

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 622 Rossie Hill Drive**

Address: 622 Rossie Hill Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-547?

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage): approx. 0.47 acres

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1983, 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): **General disrepair.**
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Large lot by Park City standards.

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

Walls: Drop siding.

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

Windows/Doors: Two-over-two double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): **The one-story frame house is unchanged in general description from what is described in the 1983 National Register nomination form (See Structure/ Site Form, 1983). The site has deteriorated beyond what is seen in the 1983 photographs and has not been properly maintained.**

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): **The setting is unchanged from early tax photos and the description given in the 1983 National Register nomination form.**

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): **The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.**

Feeling (Describe the property's historic character.): **The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.**

Association (Describe the link between the important historic era or person and the property.): **The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.**

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

¹ Utah State Historical Society, Structure/Site Form, 1984.

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: North elevation (primary façade). Camera facing south, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: South elevation. Camera facing north, 2006.

Photo No. 4: North elevation (primary façade). Camera facing south, 1995.

Photo No. 5: North elevation (primary façade). Camera facing south, 1983.

Photo No. 6: North elevation (primary façade). Camera facing south, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Historic Preservation Research Office

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.

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)

Statement of Historical Significance:

Construction Date: c. 1895

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.¹ 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).

¹Telephone 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.



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

North facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society







