

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

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

Parent Parcel(s): PC-679, PC-698, PC-698-A, PC-698-B, PC-699, PC-679-C, ANCH-1, ANCH-2

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

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Residential
- Current Use: Residential

- *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
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

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: 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. 1: North elevation. Camera facing south, 2006.

Photo No. 2: North elevation. Camera facing south, 1995.

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 ^{PC 699}

Frank Painter & Francis Speaker

NEW APPRAISAL BASE

Owner's Name Tikkanen, Henry
 Owner's Address Park City
 Location pt. lots 35 & 36, Blk. 76, Millsite
 Kind of Building Res Street No. 81 King Road
 Schedule 1 Class 3159 Base Factor (14) **PC 699**

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x + 5% x		844	\$	\$ 1669
	x x			\$	83
	x x			\$	
	x x			\$	

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>		124
Ext. Walls <u>Siding</u> <u>Brk</u> <u>tar</u>		
Roof—Type <u>Gable</u> Mat. <u>shg.</u> <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Lg. <u>—</u>		
Porches—Front <u>96 @ 70</u>	67	
Attached Rear <u>48 @ 55</u>	26	
Basement <u>x</u> <u>95</u> Floor <u>dirt + wood</u>	133	
Attic—Rooms <u>—</u> Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</u> Sink <u>1</u> Toilet <u>—</u> Urns <u>—</u> Ftns. <u>—</u> Shr. <u>—</u>	315	
Heat—Stove <u>✓</u> H. A. <u>—</u> Steam <u>—</u> S. <u>—</u>		
Finish— { Hd. Wd. <u>—</u> Floors <u>—</u> { Hd. Wd. <u>—</u> Fir. <u>—</u> Fir. <u>—</u>		
Cabinets <u>Pantry</u> Mantels <u>—</u>	40	
Tile— { Walls <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>✓</u> Fix. <u>—</u>		
<u>Lumber lined</u>		175
Total Additions and Deductions	581	299

Net Addition or Deductions \$ 282

Age <u>43</u> yrs.	Est. Owner <u>✓</u>	REPRODUCTION VALUE	\$ <u>2034</u>
	Tenant	Depreciation <u>26/100</u> %	
	Neighbors	Reproduction Val. Minus Dep.	\$ <u>895</u>
	Records		
Remodeled <u>—</u> Est. Cost <u>—</u>	Remodeling Inc. <u>—</u> %		
Garage—S <u>8</u> —C <u>—</u>			
Cars <u>—</u> Walls <u>—</u>			
Roof <u>—</u> Size <u>x</u> Age <u>—</u>			
Floor <u>—</u> Cost <u>—</u>	Depreciated Value Garage		
Remarks	Total		\$ <u>895</u>
	Obsolescence <u>—</u> %		
	Total Building Value		

Original Record _____ Appraised 10/4 1949
 Card No. _____ Year _____ By JA

Serial No. PC699

Location Block 76 Pt Lots 35+36
 Kind of Bldg. R/S St. No. 81 First St (King Road)
 Class 3 Type 1 2 3 4 3 Cost \$ 1843 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		939		\$ 1843
	x x				
	x x				

Description of Buildings	Additions	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Brick on siding</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mtl. <u>Asph</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>96</u> @ <u>80</u> <u>77</u>		
Rear <u>48</u> @ <u>80</u> <u>38</u>		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>350</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	<u>350</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove <u>H.A.</u> <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. _____	<u>175</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____		

Total Additions		<u>990</u>
Year Built _____	Avg. <u>52</u>	Current Value \$ <u>2833</u>
Age <u>1949-43</u>		Commission Adj. _____ %
Inf. by { Owner - Tenant -		Bldg. Value _____
{ Neighbor - Record - Est.		Depr. Col. ① 2 3 4 5 6 <u>35</u> %
Remodel Year _____	Est. Cost _____	Current Value Minus Depr. \$ <u>992</u>
Garage—Class _____	Depr. 2% 3% _____	Carpport—Factor _____
Cars _____	Floor _____	Walls _____
Size— _____ x _____	Age _____	Roof _____
Other _____	Cost _____	Doors _____
		Total Building Value \$ _____

