HISTORIC SITE FORM – HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: House at 569 Park Avenue

Address: 569 Park Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: William A. and Janet Kershaw, et. al.

Current Owner Address: 620 Mystic Lane, Sacramento, CA 95864

Legal Description (include acreage): LOTS 17 & 18 BLK 5 PARK CITY SURVEY [...] (see record for complete legal description)

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s), main</td>
<td>Landmark Site</td>
<td>Date:</td>
<td>Original Use: single dwelling</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>Significant Site</td>
<td>Permit #:</td>
<td>Current Use: single dwelling</td>
</tr>
<tr>
<td>building(s), detached</td>
<td>Not Historic</td>
<td>Full</td>
<td></td>
</tr>
<tr>
<td>building(s), public</td>
<td>Partial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>building(s), accessory</td>
<td>National Register of Historic Places:</td>
<td>eligible</td>
<td></td>
</tr>
<tr>
<td>structure(s)</td>
<td>listed (date: )</td>
<td>ineligible</td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
- tax photo: c. 1941
- prints: Nov. 2014 (3)
- historic:

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
- original building permit
- Sanborn maps
- obituary index
- city directory/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
- National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Researcher/Organization: John Ewanowski, CRSA Architecture Date: Nov. 2014
4 ARCHITECTURAL DESCRIPTION AND INTEGRITY

Building Type and/or Style: bungalow type, Victorian Eclectic style

No. Stories: 1

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

Number of associated outbuilding and/or structures: □ accessory building(s), # 0; □ structure(s), # 0.

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 and imminent threat. Describe the problems:
☐ Uninhabitable/Ruin

Materials:

Foundation: concrete
Walls: clapboard siding
Roof: wood shingles
Windows/Doors: slider windows (typical) and glazed wood front door with wooden trim.

Essential Historical Form: ☒ retains □ does not retain

Location: ☒ original location □ moved (date: , original location: )

Design: This bungalow is rectangular in plan, with a full width front porch and central entrance. The roof structure has been modified from a hipped type to include a gable on the front (east) elevation, a renovation that occurred after a tax photograph taken in the early 1940s. The front porch is made of wood and contains some Victorian-inspired details. Slider windows have been installed to replace the original windows, which were presumably double-hung type.

Setting: Set in Old Town Park City, one block west of historic Main Street. With narrow lots and streets, the neighborhood is relatively dense for single-family zoning. The house is set on a double-wide lot, which is approximately 50'x75'. Many of the surrounding houses are historic.

Workmanship: Was constructed of less common materials than surrounding Victorian residences, including clapboard siding, wood roof shingles, and slider windows, although these materials were also used to a small degree in Park City. Drop wood siding, asphalt shingles, and double-hung windows were more common. Some of the wood trim accents on the front façade suggest the Victorian style, but these were added after the 1940s tax photo and are not original.

Feeling: Retains historic feel through material usage and details, although the original appearance has been altered somewhat. Bungalows were not as common in Park City as rectangular cabins, T-cabins, and pyramid houses, but that has the feel of a historic sample of that type.

Association: The “Mature Mining Era” in Park City, during which the local mines were still producing a large share of the country’s silver supply. A decline in silver prices through the 1920s was caused by increased production amidst decreased demand. This drop in prices caught up to Park City mines in the 1930s, which caused a local decline in the industry and an economic downturn, along with the Great Depression. Samuel B. and Alice
Deighton Dunn purchased the property in 1917, immediately taking out an $800.00 mortgage, suggesting a possible date of construction.¹

### 5 SIGNIFICANCE

<table>
<thead>
<tr>
<th>Architect:</th>
<th>☒ not known</th>
<th>☐ known: (source: )</th>
<th>Date of Construction: c. 1917</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder:</td>
<td>☒ not known</td>
<td>☐ known: (source: )</td>
<td></td>
</tr>
</tbody>
</table>

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:

1. Historic Era:
   - ☒ Settlement and Mining Boom Era (1868-1893)
   - ☐ Mature Mining Era (1894-1930)
   - ☐ Mining Decline and Emergence of Recreation Industry (1931-1962)

   Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over $1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: Thomas and Matilda Stringer (purchased 1899) and Samuel B. and Alice Deighton Dunn (purchased 1917)

3. Architecture: N/A

### 6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

- **Photo No. 2**: East elevation. Camera facing west. November 2014.
- **Photo No. 4**: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

¹ From title abstracts in the Summit County Recorder’s Office, Coalville, UT.


