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

1 IDENTIFICATION

Name of Property: Durkin Boarding House or Centennial House
Address: 176 MAIN ST
City, County: Park City, Summit County, Utah
Tax Number: PC-262-A
Current Owner Name: MOUNTAIN SEAS DEVELOPMENT LIMITED LTD
Current Owner Address: PO BOX 680844, PARK CITY, UT 84068-0844
Legal Description (include acreage): BEG AT THE N'RN MOST COR OF LOT 1 BLK 20 OF THE AMENDED PLAT OF PARK CITY & RUN TH S 08°29'00" W, A DISTANCE OF 60.50 FT; TH S 83°56'00" E, A DISTANCE OF 123.35 FT; TH N 23°31'00" W, A DISTANCE OF 117.29 FT; TH S 66°22'00" W, A DISTANCE OF 75.21 FT; TH S 23°31'00" E, A DISTANCE OF 4.937 FT TO THE PT OF BEG; CONT 0.19

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>
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<tr>
<td>☑ building(s), detached</td>
<td>Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☑ building(s), public</td>
<td>☑ Landmark Site, ☑ Significant Site, ☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☑ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

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

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ personal interviews
☐ original building permit
☐ 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: T/L house
No. Stories: 2
Additions: ☑ none ☑ minor ☑ major (describe below) Alterations: ☑ none ☑ minor ☑ major (describe below)
Number of associated outbuildings and/or structures: ☑ accessory building(s), # _____; ☑ structure(s), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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 - condemned and boarded.

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 cards indicate no foundation; not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing seam 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 boarding house remains virtually unchanged from what is described in the National Register nomination (see Structure/Site Information Form, 1983). The structure is now vacant, boarded and according to the Building Department, was damaged when interior finishes and fixtures were removed. Despite the condition and interior damage, the site retains its historic integrity.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): the setting has not been significantly altered from what is seen in early photographs or suggested by 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.): This structure is one of the remaining boarding houses built after the passage of the boarding house bill in 1901.

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. 1901

Builder: ☐ Not Known  ☑ Known: Joseph Durkin  (source: NR nomination)

1 Roper, page 1.
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. 4: West elevation. Camera facing east, 2006.
Photo No. 7: Northwest oblique. Camera facing southeast, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
### SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

**Owner's Name**

**Owner's Address**

**Location**

**Kind of Building**

**Schedule**

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<th>Dimensions</th>
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<th>Sq. Ft.</th>
<th>Actual Factor</th>
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**No. of Rooms**: 6

**Condition**: 6.6.10

**Description of Building**

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<td>Ext. Walls</td>
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<td>Insulated—Floors—Walls—Clgs.</td>
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<td>Roof—Type</td>
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<td>Dormers—Small—Med.—Lg.</td>
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<td>Bays—Small—Med.—Lg.</td>
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<td>Porches—Front</td>
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<td>Rear</td>
<td>96</td>
<td>125</td>
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<td>Cellar—Basmt.</td>
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<td>Attic Rooms—Fin.</td>
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<td>Toilet—2</td>
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<td>Mantels</td>
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<td>Emblylnd. 13 @ 36&quot;</td>
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**Total Additions and Deductions**: 2164 662 3184

**Net Additions or Deductions**: -662 13502

**REPRODUCTION VALUE**: $4690

**Ave Age Yrs. by**: 52

**Owner**

**Tenant**

**Depr. 12-2-3-4-5-6**: 65

**Percent**: 65%

**Remodeled**

**Cost**: 13502

**Remodeling Inc.**

**Reproduction Val. Minus Depr.**: 1595

**Garage—S. C. 1 Depr. 2% 35%**

**Obsolescence**

**Cara Walls**: 867

**Out Bldgs.**

**Roof T.P.**: 16.75

**Age**: 10

**Floor**: 97.12

**Depreciated Value Garage**: 45

**Total Building Value**: $1640

**Remarks**

**Appraised**: 10/1948

**By**: CA.A.T.
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<th>Age</th>
<th>Size</th>
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<th>Factor</th>
<th>Cost</th>
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Form T.C. 74
State of Utah—State Tax Commission
<table>
<thead>
<tr>
<th>Location</th>
<th>Kind or Bldg.</th>
<th>St. No.</th>
<th>Class</th>
<th>Type 1</th>
<th>Cost $</th>
<th>X %</th>
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<td>RES</td>
<td>176 Main</td>
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<th>Gar.—Carport</th>
<th>x</th>
<th>Flr.</th>
<th>Walls</th>
<th>Cl.</th>
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</thead>
</table>

