



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): House at 45 King Road

Address: 45 King Road (a.k.a. 15 Anchor Avenue)

Date of Construction: 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 15-AA-1

Current Owner: Michael Rothkopf

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: hall-and-parlor / vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). #2 Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: drop-novelty siding with corner boards

Foundation: unverified

Roof:

Windows/Doors:

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

This is a modified hall-parlor type house that was added on to the northwest during the historic period. The metal-clad gable roof has been expanded upwards on the western aspect with the northwest addition. The front façade faces east (away from Anchor Avenue) and is comprised of a central entrance flanked symmetrically by two double-hung windows. The porch originally covered this entrance exclusively but has been extended to the north side of the house, where a glazed door was added at a later date. Most of the windows are double-hung, with a triple casement window on the front most façade. The house is clad in drop-novelty wood siding, with subtle Victorian-style trim around windows and doors, typical of historic Park City residences. There are two metal chimney flues protruding from the roof, one near the center of the original house and one in the western addition.

The house was disassembled and reassembled (“panelized”) as part of a larger renovation and construction of a new addition in 2015-2017

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Photographic and Sanborn Map evidence indicated that this house was built at some point in the 1880s, making it one of the oldest and most historically valuable houses in Park City, as it has been altered or added to minimally over the decades. The title history of the property makes it difficult to determine who exactly built the house; the Townsite Company (represented by Edward and W. Mont. Ferry, then David McLaughlin and W.I. Snyder) owned the property until 1916, when it was sold to D.L.H.D. Grover, a Chinese immigrant who owned over seventy-five houses in Park City at the time of his death in the 1930s. In other words, the property was owned by a series of individuals with corporate interests for most of its history, making it difficult to determine who the early residents were.

The house was built before the 1889 Sanborn as a simple hall-parlor dwelling with a front porch on the east façade. By 1900, the west volume was extended to the north, a footprint that was maintained in the 1907 Sanborn. The 1929 Sanborn shows a house that was largely unchanged; the name “McDonough” is penciled onto the map, indicating a likely resident at that time. The 1941 Sanborn shows a similar footprint, with an outbuilding sketched to the northeast of the main house. The porch was wrapped around to the north and the roof was expanded by the time an early 1940s tax photo was taken of the property. Any major alterations or additions were done by the time of the 1940s tax photo, and the house remains very similar to its historic appearance and integrity. The house underwent reconstruction in 2015-2016.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

15 Anchor Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



1890s (Park City Historical Society & Museum)



1890s, detail of above photo (Park City Historical Society & Museum)

15 Anchor Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1930s (Park City Historical Society & Museum, Pop Jenks Collection)



c. 1930s, detail of above photo (Park City Historical Society & Museum, Pop Jenks Collection)

