HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 80 KING RD AKA: 80 SAMPSON AVE
City, County: Park City, Summit County, Utah Tax Number: MCKERNON-1
Current Owner Name: 80 KING ROAD LLC Parent Parcel(s): PC-722
Current Owner Address: PO BOX 4581; PARK CITY, UT 84060-4581
Legal Description (include acreage): LOT 1 MCKERNON REPLAT SUBDIVISION; CONT 3750 SQ FT OR 0.09 AC

2 STATUS/USE

Property Category Evaluation* Reconstruction Use
☑ building(s), main ☐ Landmark Site ☐ Permit #: Original Use: Residential
☐ building(s), attached ☑ Significant Site ☐ Full ☐ Partial
☐ building(s), detached ☐ Not Historic ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s) *National Register of Historic Places: ☑ ineligible □ eligible

3 DOCUMENTATION

Photos: Dates Research Sources (check all sources consulted, whether useful or not)
☐ tax photo: ☑ abstract of title ☑ city/county histories
☑ prints: ☐ tax card PC-722 ☐ personal interviews
☐ historic: c. ☐ original building permit ☑ Utah Hist. Research Center
☐ measured floor plans ☐ sewer permit ☑ USHS Preservation Files
☐ site sketch map ☑ Sanborn Maps ☑ USHS Architects File
☐ Historic American Bldg. Survey ☑ city directories/gazetteers ☑ Park City Hist. Soc/Museum
☐ original plans: ☑ census records ☑ university library(ies):
☐ other: ☑ biographical encyclopedias ☐ other:
☐ newspapers

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

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.
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: Other residential type 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: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
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: Significant excavation and retaining wall.

Foundation: Concrete with stone veneer.

Walls: Drop siding

Roof: Gable roof form sheathed in asphalt shingles.

Windows/Doors: Square side-by-side pane casement.

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):

This one-story frame structure appears to have been an accessory building that was converted into a dwelling or other use. The tax card for the adjacent site, 74 King Road, records an accessory building for coal storage with dimensions of 14’x17’ and it is not clear if this structure is the same building referenced in the tax card. The structure has been raised onto a significant foundation with an entry stair leading to the entry door located on the gable end. Small square windows have been cut into the side of the structure, but it is not clear if the openings were original. The changes to the site are significant.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.):

The setting appears to have been significantly modified with the excavation, large retaining wall and gravel paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

It is not clear if the siding is original, but some of the distinctive elements from the mining era are the moderately pitched gable roof form, wood drop siding, lack of decorative elements, plain finishes.

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.):

This simple structure may be associated with the adjacent site as a coal storage shed. The tax card indicates the storage shed was built c. 1920 which would place its construction during the Mature Mining Era.

5 SIGNIFICANCE

Architect: ☑ Not Known   □ Known: (source: ) Date of Construction: c. 1920

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 Summit County Recorder.
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.


² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
PC 722
Serial Number

Owners Name

Location

Kind of Bldg. Res St. No. 88 King Road

Class 2 Type 1 2 3 & Cost $ 3348 x 1.043 %

Stories Dimensions Sq. Ft. Factor Totals Totals

1 x x 1180 $ 3479 $

Att. Gar.—C.P. x Flr. Walls Cl. 

Description of Buildings
Additions Additions

Foundation—Stone Conc. 
Ext. Walls
Roof Type Mtl. RR
Dormers—Small Med. Large
Bays—Small Med. Large
Porches—Front 2 PORCHES 5x14 @ 100 125 125
Rear @
Porches @
Planters @
Ext. Base. Entry @
Cellar-Bsmnt. 3/4 3/4 3/4 3/4 Full Floor 80
Bsmnt. Gar.
Attic Rooms Fin. Unfin.

Plumbing

Class 1 Tub. 1 Trays
Basin 1 Sink 1 Toilet
Wtr. Sfr. 1 Shr. St. O.T.
Dishwasher 1 Garbage Disp. 500

Heat—Stove H.A. 1 1/2 HW Stkr. Elec. 424

Oil Gas Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Fir. V Hd. Wd. Panel
Floor—Fir. V Hd. Wd. Other
Cabinets Mantels

Tile—Walls Wainscot Floors
Storm Sash—Wood D. S. Metal D. S.
Awnings—Metal Fiberglass

Total Additions 1179

Year Built 1901 Avg. 1907 Replacement Cost 4678

Age 2. Obsolescence

Inf. by Owner - Tenant -
Neighbor - Record - Est.


Conv. Factor x.47

Replacement Cost—1940 Base 1
Depreciation Column 2 3 4 5 6
1940 Base Cost, Less Depreciation 58

Total Value from reverse side 58

Total Building Value $ 826

Appraised © 11-1 1968 By 1333

NOV 28 1968

Appraised © 19 1968 By
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1920</td>
<td>14 x 17</td>
<td>238 sq. ft</td>
<td>233</td>
<td>.47</td>
<td>.25</td>
<td>58</td>
</tr>
</tbody>
</table>

**Garage — Class** Depr. 2% 3%

**Cars** Floor Walls Roof Doors

<table>
<thead>
<tr>
<th>Size</th>
<th>x</th>
<th>Age</th>
<th>Cost</th>
<th>47%</th>
</tr>
</thead>
<tbody>
<tr>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1940 Base Cost x % Depr.

<table>
<thead>
<tr>
<th>Total</th>
<th></th>
</tr>
</thead>
</table>

**Average Year of Construction Computation:**

Year 1920 + $4262 = 91 % x 64 Year = 58 24

Year 1924 + $4774 = 94 % x 70 Year = 69

Average Year of Construction 1962 58 33
LaVerne Mathie  
Box 125  
Park City Utah  
84060  

85 ft front & rear X 62 ft back on  
Blk 78 MR Park City #38 Woodside  
Canyon. Also desc. as beg at pt on  
W line Sampson Ave. S 29°44' W 12.25  
ft fr most E'ly cor Lot 20. Blk 77.  

Millsite Reservation, th. S. 29°44'  
W 96.20 ft, N. 60°16' W 75.0 ft, N  
29°44' E 96.2 ft S 60°16' E. 75.0  
ft to beg.

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>FRONTAGE</th>
<th>DEPTH</th>
<th>CORNER</th>
<th>Rate</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>851/62</td>
<td>.85</td>
<td>.16</td>
<td>16</td>
<td>166</td>
</tr>
</tbody>
</table>

230

TOTAL