## 1 IDENTIFICATION

**Name of Property:**

Address: 81 KING RD  
AKA:

City, County: Park City, Summit County, Utah  
Tax Number: ANCH-4-2AM

Current Owner Name: RIET RUDOLF A  

Current Owner Address: 7347 SE 133RD PL, PORTLAND, OR 97236

Legal Description (include acreage): Legal SUBD: ANCHOR DEV AMEND PLAT MILLSITE RES #1 AM LOT: 4LOT 4 ANCHOR DEVELOPMENT SECOND AMENDEDPLAT MILLSITE RESERVATION SUBDIVISION #1; ACCORDING TO THE OFFICIAL PLAT ONFILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4643 SQ FT OR 0.11 AC; 0.11 AC

## 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:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</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>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

## 3 DOCUMENTATION

**Photos: Dates**  
☑ tax photo:  
☑ prints:  
☐ historic: c.

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

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


## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** Hall-parlor type  
No. Stories: 1

Additions: ☐ none ☑ minor ☑ major (describe below) Alterations: ☐ none ☐ minor ☑ major (describe below)

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

Foundation: 1949, 1957 & 1968 tax card indicate no foundation or foundation of wooden sills, nor verified.

Walls: Wooden shingles.

Roof: Gable roof form sheathed in asphalt shingles.

Windows/Doors: Two large fixed casement windows, double-hung sash type, small 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): The one-story frame hall-parlor house has been significantly altered. The tax photo indicates a hall-parlor house with wood drop siding, a dropped hipped roof full-width porch supported by decorative columns with corner brackets. The windows on the primary façade were paired double-hung sash type windows. It is not known when the current shingles were applied to the house--the tax cards (1949, 1957 & 1968) all note that the house was clad in "brick-tex over siding". It is also not clear when the windows were replaced with the current casement windows. The date of the changes to the porch likely coincide with the other alterations noted. The changes are significant and diminish the integrity of the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs or is noted on the Sanborn Insurance maps. Although the house seen in the tax photo locate on the adjacent uphill lot has been removed.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has 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 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; however, the extent of the alterations to the main building--changes to windows, porch, and siding--diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: c. 1906¹

Builder: ☐ Not Known ☐ Known: (source: )

¹ Summit County Recorder.
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. 3: West elevation. Camera facing east, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
RE-APPRAISAL CARD

Frank Painter & Francis Speaker

Owner's Name: Tikkanen, Henry

Owner's Address: Park City

Location: pt. lots 35 & 36, Blk. 76, Millsite

Kind of Building: R. S. & M. R., 24 1/2 ft. on 1st floor

Schedule: 1, Class: 39,599

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1669</td>
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</tbody>
</table>

No. of Rooms: 5

Condition: 12 1/2

Description of Building

Foundation—Stone—Conc. - None

Ext. Walls—Siding—Exterior

Roof—Type—Shake: Mat, shag, etc

Dormers—Small—Medium—Large

Bays—Small—Medium—Large

Porch—Front—Rear

Attached: 3rd floor, dirt covered

Basement—Floor, dirt floor

Attic—Rooms—Fin.—Unfin.


Heat—Stove—H. A.—Steam—S.

Finish—Hd. Wd.—Floors—Fir

Cabinets—Pantry—Mantels

Tile—Walls—Floors

Lighting—Lamp—Drops—Fix.

Lumber—Lined—Unlined

Total Additions and Deductions:

Add: 581
Deduct: 299

Net Addition or Deductions: 282

REPRODUCTION VALUE: $20,342

Est. Owner: 1/2

Tenant: Depreciation: 1/2

Neighbors: Records: Reproduction Val. Minus Dep.: 895


Garage—Size: C:

Cars: Walls:

Roof: Size: Age:

Floor: Cost: Depreciated Value Garage: $8,95

Remarks:

Total: $8,95

Obsolescence: %

Total Building Value: $20,342

Original Record: Appraised: 10/24/49

Card No.: Year: By:
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<tr>
<th>Class</th>
<th>Type</th>
<th>Description</th>
<th>Notes</th>
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<td>1 2 3 4</td>
<td>Cost $1849</td>
<td>x</td>
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<td>1</td>
<td>x</td>
<td>Sq. Ft. 939</td>
<td>$1843</td>
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**Foundation**
- Stone
- Conc.
- None

