



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



729 Rossie Hill Drive, historically 652 Rossie Hill Drive

IDENTIFICATION

Property Name (if any): Jack M. Murdock House

Address: 729 Rossie Hill Drive, historically 652 Rossie Hill Drive

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: LHES-1

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

Legal Description (include acreage): 14TH HOUSE 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 dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

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

E valuation:

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: 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, likely wooden sills or no foundation

Roof: Cross-wing roof form sheathed in asphalt shingles

Windows/Doors: Single and paired 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.)

The house at 652 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. A hip roof porch supported on lathe turned piers spans the north side of the stem-wing. A window and door open into the stem-wing. A second door opens off the porch into the east side of the cross-wing. A pair of windows, each with its own pedimental window head, is centered on the gable end of the cross-wing. There is a single window on both the east and west sides of the house. All of the windows are the one over one light double hung sash type. A small, half story shed extension is attached to the rear of the house which complements it in scale and materials. It may be original, but whether original or not, in-period rear additions and extensions 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. The building is unaltered, is in good condition, and therefore maintains its original integrity.”

The house remains as described. It appears to be vacant and is in a state of disrepair. The overall form and materiality of the building remains intact and the building retains 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 history of this house was detailed in the 1984 National Register nomination form as follows:

“Built c. 1895, the Jack M. Murdock House at 652 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.

The date of construction and the name of the original owner of this house are unknown, but it is estimated that it was probably built in the 1890s, the years of greatest popularity of the T/L cottage house type in Park City. The ownership records for this property are very sketchy, making it virtually impossible to determine who the original owner of the house was and when it was built. The 1910 census records, which were the first to identify the addresses of the households surveyed, show that the owner-occupant of this house at that time was Jack M. Murdock. Murdock was born in Utah in 1877, married in 1904, and worked as a miner. He did not show up in the 1900 census records as a resident of a house in this area, so he apparently bought this house between 1900 and 1910, and was probably not the original owner. It is unknown how long the Murdocks lived here.

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

The address given in the census, 664 Deer Valley Road, is the same as that given for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed that they are the same house.”

Further research has revealed that while the houses are owned by Richard Dennis (grandson of William Wood), 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

- 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.)

652 Rossie Hill Drive, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Jack M. Murdock House
652 Rossie Hill Drive
Park City, Summit County, Utah

View from Northeast corner

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









652 Rossie Hill Drive. Northeast oblique. November 2013.



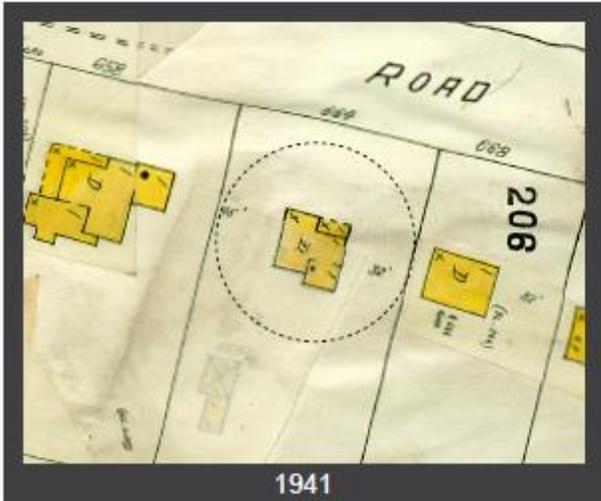
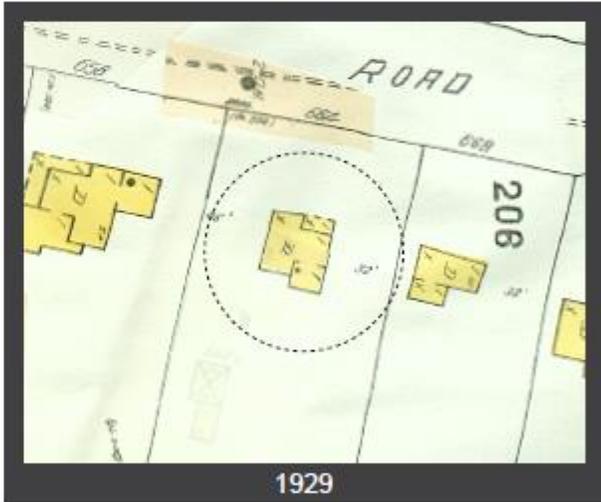
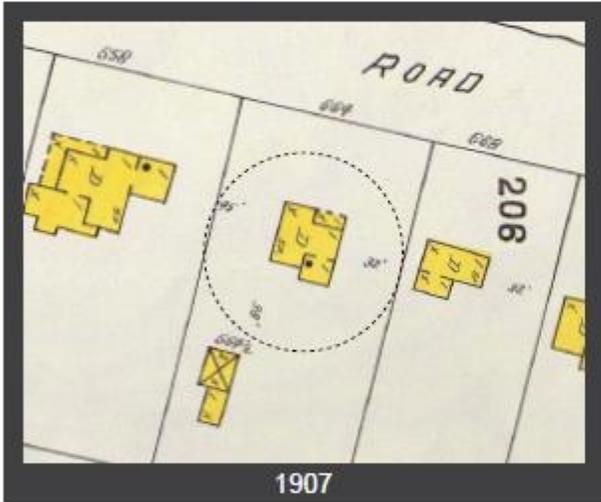
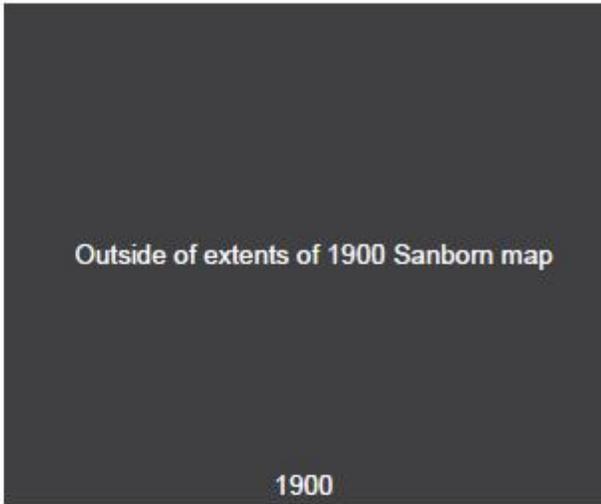
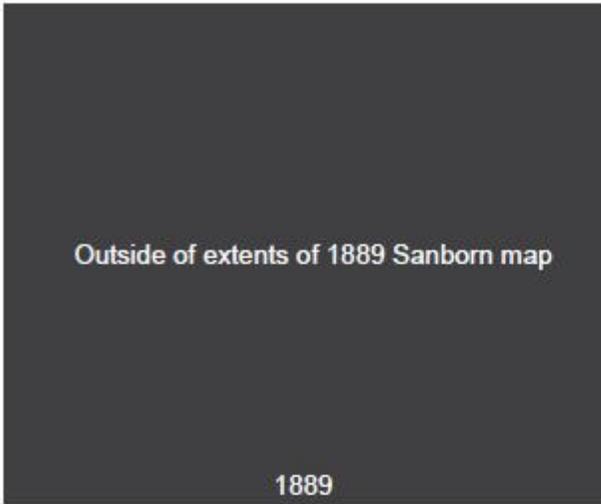
652 Rossie Hill Drive. North elevation. November 2013.



