospect, and 39 Sampson, fit no specific category or grouping.

CONCLUSION

Park City, in the last decade and a half, has been subject to development pressures which have dramatically changed the character of the town. New buildings which speak of new uses, a new way of keeping the town alive, sit beside the old. What is remarkable, however, is that despite the new life source, much of the old survives in remarkably good condition. Buildings are still packed side by side on the hillsides. A significant number of well preserved small frame houses display the spread of predictable house types of a prosperous mining town of the late nineteenth century. Park City's houses, compared with those in the other mining towns that have survived to the present, are in remarkably good condition. Only the Tintic Mining District, including the town of Eureka specifically, can compare to Park City in scale and population. What has survived in that area, however, are primarily the industrial buildings associated with mining. The houses in Eureka, having been built in a more open area, as compared with Park City's narrow canyon, are more widely spaced. Expansion of the houses in every direction was

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possible, and was done. The result is that the standard house types, similar to those in Park City, are buried beneath years of alterations. Because there was no new life blood in Eureka, such as skiing in Park City, the condition of many of the houses has deteriorated. No mining town in Utah has survived to the present in which all the components of mining and life in a mining town are extant. The best collection of industrial mining structures exist in the Tintic Mining District, and Park City has the best collection of commercial and residential mining town buildings. The story of mining industry will be more fully understood when both areas are fully documented.

Notes

¹John W. Reps, Cities of the American West, (Princeton: Princeton University Press, 1979), p. 522.

²Dean Franklin Wright, "A History of Park City, 1869 to 1898," unpublished M.S. Thesis (University of Utah, 1971), p. 18.

³Salt Lake Tribune, March 13, 1917, p.11, Edward P. Ferry obituary.

⁴Park Record, March 31, 1916, p. 1,5 and April 7, 1916, p. 1.

⁵Ibid.

⁶Park Record, January 6, 1883, p. 4; October 13, 1883, p. 4; August 16, 1884, p. 4; May 23, 1885, p. 3; June 4, 1887, p. 3; September 1, 1888, p. 3; April 27, 1889, p. 3; May 25, 1889, p. 3; June 8, 1889, p. 3.

⁷Park Record, April 23, 1892, p. 3 and July 8, 1893, p. 3.

⁸Park Record, August 17, 1895, p. 3.

⁹Dean R. Hodson, "The Origins of Non-Mormon Settlements in Utah: 1847-1896," unpublished PhD thesis (Michigan State University, 1971), p. 89.

¹⁰Park Record accounts of construction in Park City throughout the nineteenth century indicate that local businessmen were behind the construction of most of the houses.

¹¹Park Record, March 30, 1901, p. 3 and April 6, 1901, p. 3.

¹²Ibid.

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¹³Park Record, November 19, 1881, p. 4; January 7, 1882, p. 4; August 17, 1895, p. 3; May 15, 1897, p. 3; June 12, 1897, p. 3; August 30, 1898, p. 3, October 1, 1898, p. 3; May 25, 1901, p. 3; August 24, 1901, p. 3.

¹⁴ Interview with Mabel Sundstrom, October 20, 1983.

¹⁵Park Record, August 9, 1884, p. 4.

¹⁶ Park Record, June 4, 1887, p. 3.

¹⁷ Park Record, April 20, 1889, p. 3.

¹⁸ Park Record, August 27, 1904, p. 1 and March 1, 1918, p. 1.

¹⁹ Park Record, September 24, 1892, p. 3.

²⁰Park Record, July 30, 1881, p. 4.

²¹Park Record, October 29, 1892, p. 3 and August 1, 1896, p. 3.

²²Park Record, October 15, 1892, p. 3.

²³Park Record, October 22, 1892, p. 3.

²⁴Park Record, September 24, 1892, p. 3.

²⁵Salt Lake Tribune, June 20, 1898, p. 1.

²⁶Park Record, November 12, 1881, p. 4; December 2, 1882, p. 4; June 7, 1883, p. 4; July 12, 1884, p. 4.

²⁷Paula Jane Johnson, "T Houses in Texas: Suiing Plain People's Needs," unpublished M.A. Thesis (University of Texas at Austin, 1981), p. 25.

²⁸Milton B. Newton, Jr., "Louisiana House Types: A Field Guide," melanges 2 (September 1971): 17.

