



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): 577 Deer Valley Drive

Address: 555 Deer Valley Drive #10

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: LINE-10

Current Owner: Hunter Ryan Metcalf

Legal Description (include acreage): UNIT 10 THE LINE CONDOMINIUM; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 528 SQ FT TOGETHER WITH AN EQUAL UND INT IN THE COMMON AREA 1834-1535 2046-970; 0.01 AC

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: hall-parlor house

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: 200?, original location: Within current site)

Materials: (Describe the visible materials)

Exterior Walls: Wood siding

Foundation: Concrete

Roof: Gable roof form is under construction, final sheathing not yet applied

Windows/Doors: single and grouped 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.)

577 Deer Valley Drive was described by Roger Roper in a National Register nomination as follows:

“This house is a one story frame hall and parlor house with a gable roof. As is typical of Park City hall and parlor houses, it has a symmetrical façade with a door set slightly off-center between two windows, and a porch centered over the openings on the façade. The house is two rooms deep with an original rear shed extension that was added after the original construction. It projects beyond the west wall, and a door that possibly provides access to a wood or coal shed was added to the south side of that projection. In-period rear extensions are part of Park City’s architectural vocabulary. Although in many cases an extension 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. There are two other entrances both into the rear shed extensions on the east and west sides. There is a window in each of the gable ends. All of the windows are

the one over one double hung sash type. Except for the addition of the rear shed extension, which is an unobtrusive change, the house is essentially unaltered and maintains its original integrity.”

According to the Building Department, since the writing of this description, the house has been reconstructed entirely, with several major alterations. The largest alteration is the lack of accurate reconstruction of the front porch and its covering structure. On the west side of the front façade, the two windows flanking the middle window have been added as well. The side gable roof is covered by asphalt shingles. The foundation is concrete, and was put in as part of the reconstruction. The changes made to the structure and the lack of original materials being used in the reconstruction diminish the historic value of the home significantly.

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.)

From the 1984 National Register nomination:

“Built c. 1890, this house at 577 Deer Valley Road is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City’s mining boom era, significantly contributes to the character of the residential area.

“Built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, this house was probably constructed in the 1880s or 1890s, as were the majority of Park City’s hall and parlor houses. The exact date of construction and the name of the original owner are unknown. By at least 1910 this property, referred to as the “8th house, north side of Deer Valley Road,” indicate that it was owned by Rachel and George Urban, who also owned the 2nd, 3rd, and 5th houses along that road as well as property in other parts of town. It is uncertain whether or not those four numbered houses were part of a group of five houses at 321, 339, 345, 555, and 777 involving the Urbans in 1912 (see 555 Deer Valley Road). The 1910 census records, which listed the address for many households surveyed, do not list the address for this house, so it is difficult to determine who was living here at that time.

“Rachel Urban was the principal madame of Park City’s red light district, which was concentrated on Heber Avenue, the lower portion of Deer Valley Road. There is no substantial evidence, however, to support as assumption that this was one of her “business houses.” The documented red light district in Park City is not known to have extended this far east out of town, and older residents of the area claim that these houses along Deer

Valley Road were all occupied only by miners and laborers. The census records appear to support that claim. Like the other property holding of the Urbans in other parts of town, it is likely that this house, too, was used as investment property. Other owners of the property include Roy Pederson, Ethel M. Kimber and Alma H. Pederson.”

