

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 560 DEER VALLEY DR

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-553

Current Owner Name: CARNAHAN MICHAEL

Parent Parcel(s):

Current Owner Address: PO BOX 2175; PARK CITY, UT 84060-2175

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 ROADTH 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 A988.405 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 PTOF BEG CONT 0.12 AC

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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hipped Roof/ Pyramid House

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:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- 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: Cement block retaining wall.

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

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

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

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): Front porch has been significantly widened compared to building card sketches from 1941 and 1969- porch details and materials may have been significantly modified. Building cards indicate minor room additions made to rear face of building.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Front façade retaining wall appears an added element to site (estimated latter half of 21st Century) and appears to be settling with the site. Property building pad located approximately 8-10 feet above the finished road grade with naturally occurring shrubs and grasses in the immediate landscape. The overall setting is a compact streetscape with narrow side yards.

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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent of and cumulative effect of the alterations render this site ineligible for listing in the National Register.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1914¹

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. 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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 1995.

¹ Summit County Recorder.

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

**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"/>		111
Ext. Walls <u>Bricktex</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>R. Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>55"</u> @ <u>1.00</u>	55	
Rear <u>60"</u> @ <u>1.30</u>	78	
Cellar—Basin't $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>None</u>	35	
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing— { Class <u>1</u> Tub — Trays Basin — Sink / Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— { Hd. Wd. Floors— { Hd. Wd. Fir. Conc. Fir. <input checked="" type="checkbox"/>		
Cabinets — Mantels —		
Tile— { Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>Wald. lined - 4 @ 20.00</u>		80
Total Additions and Deductions	413	191
Net Additions or Deductions	-191	

Reappraised 11/26/79 2279
 6122 61/27/11

Age 35 Yrs. by { Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1628

Depr. 1-2-3-4-5-6 48/52 % \$

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 Used-1941) **Total Building Value** \$ _____

Appraised 10/1949 By CAO. & A. J.

Serial No. PP 531

Location HOUSE S-side DEER Valley
 Kind of Bldg. RES St. No. 560 Heber 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.—Carpport — x — Flr. — 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>Plt</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. — 1/4 1/2 3/4 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>	315	
	Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u>		
	Wtr. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>		
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>		
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> Wainseot <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		<u>444</u>	

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

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 1 2/3 4. Cost \$ _____ X 100 %

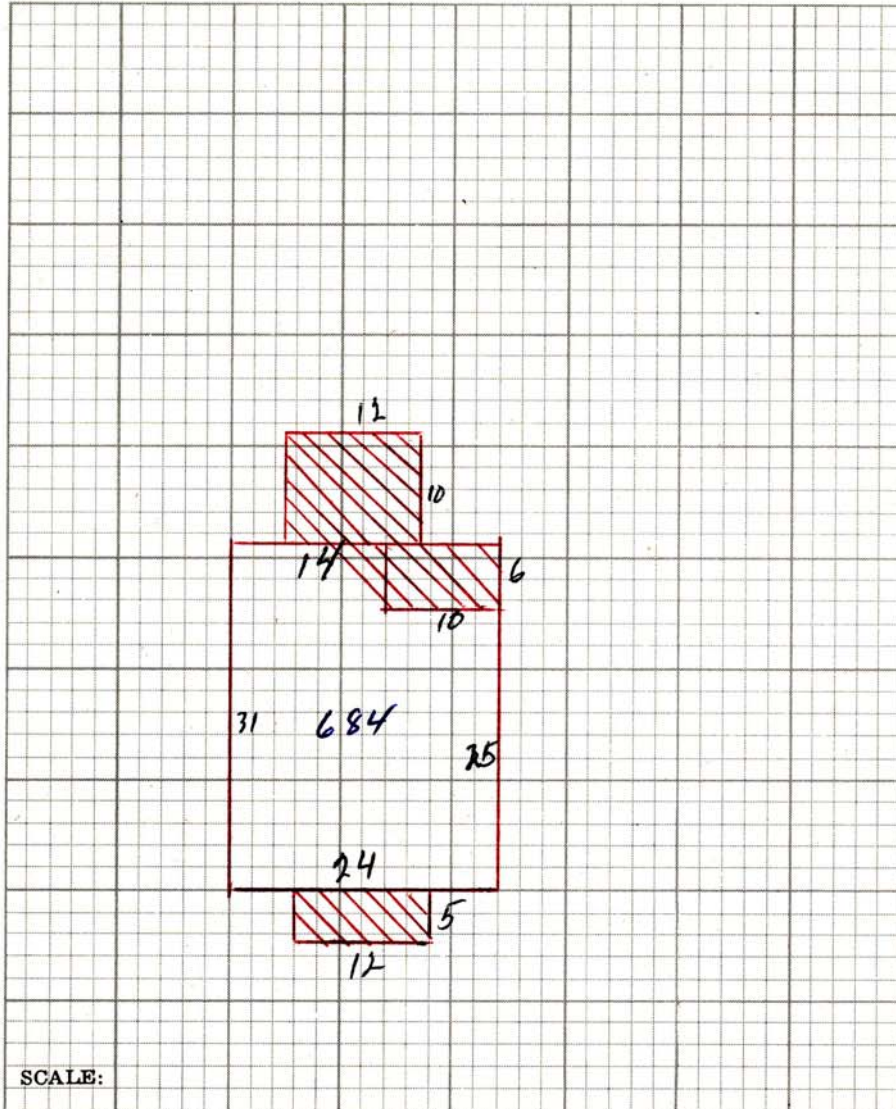
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	684		\$ 3138	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
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 <u>60 @ 1.25</u>	<u>75</u>	
Rear <u>180 @ 1.50</u>	<u>270</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>None</u>		
Bsmt. 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. _____	<u>550</u>
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> Radiant _____	<u>156</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2 S.</u>	<u>60</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>1111</u>
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. Bld. 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 12-5-1968 By 1708 1333
 Appraised ② _____ 19 _____ By _____
 JAN 18 1969
 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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. _____

Total

Average Year of Construction Computation:

REMARKS Year 1914 \$ 4093 = 96 % X 57 Year = 4982
 Year 1965 \$ 156 = 4 % X 1 Year = 04
 Average Year of Construction 1916 4996