²⁹The ten pyramid houses which may be the four room square type are: 555 Deer Valley Road; 402 Marsac; 416 Marsac; 307 Norfolk; 205 Park; 343 Park; 363 Park; 416 Park; 1135 Park; 564 Woodside.

³⁰George A. Thompson and Fraser Buck, Treasure Mountain Home: Park City Revisited, (Salt Lake City: Dream Garden Press, 1981), p. 142.

³¹Park Record, August 27, 1898, p. 3.

³²Park Record, March 25, 1893, p. 3.

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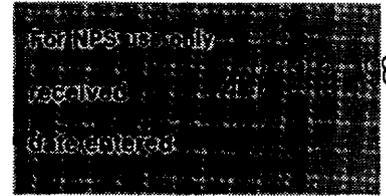
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Park Record. 1881-1930.

U.S. Census Bureau. Census of Utah, 1880, 1900, 1910. Census schedules of Summit County, Park City Precinct.

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Multiple Resource Area
Thematic Group

dnr-11

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|----------------------------|---|-------------------|-------------------------------|
| 1. | Austin, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 2. | Barnes, Charles, House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 3. | Barrett, Richard, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 4. | Barry, George J., House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 5. | Beggs, Ellsworth J., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 6. | Bogan Boarding House | Entered in the National Register | Keeper | <u>Alvina Byers 10/22/84</u> |
| | | | Attest | _____ |
| 7. | Brown, Otis L., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 8. | Buck, John W., House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |
| 9. | Campbell, William, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/11/84</u> |
| | | | Attest | _____ |
| 10. | Carling, Benedictus, House | Entered in the National Register | <u>for</u> Keeper | <u>Alvina Byers 7/12/84</u> |
| | | | Attest | _____ |

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received
date entered
MAY 29 1984

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

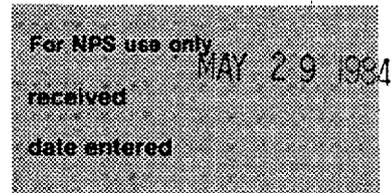
Nomination/Type of Review

Date/Signature

- | | | |
|---|---|--|
| 11. Cassidy, James, House | Substantive Review | Keeper: <u>Beth Grosvenor 7/11/84</u> |
| | | Attest: _____ |
| 12. Cavanaugh, James, House | Substantive Review
Entered in the National Register | for Keeper: <u>Aelores Byers 7/12/84</u> |
| | | Attest: _____ |
| 13. Clark, Peter, House | Substantive Review | Keeper: <u>Beth Grosvenor 7/11/84</u> |
| | | Attest: _____ |
| 14. Condon, David F. and Elizabeth, House | Entered in the National Register | for Keeper: <u>Aelores Byers 7/12/84</u> |
| | | Attest: _____ |
| 15. Cunningham, John F., House | Substantive Review | Keeper: <u>Beth Grosvenor 7/11/84</u> |
| | | Attest: _____ |
| 16. Cunningham, Thomas, House | Entered in the National Register | for Keeper: <u>Aelores Byers 7/12/84</u> |
| | | Attest: _____ |
| 17. Diem, John, House | Substantive Review | Keeper: <u>Beth Grosvenor 10/23/84</u> |
| | | Attest: _____ |
| 18. Durkin Boarding House | Entered in the National Register | for Keeper: <u>Aelores Byers 7/12/84</u> |
| | | Attest: _____ |
| 19. Durkin, Joseph, House | Substantive Review | Keeper: <u>Beth Grosvenor 7/11/84</u> |
| | | Attest: _____ |
| 20. Farthelos, Peter, House | Entered in the National Register | for Keeper: <u>Aelores Byers 7/12/84</u> |
| | | Attest: _____ |

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

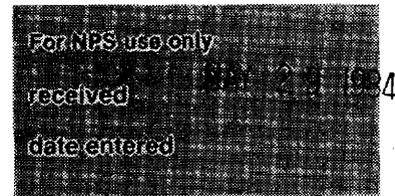
Nomination/Type of Review

Date/Signature

- | | | | |
|----------------------------------|-------------------------------------|-------------------|-------------------------------|
| 21. Ferry, William M., Mansion | Substantive Review | Keeper | <u>Reject -</u> |
| | | Attest | _____ |
| 22. Frkovich, Mike, House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 23. Gray, Levins, D., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 24. Hansen, Frank, House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 25. Harris, Joseph D., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 26. Harris, William H., House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 27. Haumann, Harry W., House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 28. Hinsdill, Henry M., House | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 7/12/84</u> |
| | | Attest | _____ |
| 29. Holman, Samuel, House | Substantive Review | Keeper | <u>Beth Grovema 7/12/84</u> |
| | | Attest | _____ |
| 30. House at 101 Prospect Street | Entered in the
National Register | <i>for</i> Keeper | <u>Delores Byers 10/22/84</u> |
| | | Attest | _____ |

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

31. House at 1101 Norfolk Avenue
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

32. House at 343 Park Avenue
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

w/d...

