



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): George A. Hanks House

Address: 555 Deer Valley Drive

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: LINE-1

Current Owner: Patrick Coffey

Legal Description (include acreage): UNIT 1 THE LINE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 1160 SQ FT TOGETHER WITH AN EQUAL UND INT IN THE COMMON AREA 1828-1194; 0.027 AC

STATUS / USE

Original Use:

Current Use:

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Non Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints:

tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Pyramid Type

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: 200?, original location: Within the current site)

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Concrete

Roof: Pyramid roof form sheathed in asphalt shingles

Windows/Doors: Double-hung sash type

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

555 Deer Valley Drive was described in 1984 by Roger Roper as follows:

“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 type in Park City. Its square plan, pyramid roof, and symmetrical façade 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 hose. 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.”

Since this description was written, the home has been almost completely reskinned. Very few of the original materials were used in the reconstruction, but the overall form and type was maintained. The building was lifted several feet in the air, and steps and a porch railing were put in. The pyramid roof has updated asphalt shingles. The original drop siding was replaced with a newer siding, but the type was maintained. The windows are a one-over-one type, and the door is a frame and panel with an upper lite, and a transom window. The foundation is concrete. The site has been changed considerably, with the natural vegetation being replaced by landscaping. Although the reconstructed house retains its original form, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The 1984 National Register nomination form for 555 Deer Valley Drive includes the following statement of historical significance:

“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. The 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 his 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 town that these houses along Deer Valley Road were the homes of miners and laborers, not houses of ill-repute; 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 red light district houses supports at least an assumption to that effect.

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

One interesting addition to the 1984 research is the matter of George Hanks, who was the 1910 resident of the house, as outlined above. George was the son of Ephraim Knowlton Hanks, a prolific early Mormon pioneer who became well-known after his assistance to the ill-fated Martin Handcart Company expedition in 1856. Ephraim claims to have received a revelation that told him to go to the party from Salt Lake City and, arriving after their famous crossing of the Sweetwater River, helped harvest buffalo for their nourishment. His son George was born in Park City in 1868, one of the earliest births in the nascent settlement, and he lived there until moving to California in the 1910s. George Hanks died in San Diego in 1929.

Around 2006, the adjacent condominium was built, and 555 Deer Valley was renovated as a part of that project. According to Summit County records, very few original construction materials were used in rebuilding the house at that time.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

