

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1304 Park UTM: 12 457530 4500110
 Park City, Summit County, Utah
 Name of Structure: David F. and Elizabeth Condon House T. R. S.
 Present Owner: Mr. and Mrs. John Roberts
 Owner Address: P.O. Box 726, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: SA 275
 Legal Description Kind of Building:

Beginning South 54 degrees 01 minutes West 244 feet from Southeast corner Block 24, Addition Snyder's
 to Park City Survey thence North 35 degrees 59 minutes West 30 feet North 54 degrees
 01 minutes East 150 feet, South 35 degrees 59 minutes East 30 feet, South 54 degrees
 01 minutes West 150 feet to beginning. Also half of 13th Street, Park City Survey,
 commencing at point South 54 degrees 01 minutes West 244 feet from Southeast
 (see continuation sheet)

STATUS/USE 2

Original Owner: probably David F. & Elizabeth Condon Construction Date: c. 1885 Demolition Date:
 Original Use: Residence Present Use:

Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:
<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> National Landmark
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Not of the	<input type="checkbox"/> District
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	<input type="checkbox"/> National Register
	<input checked="" type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory	<input type="checkbox"/> State Register
			<input type="checkbox"/> Multi-Resource
			<input type="checkbox"/> 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:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records / Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1880 Census Records. Summit County, Park City Precinct, p. 6.
 1900 Census Records. Summit County, Park City Precinct, pp. 162-A, 164-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common method for expanding and at the same time updating a small house. The 1907 Sanborn Insurance Map shows 1304 Park as a hall and parlor house. The cross-wing therefore was added sometime after 1907. As is typical of houses that are T/L cottages by addition, the facade of the original hall and parlor house remains on the stem-wing with a door centered between two double hung sash windows. A porch spans the length of that section. The cross-wing was built of drop siding that matches the siding of the original section. A three part horizontal window pierces the gable end of the crosswing, and a similar window replaced an original double hung window on the south end of the stem-wing. That window change is minor and unobtrusive. There is a rear shed extension attached to the stem-wing which is probably original, or was built shortly after the original construction. Whether the extension is original or not, in-period additions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house.

(See continuation sheet)

Statement of Historical Significance:

Construction Date:

c. 1885

Built c.1885, the David F. and Elizabeth Condon House at 1304 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

The original hall and parlor section of this house was probably built for David F. and Elizabeth Condon, possibly as early as the late 1870s¹ and by at least 1898.² The estimated date of construction, c. 1885, is a compromise between those parameters, since there is no evidence to conclusively prove its actual construction date. David F. Condon was born in Louisiana c. 1848 and came at an unknown date to Park City, where he worked in one of the mills. His wife, Lizzie, was born in Illinois c. 1852. David died during the 1880s or 1890s, and in 1898 Elizabeth sold this house to William and Drucilla Cunnington.

William Cunnington, born in California in 1866, worked as a teamster in Park City around the turn of the century. His wife, Drucilla, whom he married c. 1893, was born in Utah in 1873. They had at least two children. The addition to this house, which changed its form to that of a T/L cottage, was probably built by the Cunningtons c. 1910, as indicated by the Sanborn Insurance Maps. The Cunningtons sold this house in 1916 to Edward L. Berry, whose family continued to own it until 1977.

(See continuation sheet)

1304 Park

Description continued:

This house does not maintain its original integrity as a hall and parlor house. It, however, was altered within the mining boom era and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.

History continued:

¹1880 Summit County Census Records, Park City Precinct, p. 6. Although the evidence here is not conclusive, it appears that the Condons may have been living on Park Avenue at that time, suggesting that this house may have been built by that date.

²The April 16, 1898 transaction in which the property was sold to the Cunningtons included the description of a "four-room frame dwelling house" on this property.

Legal Description continued:

corner Block 24, Park City Survey, thence South 35 degrees 59 minutes East 50 feet North 54 degrees 01 minutes East 150 feet, North 35 degrees 59 minutes West 50 feet, South 54 degrees 01 minutes West 150 feet to beginning.

Less than one acre.