33. House at 544 Deer Valley Road
Substantive Review

Keeper Return
Attest _____

34. House at 555 Deer Valley Road
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

35. House at 577 Deer Valley Road
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

36. House at 62 Daly Avenue
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

37. House at 622 Rossie Hill Drive
Substantive Review

Keeper Beth Grosvenor 7/12/84
Attest _____

38. IOOF Relief Home
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

39. Jenkins, Charles V., House
Substantive Review

Keeper Return
Attest _____

40. Jenkins, Joseph J., House
Entered in the
National Register

for Keeper Melrose Byers 7/12/84
Attest _____

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date entered

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

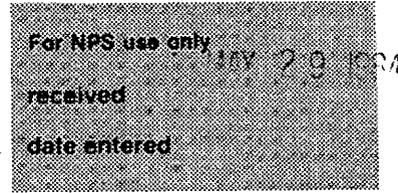
Date/Signature

w/dr.

- | | | | | |
|-----|-----------------------------|----------------------------------|------------|-------------------------------|
| 41. | Johnson, Ancil, House | Substantive Review | Keeper | <u>[Signature]</u> |
| | | | Attest | _____ |
| 42. | Johnson, Carl G., House | Entered in the National Register | for Keeper | <u>Melrose Byers 7/12/84</u> |
| | | | Attest | _____ |
| 43. | Jones, Elizabeth M., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 44. | Kimball, Burt, House | Entered in the National Register | for Keeper | <u>Melrose Byers 7/12/84</u> |
| | | | Attest | _____ |
| 45. | Kimball, Ernest Lynn, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 46. | Lindorff, Alfred, House | Entered in the National Register | for Keeper | <u>Melrose Byers 7/12/84</u> |
| | | | Attest | _____ |
| 47. | Meadowcroft, Charles, House | Substantive Review | Keeper | <u>Beth Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 48. | Morgan, Jesse, House | Entered in the National Register | for Keeper | <u>Melrose Byers 7/12/84</u> |
| | | | Attest | _____ |
| 49. | Murdock, Jack M., House | Substantive Review | Keeper | <u>Beth Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 50. | Murray, George, House | Entered in the National Register | for Keeper | <u>Melrose Byers 7/12/84</u> |
| | | | Attest | _____ |

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|---|-------------------------------------|-------------------|------------------------------|
| 51. | Raddon, LaPage H., House | Substantive Review | Keeper | <u>Bob Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 52. | Raddon, Samuel L., House | Entered in the
National Register | <u>for</u> Keeper | <u>Melona Byers 7/12/84</u> |
| | | | Attest | _____ |
| 53. | Richardson, Jacob F., House | Substantive Review | Keeper | <u>Bob Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 54. | Rowe, Nicholas, House | Entered in the
National Register | <u>for</u> Keeper | <u>Melona Byers 7/12/84</u> |
| | | | Attest | _____ |
| 55. | Snyder, Wilson I., House | Substantive Review | Keeper | <u>Bob Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 56. | Streeter, Eugene, House | Entered in the
National Register | <u>for</u> Keeper | <u>Melona Byers 7/12/84</u> |
| | | | Attest | _____ |
| 57. | Sullivan, James R. and
Mary E., House | Substantive Review | Keeper | <u>Bob Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 58. | Sutton, Ephraim D. and
William D., House | Entered in the
National Register | <u>for</u> Keeper | <u>Melona Byers 7/12/84</u> |
| | | | Attest | _____ |
| 59. | Thomas, Milton and Minerva,
House | Substantive Review | Keeper | <u>Bob Grosvenor 7/12/84</u> |
| | | | Attest | _____ |
| 60. | Tretheway, William, House | Entered in the
National Register | <u>for</u> Keeper | <u>Melona Byers 7/12/84</u> |
| | | | Attest | _____ |

