

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: **Brigham D. Young House**

Address: 601 Sunnyside Avenue

AKA: 623 Deer Valley Drive & 585 Deer Valley Drive

City, County: Park City, Summit County, Utah

Tax Number: SNS-1

Current Owner Name: Park City Ski Chalets, LLC

Parent Parcel(s):

Current Owner Address: PO Box 1194, Park City, UT 84060-1194

Legal Description (include acreage): 0.20 acres; LOT 1 SUNNYSIDE SUBDIVISION.

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: 2010-2011
Permit #:BD-10-15824
 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, 2008, 2011
 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.)

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.

Park City Municipal Corporation. Planning application #PL-08-00293, 2008 and building permit #BD-10-15824, 2010.

Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation. 2008.

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:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin – Reconstruction is underway.

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: Site is a peninsula located between Deer Valley Drive and Sunnyside Drive. The site rises from Deer Valley Drive to a level buildable area then rises steeply in the rear to the roadway of Sunnyside Drive. The house was moved forward (toward Deer Valley Drive) on the site from its original location. A large evergreen tree is located adjacent to the porch, but was not so near to the historic house.

Foundation: Concrete

Walls: Entire structure is new – it is a Reconstruction, though unfortunately, not accurately executed in terms of location of house on the site. The owner is reusing much of the extant exterior siding materials – vertical board and batten. Owner was applying siding when this property was inspected.

Roof: Gable roof form with integrated shed porch roof and small rear cross-wing. Roofing materials is a corrugated metal material. Again, this was supposed to be a reconstruction and the roofing materials should have been shingle rather than a metal.

Windows/Doors: Windows are two-over-two double hung sash type windows. The primary façade includes two windows flanking the center entry door and smaller windows on the side elevations that are in keeping with the scale and style of the house. The main entry door is a wood panel door.

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

Location: Original Location Moved (date 2010) Original Location: The historic home was on the same lot, but located farther north and slight west of its Reconstructed 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): This one-story frame house was Reconstructed using new materials. The historic house was nominated to the National Register of Historic Places in 1983, but was never listed. Unfortunately, the Reconstruction was not entirely accurate – roof materials, location of house on the site—but was executed in a manner than retains much of the physical elements reflecting the form, plan, space, and style of homes from the mining era in Park City.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting was altered by the movement of the house from its original site on the lot. The change results in minimal negative impact on the physical environment of the historic site.

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 reuse of historic exterior finish materials. The Reconstruction reflects the methods used during the historic period such as simple methods of construction, the use of wood siding (board & batten is unique), 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 nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. Because the site was reconstructed using new materials,

it does not retain its historic integrity and would not 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, but does meet the criteria for listing as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 2010

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: Northeast oblique. Camera facing southwest, 2011.

Photo No. 1: Northwest oblique. Camera facing southeast, 2011.

Photo No. 1: Southwest oblique. Camera facing northeast, 2011.

Photo No. 3-11: Series taken in 2008

Photo No. 12: Southwest oblique. Camera facing northeast, 2006.

Photo No. 13: Southwest oblique. Camera facing northeast, 1995.

Photo No. 14: Southwest oblique. Camera facing northeast, 1983.

Photo No. 15: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 623 Deer Valley Road UTM: 12 458680 4499310
 Park City, Summit County, Utah
 Name of Structure: Brigham D. Young House T. R. S.
 Present Owner: Richard and Patricia Ann Dennis
 Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109
 Year Built (Tax Record): Effective Age: Tax #: SNS 1
 Legal Description: Kind of Building: (Previously PC 546)

Lot 1 Sunnyside Subdivision in Section 15 T2S R4E.
 Included in the tax file description of this property is the house at 660 Rossie Hill Drive, located about two hundred feet south of this house. The land which that house sits on is part of a mining claim and the house is owned separately. It is included with this property apparently because the owner is the same for both. (See continuation sheet)

STATUS/USE 2

Original Owner: Unknown Construction Date: 1885 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.):

Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.
 1910 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. It is one of only three extant well preserved houses in the Park City area that has board and batten siding, and is the only one to be completely sided with board and batten siding. Typical of the hall and parlor house, the door is centered between two windows. A porch, supported on simple square posts, spans the facade. There is also a window on the west end of the building. The windows are the two over two double hung sash type, and the screen door may be original. A rear extension was added perpendicular to the front section of the house. It may be original, but if not original it is likely that it was built shortly after the original construction. A shed extension was added to the rear extension. 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 ususally contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the rear extensions, the house is essentially unaltered, and it retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, this house at 623 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. 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 used for Park City houses. The houses at 544 Deer Valley Road and 660 Rossie Hill Drive are the other two examples of houses with board and batten siding, and both are included in this nomination.