15 Anchor Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



15 Anchor Avenue. Northwest oblique. November 2013.



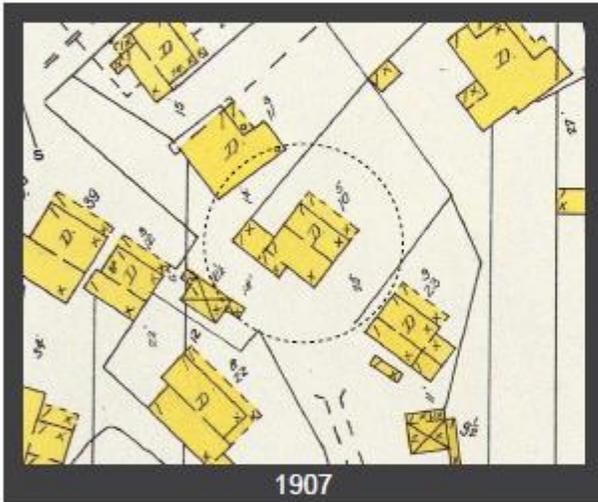
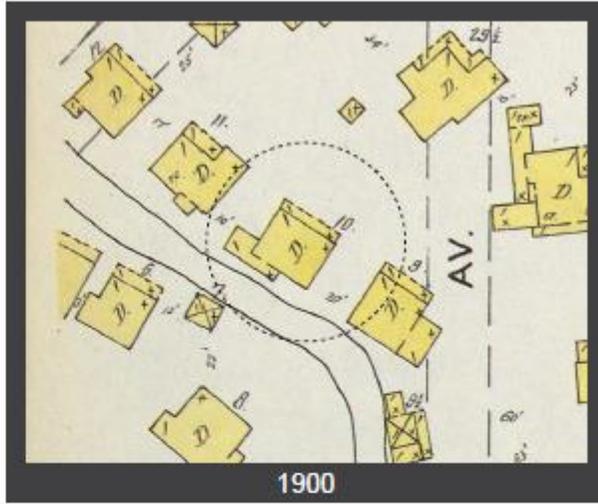
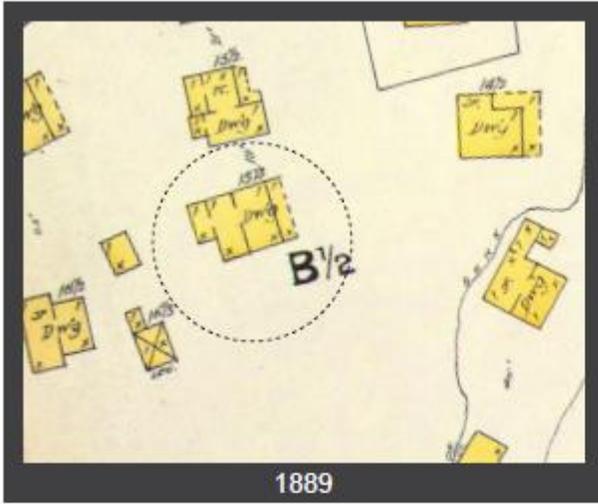
15 Anchor Avenue. Southwest oblique. November 2013.



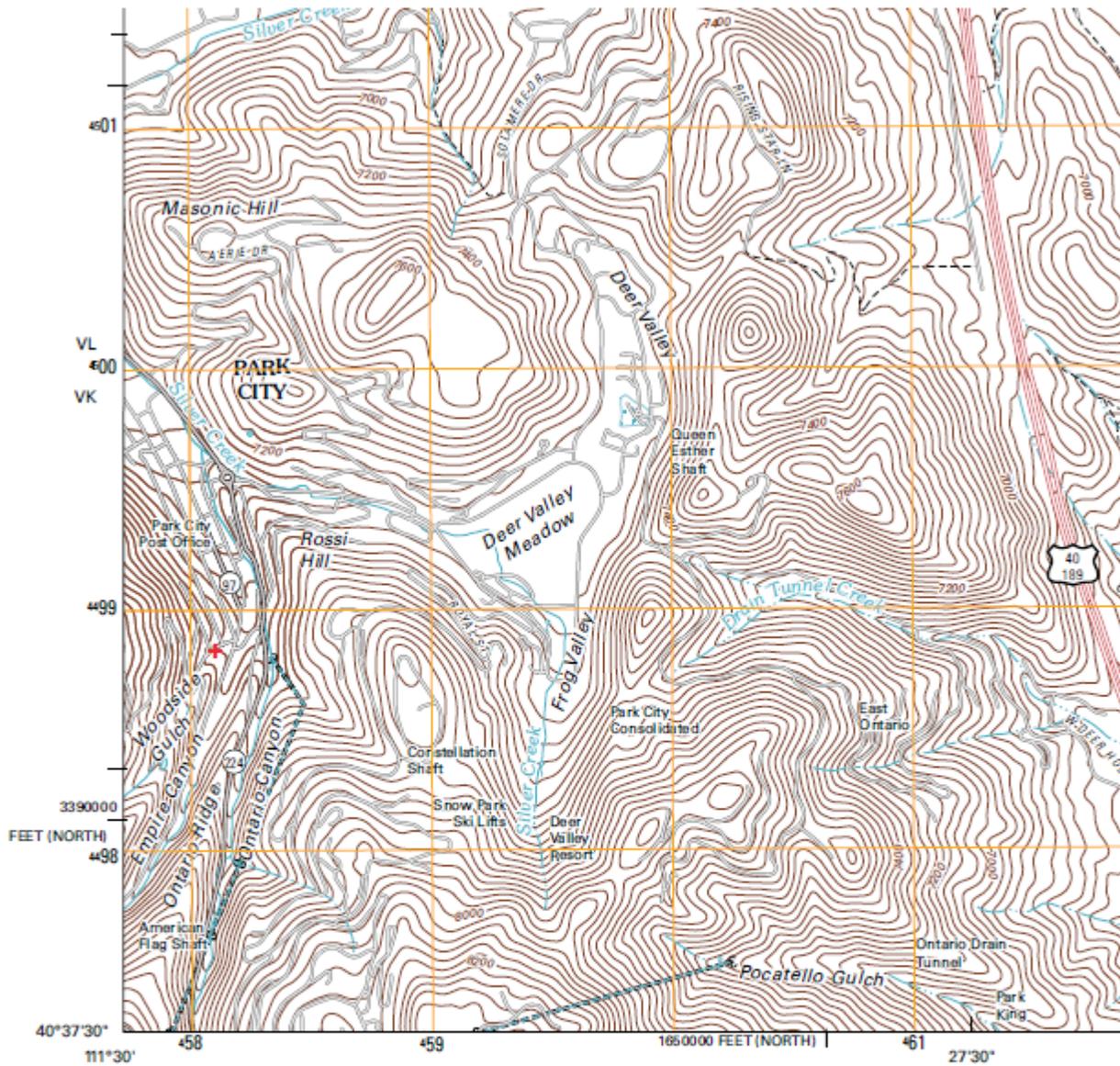
15 Anchor Avenue. North elevation. November 2013.

