

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 577 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:
- 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

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: Wood siding.

Roof: Gable roof form is under construction, final sheathing not yet applied.

Windows/Doors: single and grouped double-hung sash type.

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

Location: Original Location Moved (date __200?__) Original Location: Within 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 hall-parlor house was completely reconstructed using very little of the original material. The description provided in the National Register nomination has not been accurately reconstructed due to the failure to reconstruct the front porch and by the use of window openings that were not part of the original design. (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 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, side gable roof form, restrained ornamentation, and wood siding (though siding was typically painted).

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the fact that this is an inaccurate reconstruction significantly diminishes its association with the past.

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: South elevation. Camera facing north, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, 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: 577 Deer Valley Road UTM: 12 458590 4499320
 Park City, Summit County, Utah
 Name of Structure: House at 577 Deer Valley Road T. R. S.
 Present Owner: E. J. G. Inc.
 Owner Address: #5 Walker Court, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 531
 Legal Description Kind of Building:

4 room house North side Heber Avenue #204 Deer Valley (House No. 577 8th house side of Deer Valley formerly house No. 204 North side Deer Valley). Also, beginning at point on Northerly right-of-way line Deer Valley entrance road and also 544.55 feet and East 376.24 feet from East ¼ corner Section 16 T2S R4E; thence North 7 degrees 46 minutes East 109.43 feet; South 79 degrees 37 minutes East 157.61 feet; South (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown 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.):

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.
 1900 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & 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 house with a gable roof. As is typical of Park City hall and parlor houses, it has a rectangular form oriented broadside to the street, a generally symmetrical facade with a door set slightly off-center between two windows, and a porch centered over the openings on the facade. The house is two rooms deep with an original rear shed extension which makes the house look like a saltbox type. There is a second smaller shed extension that was added after the original construction. It projects beyond the west wall, and a door that possibly provides access to a wood or coal shed was added to the south side of that projection. 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. There are two other entrances, both into the rear shed extensions on the east and west sides. There is a window in each of the gable ends. All of the windows are the one over one double hung sash type. Except for the addition of the rear shed extension, which is an unobtrusive change, the house is essentially unaltered and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1890

Built c. 1890, this house at 577 Deer Valley Road 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.

Built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, this house was probably constructed in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. The exact date of construction and the name of the original owner are unknown. By at least 1910 this property, referred to as the "8th house, north side of Deer Valley Road," indicate that it was owned by Rachel and George Urban, who also owned the 2nd, 3rd, and 5th houses along that road as well as property in other parts of town. It is uncertain whether or not those four numbered houses were part of the group of five houses at 321, 339, 345, 555, and 777 Deer Valley Road, which were referred to in another property transaction involving the Urbans in 1912 (see 555 Deer Valley Road). The 1910 census records, which listed the addresses for many of the households surveyed, do not list the address for this house, so it is difficult to determine who was living here at that time.

Rachel 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. There is no substantial evidence, however, to support an assumption that this was one of her "business houses." The documented red light district in Park City is not known to have extended this far east out of town, and older

(See continuation sheet)

577 Deer Valley Road
History continued:

residents of the area claim that these houses along Deer Valley Road were all occupied only by miners and laborers.¹ The census records appear to support that claim. Like the other property holdings of the Urbans in other parts of town, it is likely that this house, too, was used as investment property. Other owners of the property include Roy Pederson, Ethel M. Kimber and Alma H. Pederson.

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

Legal Description continued:

7 degrees 13 minutes 8 seconds West 92.91 feet to point on 7351.7 foot radius curve running along Northerly right-of-way line Deer Valley entrance road, radius point of radius curve bears South 3 degrees 46 minutes 44 seconds West 7351.7 feet; thence Northerly along arc road curve 151.47 feet to point of tangency; thence North 85 degrees 2 minutes 26 seconds West 7.14 feet along road Northerly right-of-way line to beginning. 16.019 square feet.





