



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): House at 595 Deer Valley Loop

Address: 595 Deer Valley Loop Road

Date of Construction: 1930s

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PRLW-2

Current Owner: Robert C. Martin

Legal Description (include acreage): LOT 2 PEARL WEST SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5322.96 SQ FT OR 0.12 AC 1591-246 1751-1727-1729

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: bungalow

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: board and batten wood siding

Foundation: Concrete

Roof: Hipped roof with cross-wing sheathed in metal

Windows/Doors: Casement windows

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.)

A one story bungalow built between the 1929 and 1941 Sanborn maps of Park City, 595 Deer Valley Loop Road has undergone moderate alterations. The bungalow, while not one of the main three types of houses built during the Park City mining era, was fairly common during the time of its construction, and is a good representation of the era. The hipped roof section projecting to the east was added to the main rectangular hipped roof volume at some point after the 1941 Sanborn. The metal roof is not historic, and the lack of tax photos or cards makes it difficult to pinpoint its construction. The board-and-batten siding, while used during the mining era, appears to be a new alteration, and is of no historic value. From available photos, the windows all appear to be casement types. A two-story garage has also been added to the property since 1993, and it has a similar cladding and roofing material. The site has changed significantly, with the large developments surrounding the house being built. Though the form shows hints of the original bungalow house, the significant alterations to the form and the materials diminish the 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.)

A number of factors make it difficult to determine the early owners and possible builders of houses in this part of Park City. First of all, the land was owned by the local mining companies and leased back to homeowners to make improvements. Historic land ownership documents are much more complete than historic lease documents, as the former were recorded in title abstracts with Summit County. Another factor in this gap in history is that the early census records either did not include an address or the listed address is at odds with modern day addresses. This is the case with 595 Deer Valley Loop, which is labeled in the 1941 Sanborn as "574," probably numerically included in the adjacent Deer Valley Road. Today, it is an odd number included on a street that was not considered a bona fide city street until later. There is no Deer Valley Loop included in the 1940 census (or previous censuses), and there is no 574 Deer Valley Road listed either. While the date of construction can be approximated based on Sanborn maps, the names of early owners or tenants is nearly impossible to determine based on our evidence.

The first personal fee simple owners of this property were Floyd Webster, James Smedley, Beth Walton, and Doris Ann LaFay, who were quit-claimed the parcel from Royal Street Land Company, a developer, in 1989. Royal Street had acquired a large amount of land in the Deer Valley area from the Greater Park City Company in 1975. Previously, this land was owned by the mining companies, which mostly consolidated into Park Utah Consolidated in 1926 and into United Park City Mines in 1953. Since 1989, the original parcel has been subdivided. The land on which 595 Deer Valley Loop stands is currently owned by Robert Martin, along with the historic house and modern garage.

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.)







