

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 74 KING RD

AKA: 80 King Rd, 88 King Road

City, County: Park City, Summit County, Utah

Tax Number: PC-722-A

Current Owner Name: BENNETT BRENDA S

Parent Parcel(s): PC-722

Current Owner Address: PO BOX 3953, PARK CITY, UT 84060-3953

Legal Description (include acreage): ALL OF LOTS 18,19 & THE S1/2 OF LOT 20 BLK 77 MILLSITE RESERVATION TO THE PARK CITY SURVEY; CONT 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.

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.

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: House sits on narrow lot above roadway behind concrete retaining wall.

Foundation: Not verified, assumed to be concrete. 1968 tax card indicates concrete.

Walls: Drop siding.

Roof: cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Paired double-hung sash type and three groupings of center rectangle flanked by narrow rectangular casement windows.

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 house appears to have been altered over the years, but recently underwent repairs and restoration of many of the historic elements. Based on the available photographs, the house was clad in aluminum siding, faux stone veneer, and the windows appear to have been replaced with vinyl or were obstructed by vinyl/aluminum storm windows. The tax photo indicates a front gable bay with an elongated stem wing. Two projecting shed roof porches visible in the tax photo were retained. Also, the drop siding was either revealed from under the aluminum siding or has been restored using new materials. The incompatible changes made to the building (visible in the 1995 photograph) have been removed and the historic integrity has been generally restored.

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 the early photos. The house remains on a narrow lot above the roadway contained by a concrete retaining wall. The wall is not visible in the tax photo.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though some of the material may be new, 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 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.): This house appears to have been constructed as a modified T/L cottage with the site constraints dictating the floor plan. Without sufficient space in the rear to expand, the traditional "stem wing" has been elongated parallel to the roadway. The house was constructed during and is associated with the mining era in Park City.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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: South elevation. Camera facing north, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, tax photo.

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

Owners Name _____
 Location Bk 78 M 5
 Kind of Bldg. Res St. No. 88 King Road
 Class. 2 Type 1 2 3 4 Cost \$ 3348 x 1045 %

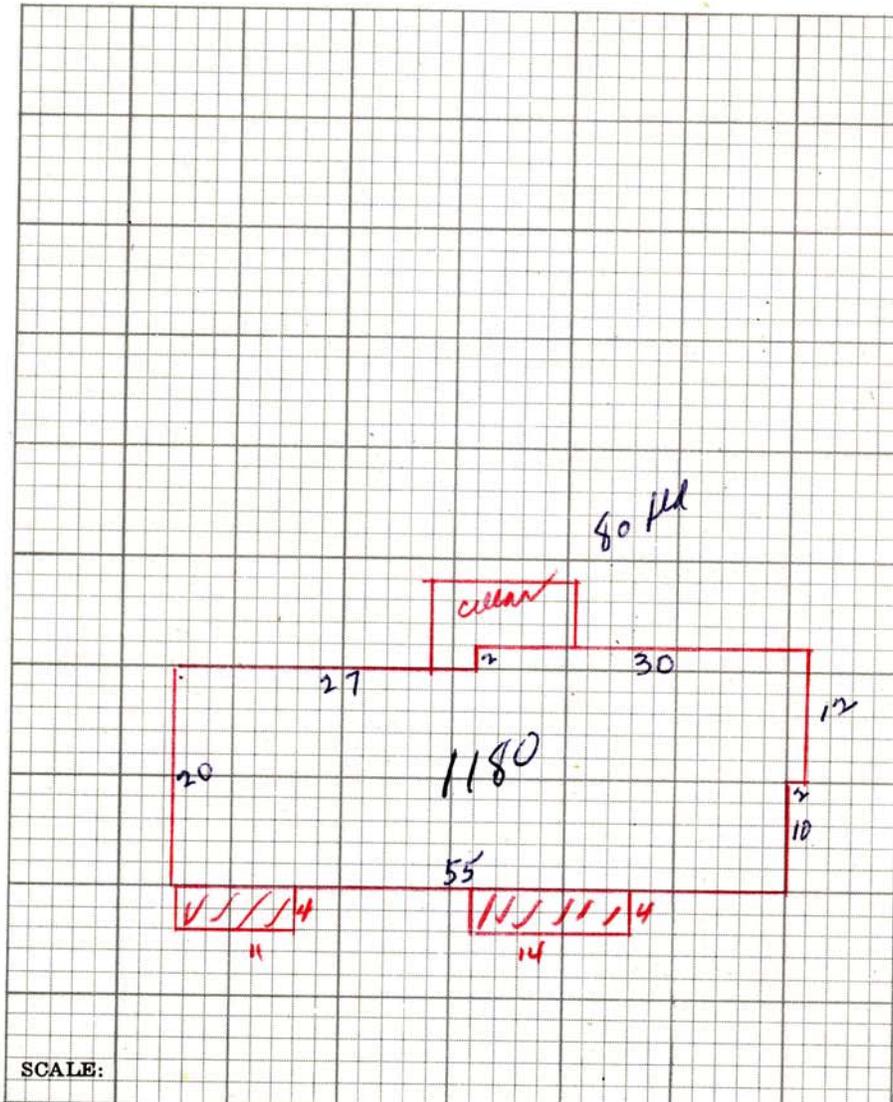
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1180		\$ 3499	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>all siding</u>		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>2 PORCHES 56+44-100 @ 125</u>	125	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>80</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	550
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. <u>KA</u> HW _____ Stkr _____ Elec. _____		
<u>other</u> Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	424	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> 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 <u>1901</u>	Avg. <u>1.907</u>	Replacement Cost	<u>4678</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>shed</u>			<u>58</u>
Total Building Value \$			

Appraised ① 11-1 1968 By 133.3 NOV 26 1968
 Appraised ② _____ 19____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- Cost	Conv. Fac. Cost	Adj. Cost	Depr. Value
<i>Storage shed</i>	<i>1920</i>	<i>14 x 17</i>	<i>238</i>	<i>Good</i>	<i>233</i>	<i>.25</i>	<i>58</i>
		x				.47	
		x				.47	
		x				.47	
		x				.47	
		x				.47	

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age *ND* Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS **Average Year of Construction Computation:**

Year *1901* \$ *4262* = *91* % X *64* Year = *5824*

Year *1964* \$ *424* = *9* % X *1* Year = *09*

Average Year of Construction *1907* *5833*

TC-541 (M-20) (URBAN LAND CARD)

LaVerne Mathie
 Box 125
 Park City Utah
 84060

M113-558 OUT

PC 722
 Blk 78
 HQC147

(Serial No.-Owner-Add.-Desc. of Property)

85 ft front & rear X 62 ft back on
 Blk 78 MR Park City #88 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.

		PARCEL NO.									
		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE			VALUE		
		85' X 62	.855	164 1/2					1162		
TOTAL									1162		
ASSESSED VALUE									230		

722



108





90

NO
PARKING
ANY
TIME