



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Annie Trythall House

Address: 52 Prospect Street

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-232-232-A

Current Owner: Addie E. Connor

Legal Description (include acreage): BEG AT THE SE COR OF LOT 4 BLK 18 PARK CITY SURVEY (SD PT BEING S 14\*02' W 8 FT FROM A STONE WALL ON GRANTORS PROPERTY); & RUN TH W 20.48 FT; TH N 61\*13' W 10.82 FT; TH S 35\*47' W 6.42 FT; TH W 46.29 FT TO THE NW COR OF LOT 5 BLK 18 PARK CITY SURVEY; TH S 13\*59' W ALONG THE W'LY LINE OF LOTS 5 & 6 29.80 FT; TH S 80\*17'71" E 66.36 FT; TH S 58\* E 12 FT TO THE E'LY LINE OF LOT 6; TH N 14\*02' E 47.9 FT TO THE PT OF BEG M268-622 M269-148 837-113 1694-1474 1809-144 (1904-1757) 2018-993 2068-1482 2122-1611; 0.10 AC

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Research Sources:

Sanborn Maps

City/ County Histories

Newspapers

Prints:
  tax Card
  Personal Interviews
  Other:  
 Historic
  Census Records
  Park City Museum

**DESCRIPTION**

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Architectural Style: Hall-Parlor type

No. Stories: 1

Number of Associated Structures:  Accessory building(s). #  Structure(s). #

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: ,original location: )

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Concrete with stone veneer

Roof: Gable roof form sheathed in metal material

Windows/Doors: Double-hung sash type

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

52 Prospect Ave is a hall-parlor type house that has been significantly modified over time. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that time period. The form is atypical, with sections at the corners of the house extending past the eave of the traditional hall-parlor. The gable roof is sheathed with standing seam metal and shed roof sections are present where the corners extend past the main roof. The house is clad with drop-novelty wood siding and has a stone veneer on the basement level. There is a one-over-one double hung sash type window on the front most part of the house in the shed extension, and a slider window in the gable of the roof. All other windows appear to be sliding windows. The door is a wood frame and panel door with an upper light. The

porch wraps around from the east side to the north side of the house and is covered by shed extensions of the main roof. The porch coverings are supported by lathe turned wood posts, and a simple railing surrounds the porch where it wraps around the north side. The foundation is concrete, likely put in at the same time as the basement level. Though the changes have attempted to restore the house, they may not be based on documented evidence. Overall, the cumulative changes have diminished the historic value of the house.

## SIGNIFICANCE

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Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built before the drawing of the 1889 Sanborn Insurance map. It was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The first individual to own the property was Annie Trythall, who purchased it in 1916.

Annie Trythall appears on the 1900 census for Park City. At that time she was living on Prospect Street, potentially in this house, but this is unconfirmed due to the lack of addresses on that census. She lived there with her husband and their three children in a house that they owned. It is possible that the property was purchased by them off the books much earlier than the title history shows, a common occurrence in early Park City history. The house does not appear on the 1920 census, indicating that it may have been vacant at that time. Annie remarried at some point and is named as Annie Hillen when she sold the house in 1924 to James Cunningham.

There were several individuals named James Cunningham living in Park City at that time, and it is unknown which of them purchased the house. It was sold in 1929 to Bessie Goodrich. She appears on the 1930 census living in this house with her husband George and their five children. George worked as a miner, but no other information could be found on their family. They sold the house in 1931 to Ira Nelson.

The only information that could be found on Ira Nelson and his wife Hattie was from a 1940 census of Ashley, Utah. It states there that he was a painter, but no other information was available. They sold the house to a financial institution in 1933. The title history states that the property wasn't bought until 1944, by James McNaughton, but the 1940 census shows the house being owned and occupied by a J. McNaughton, presumably the same person. He lived at the house with his wife Bessie and their two sons. James worked as a laborer, working on the state roads. The house has changed hands several times since then, and is currently owned by Addie E. Connor.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

## PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*52 Prospect St, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



c. 1968









*52 Prospect Street. Northwest oblique. November 2013.*



*52 Prospect Street. West elevation. November 2013.*

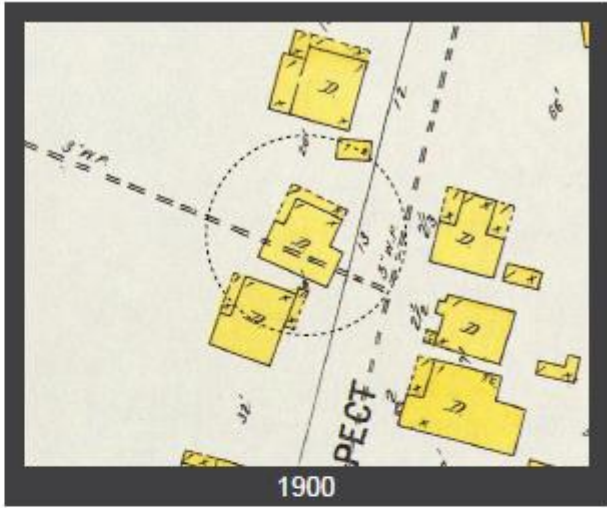
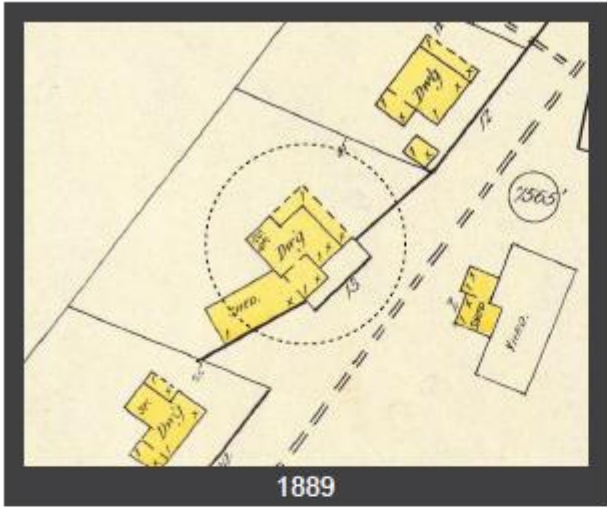