595 Deer Valley Loop. Northeast oblique. November 2013.



595 Deer Valley Loop, historic house (left) and modern outbuilding (right). Southeast oblique. November 2013.



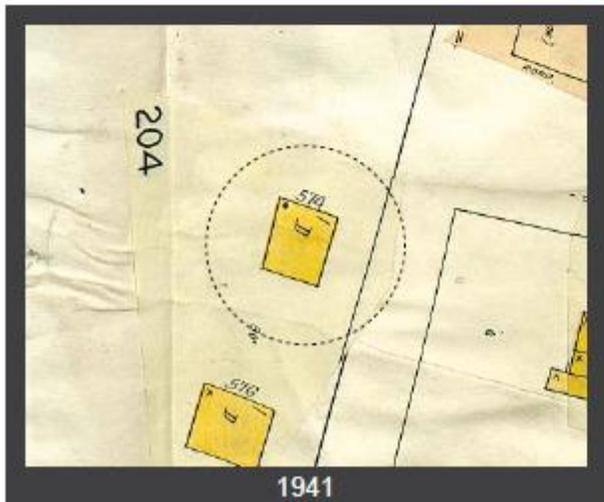
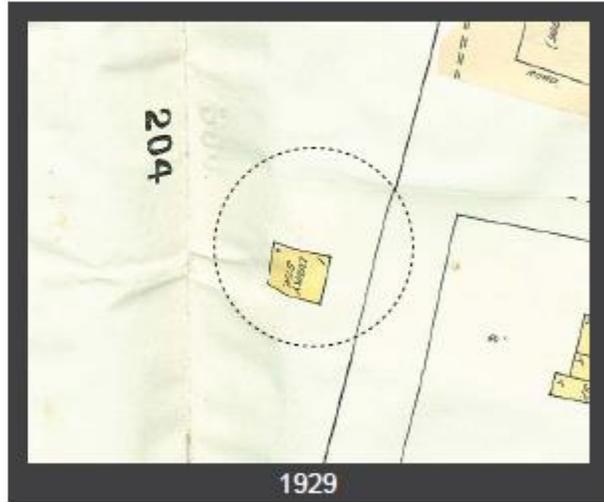
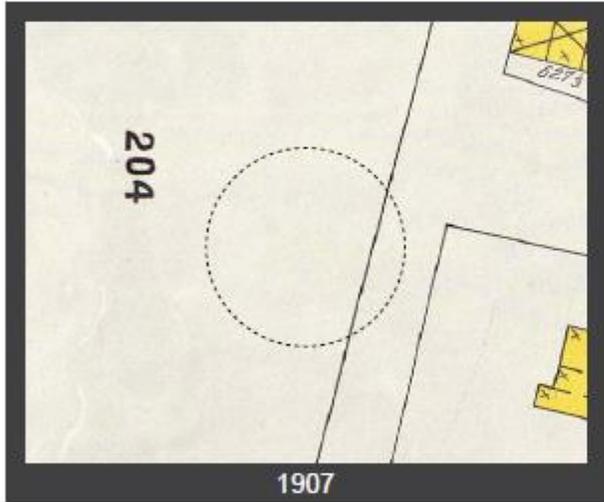
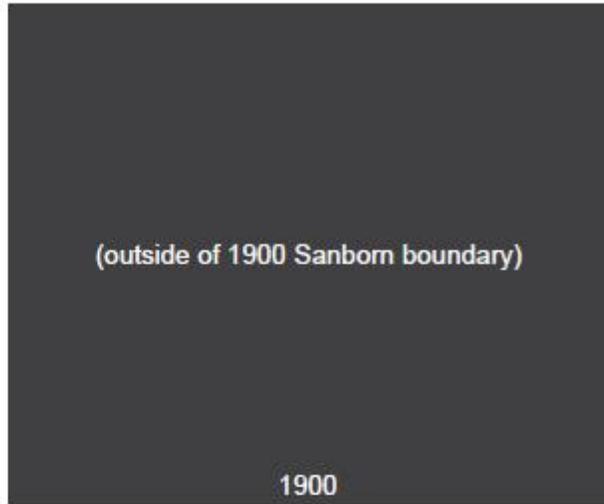
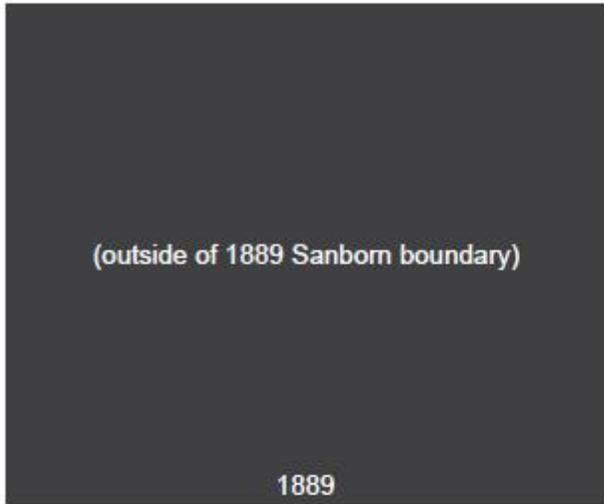
595 Deer Valley Loop. Southeast oblique. November 2013.