### Description of Buildings

- **Foundation**—Stone Conc. None
- **Ext. Walls**—Sidew
- **Insulation**—Floors Walls Cigs.
- **Roof Type**—Galv. Pat
- **Dormers**—Small Med. Large
- **Bays**—Small Med. Large
- **Porch**—Front Rear Porch
- **Metal Awnings**—Mtl. Rail
- **Basement Entr.**—@
- **Planters**—@
- **Cellar-Bsmnt.**—¼ ¾ % ¾ Full
- **Bsmnt. Apt.**—Rooms Fin. Unfin.
- **Attic Rooms Fin.**—Unfin.
- **Plumbing**
  - Class 1
  - Tub
  - Trays
  - Basin
  - Sink
  - Toilet
  - Wtr. Stf.
  - Shr. St.
  - O.T.
  - Dishwasher
  - Garbage Disp.
- **Built-in-Apppliances**
  - Oil
  - Gas
  - Coal
  - Pipeless
  - Radiant
- **Air Cond.**
- **Finish**—Fir Hd. Wd.
- **Floor**—Fir Hd. Wd. Other
- **Cabinets**—Mantels
- **Tile**—Walls Wainscot Floors
- **Storm Sash**—Wood D. S. Metal D. S.

### Total Additions

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<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Current Value</th>
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<td>Inf. by</td>
<td>Owner - Tenant - Neighbor - Record - Est.</td>
<td>Bidg. Value 30 %</td>
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<td>Remodel Year</td>
<td>Est. Cost</td>
<td>Current Value Minus Depr.</td>
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<td>Garage—Class</td>
<td>Depo 2% 3%</td>
<td>Carport—Factor</td>
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<tr>
<td>Cars</td>
<td>Floor</td>
<td>Walls</td>
<td>Roof</td>
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<tr>
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<td>Cost 97</td>
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<td>Other</td>
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### Appraised

12-13 1957 By 1331
## Owners Name

## Location
- **Kind of Bldg:** Res
- **St. No.:** 176
- **No.:** Main St

## Class
- **Code:** 3
- **Type:** 1
- **Cost:** $761.9

### Description of Buildings
- **Foundation:** Stone
- **Ext. Walls:** Conc. 1/2
- **Roof Type:** Slat
- **Dormers:** Small
- **Bays:** Small
- **Porches:** Front 96, Rear 98
- **Planters:**
- **Ext. Base Entry:**
- **Cellar-Basmt:** 1/4, 3/4, Full, Floor
- **Basmt. Gar:**
- **Attic Rooms:** Fin.
- **Unfin.
- **Plumbing:**
  - Class 1 Tub 2 Travs
  - Basin 2 Sink 4 Toilet
  - Wtr. Sfrr. 3 Shr. St. 2 O.T.
  - Dishwasher
  - Garbage Disp.
  - Oil X Coal Pipeless Radiant
- **Air Cond:** Full
- **Finish—Fire:** X Hd. Wd. Panel
- **Floor—Fire:** X Hd. Wd. Other
- **Cabinets:** 1 Mantels
- **Tile—Walls:** Wainscot Floors
- **Storm Sash:** Wood D. S.; Metal D. S.
- **Awnings:** Metal Fiberglass

### Total Additions
- **Total Additions:** 2412

## Year Built
- **1896**

## Replacement Cost
- **Avg. 1:** 12237

## Depreciation
- **Adj. Bld. Value:**
- **Conv. Factor:** 0.47
- **Replacement Cost—1940 Base:**
- **Depreciation Column:** 2 3 4 5 6
- **1940 Base Cost, Less Depreciation:**
- **Total Value from reverse side:**

## Appraised
- **10-25 1947 By:** 1701
- **1-1-49 By:** 1701
### RESIDENTIAL OUT BUILDINGS

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<tr>
<th>Age</th>
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Garage — Class 1 Depr. 2% 5%
Cars 2 Floor Wood Walls Wood Roof Wood Doors
Size 36 x 20 Age 30+ Cost 705 x 47%
1940 Base Cost 259 47% Depr. 176

REMARKS

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
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<th>KIND OF BUILDING</th>
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Structure/Site Information Form

Street Address: 176 Main
Park City, Summit County, Utah
Name of Structure: Durkin Boarding House
Present Owner: Mr. and Mrs. Dale M. Nelson
Owner Address: P.O. Box 742, Park City, Utah 84060

UTM: 12 458300 449800
T. R. S.

Year Built /Tax Record: Effective Age: Tax #: PC 262-A
Legal Description Kind of Building:
Beginning Northwesternmost corner of Lot 1 Block 20, Park City, thence North 87 degrees
9 minutes East 62.30 feet, South 27 degrees 0 minutes East 20.0 feet, South 63 degrees
0 minutes West 23.0 feet, South 27 degrees 0 minutes East 38.40 feet, North 63 degrees
East 23 feet, South 27 degrees East 25.25 feet, North 83 degrees 56 minutes West
109.74 feet to West corner common to Lots 1 and 2 road Block 20, thence North 8 degrees
29 minutes East 60.5 feet to beginning. .11 acre.

