

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 69 KING RD

AKA: 57 King Road

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name: SMITH GIBBS M & CATHERINE W H/W (JT)?

Parent Parcel(s):

Current Owner Address: 123 N FLINT, KAYSVILLE, UT 84037?

Legal Description (include acreage): THOSE PORTIONS OF LOTS 46,47,48,& 49 OFBLK 75, LOTS 36 & 37 OF BLK 76 & PORTIONS OF RIDGE AVE, SAMPSON AVE, NORFOLK AVE & FIRST ST, PARK CITY SURVEY AMENDED, DESC AS FOLLOWS: BEG AT A PT ON THE INT/SEC OF THE E'LY LINE OF RIDGE AVE & A FENCE LINE SD PT BEING S 21*33'W 1.3 FT M/L FROM THE NW'LY COR OF SD LOT 49, BLK 75 PARK CITY SURVEY AMENDED & RUN TH ALONG SD FENCE LINE THE FOLLOWING COURSES: S 37*51' E 9.3 FT; TH S 22*17'14" E 23.04 FT; TH S 27*21' W 66.97 FT; TH N 64*15' W 54.98 FT; TH N 51*14' W 33.62 FT TO THE END OF SD FENCE LINE SD PT BEING WITHIN THE BOUNDARY OF SAMPSON AVE; TH N 37*12' E 104.16 FT TO A FENCE COR; TH RUN ALONG A FENCE LINE THE FOLLOWING COURSES: S 35*32' E 35.56 FT; TH S 37*51' E 13.71 FT TO THE PT OF BEG CONT 0.167 OF AN AC (LESS THAT PORTION ASSESSED UNDER PC-690 DESC IN350-281-2 CONT 0.03 AC) BAL 0.14 AC; Continued on last page of form.

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: 1995 & 2006
- historic: c.

Drawings and Plans

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

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:

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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type / Vernacular style

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

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: Accessory building located east of main building.

Foundation: Not verified, but does not appear to have a foundation.

Walls: Drop siding.

Roof: Low-pitched gable roof form - material not visible.

Windows/Doors: Double-hung sash type.

