

HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Annie Trythall House

Address: 52 Prospect Street

Date of Construction: c. 1885

Architect/Builder, if known: unknown

Current Owner: Addie E. Connor

City, County: Park City, Summit County, Utah Tax Number: PC-232-232-A

Legal Description (include acreage): BEG AT THE SE COR OF LOT 4 BLK 18 PARK CITY SURVEY (SD PT BEING S 14*02' W 8 FT FROM A STONE WALL ON GRANTORS PROPERTY); & RUN TH W 20.48 FT; TH N 61*13' W 10.82 FT; TH S 35*47' W 6.42 FT; TH W 46.29 FT TO THE NW COR OF LOT 5 BLK 18 PARK CITY SURVEY; TH S 13*59' W ALONG THE W'LY LINE OF LOTS 5 & 6 29.80 FT; TH S 80*17'71" E 66.36 FT; TH S 58* E 12 FT TO THE E'LY LINE OF LOT 6; TH N 14*02' E 47.9 FT TO THE PT OF BEG M268-622 M269-148 837-113 1694-1474 1809-144 (1904-1757) 2018-993 2068-1482 2122-1611; 0.10 AC

STATUS / USE

Original Use: single dwelling	Current Use: single dwelling	
Property Type:	National Register of Historic Places:	Evaluation:
Building	Eligible	Landmark Site
Structure	Ineligible	Significant Site
Site	Listed, Date:	Non Historic
DOCUMENTATION		
Photographs:	Research Sources:	
Tax Photos	Sanborn Maps City/ County Histor	ries Newspapers

Prints:	tax Card	Personal Interviews	Other:	2
	Census Records	Park City Museum		
DESCRIPTION				
Architectural Style: Hall-Parlor t	уре			
No. Stories: 1				
Number of Associated Structure	es: Accessory	building(s). #	Structure(s). #	
Condition: Good	Fair	Poor	Uninhabitable/Ruin	
Location: Original loca	tion Doved (Da	te: ,original locatior	n:)	
Materials: (Describe the visible	materials)			
Exterior Walls: Drop siding				
Foundation: Concrete with ston	e veneer			
Roof: Gable roof form sheathed	in metal material			
Windows/Doors: Double-hung s	sash type			
Additions: 🗌 Major	Minor	None		
Alterations: Major	Minor	None		
Describe Additions/ Alterations	(Dates):			
Essential Historic Form:	ains	Does	Not Retain	

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NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

52 Prospect Ave is a hall-parlor type house that has been significantly modified over time. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that time period. The form is atypical, with sections at the corners of the house extending past the eave of the traditional hall-parlor. The gable roof is sheathed with standing seam metal and shed roof sections are present where the corners extend past the main roof. The house is clad with drop-novelty wood siding and has a stone veneer on the basement level. There is a one-over-one double hung sash type window on the front most part of the house in the shed extension, and a slider window in the gable of the roof. All other windows appear to be sliding windows. The door is a wood frame and panel door with an upper light. The

porch wraps around from the east side to the north side of the house and is covered by shed extensions of the main roof. The porch coverings are supported by lathe turned wood posts, and a simple railing surrounds the porch where it wraps around the north side. The foundation is concrete, likely put in at the same time as the basement level. Though the changes have attempted to restore the house, they may not be based on documented evidence. Overall, the cumulative changes have diminished the historic value of the house.

SIGNIFICANCE

Historic Era:
Settlement & Mining Boom Era (1868-1893)
Mature Mining Era (1894-1930)
Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built before the drawing of the 1889 Sanborn Insurance map. It was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The first individual to own the property was Annie Trythall, who purchased it in 1916.

Annie Trythall appears on the 1900 census for Park City. At that time she was living on Prospect Street, potentially in this house, but this is unconfirmed due to the lack of addresses on that census. She lived there with her husband and their three children in a house that they owned. It is possible that the property was purchased by them off the books much earlier than the title history shows, a common occurrence in early Park City history. The house does not appear on the 1920 census, indicating that it may have been vacant at that time. Annie remarried at some point and is named as Annie Hillen when she sold the house in 1924 to James Cunningham.