The exact date of construction and the name of the original owner of this house are unknown, however, it is likely that it was built in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. Ownership records of this property are very sketchy. It is possible that this house was built on land owned by a mining company, as were the houses across the road to the south of this one, thereby complicating the search to determine the occupants of this house. The 1910 census records, which were the first to identify the addresses of the houses surveyed, list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house.¹ Young apparently bought the house after 1900, because he does not show up in the 1900 census as the resident of any of the houses in this neighborhood. It is unknown how long he owned this property. This house was apparently purchased as investment property in the 1920s by William Wood, who lived at 652 Rossie
(See continuation sheet)

623 Deer Valley Road
History continued:

Hill Drive.² He owned three or four other houses in the neighborhood which were also used as rental property. Wood's grandson, Richard Dennis, is the current owner.

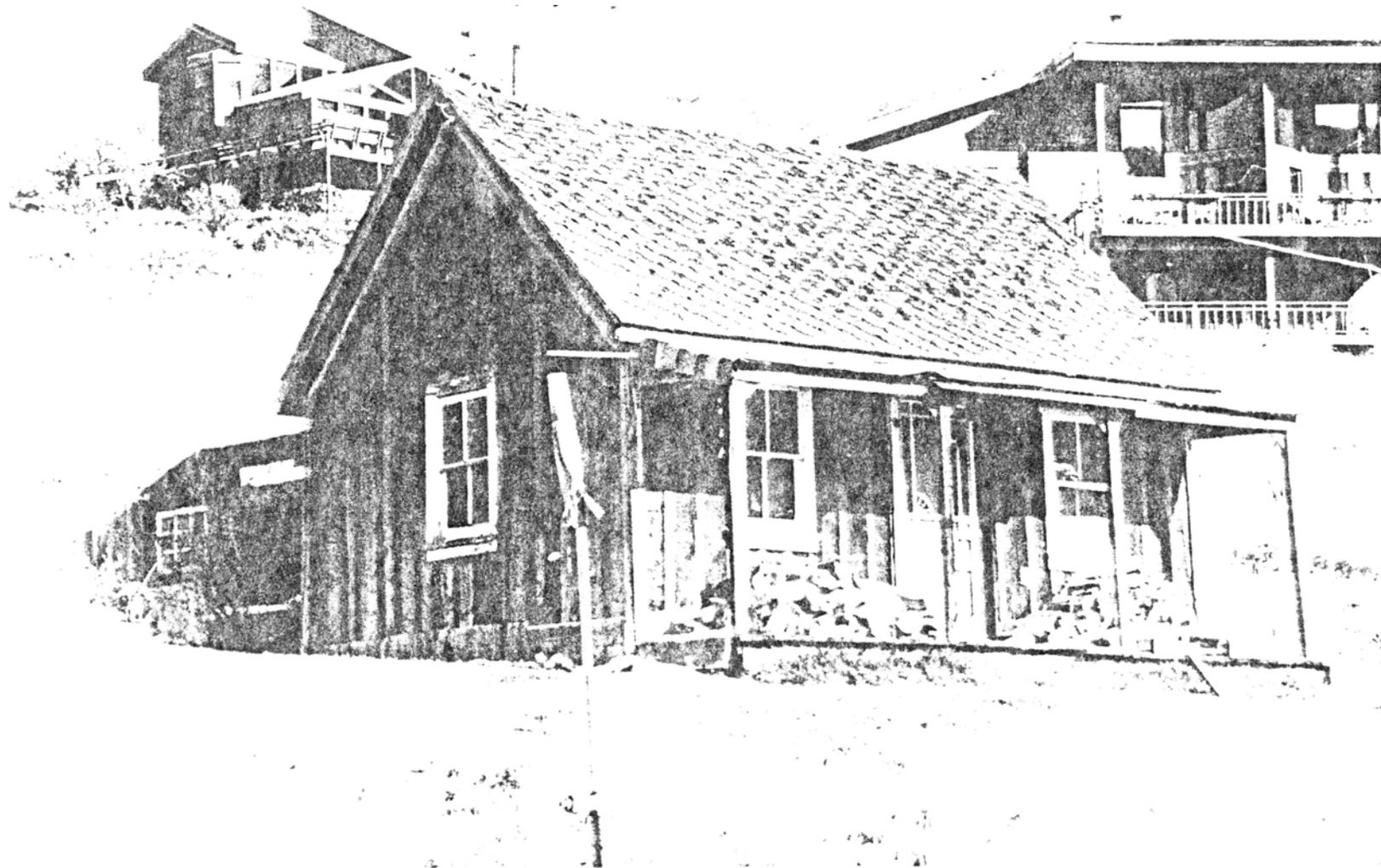
¹The address given in the 1910 census records, 623 Deer Valley Road, corresponds with the address given for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed they are the same house.

²Telephone conversation with Gladys Dennis (daughter of William Wood), January 25, 1984, 652 Rossie Hill Drive, Park City, Utah.

Legal Description continued:

Before becoming part of Sunnyside Subdivision the house at 623 Deer Valley Road was described as "the first house on the north side of Deer Valley Road." The house at 660 Rossie Hill Drive was and still is described as "the 15th house on the South side of Deer Valley Road."

.26 acres.













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GARDEN

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