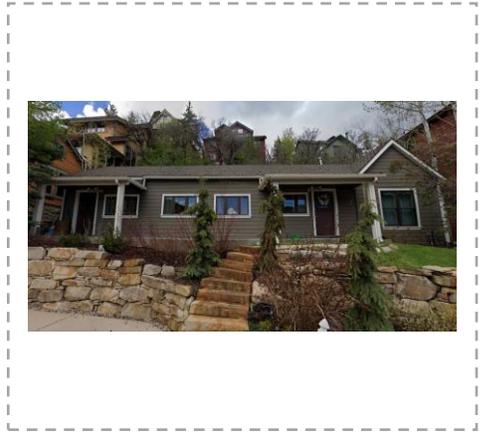




# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): House at 74 King Road

Address: 74 King Road

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-722-A

Current Owner: Brenda S. Bennett

Legal Description (include acreage): ALL OF LOTS 18,19 & THE S1/2 OF LOT 20 BLK 77 MILLSITE RESERVATION TO THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER CONT 0.11 AC 1035-37 1588-1059

## 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
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:
- Census Records
- Park City Museum

## DESCRIPTION

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Architectural Style: modified T-cottage

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, assumed to be concrete. 1968 tax card indicates concrete

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

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

74 King is a modified "T" or "L" cottage that was built according to site restrictions rather than traditional form. The T/L cottage is one of the main three house types built during the historic Park City mining era, though due to the shallow site, the stem-wing was placed parallel to the roadway. Many changes in material have occurred throughout its lifespan, but a recent project has restored many of the lost historic elements. The side gable roof is sheathed with asphalt shingles. Previous photos show a combination of aluminum siding, faux stone veneer and another unidentified material. The most recent images show that these have all been removed and replaced by a wooden drop siding. It appears that this is not original, but it is an appropriate replacement. The façade of the stem wing is symmetrical with a covered porch on both sides and both having an entry door. Four windows are spaced evenly between the doors, having a tripartite division. A wooden stair leads to the center of the stem wing from the street side. The front facing gable is on the north side of the stem wing and contains a pair of double-hung sash windows. The covered porches are both supported by square wood posts, which are smaller than the posts shown

in the 1940s tax photo but similar in appearance. The foundation is noted as being concrete in the 1968 tax card but it is not visible in any images and, thus, unverified. The only major site differences between now and the 1940s tax photo are a large concrete block retaining wall that runs along the sidewalk and a small wood fence that encloses the area north of the stairway. Though many alterations have been made to this house, the recent restoration enhanced the homes historic integrity. The overall form and materiality of the house remains intact and the house retains its historic value.

## SIGNIFICANCE

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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.)

This house was constructed as a T-cottage between the 1900 and 1907 Sanborn maps of Park City.

The early history of this site is not well known, as it was owned by the Park City Townsite Company as of 1926, as evidenced by land value records of that year. The 1930 census showed six Finnish boarders living in the house, which was expanded to a boarding house between the 1907 and 1929 Sanborn maps. It is possible that this was the King Road Boarding House, advertised in 1928, as there was only one other boarding house on King Road highlighted in the 1930 census.

The first recorded owner of the property was Jacob Melrose Mathie, a Utah native and miner. Mathie was born June 4, 1909, in Huntington, Emery, Utah, marrying LaVerne Staker June 11, 1934. The couple moved to Park City in 1935, likely the time when they bought the house. The Mathies owned the house until their deaths, J. Melrose in 1966 and LaVerne in 1992.

Following LaVerne's death, son Lawrence sold the house to Tim Henney, who owned the house for five years before selling to current owner Brenda Bennett in 1997.

## REFERENCES

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- 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

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(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.)

*74 King Road, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



site prior to construction, c. 1900 (Park City Historical Society & Museum)

74 King Road, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



Planning Department/ Park City Corporation







*74 King Road. Southeast oblique. November 2013.*



*74 King Road. East elevation. November 2013.*



*74 King Road. Northeast oblique. November 2013.*

MAPS

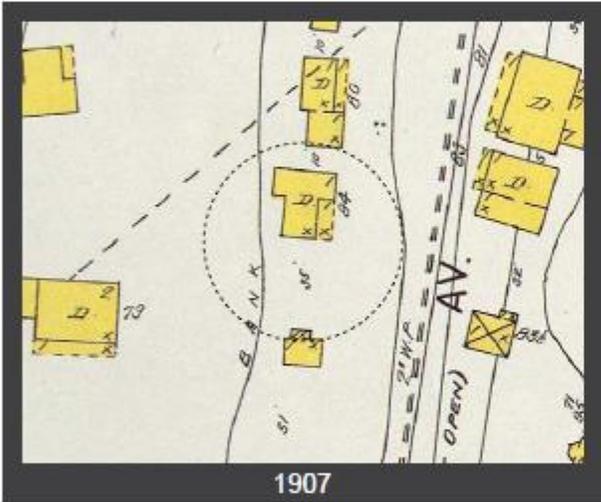
74 King Road, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundary)