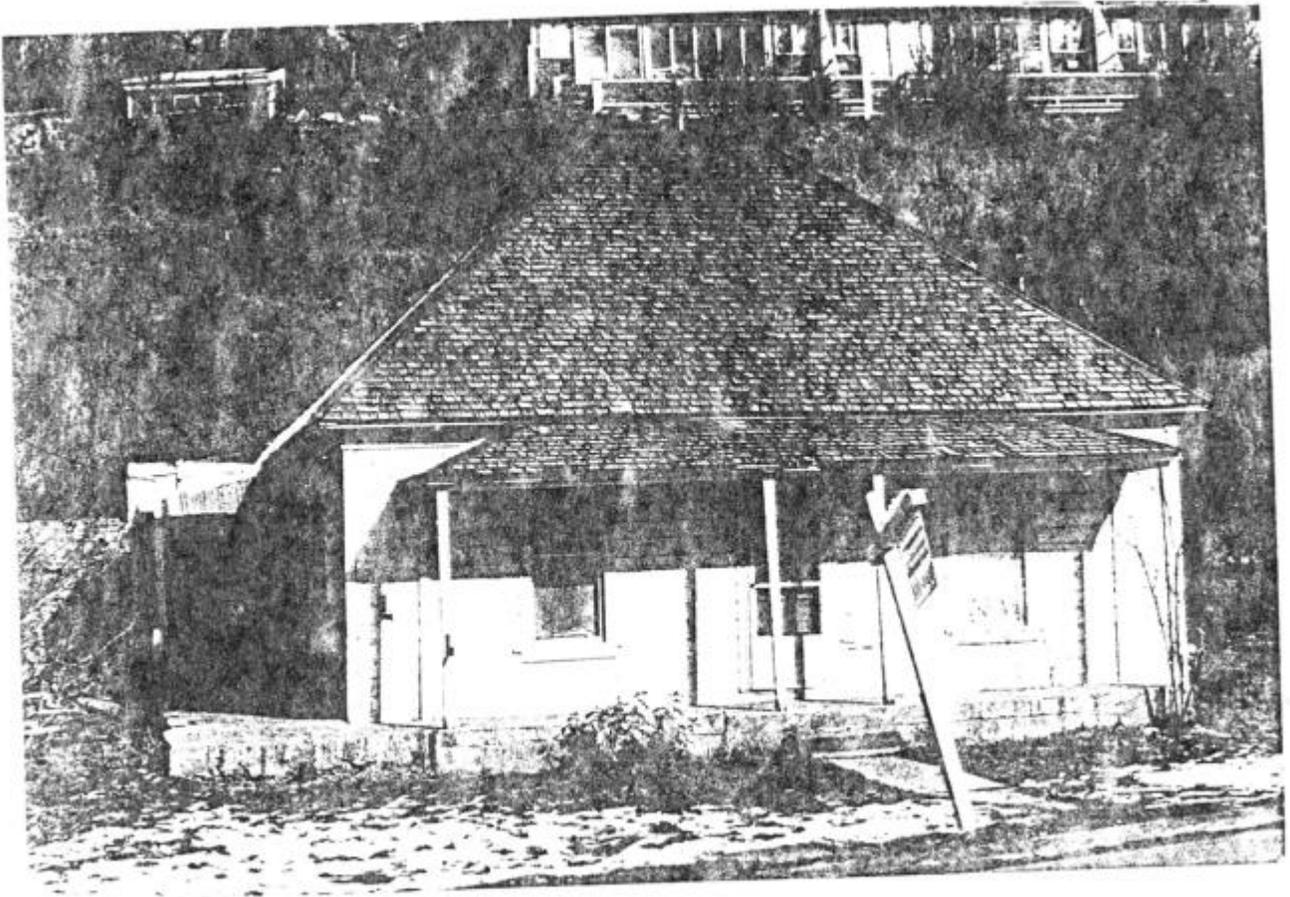
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

555 Deer Valley Drive, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)









555 Deer Valley Drive. Southwest oblique. November 2013.



555 Deer Valley Drive. Northwest oblique. November 2013.



555 Deer Valley Drive. South elevation. November 2013.

MAPS

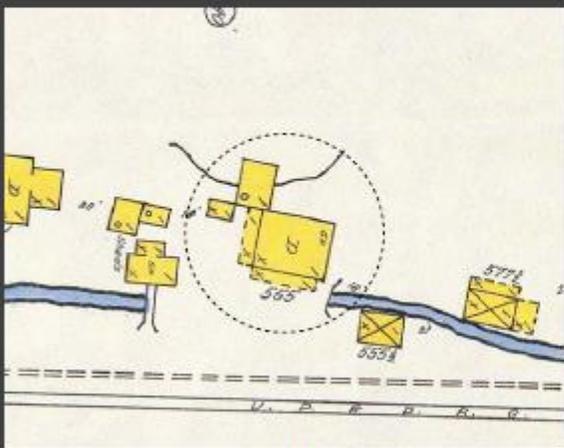
555 Deer Valley Drive, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundary)

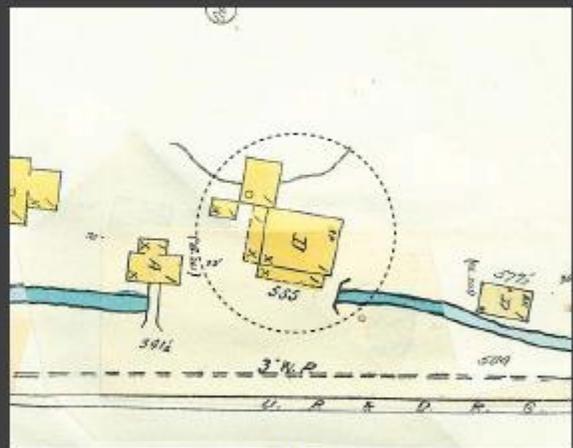
1889

(outside of 1900 Sanborn boundary)

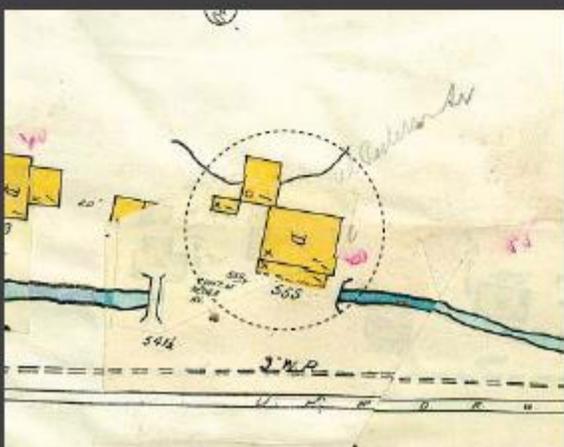
1900



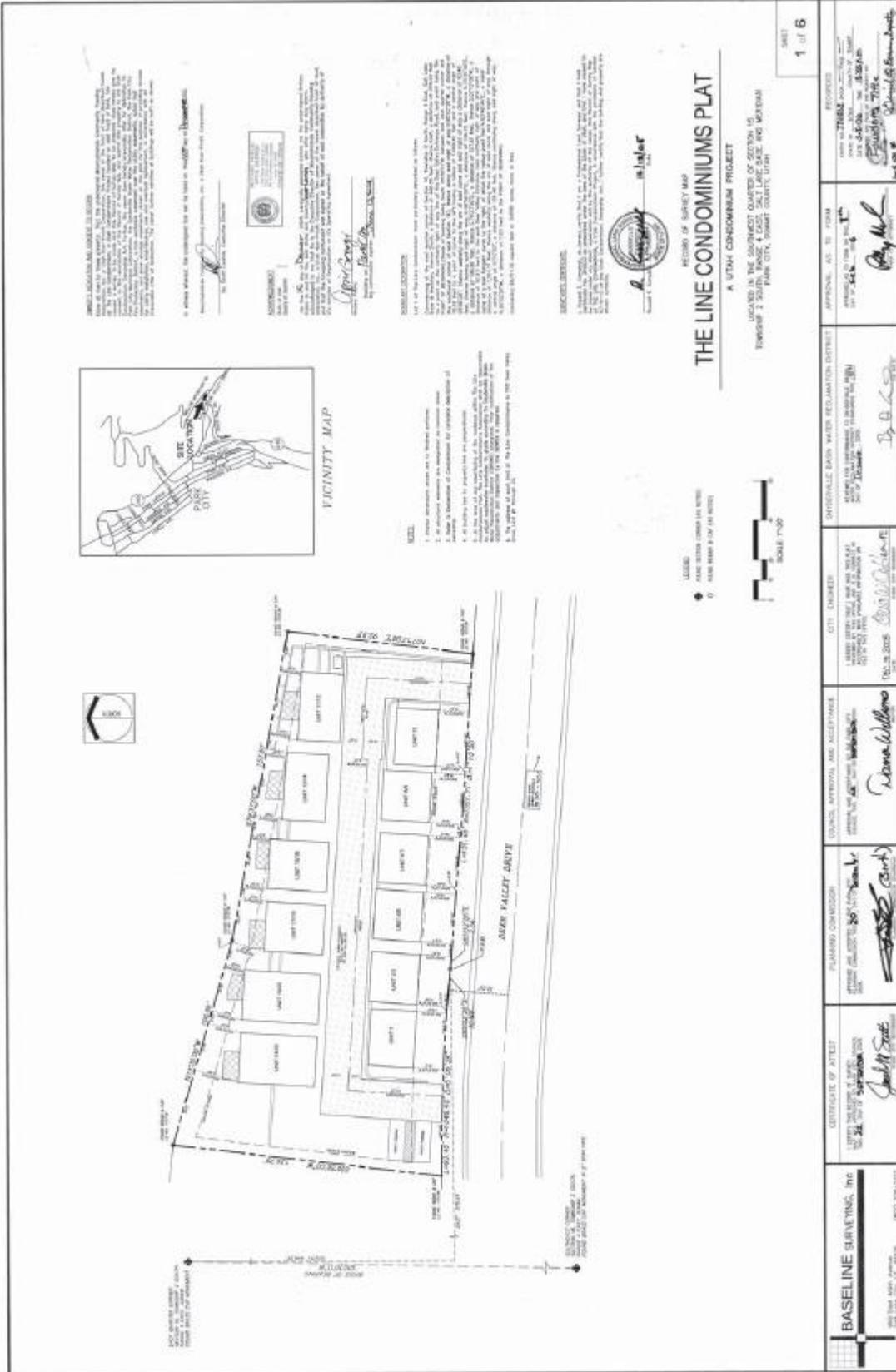
1907



1929



1941



PROJECT DESCRIPTION AND PURPOSE:
 This project is a residential development consisting of a multi-unit residential building. The project is located in the southeast quarter of Section 16, Township 2 South, Range 10 East, and Meridian 1 West, Park City, Summit County, Utah.

APPROVALS:
 The project has been approved by the Park City Planning Commission and the Park City Council. The following table lists the dates of approval:

Approval	Date
Park City Planning Commission	10/12/2011
Park City Council	10/12/2011



OWNER:
 [Name]
 [Address]
 [City, State, Zip]

DESIGNER:
 [Name]
 [Address]
 [City, State, Zip]

RECORDING INFORMATION:
 This plat is being recorded in accordance with the provisions of the Utah Condominium Act, Title 67C, Utah Code. The project is a condominium project consisting of [Number] units.

LEGEND:
 ● PLAT BOUNDARIES (AS SHOWN)
 ○ PLAT BOUNDARIES (AS NOTED)

SCALE:
 1" = 20'

THE LINE CONDOMINIUMS PLAT
 A UTAH CONDOMINIUM PROJECT

RECORD OF SURVEY MAP
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 10 EAST, MERIDIAN 1 WEST,
 PARK CITY, SUMMIT COUNTY, UTAH.

APPROVED AS TO FORM:
 [Signature]
 [Title]

APPROVED AS TO MERIT:
 [Signature]
 [Title]

APPROVED AS TO ACCEPTANCE:
 [Signature]
 [Title]

PLANNING COMMISSION:
 [Signature]
 [Title]

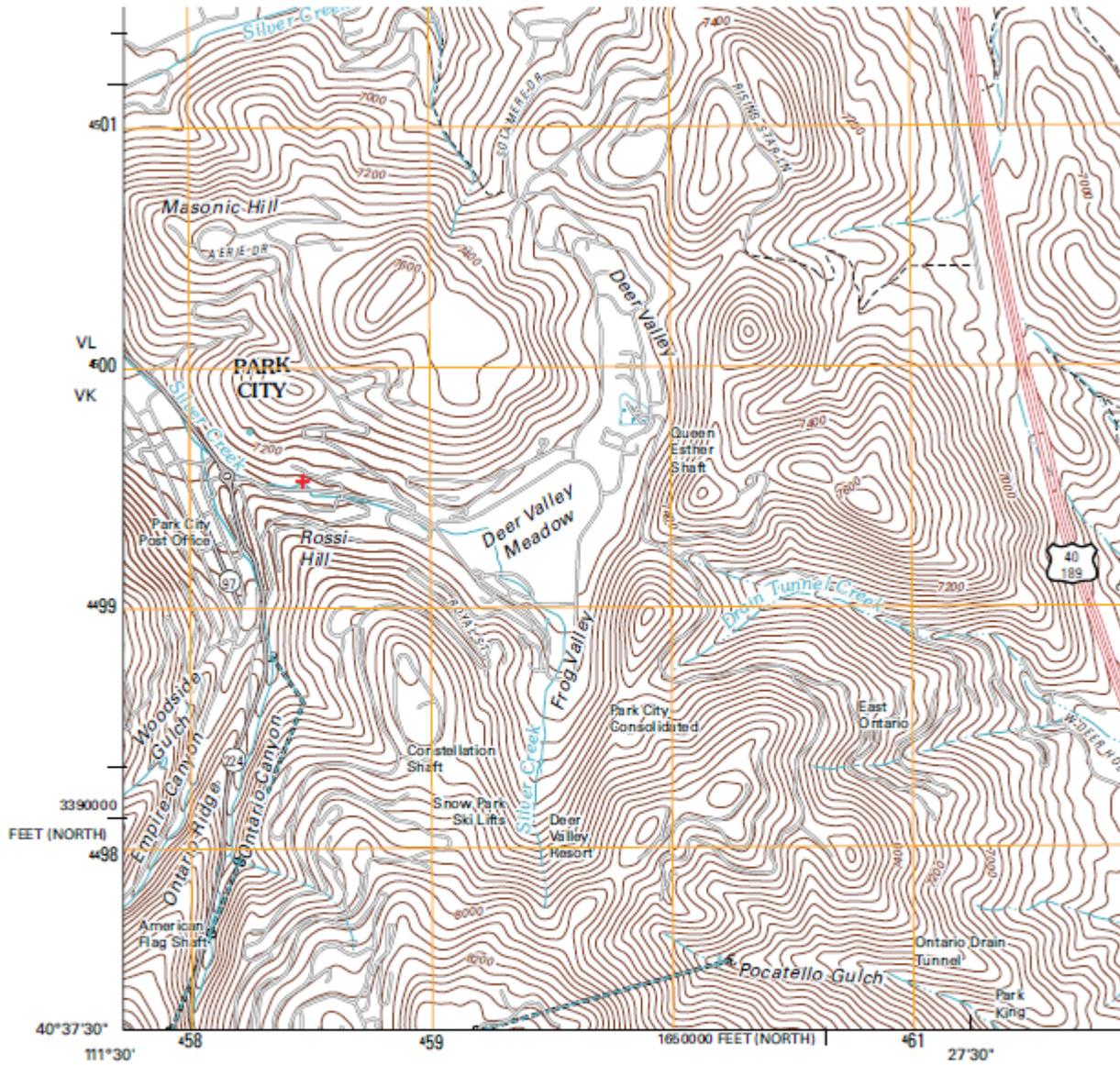
CITY ENGINEER:
 [Signature]
 [Title]