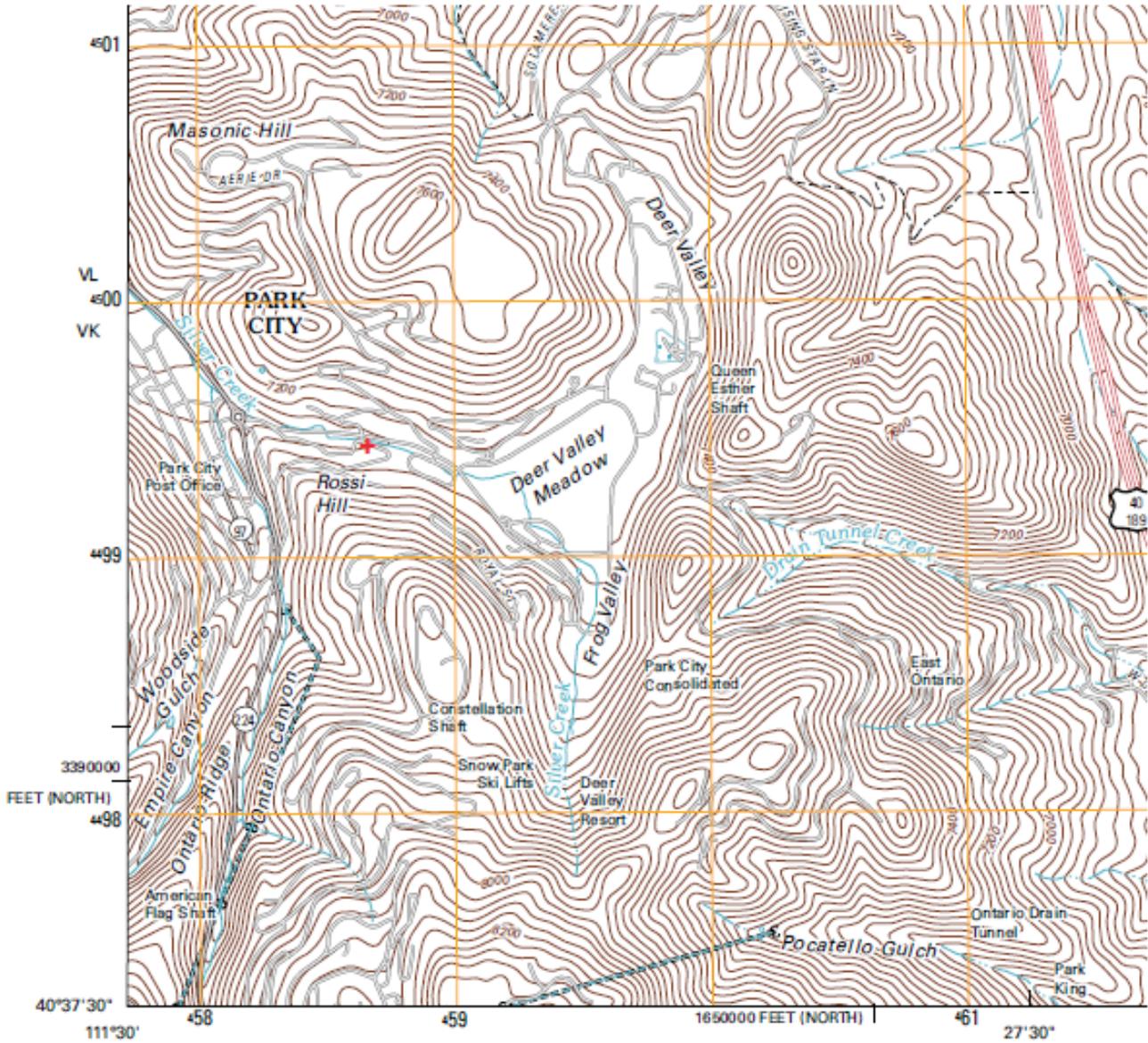
652 Rossie Hill Drive. Northwest oblique. November 2013.