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, WTAH

Nomination/Type of Review

Date/Signature

61. Urie, Matthew, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

62. Walker, Samuel D., House

Entered in the
National Register

for Keeper Melona Byers 7/12/84

Attest

63. Watson, Irinda, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

64. Welch-Sherman House

Entered in the
National Register

for Keeper Melona Byers 7/12/84

Attest

65. Wells, Hannah, House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

66. Whitehead, Charles C., House

Entered in the
National Register

for Keeper Melona Byers 10/22/84

Attest

67. Wilcocks, Walter and Ann,
House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

68. Wilkinson-Hawkinson House

Entered in the
National Register

for Keeper Melona Byers 7/12/84

Attest

69. Williams, Nathaniel J., House

Substantive Review

Keeper Beth Grosvenor 7/12/84

Attest

70. Williams, Reese, House

Entered in the
National Register

for Keeper Melona Byers 7/12/84

Attest

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

71. Willis, Joseph S., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84

Attest

72. Wilson-Shields House ~~Entered in the National Register~~ Keeper Melores Byrum 7/12/84

Attest

73. Boarding House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

74. Daly-Judge Mine Superintendent's House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

* * See # 107. 75. Doyle, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

76. Frankel, Julius House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

77. Gibson, James, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

78. Goodwin, Dr. Harold I., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

79. Gordon-Ledingham House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

80. Hansen, Arthur E., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Date/Signature

81. Heath, Charles, House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

82. House at 651 Park Avenue

Substantive Review

Keeper

Erica Rangel 11/28/84

DOE/OWNER OBJECTION

Attest

83. Houston, Nathaniel L.,
House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

84. Kimball Double Dwelling
House No. 1

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

85. Kimball Double Dwelling
House No. 2

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

86. Larson, Fred, House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

87. Lindsey, Mrs. J. S., House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

88. Louder, James M., House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

89. Lowry, Thomas S., House

Substantive Review

Keeper

Beth Grosvenor 7/12/84

DOE/OWNER OBJECTION

Attest

90. Mahoney, Josie, House

Substantive Review

Keeper

Beth Grosvenor 10/25/84

DOE/OWNER OBJECTION

Attest

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Determined Eligible
Date/Signature

91. Matson, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Attest

92. Maxwell, Elmer H., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

93. McDonald, J. R., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

94. McDonald, Thomas J., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

95. Nimmo, John P., House ~~Substantive Review~~ Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

96. Rolfe, Charles, House ~~Substantive Review~~ Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

Attest

97. Norbistrath, Clement, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

98. Sheilds, John, House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

99. Smith, Evans L., House ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

Determined Eligible

Attest

100. Smith, Vincent A., ~~Substantive Review~~ Keeper Beth Grosvenor 7/12/84
House

Determined Eligible

Attest

DOE/OWNER OBJECTION

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date entered

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Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review

