

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 555 Deer Valley Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

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: 200?
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
- listed (date:)

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: Pyramid Type

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: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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

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.

Walls: Drop siding.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows/Doors: Double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date __200?__) Original Location: Within the current site.

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): According to the Building Department, this one-story frame pyramid house was completely reconstructed using very little of the original material. The description provided in the National Register nomination is accurate (see Structure/Site Form, 1983); though very little of the original exterior siding was incorporated into the reconstruction. The entry steps and porch rail were added as a result of the house being raised several feet from its original floor level.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has changed due to the house being reconstructed as part of a larger development, but the close proximity of surrounding structures is not uncommon in Park City's historic neighborhoods.

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 does not exist, but the elements typically found on Park City's mining era homes are evident--plan finishes, pyramid roof form, restrained ornamentation, and wood siding.

Feeling (Describe the property's historic character.): Except for the new materials and raised foundation, 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 Pyramid house is one of the three most common house types built in Park City during the mining era and this is an important example. As stated in the NR nomination, "unlike a majority of Park City's pyramid houses which have truncated hip or clipped gable roofs, this house has a true pyramid roof. It is an archetypal example of the pyramid house, one of the simplest, most clearly stated examples of the pyramid house type in Park City".

This site was listed in the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was originally built within the historic period, defined as 1872 to 1929 in the district nomination. However, because the building has been reconstructed, it would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895

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)
- 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.¹

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: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, 1983.

¹ 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: 555 Deer Valley Road UTM: 12 458560 4499320
 Park City, Summit County, Utah
 Name of Structure: House at 555 Deer Valley Road T. R. S.
 Present Owner: Ennis Gibbs
 Owner Address: 5 Walker Court, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 750-3
 Legal Description Kind of Building:

Beginning South 449.55 feet and East 376.24 feet from East ¼ Section 16 T6S R4E, road point being also on Northerly right-of-way line proposed Deer Valley entrance road; thence along road right-of-way North 85 degrees 2 minutes 26 seconds West 10.69 feet to point on 1048.40 feet radius curve to line, radius point which bears South 4 degrees 57 minutes 34 seconds West 1048.4 feet; thence Northwesterly along arc (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 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 checked="" 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 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 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.):

Cowin, Norma. Telephone interview, March 6, 1984, Salt Lake City, Utah.
 Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.
 Kummer, Bea. Interview, February 10, 1984, Park City, Utah.
 1910 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:

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

This house is a one story frame pyramid house. Unlike a majority of Park City's pyramid houses which have truncated hip or clipped gable roofs, this house has a true pyramid roof. It is an archetypal example of the pyramid house, one of the simplest, most clearly stated examples of the pyramid house type in Park City. Its square plan, pyramid roof, and symmetrical facade with a hip roof porch spanning the width of it are the principle elements of the type. There is a second door on the west side of the building over which a simple porch was added. There is a rear shed extension attached to the north side which projects past the west side of the building. In Park City houses the projection of a rear shed extension was often made to provide space for a wood or coal shed. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension 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 windows on the south and east sides of the house are the one over one double hung sash type. A square window was added to the west side of the building. It is an unobtrusive change. The building is in good condition and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, this house at 555 Deer Valley Road is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house 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. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, but, judging from its appearance, it was probably built about 1895. Due to incomplete property records, the exact date of construction and the name of the original owner of this house are unknown.

The first property transaction identified with this house was in 1912 when Rachel B. Urban sold this and four other houses in a group sale to Edwin B. McIntosh. Nothing is known of McIntosh. "Mother" Urban was the principal madame of Park City's red light district, which was concentrated on Heber Avenue, the lower portion of Deer Valley Road. That 1912 transaction referred to these houses as those "known as the Red Light [district]," and included the houses at 321, 339, 345, 555, and 777 Heber Avenue. The conclusion that this was one of Park City's houses of ill repute is countered by the following facts: house numbers in this area have not remained consistent through the years; this house is located a ways east of the documented red light district; census records support the claims of long-time residents of the

(See continuation sheet)

555 Deer Valley Road
History continued:

town that these houses along Deer Valley Road were the homes of miners and laborers, not houses of ill-repute;¹ this house may have simply been investment or rental property owned by Rachel and George Urban (her husband), who owned various other properties throughout the town, which they apparently used for investment or rental purposes. Nevertheless, the title abstract reference to this house as one of the the red light district houses supports at least an assumption to that effect.

The 1910 census records, the first to identify the addresses of the houses surveyed, list George A. Hanks, a miner, and his family as renters of this house.² Other owners of the house include Christian Pederson (unknown-1936), and Alma Pederson (1936-c.1970).³

¹Telephone interview with Norma Cowin, March 6, 1984, Salt Lake City, Gladys Dennis, January 25, 1984, Park City, Utah, and Bea Kummer, February 10, 1984, Park City, Utah.