There were several individuals named James Cunningham living in Park City at that time, and it is unknown which of them purchased the house. It was sold in 1929 to Bessie Goodrich. She appears on the 1930 census living in this house with her husband George and their five children. George worked as a miner, but no other information could be found on their family. They sold the house in 1931 to Ira Nelson.

The only information that could be found on Ira Nelson and his wife Hattie was from a 1940 census of Ashley, Utah. It states there that he was a painter, but no other information was available. They sold the house to a financial institution in 1933. The title history states that the property wasn't bought until 1944, by James McNaughton, but the 1940 census shows the house being owned and occupied by a J. McNaughton, presumably the same person. He lived at the house with his wife Bessie and their two sons. James worked as a laborer, working on the state roads. The house has changed hands several times since then, and is currently owned by Addie E. Connor.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah.* White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940.* Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.

Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972. Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

52 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1968







52 Prospect Street. Northwest oblique. November 2013.

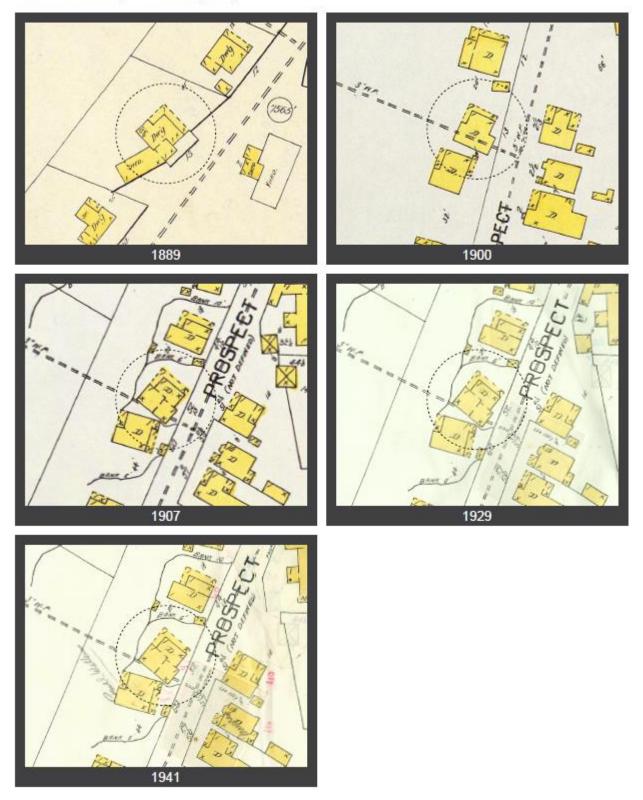


52 Prospect Street. West elevation. November 2013.



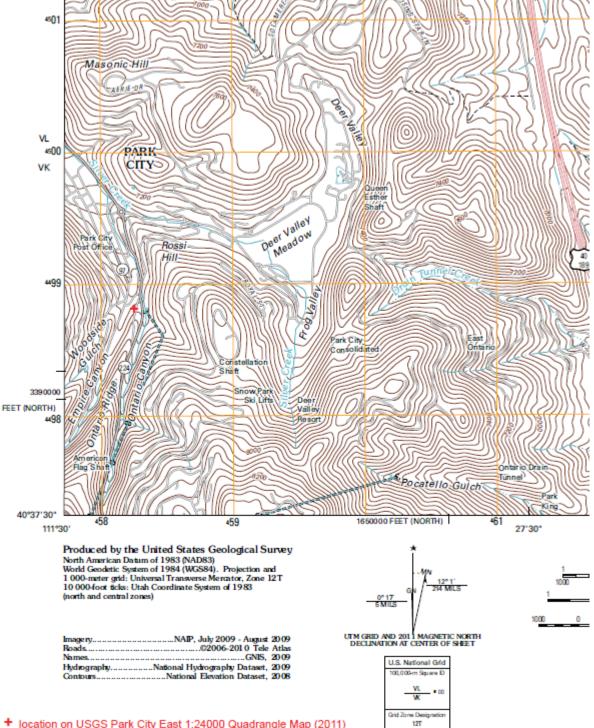
52 Prospect Street. Southwest oblique. November 2013.

52 Prospect St, Park City, Summit County, Utah Intensive Level Survey—Sanborn Map history



52 Prospect St, Park City, Summit County, Utah

Intensive Level Survey-USGS Map



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

TITLE SEARCH FORM Current Owner: Addie E. Connor Address: 52 Prospect Street Park City, UT

City:

PC BK18 small pt. L4, L5, pt. L6 (see historic site form for complete legal description) [Obtain information from title abstract books at County Recorder's Office] Tax Number: PC-232-232-A Legal Description (include acreage): PC BK1

(see historic site form for address) Address:

und coo.					
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/17/1886	Wm. H. Gray	Gilbert Gregor	Mortgage	\$300.00	"5,6"
12/16/1907	County Treasurer	Summit County	Tax Sale		[L3-8, 11-12] "Assessed to D.C. McLaughlin, Est"
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L3-7, 10-12]
4/10/1916	W.I. Snyder	Annie Trythall	W.D.		"5,6"
5/31/1924	Mrs. Annie Hillen et ux	James Cunningham	W.D.		[nee Annie Trythall]
6/27/1929	James Cunningham	Bessie C. Goodrich	W.D.		
6/18/1929	Bessie C. Goodrich & husband	St. Bank of Park City	Mtg.		
8/22/1931	Bessie C. Goodrich	Ira Nelson	W.D.		
6/20/1933	Ira & Hattie Nelson	American Mutual Blog & Loan Co.	W.D.		
10/13/1944	American Savings & Loan Ass'n	James L. McNaughton	W.D.		
10/6/1958	Summit County	Deil & Beth Gordon	Q.C.D.		
8/15/1973	Deil & Beth Gordon	C.E. Brauman & Sandra Harrelson	W.D.		
10/1/1977	C.E. Brauman & Sandra Harrelson	Ronald J. Schultz	R.E. Contract		
9/15/1994	Ronald J. & Susan J. Schultz	Gray L.& Benjamin K. Henderson	W.D.		
4/25/2005	Gray L. & Benjamin K. Henderson	R. Dell & Laine Fuller	W.D.		
12/17/2008	Paul M. Halliday Jr. (trustee)	R. Dell & Laine Fuller	Notice of Default		
Researcher: John Ewanowski, CRSA	Ewanowski, CRSA Architecture		Date: 9/24/2014		

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office] Tax Number: PC-232-232-A

Address: 52 Prospect Street, page 2 City: Park City, UT Current Owner: Addie E. Connor

PC BK18 small pt. L4, L5, pt. L6 (see historic site form for complete legal description) Legal Description (include acreage):

> 2 ŝ lead historic site fo Addr

Address: (%	(see historic site form for address)	()			
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF DOLLAR TRANSACTION AMOUNT	DOLLAR	COMMENTS
12/29/2008	Mortgage Electronic Reg. Sys., Inc.	Paul M. Halliday Jr. (suc. trustee)	Sub. of Trustee		
1/22/2010	Paul M. Halliday Jr. (suc. trustee)	Deutsche Bank National Trust Co.	Trustee's Deed		
2/4/2011	Deutsche Bank National Trust Co.	Thomas B. & Julie A. Ponder (tr.)	W.D.		
4/5/2012	Thomas B. & Julie A. Ponder (tr.)	Wasatch Peak Properties LLC	W.D.		
9/8/2014	Wasatch Peak Properties LLC	Addie E. Conner	W.D.		
Researcher: John F	Researcher: John Ewanowski CRSA Architecture		Date: 9/24/2014		

Kesearcher: John Ewanowski, CRSA Architecture

SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

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