



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Benedictus Carling House

Address: 729 Rossie Hill Drive

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: LHES-2

Current Owner: Benedictus Carling House

Legal Description (include acreage): 15TH HOUSE REAR S SIDE DEER VALLEY PARKCITY (ASSUMED TO BE LOCATED IN THE NW 1/4 SW 1/4 OF SEC 15,T2SR4E,SLBM)IQC-410-429-582 JQC-100 1955-33 M53-202 M160-337 720-789

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

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

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 type / vernacular style

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: Gable roof form with rolled roofing material

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

(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 660 Rossie Hill Drive was described in a 1984 National Register nomination form as follows:

“This house is a one story frame hall and parlor building with a gable roof and an original rear shed extension. It has drop siding on the facade, and board and batten siding on the gable ends. Typical of the hall and parlor house in Park City, the facade is generally symmetrical with a door set slightly off-center between two windows. The windows are the two over two double hung sash type. There is a second door into the east side of the building which opens into the rear shed extension. A small set of wooden stairs and platform provide access to the front door. The only alteration of the exterior of the building is the addition of a square window in the east gable end. The change is unobtrusive and does not affect the original integrity of the building.”

The house remains as it was described in the nomination. A small tool shed that was present to the southeast of the house has been removed, presumably as a result of the large development being built on the adjacent lot. The

house 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 described in a 1984 National Register nomination form as follows:

“Built c. 1890, the Benedictus Carling House at 660 Rossie Hill Drive 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. In addition, this house is significant as one of only three well preserved houses with board and batten siding. Although board and batten siding was commonly used in the construction of mining town houses, drop siding was the principle exterior building material for Park City houses.

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 1880s or '90s, as were the majority of hall and parlor houses in Park City. The first known owners of this house were Benedictus Carling and his wife, Maria, who bought it at an unknown date and owned it until 1900. Benedictus was born in Sweden in 1854 and came to the U.S. in 1879. He and Maria, whom he married in 1879, had at least seven children. Benedictus worked in one of the ore processing mills in Park City. Edburn Edstrom, who also worked in one of the mills, bought this house from the Carlings in 1900. He was listed in the 1900 census records as the owner/occupant of a house, apparently this one, in this area along Heber Avenue, as it was referred to at that time. Edburn (b. 1863) and his wife, Bessie (b. 1860), both natives of Sweden, were married in 1887 and came to the U.S. in 1891. They had at least seven children. Just six months after they bought this house, the Edstroms sold it to William Y. Bennie.

William Bennie, a miner, was listed in the 1910 census records as the owner/occupant of this house. Born in Scotland in 1858 and married in 1872, Bennie came to the U.S. in 1887. He worked as a miner while living in Park City. His wife, Catherine, joined him in the U.S. in 1892. They had at least two children.

In the late 1920s or early 1930s this house was purchased 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 (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.)

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

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Benedictus Carling House
660 Rossie Hill Drive
Park City, Summit County, Utah

