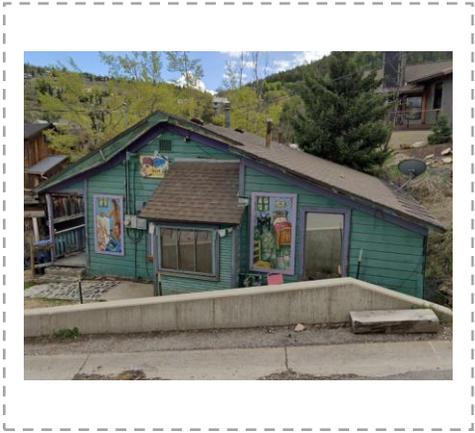




HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): House at 69 King Road

Address: 69 King Road

Date of Construction: c. 1901

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-681

Current Owner: Gibbs M. and Catherine W. Smith (H/W jt.)

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-parlor type / vernacular style

No. Stories: 1

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

Condition: Good Fair Poor Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

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

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

Windows/Doors: Double-hung sash type

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.)

69 King is a hall-parlor type house that remains mostly unmodified. The hall parlor house type is one of the three most common house types built during the historic Park City mining era and is the earliest, occurring mostly in the beginning of that era. The roofline is one aspect of the house that has been modified, with an overbuild roof having a lower uniform slope, while the original pitch remains visible on the side. The roof is sheathed in asphalt shingles which have been present since at least 1995. The house is clad in drop wood siding which is likely original. A small shed extension was built on the north façade and is clad with a narrow wood siding similar to the rear. The covered porch is enclosed by a wood railing and posts, and is entered through a wooden lattice gate with stairs leading up to it. The square porch posts against the house have decorative brackets. The windows appear to mostly be double-hung sash types with what looks to be a casement window in the north addition. Several paintings adorn the north side of the house. No foundation is visible, and remains unverified. The retaining wall for the road borders the lot and the rest of the lot is informally landscaped. Although the roof form has been slightly modified, the overall form and materiality of the house remain intact and the house retains its historic value.

The historic outbuilding to the east of the house is hard to date as far as a construction year. There was not an outbuilding in this location on the 1941 Sanborn, but it could have been moved to its current location at a later date. The outbuilding on the southwest corner of the house depicted on the 1941 Sanborn, which was being leased in 1939, could be this garage. The materials of the outbuilding and its construction are consistent with a historic structure, therefore, this structure should also be considered a contributing building.

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.)

The early history of this house is uncertain, as early owners were not recorded with regularity. A 1990 court order to clear the title of this property illustrates that the early title history was not very clear.

Mamie Day is the first known owner of this property, which she sold to Mike Belford in 1929. Day was born in 1879 in Summit, Iron, Utah. She married Joseph C. Day in 1899, but the couple divorced in 1928 on the grounds of Joseph's desertion. Mamie sold the house in 1929 and eventually died in Beaver, Utah, in 1966.

Mike Belford bought the house from Mamie Day in 1929, quit-claiming it to wife Cora the following year. Cora seems to have lived in the house for a number of years, and then gave it to son Glenn Peterson (from her marriage with Paul F. Peterson) in 1939. The house was slightly damaged by a fire at a neighboring house in 1939. Glenn was in school at Park City when Cora moved to Leadville, Colorado, and he stayed in Utah, eventually enlisting in the United States Army to fight in World War II. Glenn would own the house with wife Georgia until 1991. He died in Utah on March 21, 1996.

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.)