MAPS

15 Anchor Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



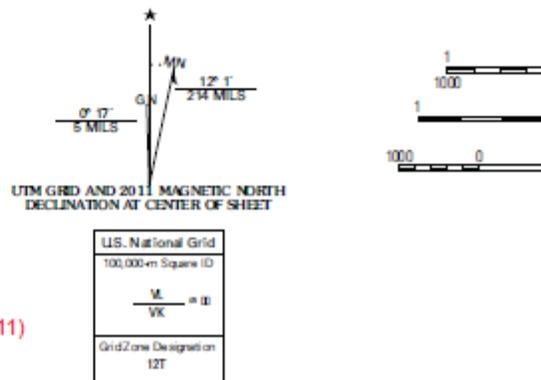
15 Anchor Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)



DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 15 Anchor Avenue

City: Park City, UT

Current Owner: Judy Scipione

Address: (see historic site form for address)

Tax Number: PC-678

Legal Description (include acreage): PC BK75 pt. L48,49,50,51,54,55,56,57,58,59,60
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry, et al	vs. H.M McLaughlin, et al	Decree		[litigation settling estate of W.M. Ferry]
5/9/1916	W.I. Snyder, admin.	D.L.H.D. Grover	W.D.		"Lots 49 & 50"
2/26/1932	3rd Jud. Dis. Court	Joe Grover, adm.	Decree		[estate of D.L.H.D. Grover, his father]
5/29/1943	County Auditor	Summit County	A.D.		"Lots 50 & 49"
12/7/1959	Summit County	United Park City Mines Co.	Q.C.D.		[parts of block 75, see record #91191]
6/11/1971	United Park City Mines Co.	Greater Park City Company	Sp. W.D.		[L48-50, 57-60, et al]
6/12/1975	Greater Park City Company, et al	Ramshire, Inc.	Sp. W.D.		[L48-50, 57-60, et al]
12/3/1975	Ramshire, Inc.	Harry F. Reed	Sp. W.D.		[L48-50, 57-60, et al]
9/17/1976	Harry F. Reed, et ux	Curtis K. Oberhansly	W.D.		[L48-50, 59-60, et al]
2/10/1977	Ramshire, Inc.	Coalition Land Company	Q.C.D.		"57,58"
4/11/1985	Curtis Oberhansley	Glenn F. & Georgia Peterson	W.D.		[most of lot as it is today]
8/22/1990	Glenn F. & Georgia Peterson, pl.	vs. Coalition Land Co., et al, def.	O.Q.T.		[quieted title on most of remaining lot]
11/13/1990	Glenn F. & Georgia Peterson	Judy Scipione	W.D.		

