Name of Property: 68 Prospect Street
Address: 68 Prospect Street
City, County: Park City, Summit County, Utah
Tax Number: PC-234
Current Owner Name: Kim & Margaret Marks
Current Owner Address: 1341 Butterfield Rd, San Anselmo, CA 94960
Legal Description (include acreage): 0.14 acres; LOTS 8, 9 & 10 BLK 18 PARK CITY SURVEY.

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
☐ original building permit
☐ original building plans
☐ sewer permit
☐ sewer plans
☐ site plan

Use
Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ☐ ineligible ☑ eligible

Photos: Dates
☐ tax photo:
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ city/county histories
☐ tax card
☐ personal interviews
☐ original building permit
☐ Utah Hist. Research Center
☐ sewer permit
☐ USHS Preservation Files
☐ Sanborn Maps
☐ USHS Architects File
☐ obituary index
☐ 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.

Building Type and/or Style: T/L cottage / Vernacular style
No. Stories: 1
Additions: ☑ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
☐ Good (Well maintained with no serious problems apparent.)
☑ Fair (Some problems are apparent. Describe the problems.): Significant disrepair, vacant in preparation for rehab.
☐ 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.):

Site: House sits perpendicular to the street on a slightly below road grade level building pad formed by an L shaped dry-stacked retaining wall. It is not clear if the retaining wall is part of this site (legally) or if it is part of the uphill lot.

Foundation: Tax cards indicate no foundation other than wooden sills, no upgrade in foundation indicated based on photographs.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles & metal sheeting.

Windows/Doors: Paired 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 one-story frame T/L cottage remains unchanged from what is seen in early photographs. A small addition (visible in the tax photographs) constructed perpendicular to the side elevation and running toward the street was removed after 1995.

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 the early photographs and in Sanborn Insurance maps.

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

In 2008, plans were approved to move the house to a new location on the lot, raise the house to accommodate a basement addition, rehabilitate the historic main building, and construct an addition. Once the rehabilitation and additions are complete, the site should be re-evaluated for designation as a Landmark Site or Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1900

Builder: ☑ Not Known ☐ Known: (source: )

1 Summit County Tax Assessor.
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 & 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: East elevation. Camera facing west, 2008.
Photo No. 4: East elevation. Camera facing west, 1995.
Photo No. 5: North elevation (primary façade). Camera facing south, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
# Re-Appraisal Card (1940 Appr. Base)

**Owner's Name**

**Owner's Address**

**Location**

**Kind of Building**

**Street No.**

<table>
<thead>
<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>1-2-3-4 Cost</th>
<th>X</th>
<th>%</th>
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<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>x</td>
<td>262</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
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<td>x</td>
<td>x</td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>$</td>
<td></td>
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</table>

**No. of Rooms:** 5

**Condition**

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
<td>None</td>
<td>✓</td>
</tr>
<tr>
<td>Ext. Walls—Siding</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Insulated—Floors—Walls</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Roof—Type</td>
<td>60%</td>
<td>✓</td>
</tr>
<tr>
<td>Dormers—Small Med.</td>
<td>Lg.</td>
<td></td>
</tr>
<tr>
<td>Bay—Small Med.</td>
<td>Lg.</td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar—Basement—½ ½ ½ ¾ full-floor No.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Basement Apts.—Rooms Fin</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Attic Rooms—Fin. Unfin.</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Plumbing—Tub. 1 Trays</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Sunrise—Sink Tool</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Heat—Stove H. A Steam S. Blr. Coal</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Air Conditioned</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Radiant—Pipeless</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Finish—Hd. Wd. Fr.</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Cabinets Mantels</td>
<td>✓</td>
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</tr>
<tr>
<td>Tile—Walls Wainscot</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Flooring</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Lighting—Lamp Drops Fix.</td>
<td>✓</td>
<td>✓</td>
</tr>
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</table>

**Total Additions and Deductions:** 120 + 314 = 1539

**Net Additions or Deductions:** 106

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**Reproduction Value:** $1665

**Avg. Age 50 Yrs. by Owner Tenant Neighbor Records:**

**Remodeled Est. Cost:**

**Remodeling Inc.:**

**Depreciated Value Garage:**

**Total Building Value:**

---

**Appraised:** 10/1949

By: [Signature]
Location: Block 18 Post, Lots 8+9
Kind of Bldg: RES 68 Prospect St
St. No: 68

| Class | 3 | Type 1 2 3 4 | Cost $1526 | 100% |

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tr>
<td>x x</td>
<td>x</td>
<td>762</td>
<td></td>
<td></td>
<td>$1526</td>
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<tr>
<td>x</td>
<td>x x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x x</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Gar. - Carport x Flr. Walls Cl.

**Description of Buildings**

- Foundation: Stone, Conc. None
- Ext. Walls: Wood Shakes on Siding
- Insulation: Floors Walls Cigs.
- Roof Type: Gab Mtl.
- Dormers: Small Med. Large
- Bays: Small Med. Large
- Porches: Front Rear
- Porch: 70 @ 80 @
- Metal Awnings:
- Basement Entr:
- Planters:
- Cellar-Bm. Full Floor
- Attic Rooms Fin. Unfin.
- Tub Trays
- Basin Sink Toilet
- Wtr. Sfr. Shr. St. O.T.
- Dishwasher Garbage Disp.
- Built-in-Appliances:
- Oil Gas Coal Pipeless Radiant
- Air Cond:
- Finish: Fir Hd. Wd.
- Floor: Fir Hd. Wd. Other
- Cabinets Mantels
- Tile: Wainscot Floors
- Storm Sash: Wood D S S, Metal D S S

**Total Additions**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Current Value</th>
<th>Commission Adj. %</th>
<th>Bidg. Value</th>
<th>Depr. Col. 12 3 4 5 6 30 %</th>
<th>Current Value Minus Depr.</th>
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</thead>
<tbody>
<tr>
<td>1952</td>
<td>60</td>
<td>$1952</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</table>

Inf. by
- Owner Tenant
- Neighbor Record Est.

Remodel Year Est.-Cost

Garage - Class Depr. 2% 3% Carport - Factor

Cars Floor Walls Roof Doors
Size x x Age Cost x %
Other

Total Building Value $