69 King Road, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



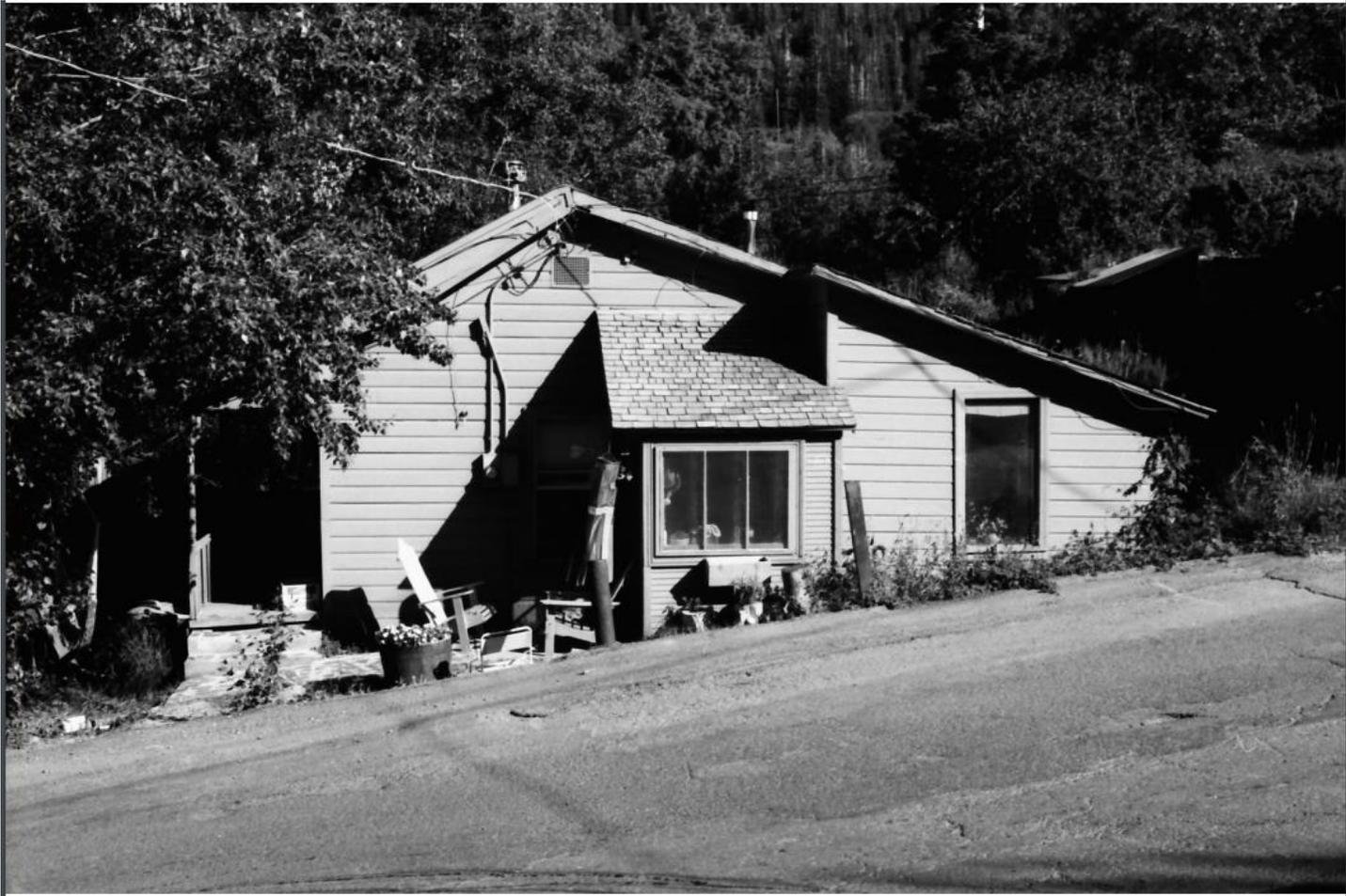
c. 1900 (Park City Historical Society & Museum)