Appraised 5-8-1958 By 1302

PC699

Serial Number

OF Card Number

Owners Name D Martin
 Location PT W/O 35+36 Blk 76 M 5
 Kind of Bldg. Res St. No. 81 King Road
 Class 2 Type 1 2 3 4 4 Cost \$ _____ X _____ %

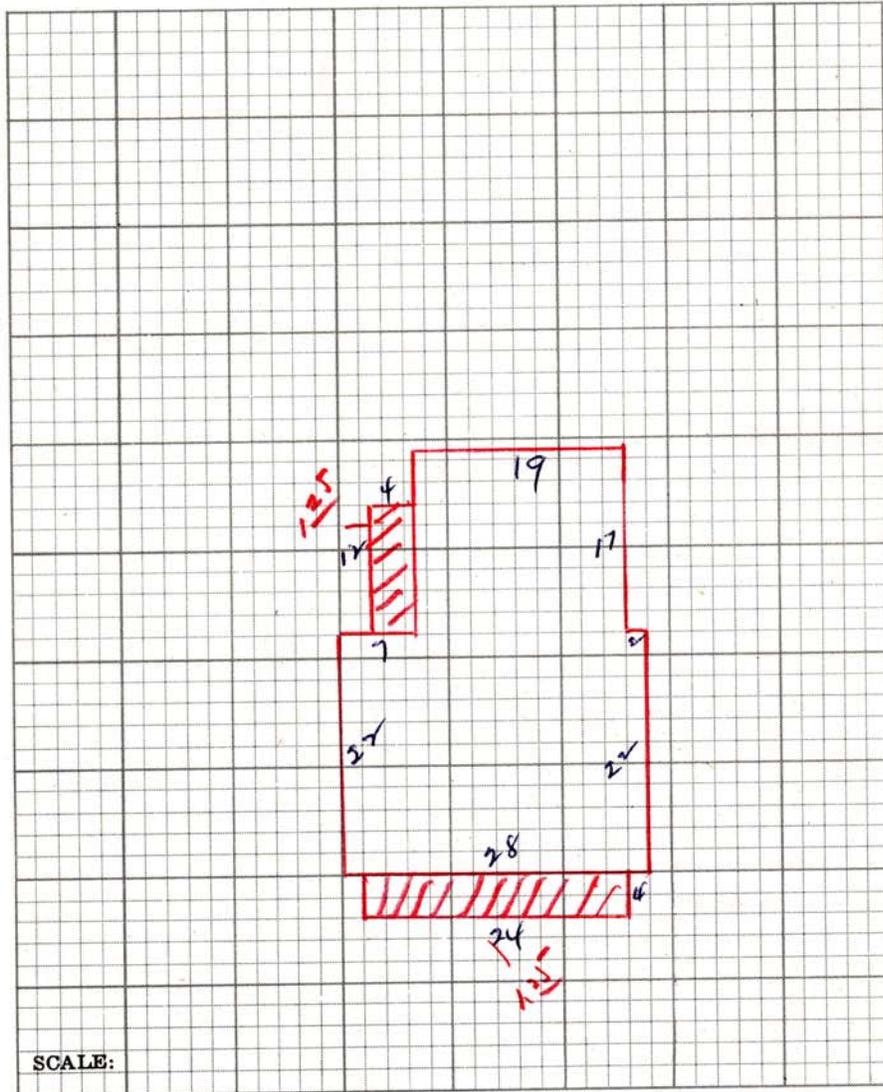
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	939		\$ 2863	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Brick on Frame</u>		
Roof Type <u>Shkl</u> Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>96 @ 125</u>	120	
Rear <u>48 @ 125</u>	60	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>-</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	265	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	371	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		1366
Year Built <u>1906</u>	Avg. <u>1912</u>	Replacement Cost <u>4229</u>
<u>1968</u>	Age <u>2</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 11-1 1968 By 1333 1328
 Appraised ② _____ 19 _____ By _____ NOV 26 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Small Shed No value</i>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

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 1906 \$ 3858 = 91 % X 63 Year = 5733
 Year 1968 \$ 371 = 9 % X 1 Year = 09
Average Year of Construction = 5742



C 699

104



