



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): House at 560 Deer Valley Drive

Address: 560 Deer Valley Drive

Date of Construction: c. 1914

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-553

Current Owner: Michael and Robert D. Carnahan (jt.)

Legal Description (include acreage): BEG AT A PT ON A EXISTING FENCELINE, SDPT BEING S 0°30'11" W 511.70 FT ALG THE SEC LINE, & E 402.97 FT FR THE E 1/4 COROF SEC 16, T2SR4E, SLBM, SD PT ALSO BEING ON THE S'LY R/W LINE OF DEER VALLEY ROAD TH S 8°16'W 82.79 FT ALG SD FENCE LINE; TH N 81°44' W 66.60 FT M/L TO THE E'LYLINE OF THE PROPERTY DESC IN THE QCD-425-483 RECORDS IN SUMMIT COUNTY; THN 7°31'48" E 78.42 FT TO THE S R/W LINE OF SD DEER VALLEY ROAD TO A PT ON A 988.405 FT RAD CUR TO THE RIGHT (CHORD BEARS S 85°53'58" E 29.44 FT); TH E'LYALG THE ARC OF SD CUR 29.44 FT TO THE PTOF TANGENCY OF SD CUR; TH S 85°02'26" E 17.83 FT TO A PT OF CURVATURE OF A 7411.71 FT RAD CUR TO THE LEFT (CHORDBEAR S 85°06'41" E 20.48 FT); TH E'LY ALG THE ARC OF SD CUR 20.48 FT TO THE PT OF BEG CONT 0.12 ACRES 255-729 468-230 611-737 2110-1599

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Hipped Roof/ Pyramid House

No. Stories: 1

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

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Colored aluminum siding with raw wood trim for porch supports and railings

Foundation: Not appropriately visible and therefore its material cannot be verified

Roof: Not appropriately visible on all sides except front porch façade which appears a corrugated metal.

Indication of central chimney apparent but not visible enough to decipher materials

Windows/Doors: Raw wood casing surrounding double-hung windows of undetermined material. View of doors obstructed but appears to be matching raw wood material of porch

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.)

560 Deer Valley Drive is a pyramid type house with only minor modifications made to the overall form. The pyramid house is the most recent of the three common types of homes built during the historic mining era. Up until at least the 1929 Sanborn map drawing, it was a simple square building, and the first documentation of a modification is in the 1949 tax card drawing, where a front and back porch is shown. The front porch was centered on the house, but did not stretch the full length of the front façade until after the 1968 tax card was drawn and before the 1995 tax photo was taken. The current aluminum siding does not reflect the Park City mining era, and was certainly installed sometime after the original construction but after the 1948 tax card description, which describes the siding as “Bricktex”. The hip roof was originally a shingled material, but has since been changed to the current corrugated metal roof between the 1995 and 2006 photos. A concrete retaining wall stands near the sidewalk edge. There is unpainted wood trim on the cladding, windows, and doors, along with the posts and railing supporting the porch. Though the original form is still evident, the material modifications, as well as the modifications made to the site have diminished the historical value of the home.

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.)

Early census records do not identify all area homes by their modern address, and this lot and the surrounding land were leasehold arrangements made with the landlord mining companies. These factors combined make it very difficult to determine the early owners and a possible construction date for the house at 560 Deer Valley Drive. The first fee simple personal owners of the property were Neil and Deloris Clegg, who purchased the real estate in 1977. Previously, the land was owned by one of the many Park City mining companies, which were consolidated into the Park Utah Consolidated Mines Company in 1925. This company became the United Park City Mines Company in 1953. In 1975, as real estate was becoming lucrative with the growth of the ski-tourism industry, Greater Park City Company, a developer, bought a large chunk of United Park City’s land holdings.

While the precise early owners are not known, this part of town was located close to Main Street and many residents supported the mining industry by working at the downtown mills. This house was built during the mining period in a type and style of other mining cabins and would be contributing to the Mining Boom Era Residences

Thematic District if not for the alterations and material changes that have occurred since its initial construction. Therefore, it is a contributing building to the Park City historic sites inventory but is not eligible for state or national listing at this 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.)