View from Northeast corner

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











660 Rossie Hill Drive. Northeast oblique. November 2013.



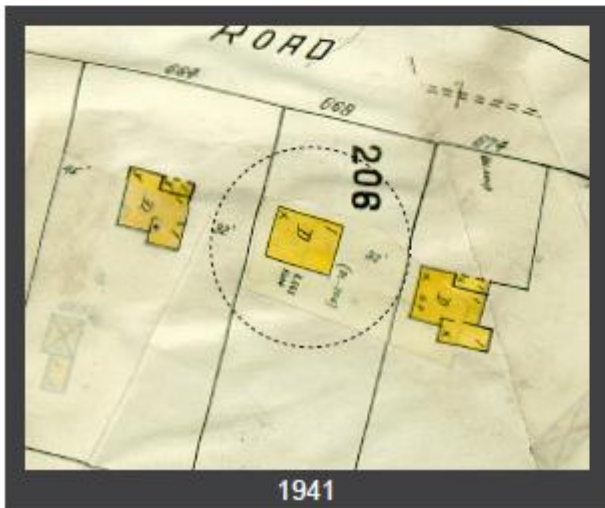
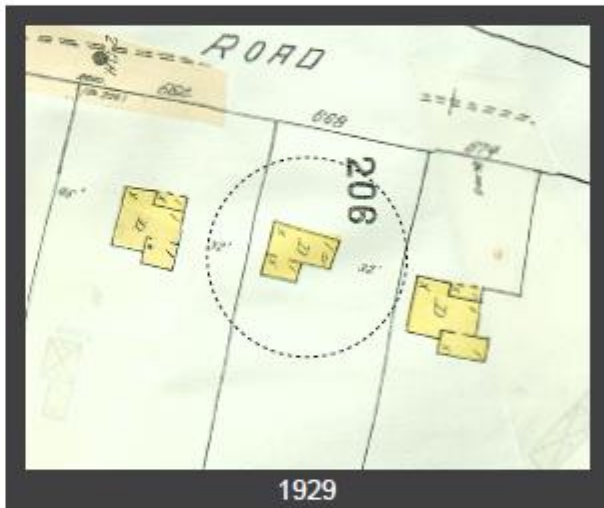
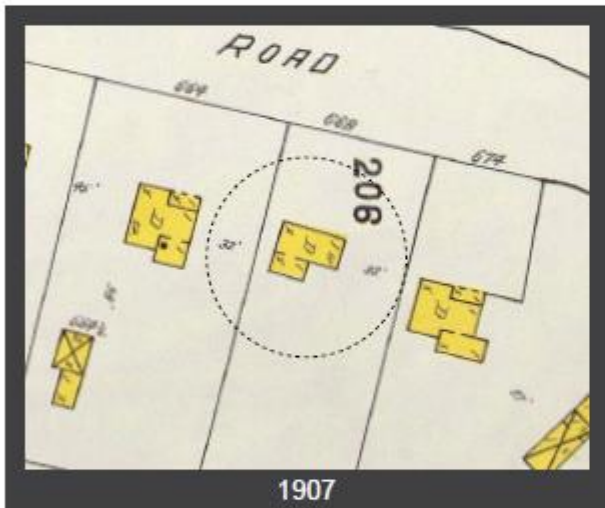
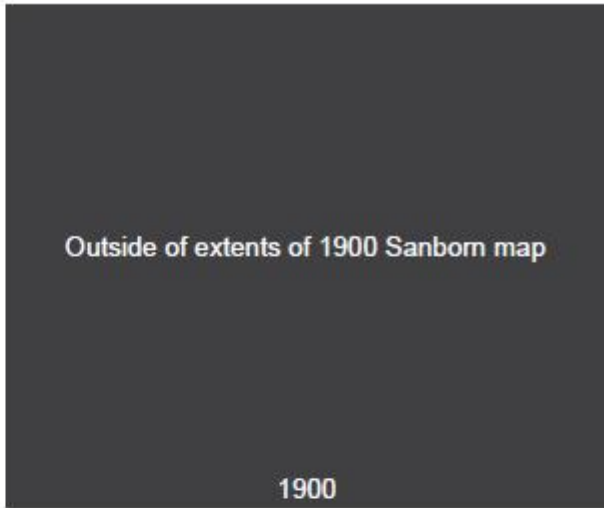
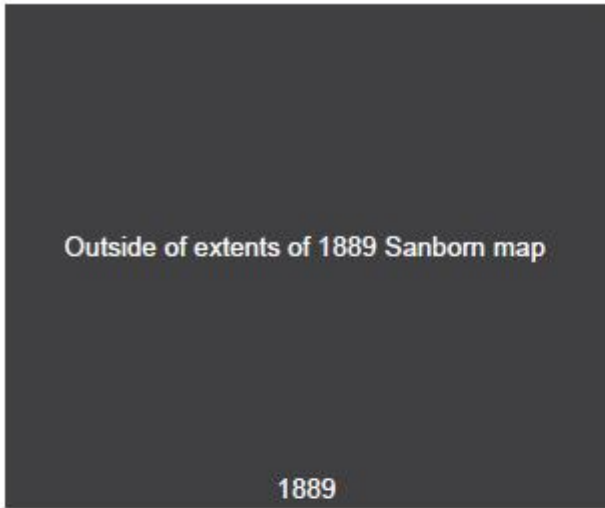
660 Rossie Hill Drive. North elevation. November 2013.