69 King Road, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)





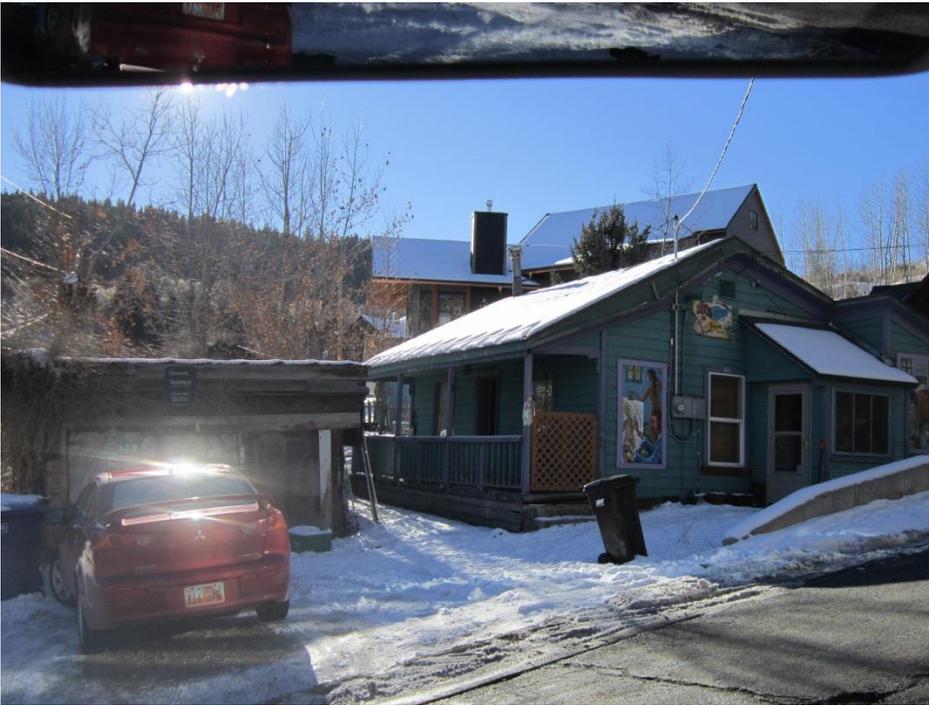




69 King Road. Northwest oblique. November 2013.



69 King Road. North elevation. November 2013.



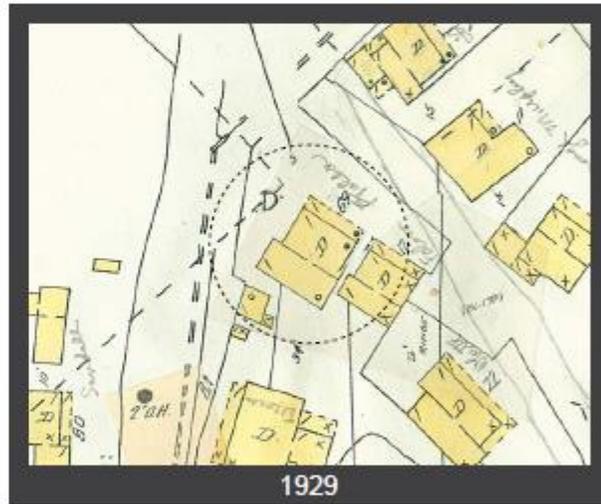
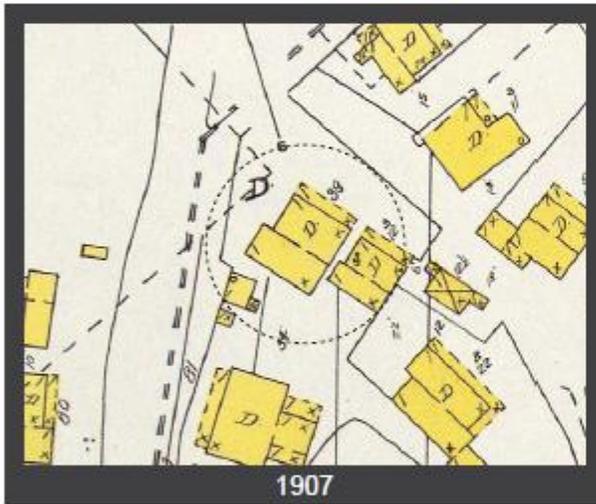
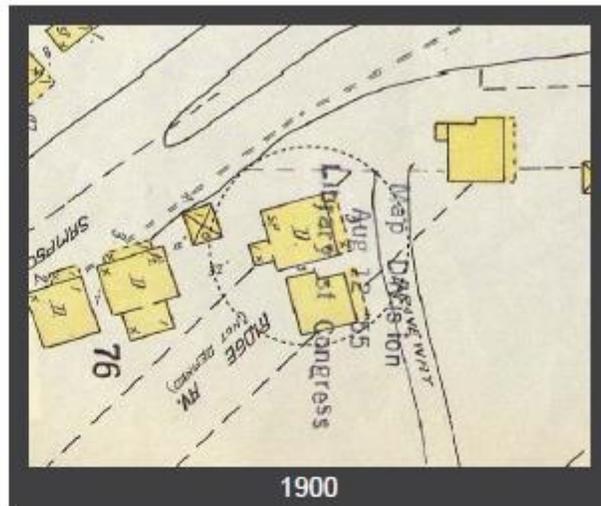
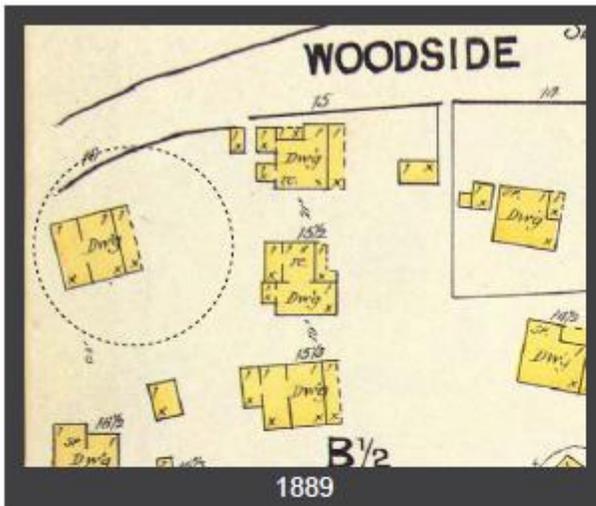
69 King Road (outbuilding on left). Northeast oblique. November 2013.