Photo No. 4: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)
### EVALUATION FOR HISTORIC POTENTIAL FILES

(enter date in blanks):

- Preliminary evaluation made
- Encoded
- Added to county list
- Added to yearly record

#### SIGNIFICANCE TYPE:
- Associated Historic Person
- Associated Historic Event
- Associated Historic Theme
- Sig. Builder/Architect
- Other Reason for Significance
- Significant Style
- Significant Plan/Type
- Significant Construction Type
- Significant Material Type
- Archeology

#### ALTERED:
- None
- Minor
- Major
- Demolished
- Reconstructed
- Excavated
- Unknown

#### CONDITION:
- Excellent
- Good
- Fair
- Demolished
- Deteriorated
- Ruins
- Site
- Unknown

#### EVALUATION:
- (A) - Significant
- (B) - Contributory
- Out of Period
- Non-contributory
- No Evaluation

#### COMMENTS
(include any relevant information to explain evaluation)

Evaluator: _______________________

Date: __________
**Utah State Historical Society**  
**Historic Preservation Research Office**  
**Structure/Site Information Form**

### 1. Identification

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>569 Park Ave.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Structure:</td>
<td>Donald R. Neil et. al.</td>
</tr>
<tr>
<td>Present Owner:</td>
<td>Donald R. Neil et. al.</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>P.O. Box Park Cityk Utah 84060</td>
</tr>
<tr>
<td>Plat PC Bl.5 Lot 17-18</td>
<td>T. R. S.</td>
</tr>
<tr>
<td>Site No.</td>
<td>SU-10-144</td>
</tr>
</tbody>
</table>

### 2. Original Owner: residential

| Construction Date: | @1923 |
| Original Use: | Residential |
| Present Use: | Single-Family |
| Building Condition: | Excellent |
| Integrity: | Unaltered |
| Final Register Status: | National Landmark |

### 3. Preliminary Evaluation:

- Significant
- Contributory
- Not Contributory
- Intrusion

### 4. Photography:

- Date of Slides: 11/77
- Date of Photographs: 11/77

### Research Sources:

- Abstract of Title
- Plat Records
- Plat Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories
- Personal Interviews
- Newspapers
- Utah State Historical Society Library
- LDS Church Archives
- LDS Genealogical Society
- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

### Bibliographical References:

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah. Sanborn Map, Park City, Utah, 1907.
Presently, a one-story frame with a gable roof, and aluminum siding. Tax photos indicate a "major" alteration, since the structure originally appeared as a frame bungalow with hip roof.

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919—mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.
Utah State Historical Society
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<tr>
<td>Owner Address:</td>
<td>Plat PC5 Bl. 5 Lot 17-18</td>
</tr>
<tr>
<td>Plat:</td>
<td>UTILITY</td>
</tr>
<tr>
<td>Tax #:</td>
<td>PC-82</td>
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</tbody>
</table>

**2. Ownership**

<table>
<thead>
<tr>
<th>Original Owner:</th>
<th>residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Use:</td>
<td>residential</td>
</tr>
<tr>
<td>Present Use:</td>
<td>Single-Family, Multi-Family, Public</td>
</tr>
<tr>
<td>Building Condition:</td>
<td>Excellent, Good, Deteriorated</td>
</tr>
<tr>
<td>Occupants:</td>
<td></td>
</tr>
<tr>
<td>Integrity:</td>
<td>Completely changed</td>
</tr>
</tbody>
</table>

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<tr>
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<tr>
<td>(see description)</td>
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<td></td>
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**4. Status**

| Final Register Status: | National Landmark, District, National Register, Multi-Resource, State Register, Thematic |

**5. Photography**

<table>
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<th>11/77</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Photographs:</td>
<td></td>
</tr>
<tr>
<td>Views: Front □ Side □ Rear □ Other □</td>
<td></td>
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**6. Research Sources**

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