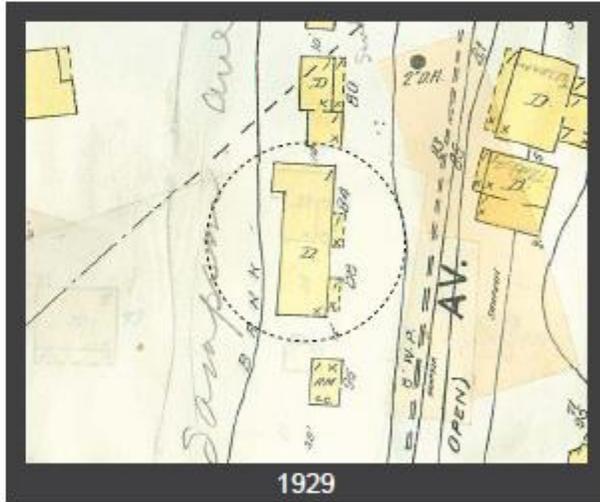
1889

(outside of 1900 Sanborn boundary)

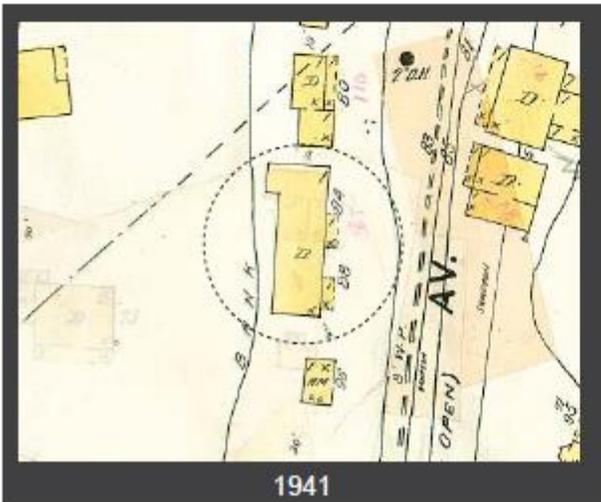
1900



1907



1929



1941

**SURVEYOR'S CERTIFICATE**

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8084, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

*John Demkowicz 11-9-92*  
 LEGAL DESCRIPTION

THE NORTH 8.45 FEET OF LOT 16, THE SOUTH HALF OF LOT 20, AND ALL OF LOTS 17, 18, 19, BLOCK 77, MILLSITE RESERVATION TO PARK CITY, ALONG WITH THE NORTH 13 FEET OF LOT 30, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

**IMPROVEMENTS**

1. Goals of survey: Survey Monuments as shown.
2. Property corners were set or found as shown.
3. Date of Survey: 10/28/92
4. Located in Section 35, T2S, R4E, S4SW.
5. Purpose of survey: Real Estate Transaction.
6. - set Iron Rod Axiomatic Cap.
7. Improvements on the property are as shown on this survey.
8. All adjacent line adjoining lines are perpendicular to the lot line.

