

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Benedictus Carling House**

Address: 660 Rossie Hill Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: QS-1

Current Owner Name: Billy & Virginia Irwin

Parent Parcel(s):

Current Owner Address: PO Box 681705, Park City, UT 84068-1705

Legal Description (include acreage): UNIT 1, BLDG 1, QUICKSILVER CONDOMINIUM TOGETHER WITH UND 25% OWNERSHIP IN 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: Hall-parlor type / vernacular style

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 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: Gable roof form with rolled roofing material.

Windows/Doors: Two-over-two 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 hall-parlor house remains unchanged from what is described 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 immediately setting remains unchanged from what is described in the National Register nomination form and what is seen in the early tax photos; however, a large multi-unit development has been constructed adjacent to the subject house. It diminishes the overall setting.**

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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1895¹

Builder: Not Known Known: (source:)

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

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. 1: North elevation (primary façade). Camera facing south, 2006.

Photo No. 2: Northwest oblique. Camera facing southeast, 2006.

Photo No. 3: South elevation. Camera facing north, 2006.

Photo No. 4: Northeast oblique. Camera facing southwest, 1995.

Photo No. 5: Northeast oblique. Camera facing southwest, 1983.

Photo No. 6: North elevation (primary façade). Camera facing south, tax photo.

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



Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 660 Rossie Hill Drive
Park City, Summit County, Utah

UTM: 12 458760 4499200

Name of Structure: Benedictus Carling House

T. R. S.

Present Owner: Mr. and Mrs. Richard Dennis

Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109

Year Built (Tax Record):

Effective Age:

Tax #: SNS-1
(previously PC 546)

Legal Description

Kind of Building:

This house is included in the tax file SNS-1 with the house at 623 Deer Valley Road, which is owned by the same people, because ownership of this house is separate from the ownership of the property upon which it sits. That property is part of an extensive mining claim in the area. All legal references to this house describe it as the 15th house (rear) South side of Deer Valley Road, building only. less than one acre

STATUS/USE 2

Original Owner: possibly Benedictus Carling Construction Date: c. 1890 Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

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

- 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 Census Records

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

1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and Parlor House

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame hall and parlor building with a gable roof and an original rear shed extension. It has drop siding on the facade, and board and batten siding on the gable ends. Typical of the hall and parlor house in Park City, the facade is generally symmetrical with a door set slightly off-center between two windows. The windows are the two over two double hung sash type. There is a second door into the east side of the building which opens into the rear shed extension. A small set of wooden stairs and platform provide access to the front door. The only alteration of the exterior of the building is the addition of a square window in the east gable end. The change is unobtrusive and does not affect the original integrity of the building.

Statement of Historical Significance:

Construction Date: c, 1890

Built c. 1890, the Benedictus Carling House at 660 Rossie Hill Drive is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area. In addition, this house is significant as one of only three well preserved houses with board and batten siding. Although board and batten siding was commonly used in the construction of mining town houses, drop siding was the principle exterior building material for Park City houses.

This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, having probably been constructed in the 1880s or '90s, as were the majority of hall and parlor houses in Park City. The first known owners of this house were Benedictus Carling and his wife, Maria, who bought it at an unknown date and owned it until 1900. Benedictus was born in Sweden in 1854 and came to the U.S. in 1879. He and Maria, whom he married in 1879, had at least seven children. Benedictus worked in one of the ore processing mills in Park City.

Edburn Edstrom, who also worked in one of the mills, bought this house from the Carlings in 1900. He was listed in the 1900 census records as the owner/occupant of a house, apparently this one, in this area along Heber Avenue, as it was referred to at that time. Edburn (b. 1863) and his wife, Bessie (b. 1860), both natives of Sweden, were married in 1887 and came to the U.S. in 1891. They had at least seven children. Just six months after they bought this house, the Edstroms sold it to William Y. Bennie.

(See continuation sheet)

660 Rossie Hill Drive
History continued:

William Bennie, a miner, was listed in the 1910 census records as the owner/occupant of this house.¹ Born in Scotland in 1858 and married in 1872, Bennie came to the U.S. in 1887. He worked as a miner while living in Park City. His wife, Catherine, joined him in the U.S. in 1892. They had at least two children.

In the late 1920s or early 1930s this house was purchased by William Wood, father and grandfather of the current owners.² Wood lived next door at 652 Rossie Hill Drive and rented out the this and three neighboring houses, which he had also purchased (623 Deer Valley Road, and 622 and 660 Rossie Hill Drive).

¹The address given in the 1910 census for Bennie's residence, 668 Deer Valley Road, is the same as that given for this house on the 1907 Sanborn Insurance Map, so can be reasonably assumed that they are the same house.

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



Benedictus Carling House
660 Rossie Hill Drive
Park City, Summit County, Utah

View from Northeast corner

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









SUNSPOT