Original Owner: probably Joseph Durkin
Original Use: Boarding House
Construction Date: c. 1901
Demolition Date:
Present Use:

Building Condition: Integrity:
☑ Excellent ☐ Site ☐ Unaltered ☐ Significant ☐ Not of the Historic Period
☐ Good ☐ Ruins ☐ Minor Alterations ☐ Contributory ☐ National Landmark
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory ☐ National Register

Preliminary Evaluation: Final Register Status:

☐ National Landmark ☐ Multi-Resource
☐ District ☐ State Register ☐ Thematic

Photography:

Date of Slides: 1983
Slide No.: 1983
Photo No.: 1983
Views: ☑ Front ☑ Side ☑ Rear ☐ Other
Views: ☑ Front ☑ Side ☑ Rear ☐ Other

Research Sources:

Abstract of Title ☐ Sanborn Maps ☐ Newspapers
☐ Plat Records / Map ☐ City Directories ☐ U of U Library
☐ Tax Card & Photo ☐ Biographical Encyclopedias ☐ BYU Library
☐ Building Permit ☐ Obituary Index ☐ USU Library
☐ Sewer Permit ☐ County & City Histories ☐ SLC Library

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record. October 12, 1901, p. 3; April 11, 1903, p. 1, Joseph Durkin obituary.

Researcher: Roger Roper
Date: 4/84
This building is a large two story house with a gable roof and a T-plan. A two story porch spans the west side of the stem-wing, which is supported on lathe turned porch piers, has brackets with crossed spindles at the tops of the piers, and spools attached to the porch roof between the piers. The arrangement of openings on the gable end of the cross-wing is both asymmetrical and off balance. An oval window is centered in the peak of the gable. The other windows, however, are not centered beneath it, but are shifted slightly off-center to the south side of that facade. There is a single window and a grouped pair of windows on the first story, and two single windows on the second story. The openings into the stem-wing are more balanced, but are also asymmetrically arranged. A door is set slightly off-center between a pair of windows and a single window on the first floor. A pair of double doors is flanked by single windows on the second floor. There is also a door into the south wall of the cross-wing. All of the doors are distinctive with inset panels and oval or decorative glass panes. The windows are the one over one double hung sash type. The ogee shaped window tops and the decorative elements on the porch were added within the last five years, but do not affect the building’s original character, and could be easily removed. The octagonal tower and the dormers that project from the ridge (See continuation sheet)

Built c. 1901, the Durkin Boarding House at 176 Main is historically significant as one of only four extant boarding houses which were built in town after the passage of the mine boarding house bill. In addition, this building is one of only four early boarding houses in the entire Park City area to have survived to the present. Because miners were required to live in boarding houses close to the mines unless they were married with families in Park City, the greatest number of boarding houses were built up the various canyons, close to the mines. A 1901 bill, however, revoked the right of mine management to require men to live in the boarding houses. At that time this boarding house and others were built in Park City proper to accommodate the influx of single miners. None of the boarding houses that were built close to the mines have survived, therefore this building is especially significant as one of the four early boarding houses that document this type of residential accommodation.

This house was probably built as a boarding house around 1901 by Joseph Durkin, replacing a one-story frame house that had been on the property. Durkin had purchased the property in April of 1901, just after the passage of the boarding house bill, which resulted in a heavily increased demand for accommodations within the town by miners who had previously been required to live in the boarding houses near the mines. It is likely that he saw the opportunity for filling that demand and constructed this boarding house as a result. In October of 1901, it was noted in the Park Record that Joseph Durkin was “erecting a neat two-story residence on upper Main.” That two-story residence was probably this house, which, according to the Sanborn Insurance Maps, was built between 1900 and 1907. The interior layout of the house, before it was altered, consisted of a large kitchen and ten sleeping (See continuation sheet)
176 Main
Description continued:

were also added within the last five years. Except for the scale of the dormers, which is a bit excessive, an effort was made to visually tie these additions with the existing building. They were built of drop siding that is similar to the original, and the decorative trim in the gables and over the windows is also complementary. Except for the addition of the tower, the dormers and the trim to the windows, the building is essentially unaltered.

History continued:

rooms, reflecting the boarding house use of the building. The Durkins lived for many years in their house at 22 Prospect, and it is unknown whether or not they ever lived in this house.

Joseph Durkin was among the early residents of Park City, having come to the town in the spring of 1876. He worked for twenty-seven years for the Ontario Silver Mining Company and also served for a time on the city council. Joseph died of miner's consumption in 1903 at the age of 53.

The house remained in the Durkin family until 1911, when it was sold to Joseph and Assunta Piva, who owned it for seven years. D.L.H. DeGrover bought the house in 1918, and, after his death in 1926, it remained with his son, Joe, until 1930. Hilda Johnson, who purchased the property that year, continued to own it until 1964.

1Park Record, October 12, 1901, p. 3.
2The tax file for this property in the Summit County Assessor's Office provided that description of the interior of the building. The remodeling undertaken on the interior of the building in the 1970s required gutting and rebuilding much of the original interior.