

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Joseph J. Jenkins House**

Address: 57 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-226

Current Owner Name: Kim & Margaret Marks

Parent Parcel(s):

Current Owner Address: 1341 Butterfield Road, San Anselmo, CA 94960

Legal Description (include acreage): 0.04 acres; S 21 T 2S R 4E 2ND HOUSE E SIDE PROSPECT STREET 2 STORY 5 ROOM HOUSE TOGETHER WITH ALL LAND COVERED & ENCLOSED WITH DWELLING HOUSE DESIGNATED AS #57 PROSPECT AVE: ALSO DESC AS BEG S 89\*57' W ALONG SEC LINE 330 FT & S 14\*02' W 131.30 FT FROM NE COR SEC 21 T2SR4E SLBM; RUN TH S 76\*33'50" E 75.0 FT; S 14\*02' W 26.48 FT; N 75\*58' W 75.0 FT; N 14\*02' E 25.70 FT TO BEG

## 2 STATUS/USE

### Property Category

- building(s), main  
 building(s), attached  
 building(s), detached  
 building(s), public  
 building(s), accessory  
 structure(s)

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Residential  
Current Use: Residential

- \*National Register of Historic Places:  ineligible  eligible  
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints: 1983, 1995 & 2006  
 historic: c.

### Drawings and Plans

- measured floor plans  
 site sketch map  
 Historic American Bldg. Survey  
 original plans:  
 other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title  
 tax card  
 original building permit  
 sewer permit  
 Sanborn Maps  
 obituary index  
 city directories/gazetteers  
 census records  
 biographical encyclopedias  
 newspapers  
 city/county histories  
 personal interviews  
 Utah Hist. Research Center  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 Park City Hist. Soc/Museum  
 university library(ies):  
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular block type / Italianate stylistic elements

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax card indicates concrete, not verified.

Walls: Drop siding.

Roof: Gabel roof form sheathed in metal material.

Windows/Doors: Double-hung sash type.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame rectangular block house remains unchanged from the description provided in its National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is seen in early photographs. 1907 Sanborn Insurance map shows a small accessory building located to the rear of the house; unable to verify if extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The rectangular block was a common house type built in Park City and Utah in general during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

**5 SIGNIFICANCE**

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1895<sup>1</sup>

Builder:  Not Known  Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

<sup>1</sup> Summit County Tax Assessor.

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

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 only two major metal mining communities that have survived to the present. 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, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** West elevation (primary façade). Camera facing east, 2006.

**Photo No. 2:** West elevation (primary façade). Camera facing east, 1995.

**Photo No. 3:** West elevation (primary façade). Camera facing east, 1983.

**Photo No. 4:** West elevation (primary façade). Camera facing east, tax photo.

---

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 57 Popper St.

Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

| Stories | Dimensions | Sq. Ft.    | Factor | Totals         | Totals |
|---------|------------|------------|--------|----------------|--------|
|         | x x        | <u>480</u> |        | \$ <u>2408</u> | \$     |
|         | x x        |            |        |                |        |
|         | x x        |            |        |                |        |