*52 Prospect Street. Southwest oblique. November 2013.*

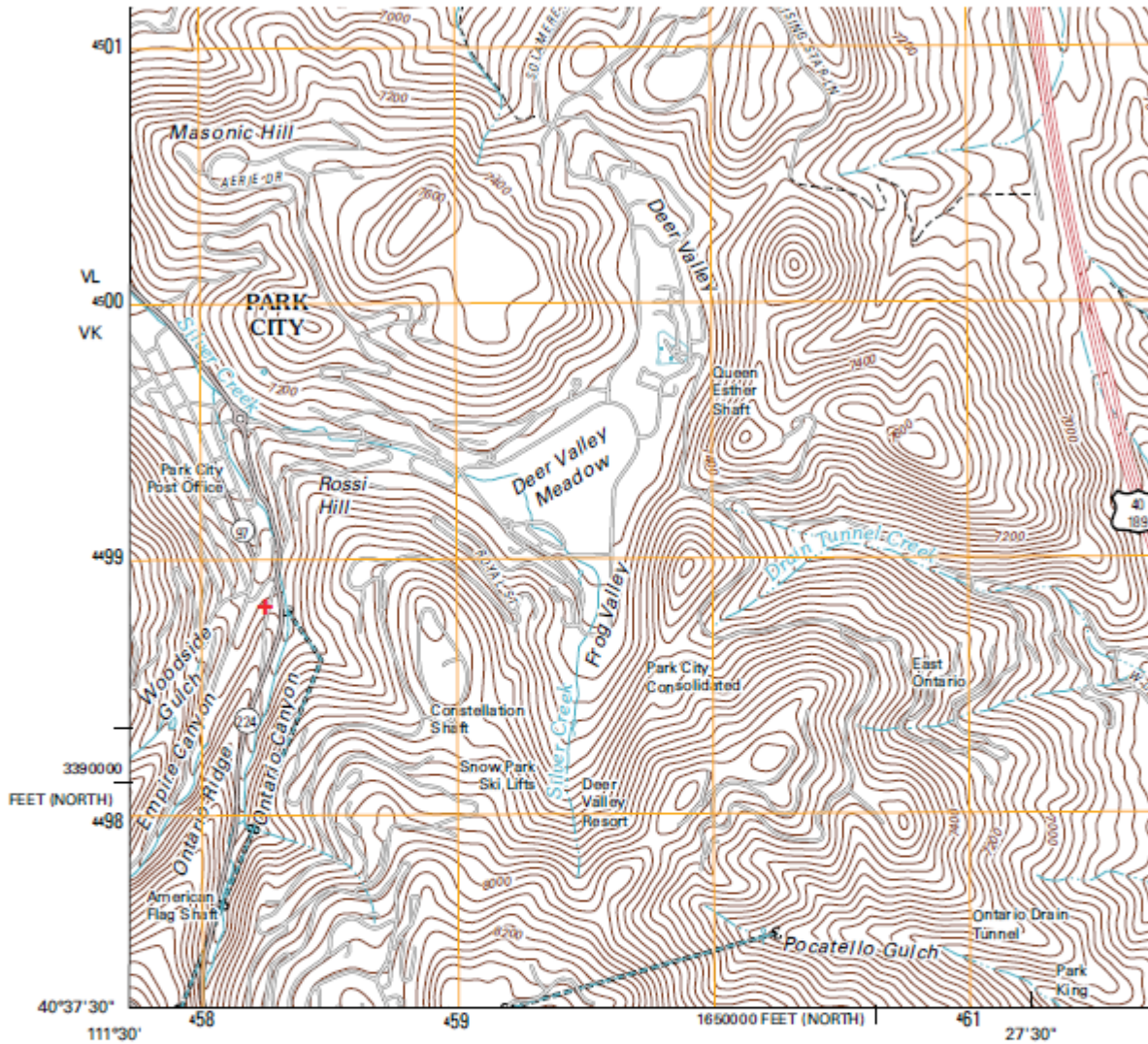
MAPS

52 Prospect St, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



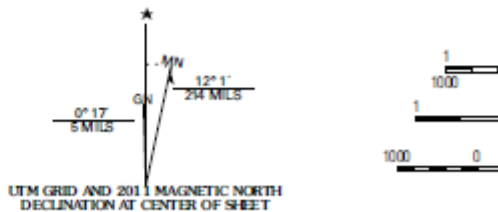


52 Prospect St, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]

Address: 52 Prospect Street

City: Park City, UT

Current Owner: Addie E. Connor

Address: (see historic site form for address)

Tax Number: PC-232-232-A

Legal Description (include acreage): PC BK18 small pt. L4, L5, pt. L6 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/17/1886	Wm. H. Gray	Gilbert Gregor	Mortgage	\$300.00	"5,6"
12/16/1907	County Treasurer	Summit County	Tax Sale		[L-3-8, 11-12] "Assessed to D.C. McLaughlin, Est"
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L-3-7, 10-12]
4/10/1916	W.I. Snyder	Annie Trythall	W.D.		"5,6"
5/31/1924	Mrs. Annie Hillen et ux	James Cunningham	W.D.		[see Annie Trythall]
6/27/1929	James Cunningham	Bessie C. Goodrich	W.D.		
6/18/1929	Bessie C. Goodrich & husband	St. Bank of Park City	Mtg.		
8/22/1931	Bessie C. Goodrich	Ira Nelson	W.D.		
6/20/1933	Ira & Hattie Nelson	American Mutual Bldg & Loan Co.	W.D.		
10/13/1944	American Savings & Loan Ass'n	James L. McNaughton	W.D.		
10/6/1958	Summit County	Deil & Beth Gordon	Q.C.D.		
8/15/1973	Deil & Beth Gordon	C.E. Brauman & Sandra Harralson	W.D.		
10/1/1977	C.E. Brauman & Sandra Harralson	Ronald J. Schultz	R.E. Contract		
9/15/1994	Ronald J. & Susan J. Schultz	Gray L. & Benjamin K. Henderson	W.D.		
4/25/2005	Gray L. & Benjamin K. Henderson	R. Dell & Laine Fuller	W.D.		
12/17/2008	Paul M. Halliday Jr. (trustee)	R. Dell & Laine Fuller	Notice of Default		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014