Date: 3/17/2014

Researcher: John Ewanowski, CRSA Architecture

Legal Description (include acreage): THOSE PORTIONS OF LOTS 48,49,50,51,54,55,56,57,58,59 & 60 OF BLK 75 & A PORTION OF ANCHOR AVE, DESC AS FOLLOWS: BEG AT A PT ON A FENCE COR SD PT BEING S 68*27' E 2.9 FT & N 15*07' W 0.4 FT M/L FROM THE SW'LY COR OF SD LOT 54 BLK 75 PARK CITY SURVEY AMENDED & RUN TH ALONG A FENCE LINE THE FOLLOWING COURSES: S 15*07' E 20.69 FT; TH S 21*33' E 11.91 FT; TH S 24*24'08" E 36.34 FT; TH S 05*11'10" W 48.33 FT; TH S 35*17'33" W 3.5 FT TO THE INT/SEC OF THE SE'LY PROLONGATION OF THE LINE DIVIDING SD LOTS 58 & 59; TH DEPARTING FROM THE FENCE LINE & RUN ALONG SD SE'LY PROLONGATION S 68*27' E 8.65 FT TO THE C/L OF SD ANCHOR AVE; TH S 21*33' W 50.00 FT ALONG SD C/L; TH N 68*27' W 21.0 FT TO THE INT/SEC OF THE S LINE OF SD LOT 60 & THE ABOVE SD FENCE LINE; TH CONTINUING ALONG SD FENCE LINE THE FOLLOWING COURSES: N 35*26'25" W 14.90 FT; TH N 08*04'10" W 10.25 FT; TH N 02*28'03" W 10.36 FT; TH N 13*30'36" W 9.57 FT; TH N 31*14'14" W 36.49 FT; TH N 36*17'36" W 22.5 FT; TH N 22*17'14" W 35.43 FT; TH N 64*40'19" E 77.24 FT TO PT OF BEG CONT 0.20 OF AN AC TOGETHER WITH THOSE PORTIONS OF LOTS 57 & 58 BLK 75 PARK CITY SURVEY AMENDED LYING OUTSIDE OF THE ABOVE DESC PARCEL & THE W'LY 1/2 OF ANCHOR AVE VACATED PARK CITY SURVEY AMENDED, ADJACENT THERETO CONT 0.02 AC M/L; ALSO ALL OF LOT 55 & 56 BLK 75 MILLSITE RESERVATION PARK CITY SURVEY; ALSO A PORTION OF VACATED ANCHOR AVENUE BLK 75 PARK CITY SURVEY MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NE'LY COR OF LOT 57 & THE SE'LY COR OF LOT 56 BLK 75 PARK CITY SURVEY AMENDED PLAT; ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER SD PT ALSO BEING ON THE W'LY R/W OF VACATED ANCHOR AVENUE & RUN TH S 68*27' E 12.77 FT TO THE C/L OF SD VACATED ANCHOR AVENUE; TH N 21*33' E ALONG SD C/L OF VACATED ANCHOR AVENUE 22.65 FT M/L TO THE S'LY BOUNDARY OF THE LECLERC PLAT AMENDMENT ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; TH S 76*40' W ALONG SD S'LY BOUNDARY OF THE LECLERC PLAT AMENDMENT 15.57 FT M/L TO A PT ON THE E'LY BOUNDARY OF SD LOT 56 & THE W'LY R/W OF SD VACATED ANCHOR AVENUE; TH S 21*33' W ALONG SD E'LY BOUNDARY OF LOT 56 & SD W'LY R/W OF VACATED ANCHOR AVENUE 13.74 FT M/L TO THE PT OF BEG; ALSO BEG AT THE NW'LY COR OF THE SCIPIONE PROPERTY (TAX ID PC-678) SD PT BEING S 60*47'38" W 353.96 FT M/L FROM THE STREET MONUMENT AT THE INT/SEC OF FIRST STREET & DALY AVE PARK CITY SURVEY; ACCORDING TO THE PARK CITY MONUMENT CONTROL MAP AMENDMENT TO SHEET #3 ON FILE AS ENTRY #199887 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER & RUN TH ALONG THE W'LY BOUNDARY OF SD SCIPIONE PROPERTY THE FOLLOWING SIX COURSES: 1) S 22*17'14" E 35.43 FT; 2) S 36*17'36" E 22.50 FT; 3) S 31*14'14" E 36.49 FT; 4) S 13*30'36" E 9.57 FT; 5) S 02*28'03" E 10.36 FT; & 6) S 08*04'10" E 1.77 FT M/L TO THE INT/SEC WITH THE E'LY BOUNDARY OF THE ANCHOR DEVELOPMENT SECOND AMENDED PLAT MILLSITE RESERVATION SUBDIVISION NO 1; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; TH ALONG SD E'LY BOUNDARY THE FOLLOWING SIX COURSES: 1) N 13*45'22" W 0.34 FT; 2) N 07*58'44" W 16.61 FT; 3) N 30*43'13" W 30.82 FT; 4) N 40*35'08" W 31.77 FT; 5) N 16* 54'03" W 37.04 FT; & 6) N 38*33'10" W 0.21 FT M/L TO THE INT/SEC WITH THE EXTENSION OF THE N'LY BOUNDARY OF SD SCIPIONE PROPERTY; TH N 64*40'19" E ALONG THE EXTENSION OF SD N'LY BOUNDARY 1.21 FT M/L TO THE PT OF BEG CONT 279.5 SQ FT M/L; ALSO COMM FROM THE SE'LY COR OF THE SCIPIONE PROPERTY (TAX ID PC-678) SD PT BEING S 37*01'12" W 381.91 FT M/L FROM THE STREET MONUMENT AT THE INT/SEC OF FIRST STREET & DALY AVE PARK CITY SURVEY; ACCORDING TO THE PARK CITY MONUMENT CONTROL MAP AMENDMENT TO SHEET #3 ON FILE AS ENTRY #199887 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER & TH N 68*27' W ALONG THE S'LY BOUNDARY OF SD SCIPIONE PROPERTY