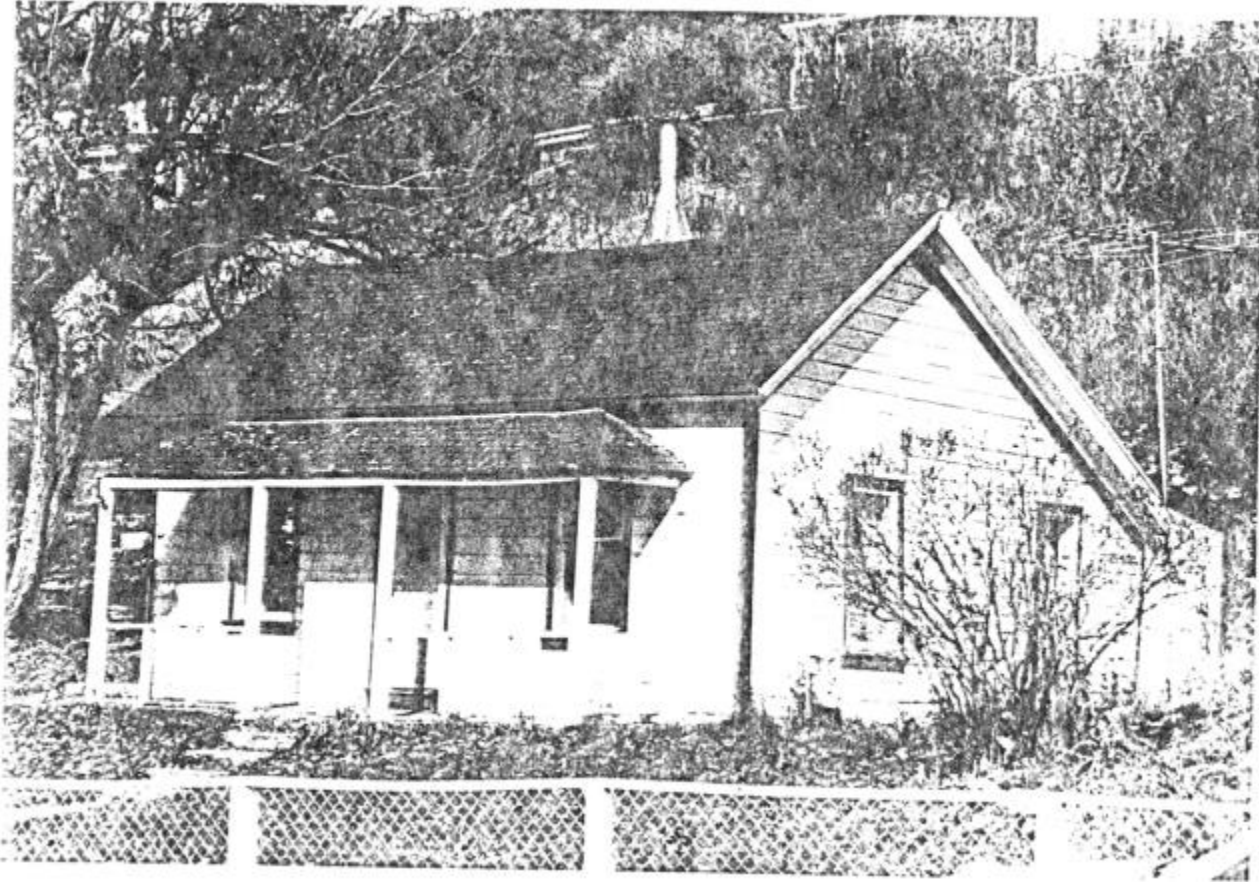
The site has subsequently been developed, with a modern condominium constructed in between the historic 577 and 555 Deer Valley Road. While the house and condominium are not physically connected, the larger surrounding structures diming the historic integrity of the site. Furthermore, reconstruction during this renovation in the first decade of the 2000s utilized non-original materials to a large degree, significantly diminishing the historic integrity of the 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.)