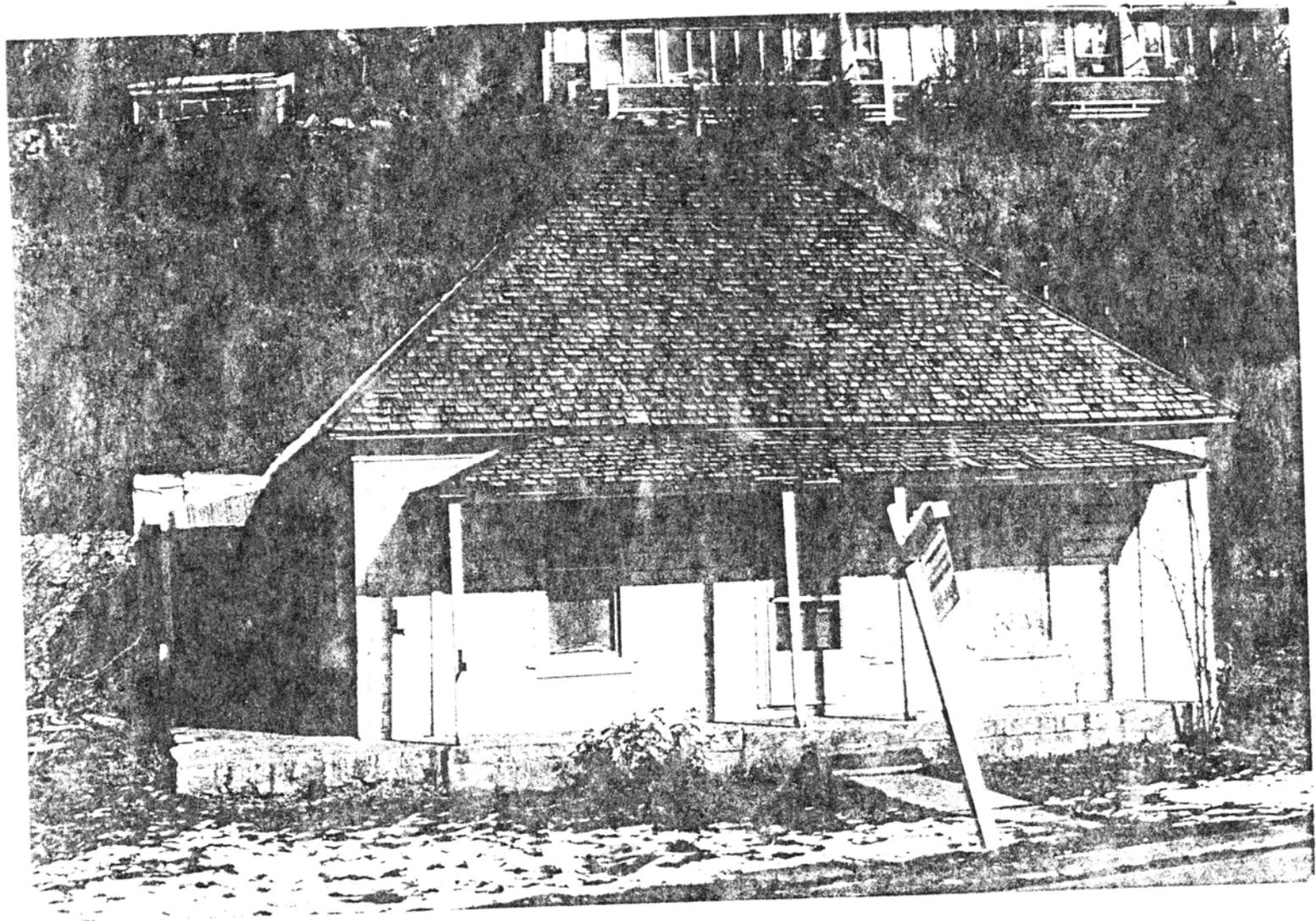
²The address given in the 1910 census, 555 Deer Valley Road, is the same as that shown for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed that they are the same house.

³Telephone interview with Norma Cowin (daughter of Alma Pederson), March 6, 1984, Salt Lake City, Utah.

Legal Description continued:

radius curve 93.45 feet; thence leaving right-of-way North 6degrees 56 minutes East 134.78 feet along fence line to fence corner; thence South 73 degrees 35 minutes East 106.86 feet to fence corner South 7 degrees 46 minutes West 109.43 feet along fence line to beginning.

.29 acres.







400 East Valley St
THE LINE
CONDOMINIUMS
APTS 101-102 103-105 106
107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200