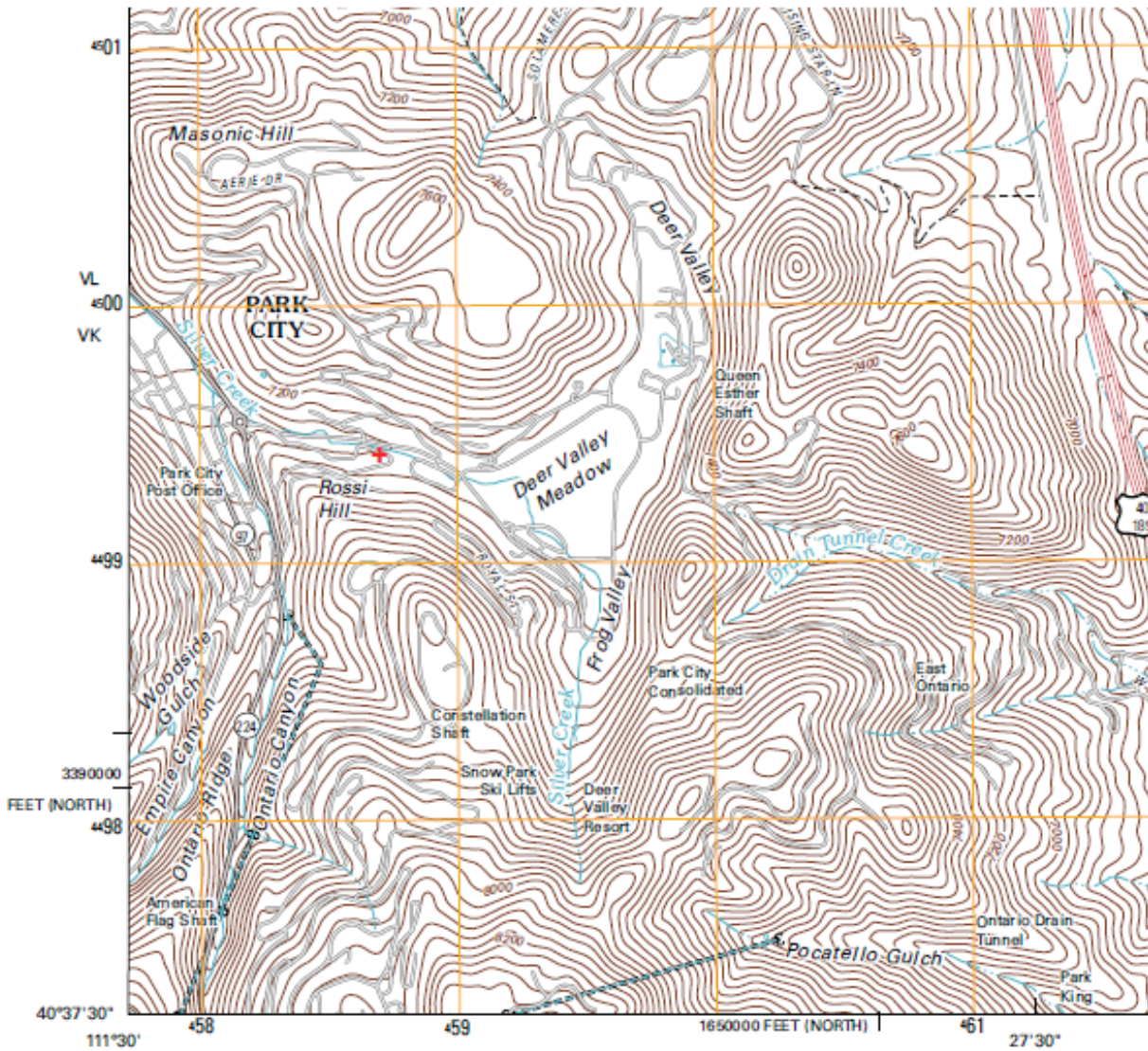
660 Rossie Hill Drive. Northwest oblique. November 2013.

