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

1 IDENTIFICATION

Name of Property: House at 101 Prospect Street
Address: 101 Prospect Street
City, County: Park City, Summit County, Utah
Current Owner Name: Douglas Cotter
Current Owner Address: PO Box 2414, Park City, UT 84060-2414

Legal Description (include acreage): 0.44 acres; LOT 1 PROSPECT HEIGHTS SUBDIVISION.

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: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐</td>
<td></td>
<td></td>
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<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible ☑ eligible</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>☑ listed (date: 10/22/1984 - Mining Boom Era Residences Thematic District)</td>
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</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
☐ 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 ☐ LDS Family History Library
☐ city directories/gazetteers ☐ Park City Hist. Soc/Museum
☐ census records ☐ university library(ies):
☐ biographical encyclopedias ☐ other:
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow type / Vernacular and Arts & Crafts elements
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), # __1__; ☐ 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.)

☐ 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 block.

Walls: Narrow wood siding.

Roof: Clipped gable roof form sheathed in shingles.

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 one-story frame bungalow remains largely unchanged from what is described 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 house sits atop a hill on approximately 0.44 acres. The landscaping is informal and includes deciduous trees, shrubs, and grasses. The setting has not changed significantly from what is seen in 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.): 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 narrow 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 bungalow was a common house type built in Park City during the mining era and the one of the most common house type built in Utah during this 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. 1925¹

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:

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)

¹ USHS, Structure/Site Form, and National Register nomination form, 1984.
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 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.

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:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 2:** Accessory building. Camera facing east, 2006.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 4:** Northwest oblique. Camera facing southeast, 1983.
Structure/Site Information Form

1
Street Address: 101 Prospect
Park City, Summit County, Utah

UTM: 12 458330 4498490

Name of Structure: House at 101 Prospect

T. R. S.

Present Owner: United Park City Mines Company

Owner Address: c/o Mr. E. L. Osika, Jr.
309 Kearns Building, Salt Lake City, Utah 84101

Year Built | Tax Record: Effective Age: Tax #:
Legal Description Kind of Building:
This house is located on a large parcel of mining property located in the Northeast
quarter of the Northeast quarter of Section 21, T25 S 4E Salt Lake Base and Meridian. The
small parcel of land upon which this house sits is located on the East side of Prospect
Street, Park City, Utah, and is described as commencing approximately 550 feet South of the
intersection of Prospect and Chambers streets, that linear measurement paralleling the
(See continuation sheet)

2
Original Owner: Unknown
Original Use: Residence

Construction Date: c. 1925
Present Use: Residence

Demolition Date:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

☑ Excellent ☐ Site ☑ Unaltered ☑ Significant ☑ Not of the National Landmark ☑ National Register
☑ Good ☐ Ruins ☐ Minor Alterations ☐ Contributory ☐ Historic Period ☑ Multi-Resource
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory ☐ State Register ☑ Thematic

3
Photography: Date of Slides: 1983
Slide No.: Date of Photographs: 1983
Photo No.: Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Kummer, Bea. Interview, February 10, 1984, Park City, Utah.
Osika, E.L., Jr. Telephone interview, April 23, 1984, Salt Lake City, Utah.

Researcher: Roger Roper
Date: 4/84
**Description of physical appearance & significant architectural features:**

This house is a one-story frame bungalow with a clipped gable roof. It has a low pitch roof, an almost square plan, and narrow lap siding which are all typical of many of Park City's bungalows. It varies, however, in that the major façade is not on the gable end of the house, but on the north broad side of the building. The roof has a slight overhang with exposed rafters on the north and south sides. The façade is symmetrical. Instead of having an open porch or hood over the door as was common in other Park City houses, access to the interior is through an enclosed vestibule with a clipped gable roof. The entrance, centered on the façade of the vestibule, is a multi-paned glass door with multi-paned side lights. The vestibule is centered between two large windows. Each window is divided vertically by mullions into three panels of equal size. Each of the panels is multi-paned. Windows on the other sides of the house are simple square or rectangular openings, and are not symmetrically arranged as on the façade. This house is unaltered and therefore maintains its original integrity.

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**Statement of Historical Significance:**

Built c. 1925, this house at 101 Prospect is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house, which is located on mining property, was apparently built in the mid-1920s as the residence for an official of the mining company owning the property.\(^1\) It is unclear which mining company owned this property at the time that this house was constructed, and officials of various mines, including the Judge Mine, the Ontario Mine, and others, have reportedly lived in this house over the years.\(^2\) Alleged early occupants of this house include a Mr. Hewett, claimed to be the first owner, and Frank Stone, who lived here for many years.\(^3\) Nothing is known about either of them. In recent years the house has been occupied by Neff Murdock.

The bungalow styling of this house indicates that it was built in the mid-to-late 1920s. Similarly styled houses at 1100 and 1110 Woodside were built in 1928.

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2. Ibid.
3. Interview with Bea Kummer.
101 Prospect
Legal Description continued:

Eastern side of Prospect Street as it runs generally South; thence South 100 feet, East 75 feet, North 100 feet, West 75 feet to point of beginning.

Less than one acre.
House at 101 Prospect
Park City, Summit County, Utah

Northwest corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society