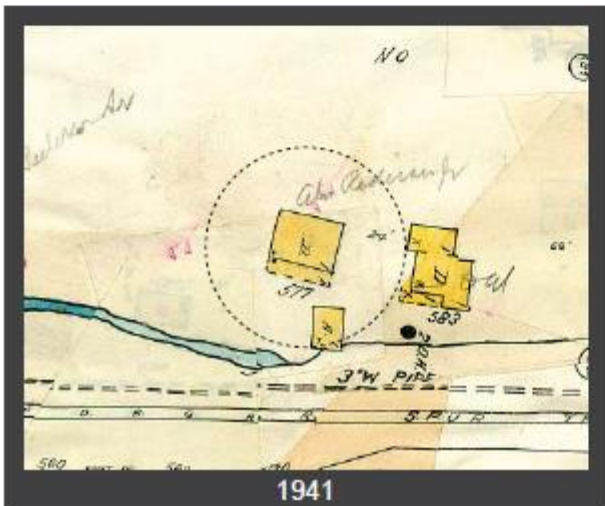
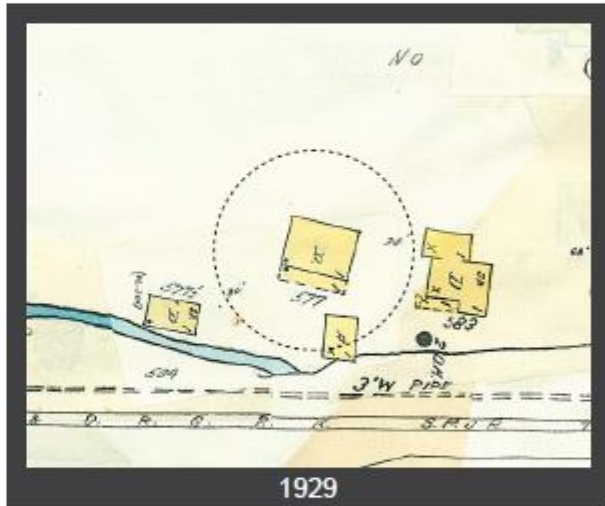
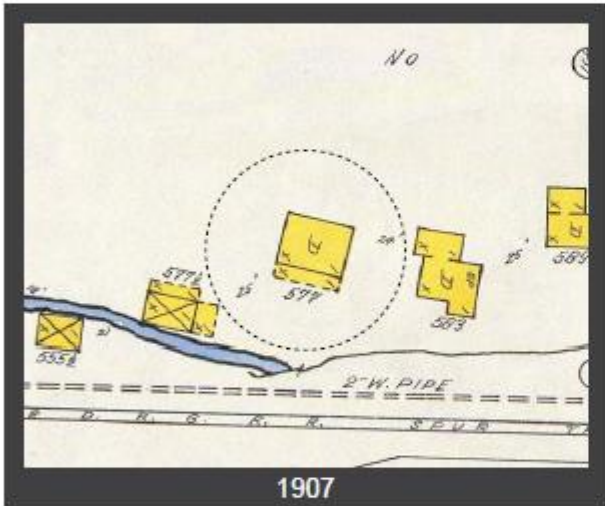
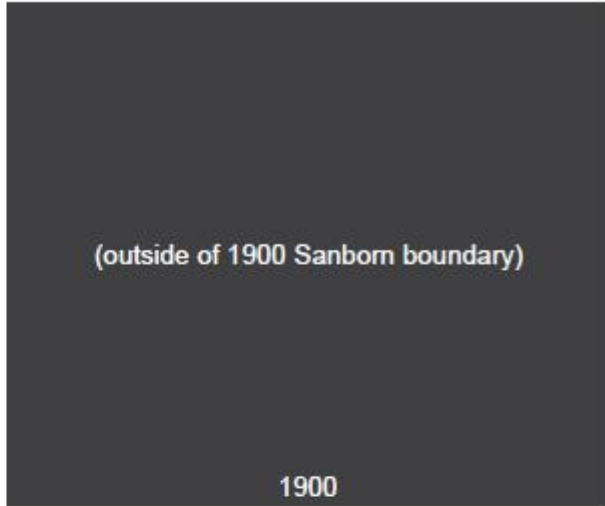
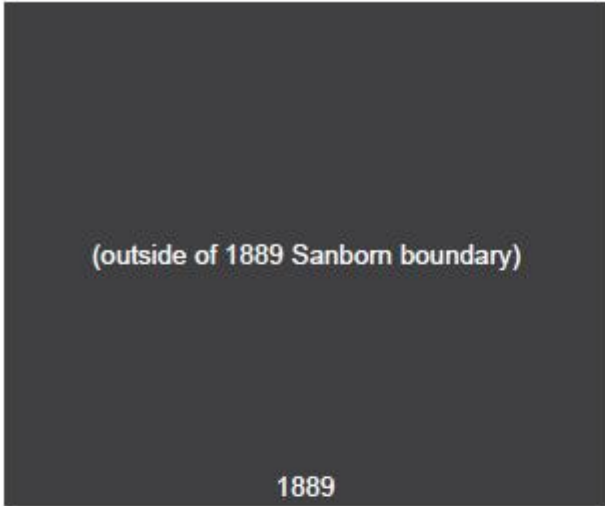
577 Deer Valley Drive. Southeast oblique. November 2013.