22.10 FT TO THE TRUE PT OF BEG; & RUN TH N 35*26'25" W ALONG THE W'LY BOUNDARY OF SD SCIPIONE PROPERTY 10.76 FT M/L TO THE INT/SEC WITH THE E'LY LINE OF THE ANCHOR DEVELOPMENT SECOND AMENDED PLAT MILLSITE RESERVATION SUBDIVISION NO 1; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; TH S 31*55'39" E ALONG SD E'LY BOUNDARY 9.85 FT M/L TO THE INT/SEC WITH THE EXTENSION OF THE S'LY BOUNDARY OF SD SCIPIONE PROPERTY; TH S 68*27' E ALONG THE EXTENSION OF SD S'LY BOUNDARY 1.11 FT M/L TO THE PT OF BEG CONT 3.2 SQ FT M/L (EXCEPTING THEREFROM THE FOLLOWING DESC PROPERTY: BEG AT FENCE COR ON THE S LINE KING RD SD PT BEING S 30.396 FT & W 183.129 FT FROM THE NORTHERNMOST COR OF BLK 74 MILLSITE RESERVATION TO PARK CITY; & RUN TH ALONG AN OLD FENCE LINE AS FOLLOWS: S 66*54' W 61.33 FT; TH S 22*56' E 81.50 FT; TH N 60*11' E 8.75 FT; TH N 56*49'30" E 48 FT; TH N 18*39' W 72.30 FT TO THE PT OF BEG PC-685) (LESS LECLERC PLAT AMENDMENT SUBDIVISION) (LESS THAT PORTION IN CONFLICT WITH ANCHOR DEVELOPMENT SUBDIVISION PC-690 DESC IN 350-281-2) (LESS 4.6 SQ FT 1942-886 ANCH-2-2AM) BAL 0.24 AC M/L UWD-125 M90-364 M67-542 M74-494 IQC-389 1935-6-6 M31-688 579-140 586-333 (SEE QCD-1303-1568 LOUIS C & ERMA M NELSON TO ERMA M & LOUIS C NELSON TRUSTEES) 1883-1326 1888-1021 1942-883 (SEE QCD-1948-259-260 MICHAEL G LECLERC TO MICHAEL G LECLERC) (NOTE: THE ABOVE PARCELS DESC IN 1883-1326 & 1888-1021 CONFLICT WITH PC-694-A 1948-259-260)