560 Deer Valley Drive. Northeast oblique. November 2013.



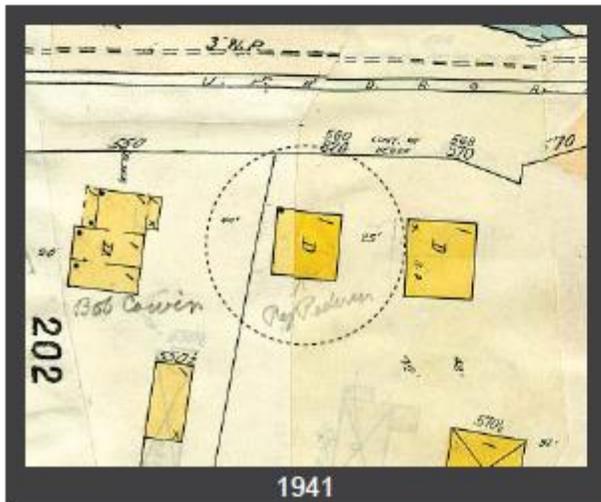
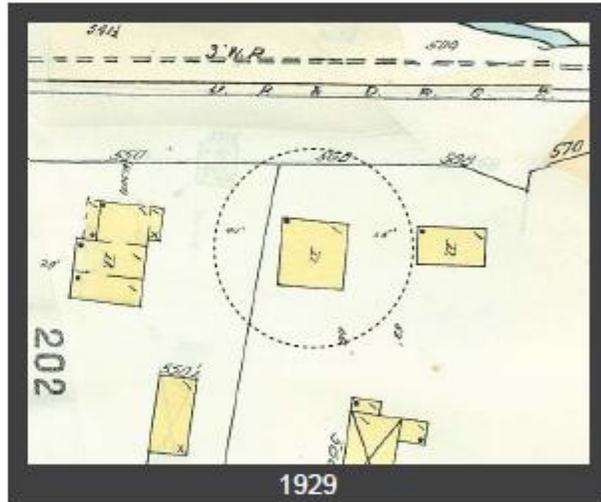
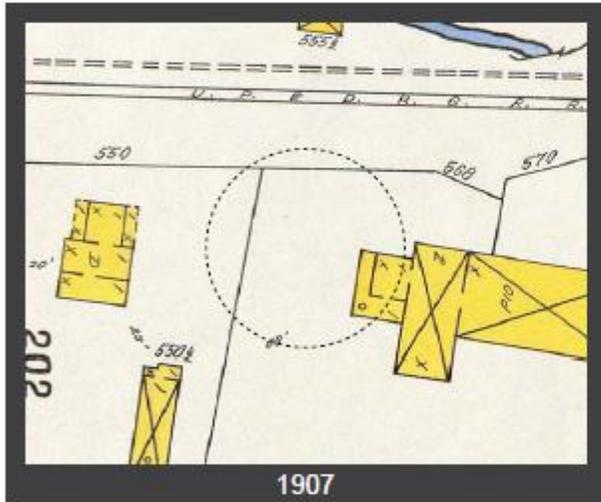
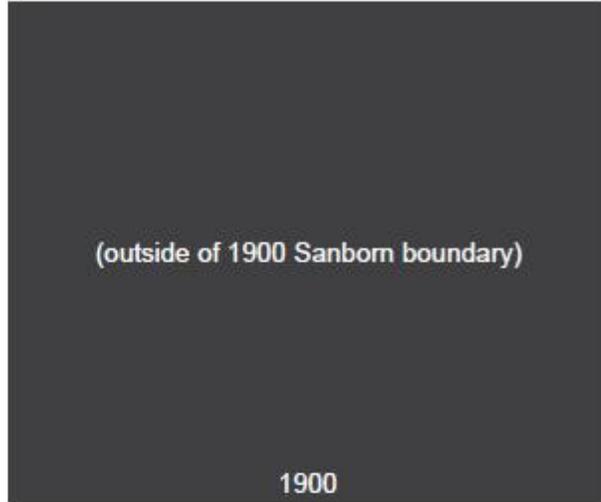
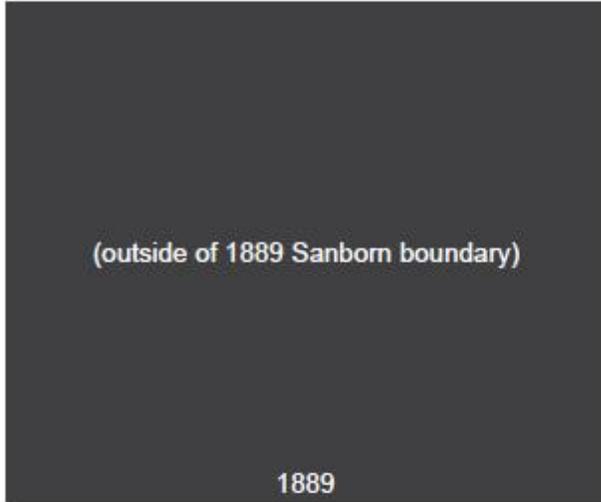
560 Deer Valley Drive. East elevation. November 2013.



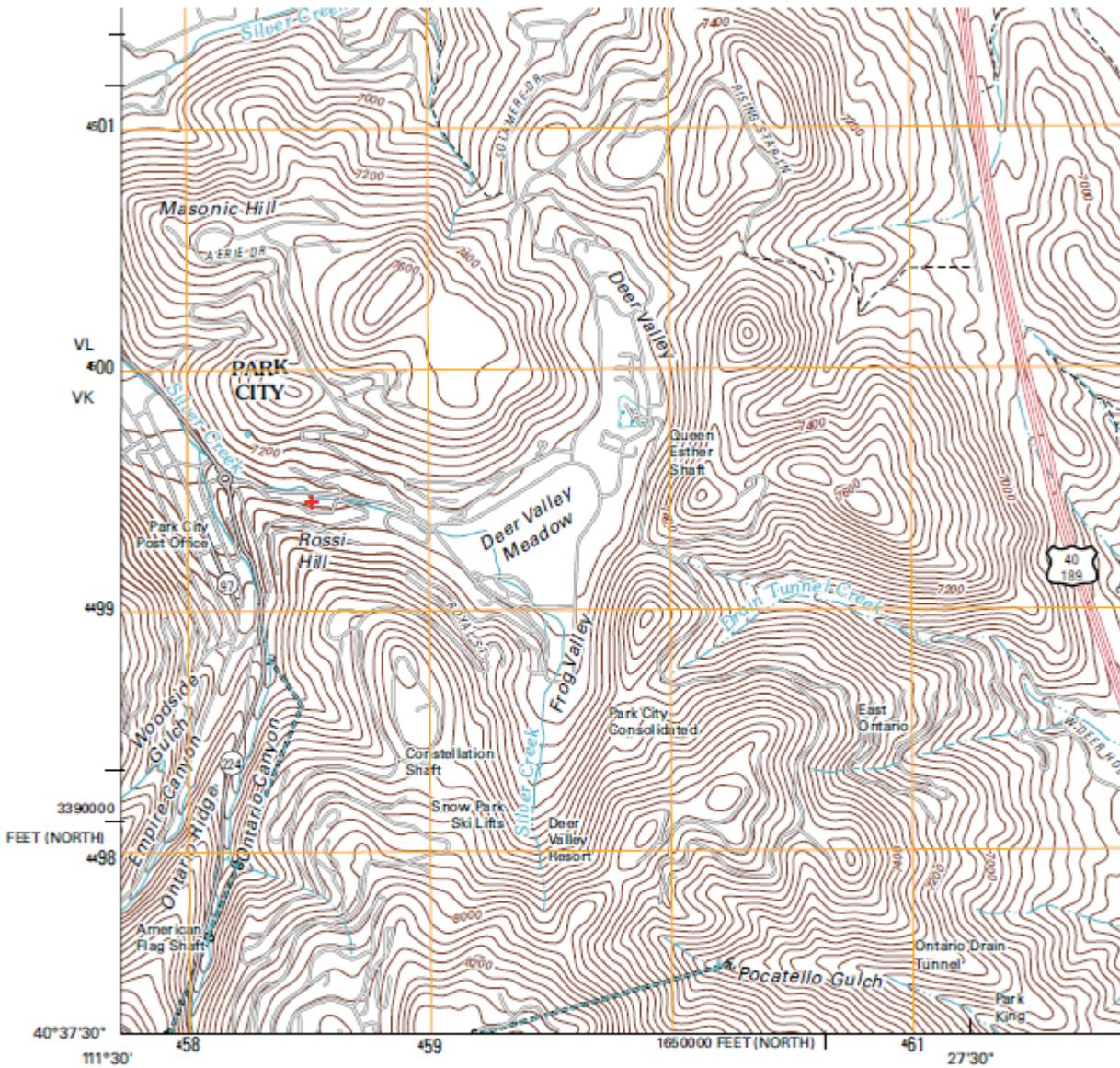
560 Deer Valley Drive. Northwest oblique. November 2013.

