



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): William Wood House

Address: 755 Rossie Hill Drive

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: LEHS-3

Current Owner: Richard Dennis, Pamela Smith, and Paula Bond

Legal Description (include acreage): 13TH & 14TH HOUSES S SIDE DEER VALLEY IN PARK CITY (ASSUMED TO BE LOCATED IN THE NW1/4 SW1/4 OF SEC 15 T2SR4E SLBM) IQC-575 M3-27-28 720-790 1849-1476

## STATUS / USE

Original Use: single family dwelling    Current Use: single family dwelling

### Property Type:

Building

Structure

Site

### National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984—Mining Boom Era Residences Thematic District

### 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

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Architectural Style: T/L cottage type

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: Drop siding

Foundation: Not verified, but likely wooden sills or no foundation

Roof: Cross-wing roof form sheathed in multiple materials-shingles, tar paper, wood decking

Windows/Doors: Two-over-two 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

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(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.)

The house at 622 Rossie Hill Drive was described in a 1984 National Register nomination form as follows:

“This house is a one story frame T/L cottage with a gable roof, and shed additions attached to the south and east sides of the building. A simple porch spans the length of the stem-wing and wraps around the northwest corner of the building, terminating at an extension of the rear shed addition. A pair of two over two double hung sash windows are set into the gable end of the cross-wing, and a door opens off the porch into the west wall of the cross-wing. A door and a one over one double hung sash window open into the stem-wing. There are two other doors in addition to the two previously described. One opens off the porch into the west wall of the stem-wing, and the other opens into the east shed extension. The latter is flanked by a window similar to those on the gable end of the cross-wing. The square window in the west wall may not be original, but it is not intrusive. The shed additions are the only obvious major alterations of the original house. An addition was made to a rear extension, as is indicated by a seam between the two sections. The additions were probably added early in the building's history

because they are complementary in scale and materials. In-period rear additions are part of Park City's architectural vocabulary. Although in many cases an addition 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. This house is one of very few Park City houses that were expanded laterally. Because the building lots were narrow and there was a great demand for housing, houses were built close together. When expanded, additions were made in the form of a cross-wing, or a rear shed extension. Lateral additions in the town proper were generally no larger than the width of a porch. Because this house was built in an open area, additional expansion to the side was possible. The expansion of 622 Rossie Hill Drive is more akin to the type that one finds in Eureka, a mining town in the Tintic Mining District that was developed in a more open area than Park City. The unusual additions do not adversely affect the character of the building, but serve to distinguish this example of the common T/L cottage from others of the type."

The house has been vacant and has fallen into disrepair. The overall form and materiality of the building remains intact and the building retains its historic value.

## SIGNIFICANCE

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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 history of this house was given in the 1984 National Register nomination form as follows:

"Built c. 1895, the house at 622 Rossie Hill Drive is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage 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.

This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, having probably been constructed in the 1890s, the years of greatest popularity of the T/L cottage house type in Park City. Due to incomplete ownership records, the name of the original owner and the date of construction of this house are not known. The 1910 census records, which give corresponding addresses to many of the households surveyed in Park City, fail to give an address that can be identified with this house, so they were of little use in determining who the owner of this house was at that time. This area, located east of town along the road to Deer Valley, was sparsely populated and, according to the census records, the houses here were primarily owner-occupied by laborers, teamsters, miners, etc. and their families. This house was purchased in the late

1920s or early 1930s by William Wood, father and grandfather of the current owners. Wood lived next door at 652 Rossie Hill Drive and rented out this and three neighboring houses, which he had also purchased (623 Deer Valley Road, and 622 and 660 Rossie Hill Drive).”

Further research has revealed that while the houses are owned by Richard Dennis, the land was owned by the BLM as of 2012, and may still be, though he is making efforts to clear the title. This explains the lack of information regarding the ownership history of this house.

## REFERENCES

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- 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

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(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.)