MAPS

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

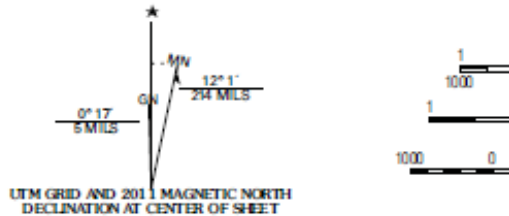


660 Rossie Hill Drive, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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.....©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 458
WK 498
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: 660 Rossie Hill Drive UTM: 12 458760 4499200
Park City, Summit County, Utah

Name of Structure: Benedictus Carling House T. R. S.

Present Owner: Mr. and Mrs. Richard Dennis

Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109

Year Built (Tax Record): Effective Age: Tax #: SNS-1
Legal Description Kind of Building: (previously PC 546)

This house is included in the tax file SNS-1 with the house at 623 Deer Valley Road, which is owned by the same people, because ownership of this house is separate from the ownership of the property upon which it sits. That property is part of an extensive mining claim in the area. All legal references to this house describe it as the 15th house (rear) South side of Deer Valley Road, building only. less than one acre

STATUS/USE 2

Original Owner: possibly Benedictus Carling 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

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.):

1900 Census Records. Summit County, Park City Precinct.

Researcher: Roger Roper

Date: 4/84

Street Address: 660 Rossie Hill Drive

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and 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 building with a gable roof and an original rear shed extension. It has drop siding on the facade, and board and batten siding on the gable ends. Typical of the hall and parlor house in Park City, the facade is generally symmetrical with a door set slightly off-center between two windows. The windows are the two over two double hung sash type. There is a second door into the east side of the building which opens into the rear shed extension. A small set of wooden stairs and platform provide access to the front door. The only alteration of the exterior of the building is the addition of a square window in the east gable end. The change is unobtrusive and does not affect the original integrity of the building.

5
HISTORY

Statement of Historical Significance:

Construction Date: c, 1890

Built c. 1890, the Benedictus Carling House at 660 Rossie Hill Drive 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. In addition, this house is significant as one of only three well preserved houses with board and batten siding. Although board and batten siding was commonly used in the construction of mining town houses, drop siding was the principle exterior building material for Park City houses.

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(See continuation sheet)

660 Rossie Hill Drive
History continued:

William Bennie, a miner, was listed in the 1910 census records as the owner/occupant of this house.¹ Born in Scotland in 1858 and married in 1872, Bennie came to the U.S. in 1887. He worked as a miner while living in Park City. His wife, Catherine, joined him in the U.S. in 1892. They had at least two children.

In the late 1920s or early 1930s this house was purchased by William Wood, father and grandfather of the current owners.² Wood lived next door at 652 Rossie Hill Drive and rented out the this and three neighboring houses, which he had also purchased (623 Deer Valley Road, and 622 and 660 Rossie Hill Drive).

¹The address given in the 1910 census for Bennie's residence, 668 Deer Valley Road, is the same as that given for this house on the 1907 Sanborn Insurance Map, so can be reasonably assumed that they are the same house.

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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: N/A (formerly 660 Rossie Hill) Tax Number: PC-546
 City: Park City, UT Legal Description (include acreage): 15th House Rear S Side Deer Valley (in NW1/4 of SW1/4 Sec. 15) (see historic site form for legal description)
 Current Owner: Richard Dennis, Pamela Ann Smith and Paula Marie Bond
 Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
	Title histories of the three Hill are very complex and building survey.	historic houses on Rossie not particularly helpful to this			
4/19/1993	Richard Dennis	R. Dennis, P. Smith, P. Bond	Q.C.D.		"15th House rear S side Deer Valley.."

Researcher: John Ewanowski, CRSA Architecture Date: 9/8/2015

660 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 Nequelize, The Park Record
Posted: 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 bar 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 miners discovered Park City.

About 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.

Page 1 of 2

July 24, 2010 08:04:25AM MDT

http://www.parkrecord.com/07100816/

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 heater'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 2008 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."

Page 2 of 2

July 24, 2010 08:04:25AM MDT

Park Record 7/10/2012

http://www.parkrecord.com/07100816/

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.

Selling 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."

Page 2 of 2

July 24, 2010 08:04:25AM MDT