MAPS

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



560 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
VK = 11
Grid Zone Designation
12T

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

TITLE SEARCH FORM

Address: 560 Deer Valley Drive
 City: Park City, UT
 Current Owner: Michael and Robert D. Carnahan (f.)
 Address: (see historic site form for address)

[Obtain information from title abstract books at County Recorder's Office]
 Tax Number: PC-553
 Legal Description (include acreage): parcel in NW1/4 SW1/4 Section 15 (see historic site form for complete legal description)

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		
10/11/1975	United Park City Mines Co.	Greater Park City Co.	Sp. W.D.		
10/14/1975	Greater Park City Co.	Royal Street Land Co.	Sp. W.D.		
8/10/1977	Royal Street Land Co.	Neil J. & Deloris Clegg	Sp. W.D.		[including land to the south, now
8/10/1977	Neil J. & Deloris Clegg	W. Frederick Marshall	Sp. W.D.		Deer Valley Loop Condo.]
9/15/1980	W. Frederick Marshall	Breckenridge Resort Equities Corp	W.D.		
10/23/1981	Breckenridge Resort Equities Corp	First Interstate Bank of Utah	Trustee's Deed		
3/9/1988	First Interstate Bank of Utah	Daniel Trimper IV	W.D.		
6/10/1991	Daniel Trimper IV	Michael Carnahan	W.D.		
1/4/2012	Michael Carnahan	Michael & Robert D. Carnahan	W.D.		

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		699	\$ -	\$ 1406
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		///
Ext. Walls <u>Brick</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat <u>Pol. She</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>55'</u> @ <u>1.00</u> <u>55</u>		
Rear <u>60'</u> @ <u>1.30</u> <u>78</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ full-floor <u>None</u> <u>35</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Uris. _____ Fina. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Waldlined - 4 @ 20.00</u>		20

Reappraised 11/26/79 2279

Total Additions and Deductions 413 191 1406

Net Additions or Deductions -191 + 222

Ave Age 35 Yrs. by { Est. Owner
Tenant
Neighbors
Records } REPRODUCTION VALUE \$ 1628
Depr. 2-3-4-5-6 40/52 % \$
Reproduction Val. Minus Depr. \$ 847

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$

Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$

Cars _____ Walls _____ Out Bldgs. _____ \$

Roof _____ Size x Age _____ \$

Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks 27yr Ave (Usul-1941) Total Building Value _____ \$

Appraised 10/1949 By CAO. & AD.