*622 Rossie Hill Drive, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940



House at 622 Rossie Hill Drive  
Park City, Summit County, Utah

North facade

Photo by Roger Roper, October 1983  
Negative: Utah State Historical Society











*622 Rossie Hill Drive. Northeast oblique. November 2013.*



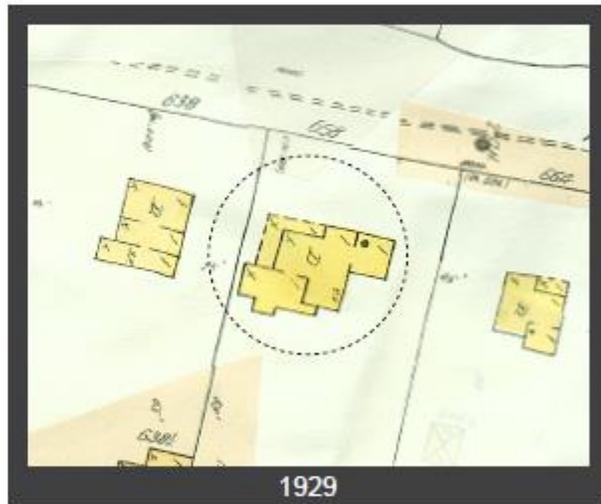
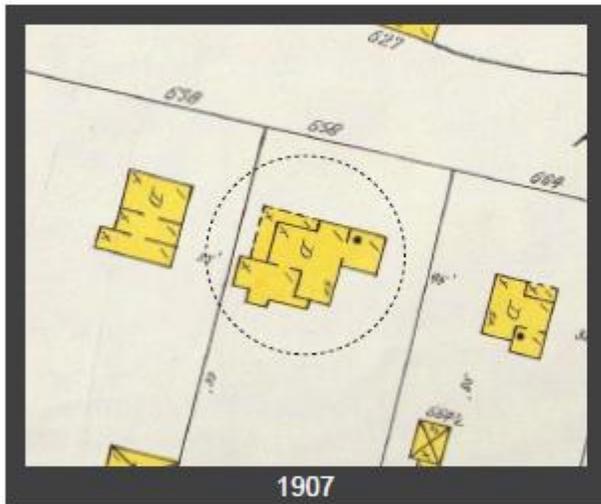
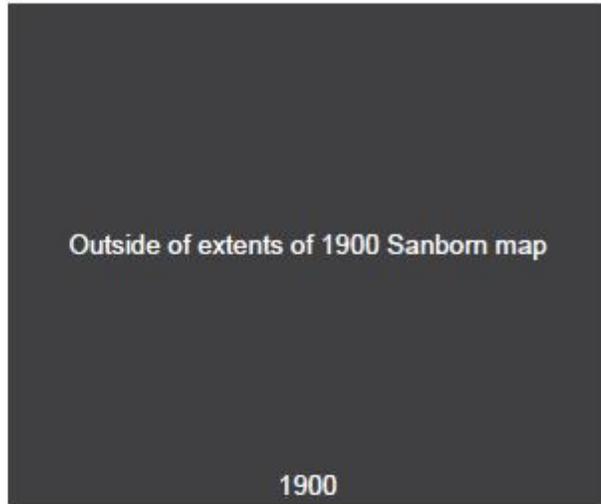
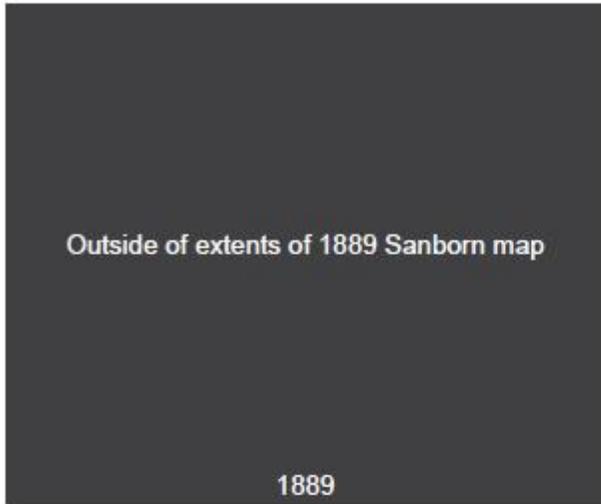
*622 Rossie Hill Drive. North elevation. November 2013.*



