HISTORIC SITE FORM -- HISTORIC SITE INVENTORY
PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Brigham D. Young House
Address: 601 Sunnyside Avenue AKA: 623 Deer Valley Drive & 585 Deer Valley Drive
City, County: Park City, Summit County, Utah Tax Number: SNS-1
Current Owner Name: Park City Ski Chalets, LLC Parent Parcel(s):
Current Owner Address: PO Box 1194, Park City, UT 84060-1194
Legal Description (include acreage): 0.20 acres; LOT 1 SUNNYSIDE SUBDIVISION.

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date: 2010-2011</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #BD-10-15824</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☐</td>
<td>☐</td>
<td></td>
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<tr>
<td>☑ building(s), accessory</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☐</td>
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<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible
☐ listed (date: )

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ city/county histories
☐ personal interviews
☐ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ LDS Family History Library
☐ Park City Hist. Soc/Museum
☐ census records
☐ university library(ies):
☐ biographical encyclopedias
☐ other:
☐ newspapers

Bibliographical References (books, articles, interviews, etc.)

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor 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 – Reconstruction is underway.

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: Site is a peninsula located between Deer Valley Drive and Sunnyside Drive. The site rises from Deer Valley Drive to a level buildable area then rises steeply in the rear to the roadway of Sunnyside Drive. The house was moved forward (toward Deer Valley Drive) on the site from its original location. A large evergreen tree is located adjacent to the porch, but was not so near to the historic house.

Foundation: Concrete

Walls: Entire structure is new – it is a Reconstruction, though unfortunately, not accurately executed in terms of location of house on the site. The owner is reusing much of the extant exterior siding materials – vertical board and batten. Owner was applying siding when this property was inspected.

Roof: Gable roof form with integrated shed porch roof and small rear cross-wing. Roofing materials is a corrugated metal material. Again, this was supposed to be a reconstruction and the roofing materials should have been shingle rather than a metal.

Windows/Doors: Windows are two-over-two double hung sash type windows. The primary façade includes two windows flanking the center entry door and smaller windows on the side elevations that are in keeping with the scale and style of the house. The main entry door is a wood panel door.

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

Location: ☐ Original Location ☑ Moved (date 2010) Original Location: The historic home was on the same lot, but located farther north and slight west of its Reconstructed 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): This one-story frame house was Reconstructed using new materials. The historic house was nominated to the National Register of Historic Places in 1983, but was never listed. Unfortunately, the Reconstruction was not entirely accurate – roof materials, location of house on the site—but was executed in a manner than retains much of the physical elements reflecting the form, plan, space, and style of homes from the mining era in Park City.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting was altered by the movement of the house from its original site on the lot. The change results in minimal negative impact on the physical environment of the historic site.

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 reuse of historic exterior finish materials. The Reconstruction reflects the methods used during the historic period such as simple methods of construction, the use of wood siding (board & batten is unique), 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. Because the site was reconstructed using new materials,
it does not retain its historic integrity and would not be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site, but does meet the criteria for listing as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known:  (source: )  Date of Construction: 2010

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.¹

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: Southwest oblique. Camera facing northeast, 2011.
Photo No. 3-11: Series taken in 2008
Photo No. 15: Southeast oblique. Camera facing northwest, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Street Address: 623 Deer Valley Road
Name of Structure: Brigham D. Young House
Present Owner: Richard and Patricia Ann Dennis
Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109

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

Year Built [Tax Record]:
Effective Age:
Legal Description
Kind of Building:

Lot 1 Sunnyside Subdivision in Section 15 T25 R4E.
Included in the tax file description of this property is the house at 660 Rossie Hill Drive, located about two hundred feet south of this house. The land which that house sits on is part of a mining claim and the house is owned separately. It is included with this property apparently because the owner is the same for both. (See continuation sheet)

Original Owner:
Original Use:
Building Condition:

Construction Date: 1885
Present Use:
Preliminary Evaluation:

Final Register Status:

Photography:
Date of Slides: 1983
Slide No.:
Date of Photographs: 1983

Research Sources:
- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories
- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society
- U of U Library
- BYU Library
- USU Library
- SLC Library
- 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 Precinct.

Researcher: Roger Roper
Date: 4/8
**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. It is one of only three extant well preserved houses in the Park City area that has board and batten siding, and is the only one to be completely sided with board and batten siding. Typical of the hall and parlor house, the door is centered between two windows. A porch, supported on simple square posts, spans the facade. There is also a window on the west end of the building. The windows are the two over two double hung sash type, and the screen door may be original. A rear extension was added perpendicular to the front section of the house. It may be original, but if not original it is likely that it was built shortly after the original construction. A shed extension was added to the rear extension. 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. Except for the rear extensions, the house is essentially unaltered, and it retains its original integrity.

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**Statement of Historical Significance:**

Built c. 1885, this house at 623 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. 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 used for Park City houses. The houses at 544 Deer Valley Road and 660 Rossie Hill Drive are the other two examples of houses with board and batten siding, and both are included in this nomination.

The exact date of construction and the name of the original owner of this house are unknown, however, it is likely that it was built in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. Ownership records of this property are very sketchy. It is possible that this house was built on land owned by a mining company, as were the houses across the road to the south of this one, thereby complicating the search to determine the occupants of this house. The 1910 census records, which were the first to identify the addresses of the houses surveyed, list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house. Young apparently bought the house after 1900, because he does not show up in the 1900 census as the resident of any of the houses in this neighborhood. It is unknown how long he owned this property. This house was apparently purchased as investment property in the 1920s by William Wood, who lived at 652 Rossie Hill Drive (See continuation sheet)
623 Deer Valley Road
History continued:

Hill Drive. He owned three or four other houses in the neighborhood which we also used as rental property. Wood's grandson, Richard Dennis, is the current owner.

1The address given in the 1910 census records, 623 Deer Valley Road, corresponds with the address given for this house on the 1907 Sanborn insurance map, so it can be reasonably assumed they are the same house.
2Telephone conversation with Gladys Dennis (daughter of William Wood), January 25, 1984, 652 Rossie Hill Drive, Park City, Utah.

Legal Description continued:

Before becoming part of Sunnyside Subdivision the house at 623 Deer Valley Road was described as "the first house on the north side of Deer Valley Road." The house at 660 Rossie Hill Drive was and still is described as "the 10th house on the South side of Deer Valley Road."

.26 acres.