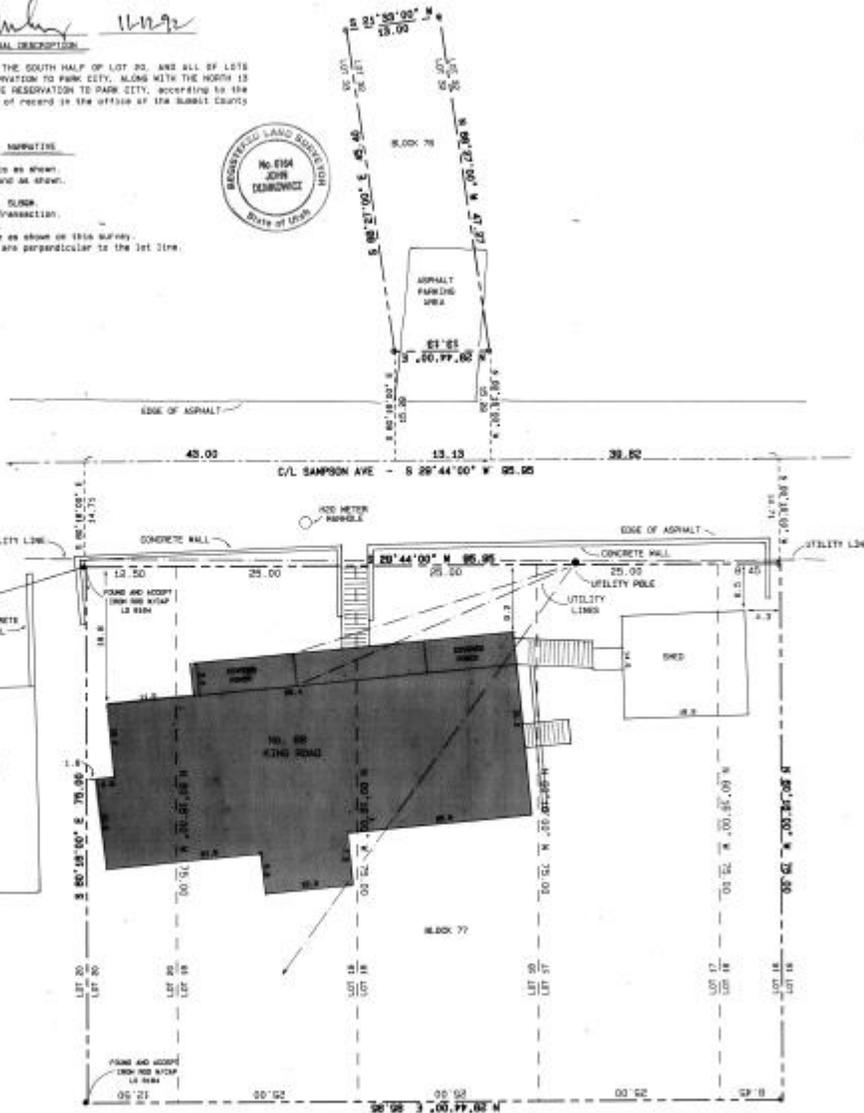


FOUND SURVEY MONUMENT  
 PI 2nd/PARK AVE



NOT TO SCALE

FOUND SURVEY MONUMENT  
 PI 2nd/HOBBSIDE AVE



1807-5

FILE No. S-108  
 FILED AT THE REQUEST OF  
 ALLIANCE ENGINEERING INC.  
 ALAN SPRINGS SUMNER CO. RECORDER  
 FEE \$ 10.00 By *John Demkowicz*  
 FILED 11/09/92 AT 03:45 P.M.