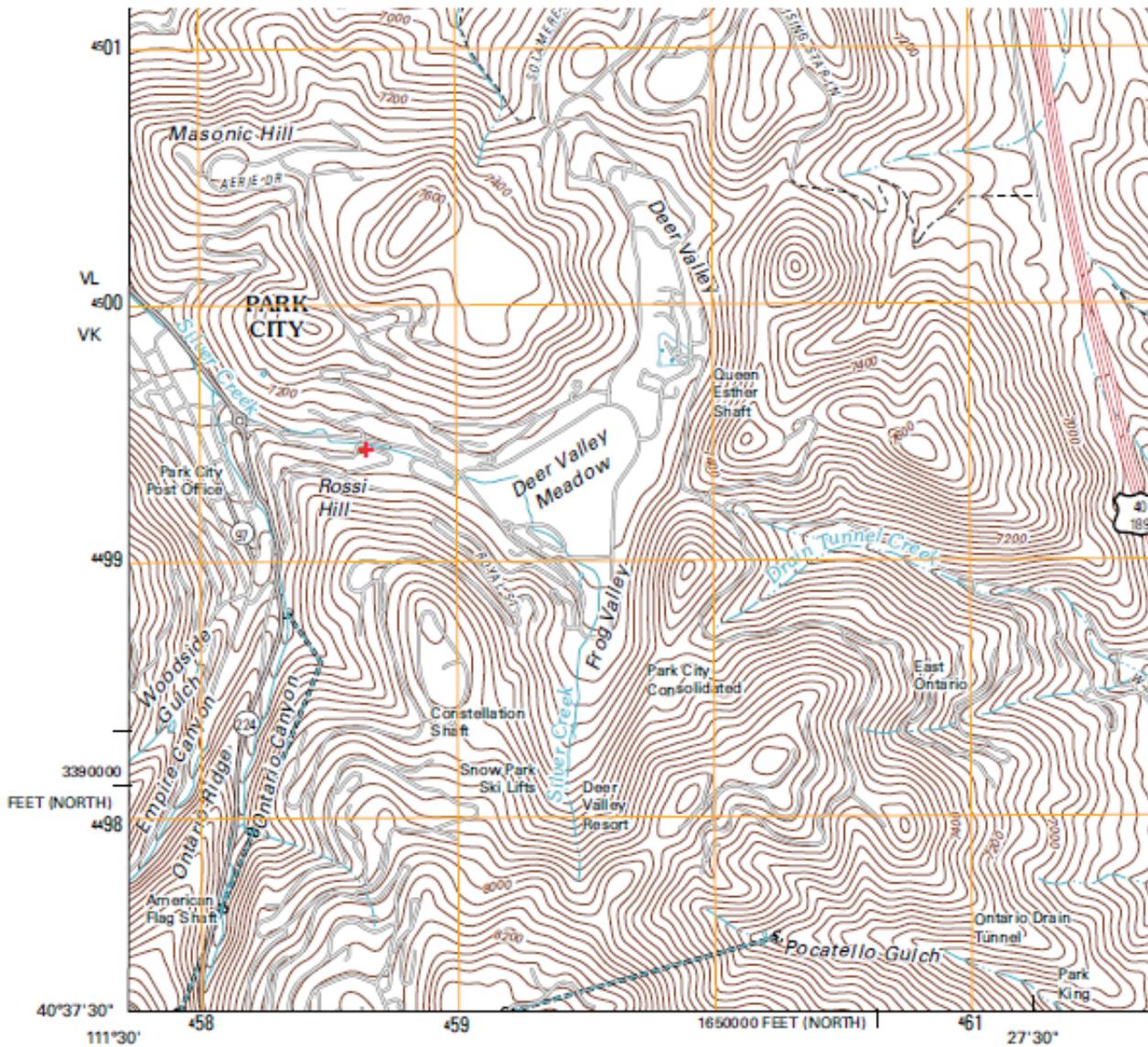
*622 Rossie Hill Drive. Northwest oblique. November 2013.*

MAPS

622 Rossie Hill Drive, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

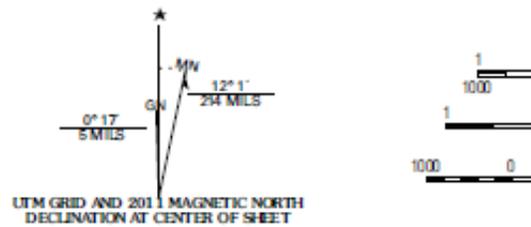


622 Rossie Hill Drive, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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.....02006-2010 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
VL VK
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 622 Rossie Hill Drive UTM: 12 458720 4499220  
 Park City, Summit County, Utah  
 Name of Structure: House at 622 Rossie Hill Drive T. R. S.  
 Present Owner: Mr. & Mrs. Richard Dennis  
 Owner Address: 2533 Yermo Avenue, Salt Lake City UT 84109

Year Built (Tax Record): Effective Age: Tax#: PC 547  
 Legal Description Kind of Building:

Beginning Southeast corner Northeast quarter Section 16 T2S R4E, Salt Lake Base and Meridian; South 990.0 feet East 57.76 feet; East 57.76 feet; South 11 degrees 43 minutes West 37.27 feet; South 66 degrees 22 minutes West 0.17 feet; South 255.24 feet; South 66 degrees 22 minutes West 55.0 feet; South 16.51 feet; East 1320 feet; North 473.61 feet; East 52.30 feet, North 789.30 feet; South (see continuation sheet)