Determined Eligible Date/Signature

101. Stromberg, Matilda M., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

102. Watson, Patrick B., House **Substantive Review** Keeper Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION

103. Webster, A. W., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

104. Weeter, John C., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

105. Young, Brigham D., House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

106. Young, J. Oluf, House **Substantive Review** Keeper Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION

** 107. Doyle, John, House **Entered in the National Register** Keeper Delores Byrum 2/6/86
New owner

108. Rogers, John H. and Margaretta, House **Substantive Review** Keeper Listed 4-14-88

Attest
Keeper
Attest
Keeper
Attest
Keeper
Attest

PARK CITY NON-OWNER OBJECTION SITES

Austin, William, House	247 Ontario
Barnes, Charles, House	413 Ontario
Barrett, Richard, House	36 Prospect
Barry, George J., House	250 Grant
Beggs, Ellsworth J., House	703 Park
Bogan Boarding House	221 Main
Brown, Otis L., House	713 Woodside
Buck, John W., House	1110 Woodside
Campbell, William, House	164 Norfolk
Cassidy, James, House	33 King
Cavanaugh, James, House	564 Woodside
Clark, Peter, House	1135 Park
Condon, David F. and Elizabeth, House	1304 Park
Cunningham, John F., House	606 Park
Cunningham, Thomas, House	139 Main
Diem, John, House	401 Park
Durkin Boarding House	176 Main
Durkin, Joseph, House	22 Prospect
Farthelos, Peter, House	1150 Park
Ferry, William M., Mansion	1835 Monitor Drive
Frkovich, Mike, House	162 Daly
Gray, Levins D., House	355 Ontario
Hansen, Frank, House	1025 Park
Harris, Joseph D., House	959 Park
Harris, William H., House	39 King
Haumann, Harry W., House	939 Empire
Hinsdill, Henry M., House	662 Norfolk
Holman, Samuel, House	307 Norfolk
House at 62 Daly	62 Daly
House at 544 Deer Valley Road	544 Deer Valley Road
House at 555 Deer Valley Road	555 Deer Valley Road
House at 577 Deer Valley Road	577 Deer Valley Road
House at 1101 Norfolk	1101 Norfolk
House at 343 Park	343 Park
House at 101 Prospect	101 Prospect
I.O.O.F. Relief Home	232 Woodside
Jenkins, Charles V., House	949 Park
Jenkins, Joseph J., House	57 Prospect
Johnson, Ancil, House	402 Marsac
Johnson, Carl G., House	147 Grant
Jones, Elizabeth M., House	412 Marsac
Kimball, Burt, House	817 Park
Kimball, Ernest Lynn, House	911 Empire
Lindorff, Alfred, House	40 Sampson
Meadowcroft, Charles, House	951 Woodside
Morgan, Jesse, House	1027 Woodside
Murray, George, House	44 Chambers
Raddon, LaPage H., House	817 Woodside
Raddon, Samuel L., House	325 Park

Richardson, Jacob F., House	205 Park
Rowe, Nicholas, House	150 Main
Snyder, Wilson I., House	1010 Woodside
Streeter, Eugene, House	335 Ontario
Sullivan, James R. and Mary E., House	146 Main
Sutton, Ephraim D. and William D., House	713 Norfolk
Thomas, Milton and Minerva, House	445 Park
Tretheway, William, House	335 Woodside
Urie, Matthew, House	157 Park
Walker, Samuel D., House	1119 Park
Watson, Irinda, House	610 Park
Welch-Sherman House	59 Prospect
Wells, Hannah, House	1103 Woodside
Whitehead, Charles C., House	937 Park
Wilcocks, Walter and Ann, House	363 Park
Wilkinson/Hawkinson House	39 Sampson
Williams, Nathaniel J., House	945 Norfolk
Williams, Reese, House	421 Park
Willis, Joseph S., House	1062 Park
Wilson-Shields House	139 Park

PARK CITY OWNER OBJECTIONS

Boarding House at 125 Main	125 Main
Carling, Benedictus, House	660 Rossie Hill Drive
Daly-Judge Mine Superintdnt's House	Daly-Judge Mine Superintendent's House
Doyle, John, House	339 Park
Frankel, Julius, House	539 Park
Gibson, James, House	835 Empire
Goodwin, Dr. Harold I., House	1100 Woodside
Gordon, Lucy, House	145 Daly
Hansen, Arthur E., House	1215 Park
Heath, Charles, House	364 Park
House at 651 Park	651 Park
House at 622 Rossie Hill Drive	622 Rossie Hill Drive
Houston, Nathaniel L., House	1049 Park
Kimball Double Dwelling House #1	690 Park
Kimball Double Dwelling House #2	807 Park
Larson, Fred, House	920 Norfolk
Lindsay, Mrs. J. S., House	51 Prospect
Louder, James M., House	170 Main
Lowry, Thomas S., House	329 Ontario
Mahoney, Josie, House	97 Daly
Matson, John, House	147 Anchor
Maxwell, Elmer E., House	1328 Park
McDonald, J. R., House	297 Daly
McDonald, Thomas J., House	733 Woodside
Murdock, Jack M., House	652 Rossie Hill Drive
Nimmo, John, House	334 Marsac
Norbisrath, Clement, House	291 Daly
Rolfe, Charles, House	1130 Park
Shields, John, House	416 Park
Smith, Evans L., House	64 Chambers
Smith, Vincent A., House	264 Ontario
Stromberg, Matilda M., House	222 Sandridge
Watson, Patrick B., House	962 Norfolk
Webster, A. W., House	317 Ontario
Weeter, John C., House	843 Norfolk
Young, Brigham D., House	623 Deer Valley Road
Young, J. Oluf, House	416 Marsac