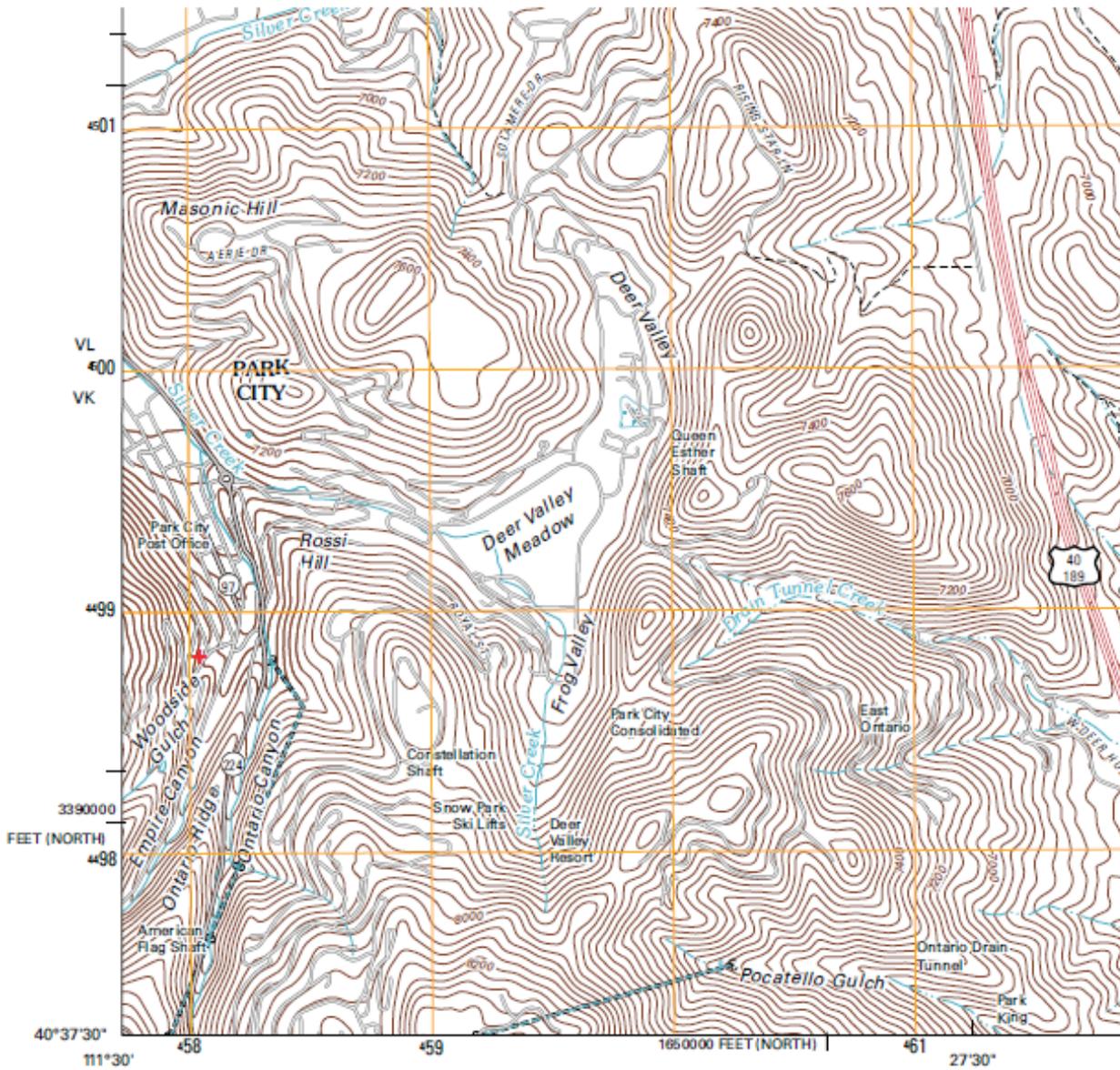
201 648 9487  
**Alliance Engineering Inc.**  
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
 322 West Street P.O. Box 284 Park City, Utah 84060

STAFF:  
 D. CONSTABLE  
 DATE: 11-9-92

PAGE 1  
 OF 1

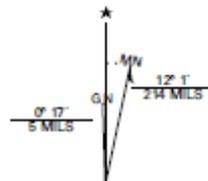
LOTS 17, 18, 19, N. 8.45' LOT 16  
 S. 12.5' LOT 20, BLOCK 77  
 N. 13' LOT 32, BLOCK 76  
 FOR MILLSITE RESERVATION  
 BONNIE PERETTI  
 JOB NO: 3-9-92 A

74 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	
M	VK
Grid Zone Designation	
12T	

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



74 King Road, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

### Good Boarding House

Mrs. Angela Sarno will open the King Road Boarding House (formerly the Savage Boarding House) June 25th. Newly repaired and refitted with modern conveniences and first class board. Rates reasonable. 21.

Park Record, 6/22/1928

## J. M. Mathie Dies at Work

Jacob Melrose Mathie, 57, Park City, died of apparently natural causes July 27 at 6 p.m., while working in the Park Utah Mine.

He was born June 4, 1909, Huntington, Emery County, to William Truman and Margaret Berthene Westensckow Mathie. Married La Verne Staker June 11, 1934, Castle Dale, Park City resident since 1925. Elder, LDS Church. Mine worker over 20 years. Member Steel Workers Union; charter member Park City Lions Club.

Survivors: widow; sons, daughter, Howard Layne, Lawrence Melrose, Mrs. Richard (Ramona) Blaidell, all Salt Lake City; five grandchildren; mother, Salt Lake City; brothers, sisters, Arthur Orlando, Mrs. Clair (Elizabeth) Johnson, Mrs. Elvera Olsen, all Salt Lake City; Ellis Leonard, Gerald H., both Huntington; Mrs. Paul (Naomi) Breslin, Pottstown, Pa.; Mrs. Emery (Dorothy) Durand, Huntsville, Ga.

Funeral services were conduct-

ed Saturday Park City LDS Ward Chapel. Burial, Park City Cemetery.

Impressive services were held at the Park City Ward Chapel, under the direction of Bishop David W. Loertscher. Music was furnished by John C. Green, Mrs. Maurine Loertscher and Mrs. Evelyn Stanton. Prayers, A. O. Staker, Bishop Ivan McCourt, Gerald Mathie and Bishop David Loertscher.

"Mel" Mathie was one of Park City's best known miners and had a large circle of friends who mourn his passing, and offer sympathy to his family in their sorrow.

Park Record, 8/4/1966

PC 722  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location Bldg 78 M5  
 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.  Flr.  Walls  Cl.   
 Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc.  Sills \_\_\_\_\_  
 Ext. Walls all siding  
 Roof Type Gable Mtl. RR  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 2 PORCHES 56x4+100 @ 125 125  
 Rear \_\_\_\_\_ @ \_\_\_\_\_  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — all full  $\frac{1}{4}$   $\frac{1}{2}$   $\frac{3}{4}$  Full \_\_\_\_\_ Floor 80  
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1  
 Wtr. Sfrtr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_ 550  
 Heat—Stove \_\_\_\_\_ H.A. KA HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
all Oil \_\_\_\_\_ Gas \_\_\_\_\_ Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_ 424  
 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 1179

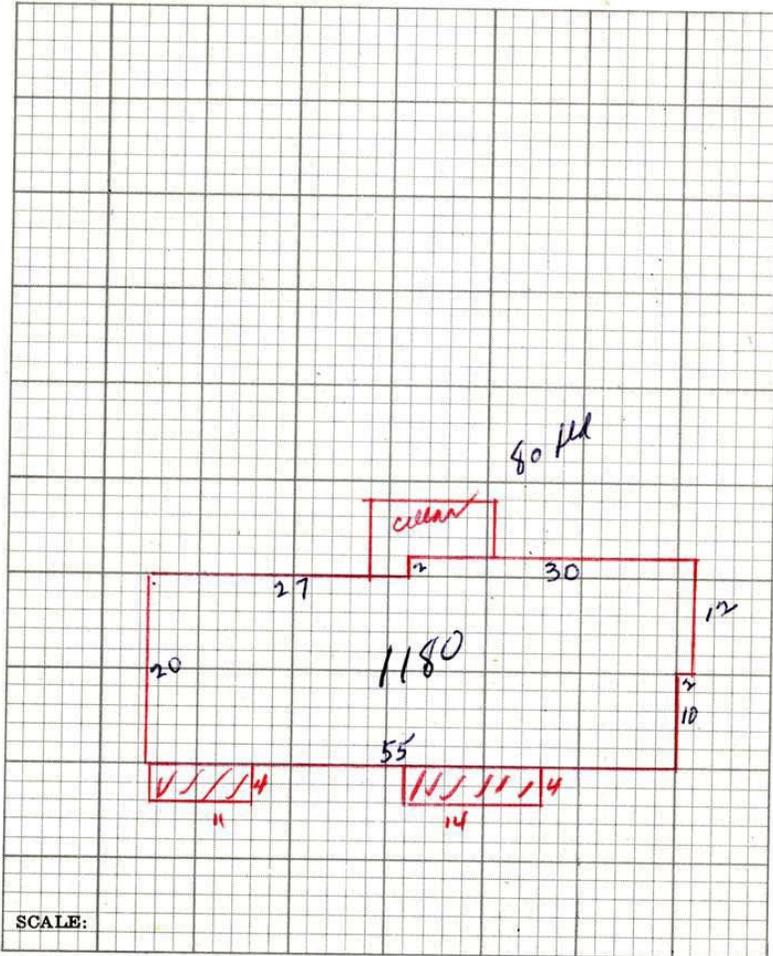
Year Built <u>1901</u>	Avg. <u>1.907</u>	Replacement Cost <u>4678</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence

Inf. by { Owner - Tenant -  
 Neighbor - Record - Est. Adj. Bld. Value  
 Conv. Factor x.47

Replacement Cost—1940 Base  
 Depreciation Column 1 2 3 4 5 6  
 1940 Base Cost, Less Depreciation

Total Value from reverse side shed 58  
 Total Building Value \$

Appraised ① 11-1 1968 By 133.3 NOV 20 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- Cost	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Storage shed</i>	<i>1920</i>	<i>14 x 17</i>	<i>238</i>	<i>2.38</i>	<i>233</i>	<i>.47</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 *NO* \_\_\_\_\_ 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*