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 appears to have had changes made to the roof pitch and some minor additions. The current photos show the front roof pitch was lowered as a result of the extended porch roof being incorporated into the principal roof form. It is not clear when this modification was made. A small shed roof addition was constructed to the north façade. Aside from the change to the roof pitch, the other changes are minor and do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have been altered significantly over time. The house faces east with its side yard along the King Road frontage. An accessory building is located east of the house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Except for the changes to the front roof pitch, the physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, 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; however the modifications to the roof pitch slightly diminish the site's association with the past.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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.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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Accessory building, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Legal Description continued: ALSO BEG AT THE NE COR OF THE S'LY 21 FT OF LOT 36, BLK 76 OF THE MILLSITE RESERVATION TO PARK CITY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE COUNTY RECORDER; TH N 68°27'00" W 15.24 FT ALONG THE N'LY LINE OF THE SD S'LY 21 FT OF LOT 36; TH LEAVING SD N'LY LINE S 51°14'00" E 13.41 FT; TH S 64°15'00" W 2.44 FT TO THE E'LY LINE OF SD LOT 36 & THE W LINE OF RIDGE AVE; TH LEAVING SD W LINE S 64°15'00" E 17.65 FT TO THE C/L OF SD RIDGE AVE; TH N 21°33'00" E 5.96 FT ALONG SDC/L; TH LEAVING SD C/L N 68°27'00" W 17.60 FT TO THE PT OF BEG CONT 124.92 SQ FT; ALSO BEG AT THE SW COR OF LOT 46, BLK 75 OF THE MILLSITE RESERVATION TO PARK CITY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD AT THE OFFICE OF THE COUNTY RECORDER SD PT BEING ON THE E'LY LINE OF RIDGE AVE & THE W'LY LINE OF LOT 1 OF THE ANCHOR DEVELOPMENT AMENDED PLAT MILLSITE RESERVATION SUBDIVISION NO 1 ON FILE & OF RECORD AT THE SUMMIT COUNTY RECORDERS OFFICE; TH ALONG SD E'LY & W'LY LINE N 21°33'00" E 11 FT; TH LEAVING SD E'LY LINE OF RIDGE AVE & CONTINUING ALONG THE BOUNDARY OF SD LOT 1, S 64°15'00" E 4.82 FT TO THE TRUE PT OF BEG; TH CONTINUING ALONG SD BOUNDARY N 53°17'00" E 43.65 FT TO THE S'LY LINE OF A NON-EXCLUSIVE ACCESS & UBLIC UTILITY EASEMENT; TH LEAVING LOT1 BOUNDARY & SD EASEMENT S 44°20'32" W 26.72 FT ALONG AN OLD FENCE LINE; TH S 66°48'53" W 17.75 FT TO THE PT OF BEG CONT 90.65 SQ FT M/L; ALSO BEG AT THE SW COR OF LOT 46 BLK 75 OF THE MILLSITE RESERVATION TO PARK CITY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SD PT BEING ON THE E'LY LINE OF RIDGE AVE & THE W'LY LINE OF LOT 1 OF THE ANCHOR DEVELOPMENT AMENDED PLAT MILLSITE RESERVATION SUBDIVISION NO 1 ON FILE & OF RECORD AT THE SUMMIT COUNTY RECORDERS OFFICE; TH ALONG SD E'LY & W'LY LINE N 21°33'00" E 11 FT; TH LEAVING SD E'LY LINE OF RIDGE AVE & CONTINUING ALONG SD LOT 1 BOUNDARY S 64°15'00" E 4.82 FT; TH N 53°17'00" E 43.65 FT TO THE TRUE PT OF BEG; TH LEAVING SD LOT 1 BOUNDARY & ALONG THE S'LY LINE OF THE PUBLIC UTILITY & ACCESS ASEMENT AS SHOWN ON SD ANCHOR DEVELOPMENT AMENDED PLAT N40°35'08" W 7.31 FT TO THE INT/SEC OF SD EASEMENT LINE & THE JUDY SCIPIONE

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

CORRECTIVE DEED LINE AS DESC IN BK 628-778 THRU 780 ON FILE & OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE; TH LEAVING SD PUBLIC UTILITY & ACCESS EASEMENT LINE & CONTINUING ALONG SD SCIPIONE DEED LINE S 27°21'00" W 16.67 FT TO THE W'LY LINE OF SD LOT 1; TH LEAVING SD SCIPIONE DEED LINE & CONTINUING ALONG SD LOT 1 N 53°17'00" E 15.48 FT TO THE PT OF BEG CONT 56.43 SQ FT M/L EXCEPTING 1103-515DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 46, BLK 75 OF MILLSITE RESERVATION TO PARK CITY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SD PT BEING ON THE E'LY LINE OF RIDGE AVE;& THE W'LY LINE OF LOT 1 OF THE ANCHOR DEVELOPMENT AMENDED PLAT, MILLSITE RESERVATION SUBDIVISION NO 1 ON FILE & OF RECORD AT THE SUMMIT COUNTY RECORDERS; TH ALONG SD E'LY & W'LY LINE N 21°33'00" E 11 FT; TH LEAVING SD E'LY LINE OF RIDGE AVE & CONTINUING ALONG SD LOT 1 BOUNDARY S 64°15'00" E 4.82 FT; TH N 53°14'54" E 1.11 FT TO THE TRUE PT OF BEG; TH LEAVING SD LOT 1 BOUNDARY S 64°15'00" E 11.84 FT; TH N 27°21'00" E 24.01 FT TO SD LOT 1 BOUNDARY; TH S 53°17'00" W 27.07 FT TO THE PT OF BEG CONT 142.12 SQ FT BAL 0.14 AC