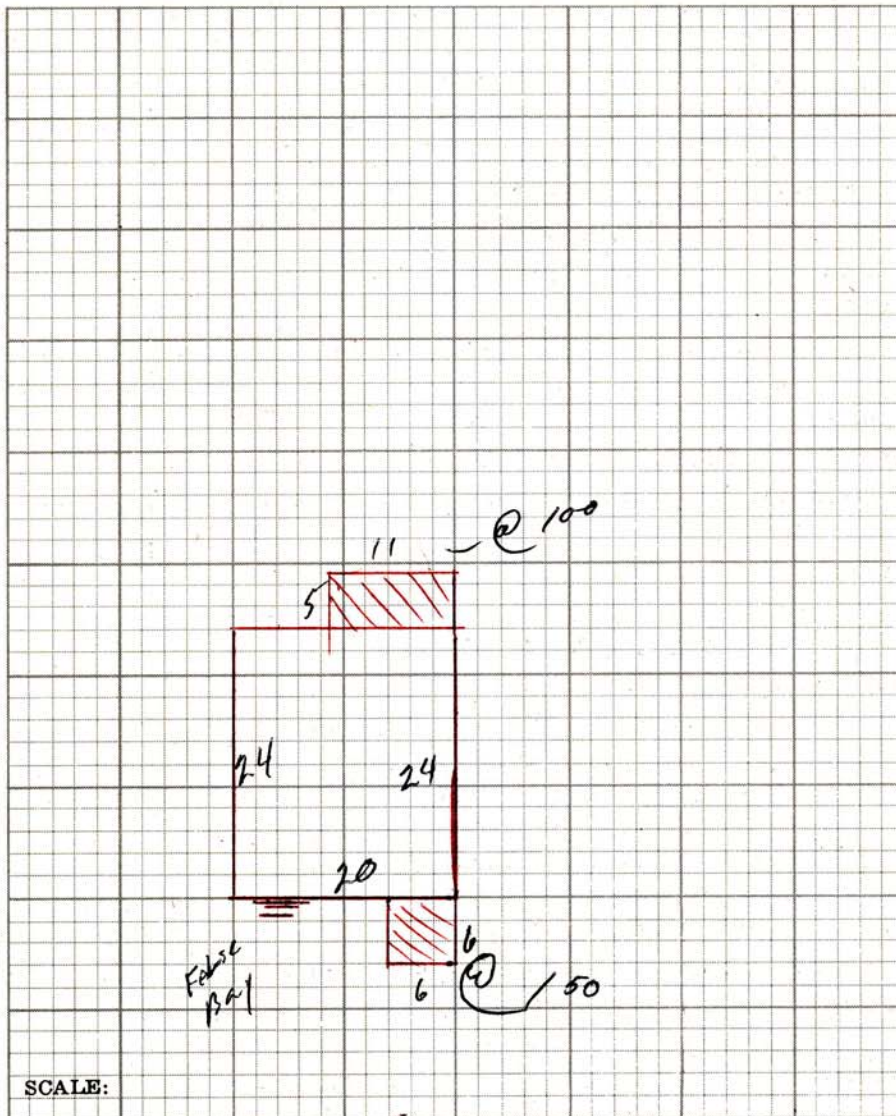
Att. Gar.—C.P. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. con Sills \_\_\_\_\_  
 Ext. Walls sid (A)  
 Roof Type gab Mtl. shg  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med X Large 70  
 Porches—Front 36 @ 150 54  
 Rear 55 @ 100 55  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full X Floor Wood 550  
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 4 Tub. 1 Trays \_\_\_\_\_  
 Basin \_\_\_\_\_ Sink \_\_\_\_\_ Toilet 1  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_  
 Heat—Stove X H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
 Oil \_\_\_\_\_ Gas X Coal X Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_  
 Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
 Finish—Fir. ✓ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
 Floor—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets 1 Mantels. \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_  
 Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

|  |                     |                  |             |
|--|---------------------|------------------|-------------|
| Total Additions  |                     |                  | <u>1279</u> |
| Year Built <u>1901</u>                                 | Avg. 1. <u>1901</u> | Replacement Cost | <u>3687</u> |
|  | Age 2.              | Obsolescence     |             |
| Inf. by { Owner - Tenant -<br>Neighbor - Record - Est. | Adj. Bld. Value     | Conv. Factor     | <u>112%</u> |
| Replacement Cost—1940 Base                             |                     |                  |             |
| Depreciation Column <u>1</u> 2 3 4 5 6                 |                     |                  |             |
| 1940 Base Cost, Less Depreciation                      |                     |                  |             |
| Total Value from reverse side                          |                     |                  |             |
| Total Building Value \$                                |                     |                  |             |

Appraised ① 10-25 1968 By 1708 DEC 17 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1228



SCALE:

| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|------------|-----------|-------------|
|                           |     | x    |      |        |      | .47        |           |             |
|                           |     | x    |      |        |      | .47        |           |             |
|                           |     | x    |      |        |      | .47        |           |             |
|                           |     | x    |      |        |      | .47        |           |             |
|                           |     | x    |      |        |      | .47        |           |             |
|                           |     | x    |      |        |      | .47        |           |             |

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Structure/Site Information Form

1 IDENTIFICATION

Street Address: 57 Prospect UTM: 12 458340 4498560  
 Park City, Summit County, Utah  
 Name of Structure: Joseph J. Jenkins House T. R. S.  
 Present Owner: William Stanley and Jill B. Johnson  
 Owner Address: P.O. Box 753, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax#: PC 226  
 Legal Description Kind of Building:

Beginning South 89 degrees 57 minutes West along Section Line 330.0 feet and South 14 degrees 02 minutes West 313.30 feet from Northeast corner Section 21 T2S R4E, Salt Lake Base and Meridian, run thence South 76 degrees 33 minutes 50 seconds East 75 feet; South 14 degrees 2 minutes West 26.48 feet; North 75 degrees 58 minutes West 75 feet; North 14 degrees 2 minutes East 25.70 feet to beginning. Less than one acre.