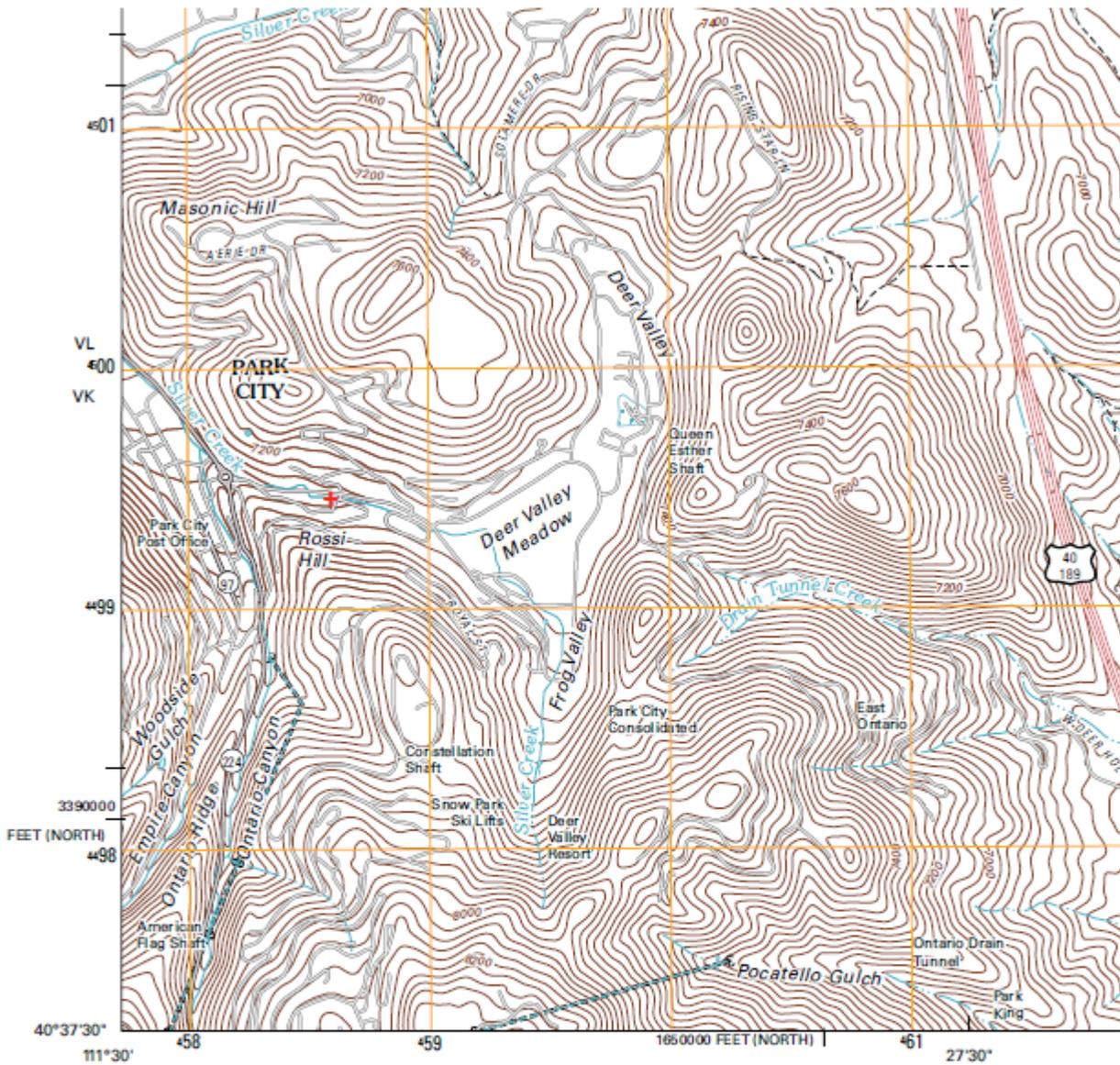
595 Deer Valley Loop, historic house (left) and modern outbuilding (right). Southeast oblique. November 2013.

MAPS

595 Deer Valley Loop, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

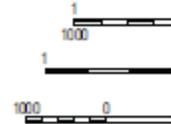
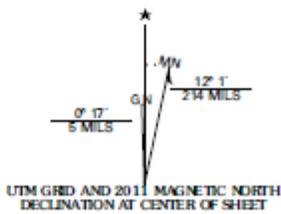


595 Deer Valley Loop, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



U.S. National Grid
100,000-m Square ID
VL VK = 0
Grid zone Designation
12T

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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 595 Deer Valley Loop Road
 City: Park City, UT
 Current Owner: Robert C. Martin
 Address: (see historic site form for address)
 Tax Number: PRLW-2 (parents: PC-750-D, SUCH-2)
 Legal Description (include acreage): Lot 2 Pearl West Subdivision, 0.12 AC (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/17/1903	United States	Henry Newell	Patent		[Assignee of Alf. B. Mulhall]
5/6/1903	Henry Newell	Alfred B. Mulhall	Q.C.		
5/11/1903	A.B. Mulhall	Daly West M Co	Q.C.		
9/1/1926	Park City Mg. & Smelt. Co.	Park Utah Con. Mines Co.	Deed		
6/8/1953	Park Utah Consolidated Mines Co.	United Park City Mines Co.	Deed & Convey.		
10/11/1975	United Park City Mines Co.	Greater Park City Co.	Sp. W.D.		[approx. NW 1/4 SW 1/4 Sec 15 T2S R4E]
10/14/1975	Greater Park City Co.	Royal Street Land Co.	Sp. W.D.		[approx. NW 1/4 SW 1/4 Sec 15 T2S R4E]
11/29/1982	Royal Street Land Co.	Royal Street Land Co.	Q.C.D.		
2/18/1989	Royal Street Land Company	Floyd Webster, et al	W.D.		
8/4/1993	Floyd Webster, et al	Floyd Sucher	W.D.		
11/3/1993	Floyd Sucher & Martha Hodge	Royce C. & Martha Hodge	W.D.		
12/30/2003	Royce C. & Martha Hodge	Bob & Kathryn Martin	W.D.		
11/16/2005	Bob Martin	Robert C. Martin	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 9/21/2015