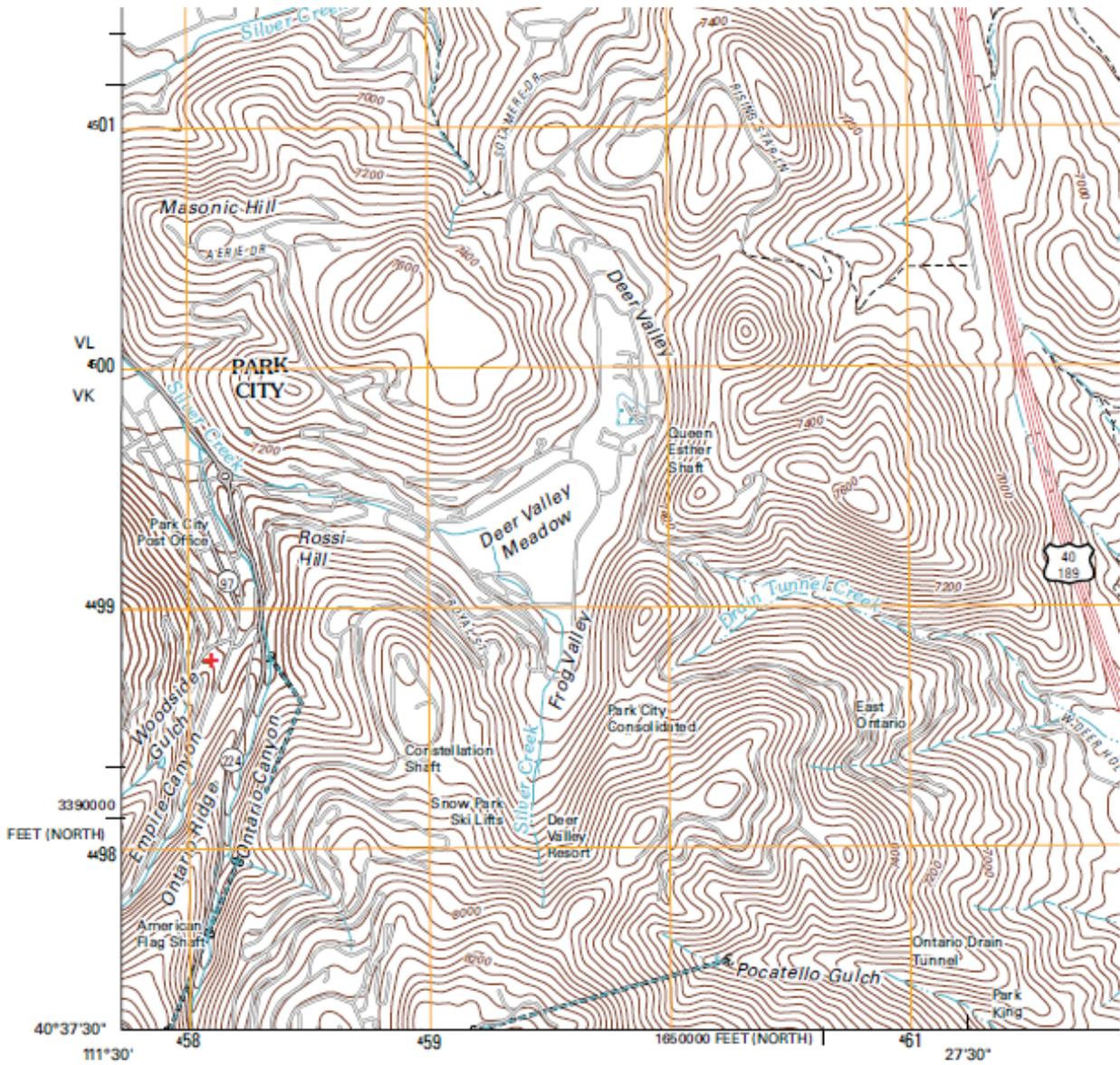
69 King Road (outbuilding on left). Northeast oblique. November 2013.