STATUS/USE 2

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

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 622 Rossie Hill Drive

Site No:

4  
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof, and shed additions attached to the south and east sides of the building. A simple porch spans the length of the stem-wing and wraps around the northwest corner of the building, terminating at an extension of the rear shed addition. A pair of two over two double hung sash windows are set into the gable end of the cross-wing, and a door opens off the porch into the west wall of the cross-wing. A door and a one over one double hung sash window open into the stem-wing. There are two other doors in addition to the two previously described. One opens off the porch into the west wall of the stem-wing, and the other opens into the east shed extension. The latter is flanked by a window similar to those on the gable end of the cross-wing. The square window in the west wall may not be original, but it is not intrusive. The shed additions are the only obvious major alterations of the original house. An addition was made to a rear extension, as is indicated by a seam between the two sections. The additions were probably added early in the building's history because they are complementary in scale and materials. In-period rear additions are part of Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the  
(See continuation sheet)

5  
HISTORY

Statement of Historical Significance:

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<sup>1</sup>Telephone interview  
January 25, 1984.

with Gladys Dennis, Park City, Utah,

622 Rossie Hill Drive  
Description continued:

most common and acceptable method of expansion of the small Park City house. This house is one of very few Park City houses that were expanded laterally. Because the building lots were narrow and there was a great demand for housing, houses were built close together. When expanded, additions were made in the form of a cross-wing, or a rear shed extension. Lateral additions in the town proper were generally no larger than the width of a porch. Because this house was built in an open area, additional expansion to the side was possible. The expansion of 622 Rossie Hill Drive is more akin to the type that one finds in Eureka, a mining town in the Tintic Mining District that was developed in a more open area than Park City. The unusual additions do not adversely affect the character of the building, but serve to distinguish this example of the common T/L cottage from others of the type.

Legal Description continued:

30 degrees 10 minutes West 104.72 feet; North 148.54 feet; South 89 degrees 58 minutes 38 seconds West 1,319.18 feet to beginning; less other properties described in tax file #PC-750-1-X, leaving a balance of 0.47 acres. Also known as the 13th house on the South side of Deer Valley Road.

.47 acre.



## 622 Rossie Hill Drive, Park City, Summit County, Utah

## Intensive Level Survey—Biographical and Historical Research Materials

**A tiny strip of Park City is frozen in the '50s**David Hargrave, *The Park Record*  
Filed: 07/10/2012 04:08:01 PM MDT

ParkRecord.com

**Title problems have kept Deer Valley parcel in limbo**

On the road into Deer Valley is a piece of property that development forgot.

Perched on the northern edge of this large tract are three modest miners' houses that look much as they did in tax photos from the first half of the 20th century. Over the years, many passers-by have wondered why this prime piece of real estate, surrounded by large homes and condominiums just off Deer Valley Drive, still looks like a throwback to a time before skiers discovered Park City.

Almost a century ago, a 41-year-old English-born miner named William Wood bought four small houses along what was then called Deer Valley Road in Park City. He moved into one house with his family and rented out the others.

Wood, who had chronic silicosis, a common affliction among hard-rock miners, died in 1920 after catching pneumonia, according to his obituary in *The Park Record*. Ownership of the houses passed to his widow, Fanny, then to her children, and finally to her only grandson.

"My family moved into those houses in 1914," says 79-year-old Richard Dennis, the grandson of Fanny Wood and her second husband. "That's how long they've been in the family."

Dennis was born in one of the houses in November 1932. He was raised by his mother, Gladys Dennis, after his father died in a cave-in at the Park City Consolidated Mine in September 1935.

In 2005, Richard Dennis, who now lives in Salt Lake City, sold one of the four a charming board-and-batten cabin on the corner of Deer Valley Drive and Sunnyside Drive.

But the other three houses, located on what is now Rossie Hill Drive, are another story.

Dennis says it wasn't until Park City's ski-resort renaissance was well underway that he was shocked to find out his family never held the title to the land underneath the three houses. "When I was a kid, my parents and grandparents, they never knew," he says. "They paid the taxes and that was it."

According to Mike Nelson, assistant field manager in the Bureau of Land Management's (BLM's) Salt Lake City office, the three houses were built on "original vacant public land." That land was not part of the 120 acres covering Old Town Park City included in a patent from the U.S. Land Office in 1874.

The three houses only one of which is currently occupied are still on BLM land, Dennis says he still pays taxes every year. "I've been paying anything that Summit County has been assessing me." But he now understands that they're on just the houses, not the land.