BASELINE SURVEYING, Inc.
 300 East 1000 North, Suite 100
 Park City, Utah 84302
 (801) 399-2100

DATE:
 10/12/2011

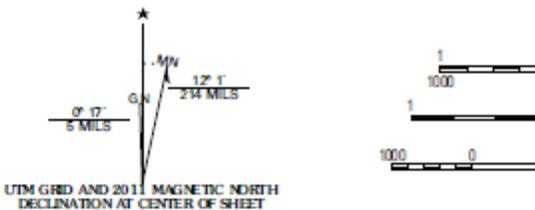
SHEET:
 1 of 6

555 Deer Valley Drive, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
M VK
GridZone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Utah State Historical Society
Historic Preservation Research Office

Property Type: _____

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

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 $\frac{1}{4}$ 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)

2 STATUS/USE

Original Owner: Unknown Construction Date: c. 1895 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

3 DOCUMENTATION

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.
 1910 Census Records. Summit County, Park City Precinct.

Researcher: Roger Roper

Date: 4/84

Street Address: 555 Deer Valley Road

Site No:

4
ARCHITECTURE

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 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. 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.

5

HISTORY

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.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 555 Deer Valley Drive
 City: Park City, UT
 Current Owner: Patrick Coffey
 Address: (see historic site form for address)
 Tax Number: LINE-1 (parents: PC-541, PC-750-3)
 Legal Description (include acreage): Unit 1 The Line Condo (see historic site form for complete legal description)
 Date: 9/9/2015

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
	[mining company land, but	not clear which company]			
6/8/1953	Park Ut. Con. Mines Co.	United Park City Mines Co.	Conveyance		
7/1/1975	United Park City Mines Co.	Greater Park City Co.	Agreement		
10/11/1975	Greater Park City Company	Royal Street Land Company	Agreement		
4/11/1980	Royal Street Land Company	Alma H. Pederson, Jr., P.R.	Sp. W.D.		
12/23/1980	Alma H. Pederson, Jr., P.R.	Ennis Gibbs	P.R. Deed		PR Estates of Jennie W. & Alma H. Pederson
12/19/2002	Ennis Gibbs, EJJ Inc.	Mountainlands Community HA	W.D.		
11/8/2006	Mountainlands Community HA	Linda Cooley	W.D.		
4/24/2014	Linda Cooley	Mountainlands Community HA	W.D.		
4/30/2014	Mountainlands Community HA	Patrick Coffey	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 9/9/2015

555 Deer Valley Drive, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



Ephraim Knowlton Hanks family (George Hanks is second from right in back row) (ancestry.com)