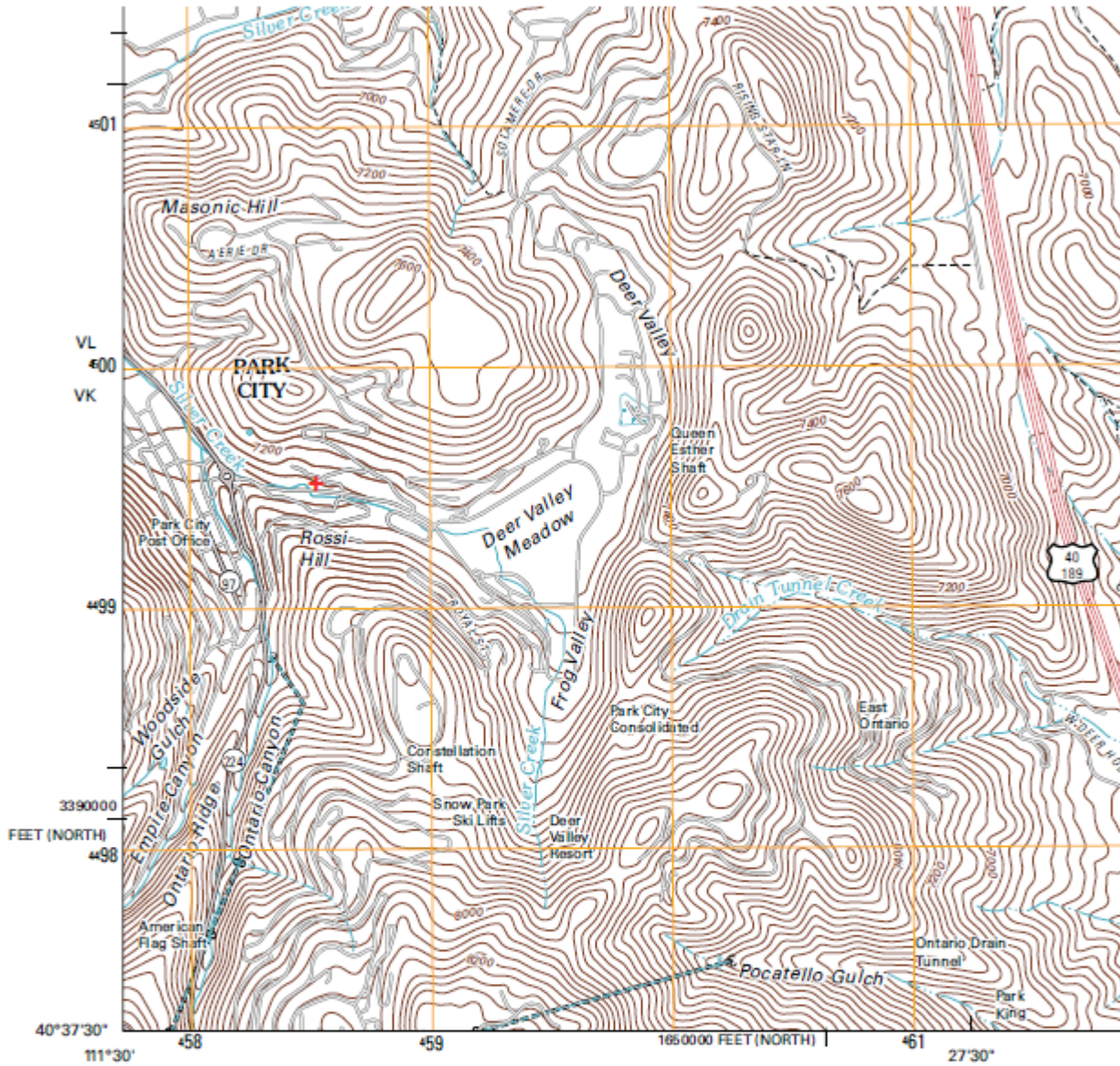
577 Deer Valley Drive. South elevation. November 2013.

MAPS

577 Deer Valley Drive, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

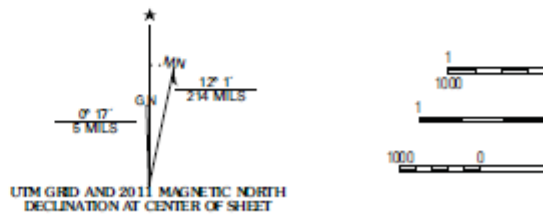


577 Deer Valley Drive, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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.....©2006-2010 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 = 00
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 577 Deer Valley Road UTM: 12 458590 4499320
Park City, Summit County, Utah
Name of Structure: House at 577 Deer Valley Road T. R. S.
Present Owner: E. J. G. Inc.
Owner Address: #5 Walker Court, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 531
Legal Description Kind of Building:

4 room house North side Heber Avenue #204 Deer Valley (House No. 577 8th house side of Deer Valley formerly house No. 204 North side Deer Valley). Also, beginning at point on Northerly right-of-way line Deer Valley entrance road and also 544.55 feet and East 376.24 feet from East 1/4 corner Section 16 T2S R4E; thence North 7 degrees 46 minutes East 109.43 feet; South 79 degrees 37 minutes East 157.61 feet; South (See continuation sheet)

2 STATUS/USE

Original Owner: Unknown Construction Date: c. 1890 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

3 DOCUMENTATION

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.):

Cowin, Norma. Telephone interview, March 6, 1984, Salt Lake City, Utah.
Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.
Kummer, Bea. Interview, February 10, 1984, Park City, Utah.
1900 Census Records. Summit County, Park City Precinct.