MAPS

69 King Road, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

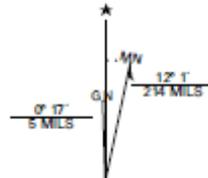


69 King Road, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

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

Local Divorce Cases

In the Third District Court, held at Coalville last Monday, Judge M. L. Ritchie, presiding, the following cases were heard:

Mamie Day was granted an interlocutory decree of divorce from Joseph C. Day on the grounds of desertion. Decree of divorce was granted Robert H. Dunsmore, on the grounds of excessive drinking and immoral character, from Iona Dunsmore.

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The case of Mamie Matilda Jordan against Al C. Jordan, suing for divorce on account of abuse and bad temper, was heard by the court, and the case continued to Salt Lake for argument.

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In the case of Vernon Jones, charged with stealing an automobile in Park City and driving the same to Bureka, the county attorney moved for a reduction of the charge to a misdemeanor, so which charge the prisoner pled guilty, and was sentenced to four months imprisonment, to run from date of arrest. The prisoner was given his freedom as the termination of trial, sentence having been served while awaiting trial. Extenuating circumstances were presented by the defendant, a minor, to the effect that he took the car to be able to visit his mother, who was seriously ill.

The balance of the calendar was continued to the March term of court.

Park Record, 2/24/1928

Fire Last Saturday

For the tenth time this year our local fire fighters were summoned to duty by the dreaded alarm at 4 o'clock a. m., Saturday last.

The blaze was in Woodside canyon, and for a time looked as though it might spread to several homes. The fire was at one of Joe Grover's houses, and occupied by three young men who were watching. The fire was caused by a carelessly thrown cigarette. One of the occupants, Dan Norton, was quite seriously burned, and is still in the hospital. The other occupants, Willard Wallberg and Mr. Probst, escaped uninjured. The Grover house and contents were completely destroyed, damage estimated at \$800.00. The home of Glenn Peterson caught fire and damaged to an extent of \$150.00.

The fire was discovered by Jack Green who turned in the alarm and the quick response and efficient service of the fire ladders soon had the fire under control.

Park Record, 6/8/1939

Legal Description (include acreage): THOSE PORTIONS OF LOTS 46,47,48,& 49 OF BLK 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 IN 350-281-2 CONT 0.03 AC) BAL 0.14 AC; 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 & PUBLIC 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 EASEMENT 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 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'LYLINE 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 THEOFFICE 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 S64°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 278-476 291-421 350-281577-387 586-333 617-717 628-778 1103-513-514-812 1458-951-980 1750-1888