2 STATUS/USE

Original Owner: Joseph J. Jenkins Construction Date: 1891 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- |  |                                |   |   |                                     |  |   |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations            | <input type="checkbox"/> Contributory           | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated    |                                | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory       |                                     | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

3 DOCUMENTATION

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.):

Park Record. January 28, 1899, p. 3. Joseph J. Jenkins obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Description of physical appearance &amp; significant architectural features:

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

This house is a two story rectangular building with a gable roof. It is a unique house type among Park City houses. It is reminiscent of a shotgun house because it is oriented gable end to the street and has a side entrance. The Italianate bay may reflect the influence of the Italianate style as a source for decorative details in Park City houses. Because the house is set into the hillside, one story is set below the ground level, and the main floor is above it. A steep set of stairs leads to the front door above which is a small hip roof porch. The porch and door are flanked by the three part Italianate bay. Both the porch and bay reflect Italianate influences in scale and design. The porch has lathe turned piers and a straight post balustrade. The projecting bay is composed of double hung sash windows, has a cornice with modillions and decorative panels, and has a lower band of inset panels. A second entrance on the north wall opens into the lower level. A modern horizontal rectangular window was added below the projecting bay on the facade. That change, however, is minor and unobtrusive. Except for the window change, the building is unaltered and maintains its original character.

Statement of Historical Significance:

Construction Date: 1891

Built in 1891, the Joseph J. Jenkins House at 57 Prospect is architecturally significant as a one of a kind house type in Park City. The majority of Park City houses were built as hall and parlor houses, T/L cottages, pyramid houses or variants of the pyramid house. Shotgun houses and bungalows occur in fewer numbers, but were also significant types. About 20% of the in-period extant buildings in Park City, including 57 Prospect, did not specifically fit into any one category or were altered so dramatically that the original type was not identifiable. The bay window and small porch superficially link this building with the Italianate style. The gable roofed form, however, is more like that of 1101 Norfolk, a house which, from the exterior, looks like a shotgun, but which in effect is only a square house with a gable roof. The house at 57 Prospect is a unique house that was created by combining popular Italianate decorative features with a more standard house form. This house documents the fact that although standard house types were the rule in Park City, exceptions to the standard types were also built. It is one of only three well preserved examples of houses that are exceptions to the standard types, all of which are included in this nomination.

This house was built in 1891 by Joseph J. and Sarah J. Jenkins.<sup>1</sup> They had come to Park City from Virginia City, Nevada, where Joseph had worked in the Comstock Mine. In Park City he worked for many years as a miner for the Ontario Silver Mining Company, and from 1893 to 1897 served as assessor and collector for Summit County. The Jenkins sold this house in 1897 and moved to Salt Lake City, hopeful that Joseph's health would improve at that lower elevation. He died there at the age of 55 less than two years later, however, a victim of miner's consumption.

(See continuation sheet)



57 Prospect  
History continued:

Margaret Dalton (later Stevenson), who bought this house from the Jenkins in 1897, apparently rented it out, since she was not listed in the 1900 census records as a resident of a Prospect Street house. She sold the house in 1904 to Lena and John P. Allen, who had previously been renting a house adjacent to 36 Prospect.<sup>2</sup> It is unknown how long the Allens owned this house. John Murray bought the house at an unknown date and continued to own it past 1940.

<sup>1</sup>Summit County Records, Quit-Claim Deed Book "B" p. 446, and "Miscellaneous" Title Abstract Book, p. 227.

<sup>2</sup>1900 Census Records, Summit County, Park City Precinct, p. 181-A. The Allens were listed in the census records next to Richard Barrett and his family, who lived at 36 Prospect.





