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

1 IDENTIFICATION

Name of Property: Frank Trythall House
Address: 60 Prospect Street
City, County: Park City, Summit County, Utah
Current Owner Name: Philip & Karen Hughes
Current Owner Address: PO Box 1025, Park City, UT 84060-1025

Legal Description (include acreage): 0.05 acres; LOT 7 BLK 18 PARK CITY SURVEY.

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>☑ Not Historic</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Full</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible
listed (date: )

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title</td>
</tr>
<tr>
<td>☑ prints: 1995 &amp; 2006</td>
<td>☑ tax card</td>
</tr>
<tr>
<td>☐ historic: c.</td>
<td>☑ original building permit</td>
</tr>
<tr>
<td>☑ Sanborn Maps</td>
<td>☑ sewer permit</td>
</tr>
<tr>
<td>☑ measured floor plans</td>
<td>☑ city directories/gazetteers</td>
</tr>
<tr>
<td>☑ site sketch map</td>
<td>☑ census records</td>
</tr>
<tr>
<td>☑ Historic American Bldg. Survey</td>
<td>☑ biographical encyclopedias</td>
</tr>
<tr>
<td>☑ original plans:</td>
<td>☑ newspapers</td>
</tr>
</tbody>
</table>

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type
No. Stories: 1 ½

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.):

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: Concrete.
- Walls: Drop siding
- Roof: Cross-wing form sheathed in metal material.

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 1 ½-story frame house has been significantly altered over time. The tax photo shows a T/L cottage with an inset porch that was enclosed and extended beyond the wall plane of the gable end, however, current photographs indicate the enclosed porch is now flush with the gable end wall plane. In addition, the roof and principal roofs were altered. Rather than the front porch roof being either dropped, or extended from the principal roof, the pitch was altered to run from the ridge line to the outside wall plane of the enclosed porch. It is not clear when this change was made as it is visible in the 1995 RLS photograph. The entry door has been cut into the gable end and is defined by a projecting flat-roof entry porch supported by turned posts. The windows are replacements and the siding appears to be new material milled to a profile that was either on the original house or is compatible with typical Park City mining era homes. The changes are significant and diminish the site’s original character.

Setting (The physical environment–natural or manmade–of a historic site. Describe the setting and how it has changed over time.): Despite lifting the house to accommodate a new foundation, the setting is largely unchanged from early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known: (source: )  
Date of Construction: c. 1900¹

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. 3: East elevation (primary façade). Camera facing west, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
### RE-APPRaisal Card

**Serial No.**

**Res.**

**Owner's Name:**

**Owner's Address:**

**Location:**

**Kind of Building:**

**Schedule:**

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cn. Ft.</th>
<th>Sq. Ft.</th>
<th>Type 1-2-84 Cost $</th>
<th>Actual Factor</th>
<th>%</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>636</td>
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</table>

**No. of Rooms:**

**Condition:**

**Description of Building**

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Stone</th>
<th>Conc.</th>
<th>None</th>
<th>Add</th>
<th>Deduct</th>
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<tbody>
<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>106</td>
</tr>
<tr>
<td>Insulated</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>Type</td>
<td>Oak</td>
<td>Mat.</td>
<td></td>
<td></td>
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<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med.</td>
<td>Lg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med.</td>
<td>Lg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches</td>
<td>Front</td>
<td>60**</td>
<td>@ .00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cellar:**

- Hasn't
- % % % % full-floor

**Basement Apts.**

**Rooms Fin.**

**Attic Rooms**

**Finish:**

<table>
<thead>
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<th></th>
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</table>

**Cabinets**

**Tile:**

<table>
<thead>
<tr>
<th>Walls</th>
<th>Wainscot.</th>
<th>Floors</th>
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<tbody>
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<td></td>
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</table>

**Lighting:**

<table>
<thead>
<tr>
<th>Lamp</th>
<th>Drop.</th>
<th>Fix.</th>
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<tbody>
<tr>
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<td>100</td>
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</tbody>
</table>

**Total Additions and Deductions:**

**Net Additions or Deductions:**

**Reproduction Value:**

- **Owner:**
- **Tenant:**
- **Neighbors:**
- **Records:**
- **Remodeled:**
- **Est. Cost:**
- **Remodeling Inc.:**
- **Garage:**
- **Depr.:**
- **Cars:**
- **Walls:**
- **Roof Size:**
- **Floor:**
- **Depr.:**
- **Remarks:**

**Appraised by**

**Appraiser:**

**Date:** 10/1149