**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Location \_\_\_\_\_

Kind of Building Res Street No. \_\_\_\_\_

Schedule 1 Class 3 Type 1-2-3(4) Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		714	\$ -	\$ 1495
	x x			\$	\$
	x x			\$	\$

No. of Rooms 3 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		114
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs.		
Roof—Type <u>gab.</u> Mat <u>Sho. Tin</u>		11
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>152" @ 1.10</u>	167	
Rear @		
Cellar <u>Basm't</u> — 1/4 1/2 3/4 full-floor <u>Dist. Val.</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>2</u> Unfin. <u>1 blind</u>	267	
Plumbing <u>Class 1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. <u>1</u> Floors—{ Hd. Wd. <u>1</u> Fir. <u>1</u> { Fir. <u>1</u> Conc. <u>1</u>		21
Cabinets <u>Pantry</u> Mantels <u>—</u>	40	
Tile—{ Walls <u>—</u> Wainscot. <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>1</u> Fix. <u>1</u> <u>Lbr. Lined - 5 @ 25"</u>		125
Total Additions and Deductions	824	271
Net Additions or Deductions	-271	1495

REPRODUCTION VALUE \$ 2048

Depr. 2-3-4-5-6 61/39 % \$ 799

Reproduction Val. Minus Depr. \$ 799

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_

Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \$ \_\_\_\_\_

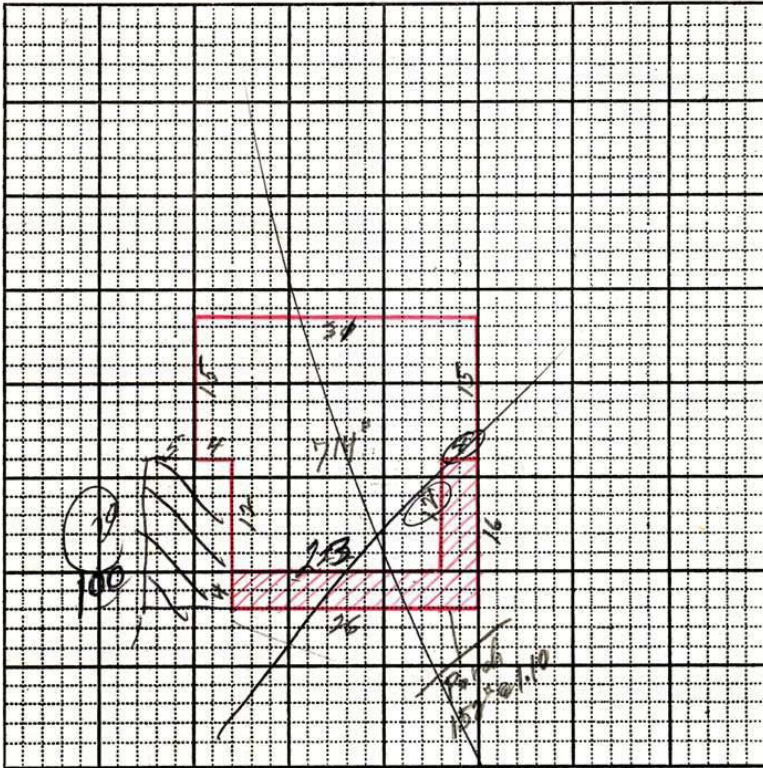
Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \$ \_\_\_\_\_

Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$ \_\_\_\_\_

Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \$ \_\_\_\_\_

Remarks (40yr Aged - 1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By CAO. & A.J.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74  
State of Utah State Tax Commission



Serial No. 23-232

Location Block 18 RC Lots 5+6.  
 Kind of Bldg. RES St. No. 62 Prospect St.  
 Class 3 Type 1 2 3 4 Cost \$ 1515 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		714		\$ 1515
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>—</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>150' @ 80</u>	122
Rear <u>@</u>	
Porch <u>@</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <u>Dirt</u>	50
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>(2)</u> Unfin. <u>—</u>	350
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>✓</u> Blr. <u>✓</u> Oil <u>—</u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>Flr</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	872