MAPS

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

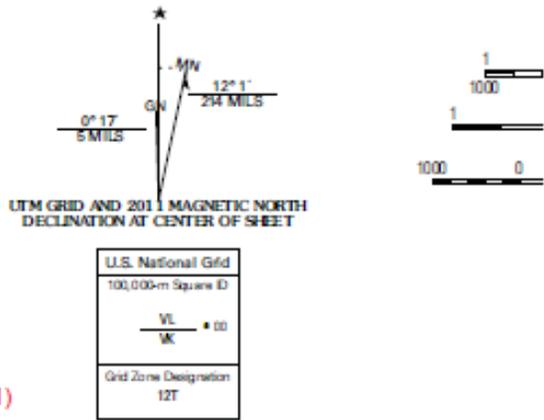


652 Rossie Hill Drive, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



+ 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: 652 Rossie Hill Drive UTM: 12 458740 4499220
 Park City, Summit County, Utah
 Name of Structure: Jack M. Murdock House T. R. S.
 Present Owner: Gladys W. and Richard Dennis
 Owner Address: P.O. Box 254, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 547
 Legal Description: Kind of Building:
 Beginning at the Southeast corner of the Northeast quarter of Section 16 T2S R4E, Salt Lake Base and Meridian; South 990 feet; East 57.76 feet; South 11 degrees 43 minutes West 37.27 feet; South 66 degrees 22 minutes West 0.27 feet; South 255.24 feet; South 66 degrees 22 minutes 55 feet; South 16.51 feet; East 1320 feet; North 473.61 feet; South 89 degrees 58 minutes 38 seconds West 1319.18 feet to beginning; less other properties described in tax file #PC-750-1-X, leaving a balance of 0.47 acres. (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.
 1910 Census Records. Summit County, Park City, Utah, p. 3-A.

Researcher: Roger Roper

Date: 4/84

Street Address: 652 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. A hip roof porch supported on lathe turned piers spans the north side of the stem-wing. A window and door open into the stem-wing. A second door opens off the porch into the east side of the cross-wing. A pair of windows, each with its own pedimental window head, is centered on the gable end of the cross-wing. There is a single window on both the east and west sides of the house. All of the windows are the one over one light double hung sash type. A small, half story shed extension is attached to the rear of the house which complements it in scale and materials. It may be original, but whether original or not, in-period rear additions and extensions 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. The building is unaltered, is in good condition, and therefore maintains its original integrity.

Photos

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1895

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¹The address given in the census, 664 Deer Valley Road, is the same as that given for this house on the 1907 Sanborn Insurance Map, so it can be
(See continuation sheet)

652 Rossie Hill Drive
History continued:

reasonably assumed that they are the same house.

²Telephone interview with Gladys Dennis, daughter of William Wood, January 25, 1984, Park City, Utah.

Legal Description continued:

Also known as the 14th house on the South side of Deer Valley Road.
Less than one acre.

652 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 Henshale, The Park Record
Posted: 07/10/2012 04:00:07 AM EDT

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 homes 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 homes, 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 Parkites Bill and Julie Bertagnole is any indication.

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Sep 24, 2013 08:04:20AM MDT

http://www.parkrecord.com/07_10_2012/

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 he 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 longer was because of this mine claim. We just couldn't move forward until the mining-claim issue was resolved."

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http://www.parkrecord.com/07_10_2012/

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 Ivis, 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 2006 Historic Sites Inventory, which was compiled by Dina Blaes, a preservation consultant with Preservation Solutions, a Salt Lake City company.

Blaes 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, Blaes 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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