**Ext. Walls**
- Brick
- Masonry
- Siding

**Insulation**
- Floors
- Walls
- Cigs.

**Roof Type**
- Gabie
- Mtl.

**Dormers**
- Med.
- Large

**Bays**
- Med.
- Large

**Porch**
- Front
- Rear
- Porch

**Metal Awnings**
- Mtl. Rail

**Basement Entr.**
- @

**Planters**
- @

**Cellar-Bsmnt.**
- ¼ ½ ¾ ¾ Full - Floor

**Bsmt. Apt.**
- Rooms Fin.: Unfin.

**Attic Rooms Fin.**
- Unfin.
- 300

**Plumbing**
- Class
- Tub
- Trays
- Basin
- Sink
- Toilet
- Wtr. Sfr.
- Shr. St.
- O.T.
- Dishwasher
- Garbage Disp.

**Built-in-Appliances**

**Heat**
- H.A.
- Steam
- Stkr.
- Blr.

**Oil**
- Gas
- Coal
- Pipeless
- Radiant

**Air Cond.**

**Finish**
- Fir
- Hd. Wd.

**Floor**
- Fir
- Hd. Wd.
- Other

**Cabinets**
- Mantels

**Tile**
- Walls
- Wainscot
- Floors

**Storm Sash**
- Wood D.
- S.
- Metal D.
- S.

**Total Additions**
- 960

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Current Value</th>
<th>$2933</th>
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<td>1951 - 1957</td>
<td>50</td>
<td>Commission Adj.</td>
<td>%</td>
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**Remodel Year**
- Est. Cost

**Garage**
- Class
- Depr. 2% 3%
- Carport
- Factor

**Cars**
- Floor
- Walls
- Roof
- Doors

**Size**
- x
- Age
- Cost
- x

**Other**

**Total Building Value**
- $
Serial Number: PC699

Owners Name: **D Martin**
Location: **AT 660 35 36 Blk 76 L15**
Kind of Bldg: **R2S**
St. No: **51 King Road**

<table>
<thead>
<tr>
<th>Class</th>
<th>Type 1 2 3 4 Cost $</th>
<th>X</th>
<th>%</th>
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<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<td>1</td>
<td>x x</td>
<td>939</td>
<td></td>
<td>2863</td>
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<tr>
<td>x x</td>
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</table>

Att. Gar. - C.P. x Flr. Walls Cl.

Description of Buildings

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Stone</th>
<th>Conc.</th>
<th>Sills</th>
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<tbody>
<tr>
<td>Ext. Walls</td>
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<tr>
<td>Roof Type</td>
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</tr>
<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med.</td>
<td>Large</td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med</td>
<td>Large</td>
</tr>
<tr>
<td>Porches</td>
<td>Front</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td>@</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td>@</td>
<td></td>
<td></td>
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<tr>
<td>Ext. Base Entry</td>
<td>@</td>
<td></td>
<td></td>
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<tr>
<td>Cellar-Bsmt.</td>
<td>1/4 1/2 2 3/4 Full</td>
<td>Floor</td>
<td></td>
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<tr>
<td>Bmnt. Gar.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Basement-Apt.</td>
<td>Rms.</td>
<td>Fin. Rms.</td>
<td>265</td>
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<tr>
<td>Attic Rooms</td>
<td>Fin.</td>
<td>Unfin.</td>
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Plumbing

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<tr>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
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<tbody>
<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<tr>
<td>Wtr. Sftr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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Heat

<table>
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<tr>
<th>Stove</th>
<th>H.A.</th>
<th>HW</th>
<th>Stkr</th>
<th>Elec.</th>
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</thead>
</table>

Oil | Coal | Pipeless | Radiant |

Air Cond. | Full | Zone |

Finish

<table>
<thead>
<tr>
<th>Flr.</th>
<th>Hd. Wd.</th>
<th>Panel</th>
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<tbody>
<tr>
<td>Floor</td>
<td>Hd. Wd</td>
<td>Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels.</td>
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Tile

<table>
<thead>
<tr>
<th>Walls</th>
<th>Wainscot</th>
<th>Floors</th>
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</thead>
</table>

Storm Sash

<table>
<thead>
<tr>
<th>Wood D.</th>
<th>S.</th>
<th>Metal D.</th>
<th>S.</th>
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</thead>
</table>

Awnings

| Metal | Fiberglass |

Total Additions

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Replacement Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1968</td>
<td>1972</td>
<td>122.7</td>
</tr>
<tr>
<td>Age 2</td>
<td></td>
<td>Obsolescence</td>
</tr>
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Inf. by

<p>| Owner - Tenant - | Adj. Bid. Value |</p>
<table>
<thead>
<tr>
<th>Neighbor - Record - Est.</th>
<th>Conv. Factor</th>
</tr>
</thead>
</table>

Replacement Cost - 1940 Base

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value

Appraised: 11-1 1968 By 1339

Appraised: 19 1969 By 1528

NOV 2 6 1969
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td>Small Shed No Value</td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td>.47</td>
<td>x</td>
<td>x</td>
<td>x</td>
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<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td>.47</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td>.47</td>
<td>x</td>
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<td>x</td>
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<td>x</td>
<td>.47</td>
<td>.47</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

Garage — Class — Depr. 2% 3%

Cars — Floor — Walls — Roof — Doors

Size — x — Age — Cost — x .47%

1940 Base Cost — x — % Depr.

**Average Year of Construction Computation:**

**Year 1965**
- $3,758 = 71% x 63
- Year = 5733

**Year 1966**
- $371 = 9% x 1
- Year = 69

**Average Year of Construction**

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION