

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Jack M. Murdock House**

Address: 652 Rossie Hill Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: TAHOMA-2 Also noted as PC-547

Current Owner Name: Tahoma, LLC

Parent Parcel(s): SP-5

Current Owner Address: c/o 650 Rossi LLC, Monument Title, 1881 Prospector Avenue, Park City, UT 84060

Legal Description (include acreage): UNIT 2 BUILDING 0.00 UNIT 2 TAHOMA CONDOMINIUM WITH AN UND 33.65% INT IN THE COMMON AREA.

## 2 STATUS/USE

### 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

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Residential  
Current Use: Residential

- \*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: 1983, 1995 & 2006  
 historic: c.

### Drawings and Plans

- measured floor plans  
 site sketch map  
 Historic American Bldg. Survey  
 original plans:  
 other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title  
 tax card  
 original building permit  
 sewer permit  
 Sanborn Maps  
 obituary index  
 city directories/gazetteers  
 census records  
 biographical encyclopedias  
 newspapers  
 city/county histories  
 personal interviews  
 Utah Hist. Research Center  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 Park City Hist. Soc/Museum  
 university library(ies):  
 other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

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.): **General minor disrepair**
- 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: Large lot by Park City standards.

Foundation: Not verified, likely wooden sills or no foundation.

Walls: Drop siding

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

Windows/Doors: Single and 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 the description provided in the 1983 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 setting has remained unchanged from what is seen in the early tax photo and from what is described in the National Register nomination form.**

**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.**

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. 1895<sup>1</sup>

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:

<sup>1</sup> Utah State Historical Society, Structure/Site Form, 1984.

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.<sup>2</sup>

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:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 2:** South elevation. Camera facing north, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1995.

**Photo No. 4:** Northeast oblique. Camera facing southwest, 1983.

**Photo No. 5:** North elevation (primary façade). Camera facing north, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 652 Rossie Hill Drive UTM: 12 458740 4499220  
 Park City, Summit County, Utah  
 Name of Structure: Jack M. Murdock House T. R. S.  
 Present Owner: Gladys W. and Richard Dennis  
 Owner Address: P.O. Box 254, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 547

Legal Description: Kind of Building:  
 Beginning at the Southeast corner of the Northeast quarter of Section 16 T2S R4E, Salt Lake Base and Meridian; South 990 feet; East 57.76 feet; South 11 degrees 43 minutes West 37.27 feet; South 66 degrees 22 minutes West 0.27 feet; South 255.24 feet; South 66 degrees 22 minutes 55 feet; South 16.51 feet; East 1320 feet; North 473.61 feet; South 89 degrees 58 minutes 38 seconds West 1319.18 feet to beginning; less other properties described in tax file #PC-750-1-X, leaving a balance of 0.47 acres. (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: c. 1895 Demolition Date:

Original Use: Residence Present Use:

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

- |   |                                |   |   |                                     |  |   |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good                 | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory           | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated         |                                | <input type="checkbox"/> Major Alterations            | <input type="checkbox"/> Not Contributory       |                                     | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

DOCUMENTATION 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:

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps            | <input checked="" type="checkbox"/> Newspapers          | <input type="checkbox"/> U of U Library                  |
| <input checked="" type="checkbox"/> Plat Records/Map  | <input type="checkbox"/> City Directories                   | <input type="checkbox"/> Utah State Historical Society  | <input type="checkbox"/> BYU Library                     |
| <input checked="" type="checkbox"/> Tax Card & Photo  | <input type="checkbox"/> Biographical Encyclopedias         | <input checked="" type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library                     |
| <input type="checkbox"/> Building Permit              | <input checked="" type="checkbox"/> Obituary Index          | <input type="checkbox"/> LDS Church Archives            | <input type="checkbox"/> SLC Library                     |
| <input type="checkbox"/> Sewer Permit                 | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society       | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.  
 1910 Census Records. Summit County, Park City, Utah, p. 3-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. A hip roof porch supported on lathe turned piers spans the north side of the stem-wing. A window and door open into the stem-wing. A second door opens off the porch into the east side of the cross-wing. A pair of windows, each with its own pedimental window head, is centered on the gable end of the cross-wing. There is a single window on both the east and west sides of the house. All of the windows are the one over one light double hung sash type. A small, half story shed extension is attached to the rear of the house which complements it in scale and materials. It may be original, but whether original or not, in-period rear additions and extensions are part of Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is unaltered, is in good condition, and therefore maintains its original integrity.

Photos

## Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Jack M. Murdock House at 652 Rossie Hill Drive is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

The date of construction and the name of the original owner of this house are unknown, but it is estimated that it was probably built in the 1890s, the years of greatest popularity of the T/L cottage house type in Park City. The ownership records for this property are very sketchy, making it virtually impossible to determine who the original owner of the house was and when it was built. The 1910 census records, which were the first to identify the addresses of the households surveyed, show that the owner-occupant of this house at that time was Jack M. Murdock.<sup>1</sup> Murdock was born in Utah in 1877, married in 1904, and worked as a miner. He did not show up in the 1900 census records as a resident of a house in this area, so he apparently bought this house between 1900 and 1910, and was probably not the original owner. It is unknown how long the Murdocks lived here.

In the late 1920s or early 1930s this house was purchased by William Wood, father and grandfather of the current owners.<sup>2</sup> Wood lived in this house and rented out the three neighboring houses, which he had also purchased (623 Deer Valley Road, and 622 and 660 Rossie Hill Drive).

<sup>1</sup>The address given in the census, 664 Deer Valley Road, is the same as that given for this house on the 1907 Sanborn Insurance Map, so it can be  
(See continuation sheet)

652 Rossie Hill Drive  
History continued:

reasonably assumed that they are the same house.

<sup>2</sup>Telephone interview with Gladys Dennis, daughter of William Wood, January 25, 1984, Park City, Utah.

Legal Description continued:

Also known as the 14th house on the South side of Deer Valley Road.  
Less than one acre.



Jack M. Murdock House  
652 Rossie Hill Drive  
Park City, Summit County, Utah

View from Northeast corner

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





SUNSPOT