Year Built <u>1929</u>	Avg. Age <u>57</u>	Current Value	\$ <u>2387</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>30</u>	%
		Current Value Minus Depr.	\$ <u>716</u>
Garage—Class <u>—</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>—</u>	Floor <u>—</u> Walls <u>—</u>	Roof <u>—</u> Doors <u>—</u>	
Size— <u>x</u>	Age <u>—</u>	Cost <u>—</u>	x %
Other <u>—</u>			
Total Building Value			\$

Appraised 5-14-58 By 1302

PC 232

Serial Number

OF Card Number

Owners Name \_\_\_\_\_  
 Location BIK 18 PC Lots 5 & 6  
 Kind of Bldg. Res St. No. 52 PROSPECT AVE  
 Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

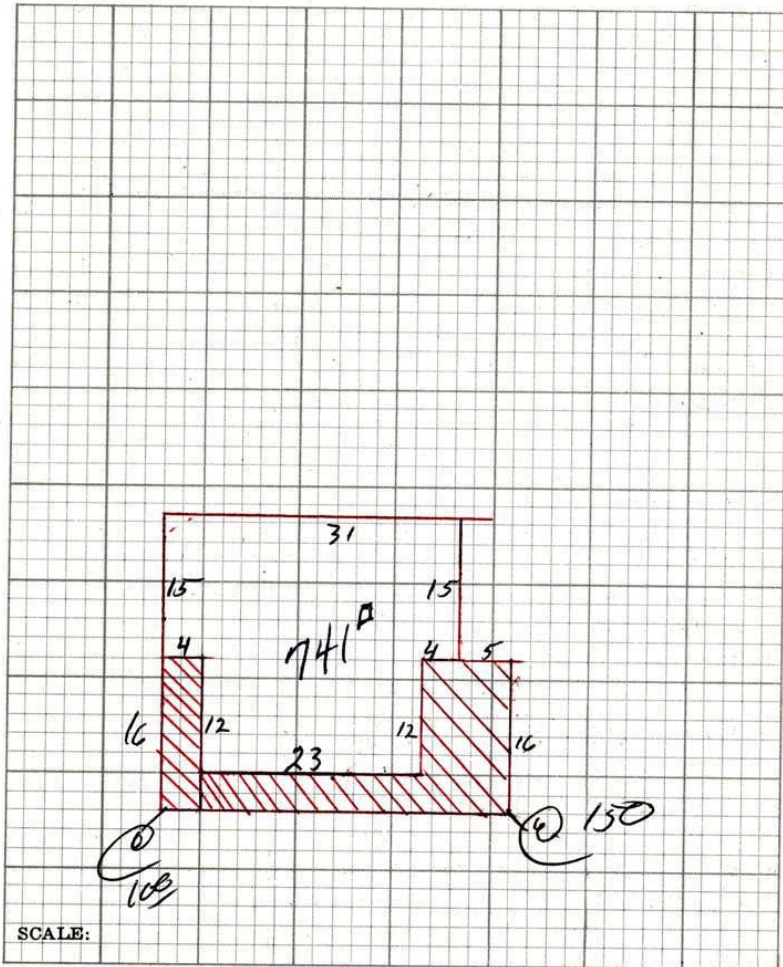
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	741		\$ 3494	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>metal + lat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 236 @ 150 354		
Rear _____ 64 @ 100 64		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — 1/4 1/2 1/2 3/4 Full _____ Floor <u>Part</u> 350 <u>42</u>		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____ 375		
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin _____ Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____ 327		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels <u>1</u> <u>4.6</u> 390		
Tile—Walls _____ Wainscot <u>1</u> <u>40</u> Floors _____ 40		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		2550
Year Built <u>1901</u>	Avg. <u>1/1901</u>	Replacement Cost <u>6044</u>
	Age <u>2</u>	Obsolescence
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value
	<u>Neighbor - Record - Est.</u>	Conv. Factor <u>1.5</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 19 68 By 1701 DEC 17 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328



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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_