In an attempt to clear the title, Dennis says he hired an attorney about three or four years ago and filed with the BLM.

"I'm aware that he's filed an application," Nelson says. "We just haven't had time to act on it yet."

Richard Dennis may be waiting for a while, if the experience of longtime Parkies Bill and Julie Bertagnole is any indication.

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Sep 24, 2013 09:04:20AM MDT

[http://www.parkrecord.com/id\\_21045916/](http://www.parkrecord.com/id_21045916/)

Watson also acknowledges that these types of cases "are very low priority in our overall workload, and we're always short-staffed."

Bertagnole says he has no illusions about trying to save the old house. It was seriously damaged in a fire apparently caused by a renter's heat lamp and was condemned by Ron Iyle, then Park City's chief building official. "I would love to see it torn down and gone," he says.

He may not get much of an argument from the Utah State Historical Society. A survey by its Historic Preservation Office describes the house as "non-contributing" and concludes that it is not eligible for listing on the National Register of Historic Places.

On the other hand, the three houses owned by Richard Dennis have caught the eye of preservationists. In 1984, all three were listed on the National Register of Historic Places as part of the "Park City Mining Boom Era Residences Thematic District." The Preservation Office survey says all three appear to have been built in the last decade of the 19th century and "significantly contribute to the character of the residential area."

The three houses were also given "Landmark" status, the higher of two possible designations, on Park City's 2008 Historic Sites Inventory, which was compiled by Dina Blake, a preservation consultant with Preservation Solutions, a Salt Lake City company.

Blake notes that Park City ordinances have something to say about the future of the three houses. "If he came in and requested that they be demolished, he'd have to go through the certificate of appropriateness for demolition (process)."

Park City, like many other cities across the United States, can deny demolition of historic homes except in cases of economic hardship or certain extenuating circumstances such as road relocation, Blake says.

Dennis says it's too early to make predictions about the future of the property. "I don't know what I'm going to do with it," he says. "I've got to wait 'til I get the title before I decide."

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[http://www.parkrecord.com/id\\_21045916/](http://www.parkrecord.com/id_21045916/)

Up the hill, adjoining the southwest corner of Dennis's property, is another century-old miner's cabin now owned by the Bertagnoles. As Bill Bertagnole remembers it, he started talking to an old miner and his wife about buying the cabin in 1979.

"He died in the middle of this thing and his wife turned over a quit-claim deed to me," Bertagnole says. "I never knew it was BLM ground until 1983 when the mining company and the BLM both told me to get off."

The mining company?

Bertagnole discovered that not only was his house on BLM ground but United Park City Mines (UPCM) also had inherited, from a predecessor company, what is called an "unpatented" claim to the mineral rights on the property.

"I don't know how many people I've asked what an unpatented mining claim is, but nobody has been able to give me an answer."

Maybe he didn't ask the BLM's Mike Nelson.

"Under the 1872 Mining Law, people can file a claim on any unreserved public land, which establishes a right to mine," Nelson explains. By regularly paying fees to the federal government, he says, you can maintain that claim indefinitely.

The mining company never filed a plan to develop the property and never received a patent conveying the land from the government, Nelson says, so the mining claim is considered "unpatented." However, because UPCM continued to pay the fees on the claim, Talisker Corporation, which acquired UPCM in 2003, also has an interest in the land under Bertagnole's house.

Settling the mining claim to the land involved a marathon session with Talisker's attorneys and cost him \$25,000, Bertagnole says.

Dennis, like Bertagnole, may also face negotiations with Talisker. He says he's aware the issue could crop up later.

"I haven't talked to Talisker," Dennis says. "Talisker has the underground rights. What I'm going for with the BLM is the surface rights."

Talisker was contacted by *The Park Record* but did not provide a comment for this story.

In the meantime, with the help of former Park City Attorney Jim Carter, Bertagnole appealed the government's attempt to evict him and won the right to buy the property from the BLM, he says. He filed an application with the local BLM office. And waited. And waited.

Today, almost 30 years after first learning of the ownership problems, Bertagnole still doesn't have title to the land. "I think it's very close, but I've been saying that for so long that I don't believe myself."

Mike Nelson of the BLM says he also hopes they're getting close. "There's a few title issues related to some existing (utility) rights of way crossing the property."

Dave Watson, a BLM realty specialist, agrees with Bertagnole that the case has gone on way too long. "The reason it went on forever was because of this mine claim. We just couldn't move forward until the mining-claim issue was resolved."

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