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
City, County: Park City, Summit County, Utah
Current Owner Name: Kim & Margaret Marks
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 Evaluation* Reconstruction Use
☑ building(s), main ☑ Landmark Site Date: Original Use: Residential
☐ building(s), attached ☐ Significant Site Permit #: Current Use: Residential
☐ building(s), detached ☐ Not Historic ☐ Full ☐ Partial
☐ building(s), public
☐ structure(s) *National Register of Historic Places: ☐ ineligible ☑ eligible

listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates Research Sources (check all sources consulted, whether useful or not)
☑ tax photo: ☐ abstract of title ☐ city/county histories
☐ historic: c.
☐ original building permit ☐ Utah Hist. Research Center
☐ sewer permit ☐ USHS Preservation Files
☑ Sanborn Maps ☐ USHS Architects File
☐ obituary index ☐ LDS Family History Library
☐ city directories/gazetteers ☐ Park City Hist. Soc/Museum
☐ census records ☐ university library(ies):
☐ biographical encyclopedias ☐ other:
☐ newspapers

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


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

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:

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1 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.²

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.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
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Att. Gar.—C.P. x Flr. Wals. Cl.

Description of Buildings

- Foundation—Stone Conc. Sills
- Ext. Walls S1 d
- Roof Type 6-10 Mtl.
- Dormers—Small Med. Large
- Bays—Small Med X Large
- Porches—Front 36 @ 150 54
- Rear 55 @ 100 55
- Porch @
- Planters @
- Ext. Base. Entry @
- Cellar-Bsmnt. —¼ ½ ¾ Full X Floor Wind 550
- Bsmnt. Gar.
- Attic Rooms Fin. Unfin.
- Plumbing
  - Class 1 Tub 1 Trays
  - Basin Sink 1 Toilet 1
  - Wtr. Strf. Shr. St. O.T.
  - Dishwasher Garbage Dispt.
- Oil Gas Coal Pipeless Radiant
- Air Cond.—Full Zone
- Floor—Flr. Hd. Wd. Other
- Cabinets 1 Mantela
- Tile—Walls Wainscot Floors
- Storm Sash—Wood D. S. Metal D. S.
- Awnings—Metal Fiberglass

Total Additions 1279

Year Built 1921
Avg. 1.76
Replacement Cost 3687
Age 2
Obsolescence

Inf. by [ Owner - Tenant - Neighbor - Record - Est. ]
Adj. Bid. Value
Conv. Factor 1279

Replacement Cost—1946 Base
Depreciation Column 1279 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $1228

Appraised @ 10-25 1965 By 1709 DEC 17 1966
Appraised @ 19 By 1228
### Residential Out Buildings

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**Garage — Class**  
Depr. 2% 3%

**Cars**  
Floor  Walls  Roof  Doors

Size  x  Age  Cost  x 47%  
1940 Base Cost  x  % Depr.  
Total

### Remarks

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

Street Address: 57 Prospect
Park City, Summit County, Utah

Name of Structure: Joseph J. Jenkins House

Present Owner: William Stanley and Jill B. Johnson
Owner Address: P.O. Box 753, Park City, Utah  84060

Year Built [Tax Record]: 1891
Legal Description
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.

Original Owner: Joseph J. Jenkins
Original Use: Residence

Construction Date: 1891
Present Use:

Building Condition: Excellent
Integrity:

Preliminary Evaluation: Significant
Kind of Building:

Final Register Status:

Tax #: PC 226

Photography: Date of Slides: 1983

Research Sources:

Abstract of Title
Sanborn Maps

Plat Records/Map
City Directories

Tax Card & Photo
Biographical Encyclopedias

Building Permit
Obituary Index

Sewer Permit
County & City Histories

Newspapers
Utah State Historical Society

Personal Interviews
LDS Church Archives

LDS Genealogical Society

Other Census Records

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


Researcher: Roger Roper

Date: 4/84
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.

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. 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)
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. 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.

1Summit County Records, Quit-Claim Deed Book "B" p. 446, and "Miscellaneous" Title Abstract Book, p. 227.
21900 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.