Serial No. PP 531

Location HOUSE S-side DEER Valley
 Kind of Bldg. RES St. No. 560 Harbor Ave
 Class 3 Type 1 2 3 4. Cost \$ 1451 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		699		\$ 1451
	x x				
	x x				

Gar.—Carport — x — Fir. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Pal.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>55</u> @ <u>60</u> <u>33</u>	
Rear <u>ENC.</u> <u>60</u> @ <u>60</u> <u>36</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	315
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u> <u>60</u>	
Total Additions	444

Year Built <u>—</u>	Avg. Age <u>44</u>	Current Value	\$ 1895
Owner - Tenant -	Age <u>44</u>	Commission Adj.	%
Inf. by { Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Depr. Col. (1) 2 3 4 5 6 <u>43</u>	%
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>		Current Value Minus Depr.	\$ 815
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
		Total Building Value	\$

Appraised 5-16- 1958 By 1302

PC 553
Serial Number

OF
Card Number

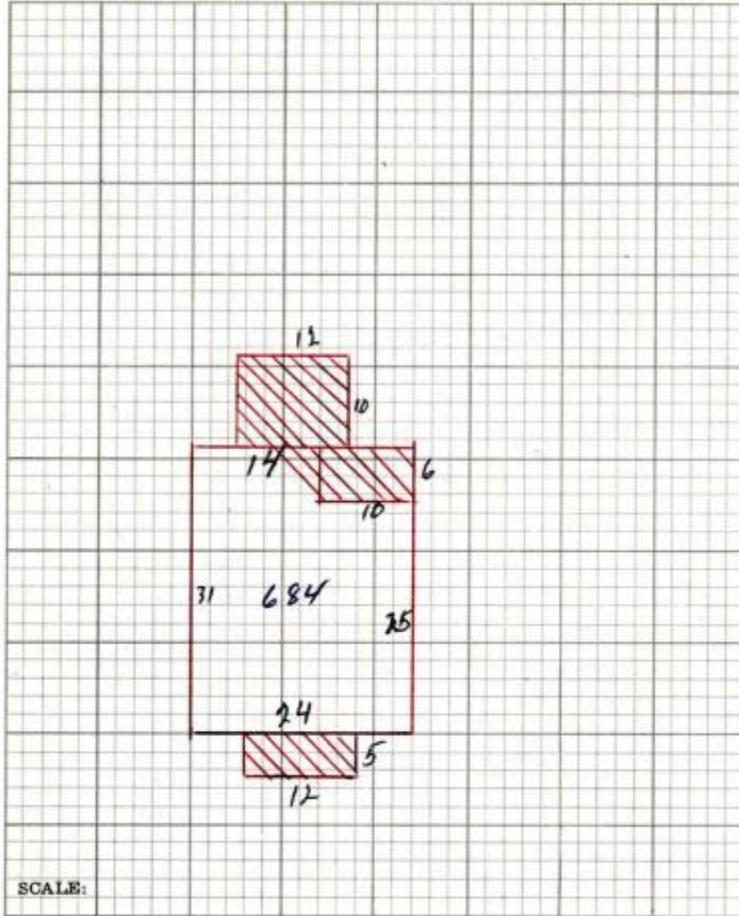
Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 560 Heber Ave
 Class 3 Type I 204 Cost \$ _____ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	684		\$ 3138	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>Alum sid (A)</u>		
Roof Type <u>Hip</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	60 @ 1.25	75
Rear _____	180 @ 1.50	270
Porch _____	@	
Planters _____	@	
Ext. Base Entry _____	@	
Cellar-Bamt. — 1/4 1/2 3/4 Full _____		
Bamt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless <u>X</u> Radiant _____	156	
Air Cond. — Full _____ Zone _____		
Finish—Flr. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Flr. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2 S.</u>	60	
Awnings — Metal _____ Fiberglass _____		

Total Additions		1111
Year Built <u>1914</u>	Avg. <u>11916</u>	Replacement Cost <u>4249</u>
	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u>	Tenant -	Adj. Bid. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1 2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		
Appraised ① <u>12-5-</u>	19 <u>68</u>	By <u>1708</u>
Appraised ② _____	19 _____	By _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x						.47
		x						.47
		x						.47
		x						.47
		x						.47
		x						.47

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Average Year of Construction Computation:

Year	Value	%	Year	Value
1914	4093	96	52	4992
1965	156	4	1	04
Average Year of Construction		1916	4996	