Researcher: Roger Roper

Date: 4/84

Street Address: 577 Deer Valley Road

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story frame hall and parlor house with a gable roof. As is typical of Park City hall and parlor houses, it has a rectangular form oriented broadside to the street, a generally symmetrical facade with a door set slightly off-center between two windows, and a porch centered over the openings on the facade. The house is two rooms deep with an original rear shed extension which makes the house look like a saltbox type. There is a second smaller shed extension that was added after the original construction. It projects beyond the west wall, and a door that possibly provides access to a wood or coal shed was added to the south side of that projection. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension 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. There are two other entrances, both into the rear shed extensions on the east and west sides. There is a window in each of the gable ends. All of the windows are the one over one double hung sash type. Except for the addition of the rear shed extension, which is an unobtrusive change, the house is essentially unaltered and maintains its original integrity.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1890

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Built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, this house was probably constructed in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. The exact date of construction and the name of the original owner are unknown. By at least 1910 this property, referred to as the "8th house, north side of Deer Valley Road," indicate that it was owned by Rachel and George Urban, who also owned the 2nd, 3rd, and 5th houses along that road as well as property in other parts of town. It is uncertain whether or not those four numbered houses were part of the group of five houses at 321, 339, 345, 555, and 777 Deer Valley Road, which were referred to in another property transaction involving the Urbans in 1912 (see 555 Deer Valley Road). The 1910 census records, which listed the addresses for many of the households surveyed, do not list the address for this house, so it is difficult to determine who was living here at that time.

Rachel Urban was the principal madame of Park City's red light district, which was concentrated on Heber Avenue, the lower portion of Deer Valley Road. There is no substantial evidence, however, to support an assumption that this was one of her "business houses." The documented red light district in Park City is not known to have extended this far east out of town, and older

(See continuation sheet)

577 Deer Valley Road
History continued:

residents of the area claim that these houses along Deer Valley Road were all occupied only by miners and laborers.¹ The census records appear to support that claim. Like the other property holdings of the Urbans in other parts of town, it is likely that this house, too, was used as investment property. Other owners of the property include Roy Pederson, Ethel M. Kimber and Alma H. Pederson.

¹Interviews with Bea Kummer (February 10, 1984), and Gladys Dennis (January 25, 1984), Park City, Utah, and Norma Cowin (March 6, 1984) Salt Lake City, Utah.

Legal Description continued:

7 degrees 13 minutes 8 seconds West 92.91 feet to point on 7351.7 feet radius curve running along Northerly right-of-way line Deer Valley entrance road, radius point of radius curve bears South 3 degrees 46 minutes 44 seconds West 7351.7 feet; thence Northerly along arc road curve 151.47 feet to point of tangency; thence North 85 degrees 2 minutes 26 seconds West 7.14 feet along road Northerly right-of-way line to beginning. 16.019 square feet.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 577 Deer Valley Drive
 City: Park City, UT
 Current Owner: Steven Heise
 Address: (see historic site form for address)

Tax Number: LINE-10 (parent: PC-531)

Legal Description (include acreage): Unit 10 The Line Condo (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
	[mining company land, but	not clear which company]			
6/8/1953	Park Ut. Con. Mines Co.	United Park City Mines Co.	Conveyance		
7/1/1975	United Park City Mines Co.	Greater Park City Co.	Agreement		
10/11/1975	Greater Park City Company	Royal Street Land Company	Agreement		
10/18/1979	Royal Street Land Company	Alma H. & Ethel Pedersen	Sp. W.D.		
7/1/1981	Alma H. & Ethel Pedersen	Ennis J. Gibbs	W.D.		
12/19/2002	Ennis Gibbs, EJJ Inc.	Mountainlands Community HA	W.D.		
12/8/2006	Mountainlands Community HA	Benjamin R. Mixson	W.D.		
9/2/2010	Benjamin R. Mixson	Hunter Ryan Metcalf	W.D.		
7/28/2014	Hunter Ryan Metcalf	Steven Heise	W.D.		

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