



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Cabin at 80 King Road

Address: 80 King Road

Date of Construction: c. 1920

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: MCKERNON-1

Current Owner: John R. and Katherine K. Davis (H/W jt.)

Legal Description (include acreage): LOT 1 MCKERNON REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1870-1063

## 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

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Architectural Style: Other residential type

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: Concrete with stone veneer

Roof: Gable roof form sheathed in asphalt shingles

Windows/Doors: Square side-by-side pane casement

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.)

The structure at 80 King has been highly modified or and may be entirely new construction. The structure does not correspond with any traditional historic house types. It may have started out as a coal shed for an adjacent address, as noted on the 1968 tax card, but it is unclear if that structure was added onto or demolished and rebuilt. Since that time, the assumed shed was raised onto a significant foundation with a thin stone veneer with the rest of the structure being covered in wood drop siding, which may be original. The side gable roof is covered in asphalt shingles and several side by side paned windows are present on the facades. Since the photos were taken for the 2008 Park City Historic Site Inventory, a massive two story addition has been built adjacent to the renovated shed structure. A garage has also been added on the south side of the building, underneath the addition. The roof for the addition has multiple gables, and is covered in asphalt shingles. The addition is clad with a similar type of siding. There are several multi-pane windows on the addition and the main doors are also multi-pane. A wood railing leads up the stairs to a covered porch which is supported by square piers, with a balcony above the porch. The cumulative formal and material changes have diminished 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 shed was built in 1920, according to Summit County records. It was shown as a dwelling room by the time of the 1929 Sanborn, where it was listed as 96 King. The 1930 census does not show anyone living at a 96 King, though this could have been part of the boardinghouse at 88 King, which contained six Finnish miners (see Historic Site Form, 74 King Road). The 1940 census lists William McDermott living at 90 King Road, which could be alluding to this cabin based on the order of the census data. McDermott was a mill worker at a mining company who had been born in Ireland in the late 1870s. By that time, J. Melrose Matthie owned the adjacent house, so he owned this outbuilding as well. It was listed as a coal storage shed on a 1960s tax card. It is unclear if it was built as a storage shed or as a rental dwelling unit.

This property was sold as an outbuilding for neighboring 74 King until it was sold separately from the adjacent house in 1997. Platted as a separate property in 2005 (as the McKernon plat), the structure was lifted onto a new foundation around 2000. A massive house has been added to the original cabin since 2008, diminishing the historical integrity of the structure and rendering it ineligible for National Register listing.

## 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

(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.)

*80 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)





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



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



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

MAPS

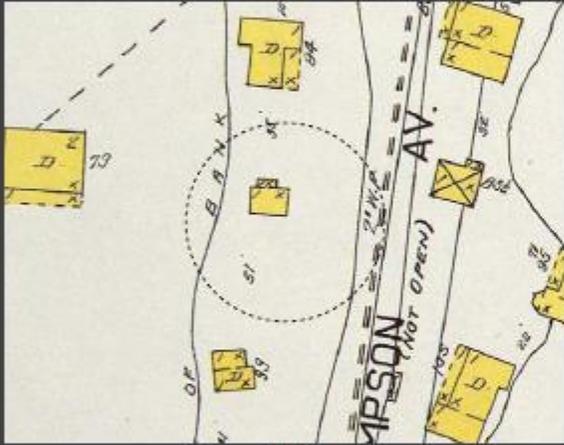
80 King Road, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundary)

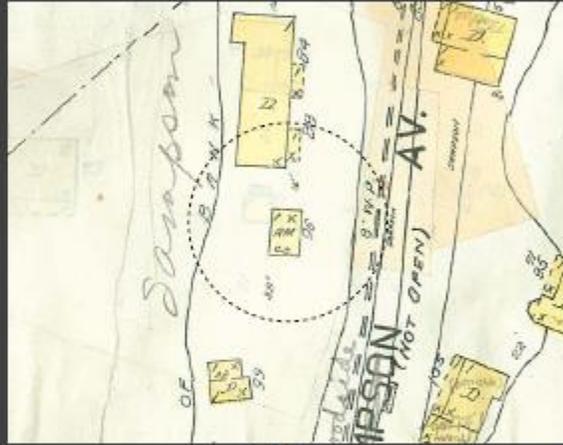
1889

(outside of 1900 Sanborn boundary)

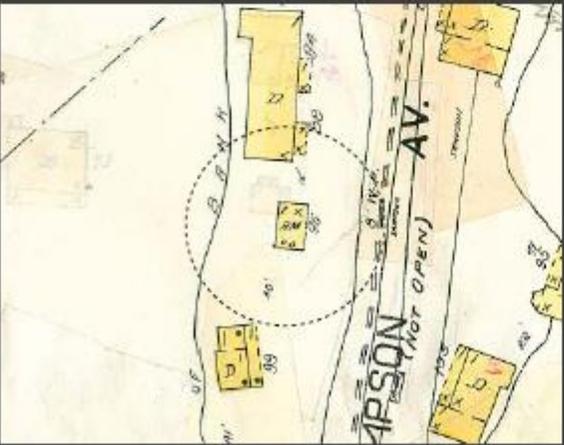
1900



1907



1929



1941

SURVEYOR'S CERTIFICATE

I, JOHN DEMONICO, certify that I am a Registered Land Surveyor and that I hold Certificate No. 8594, 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 Demonic*  
John Demonic  
 LAND SURVEYOR

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 12 FEET OF LOT 22, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE and of record in the office of the SUMMIT COUNTY Recorder.

NOTARIES

1. Basis of survey: Survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: 10/26/92
4. Located in Section 16, T2S, R4E, S20W
5. Purpose of survey: Real Estate Transaction.
6. - set 3/8" Iron Rod w/Plastic Cap.
7. Improvements on the property are as shown on this survey.
8. All property line building lines are perpendicular to the lot line.



FOUR SURVEY MONUMENT  
 AT 214 PARK AVE



FILE No. 5-128  
 FILED AT THE REQUEST OF  
 ALLANCE ENGINEERING, INC.  
 ALAN SPRIGGS SUMMIT CO RECORDER  
 FEE \$ 10.00 By *Alan Spriggs*  
 FILED 11/26/92 SF 03143 T M

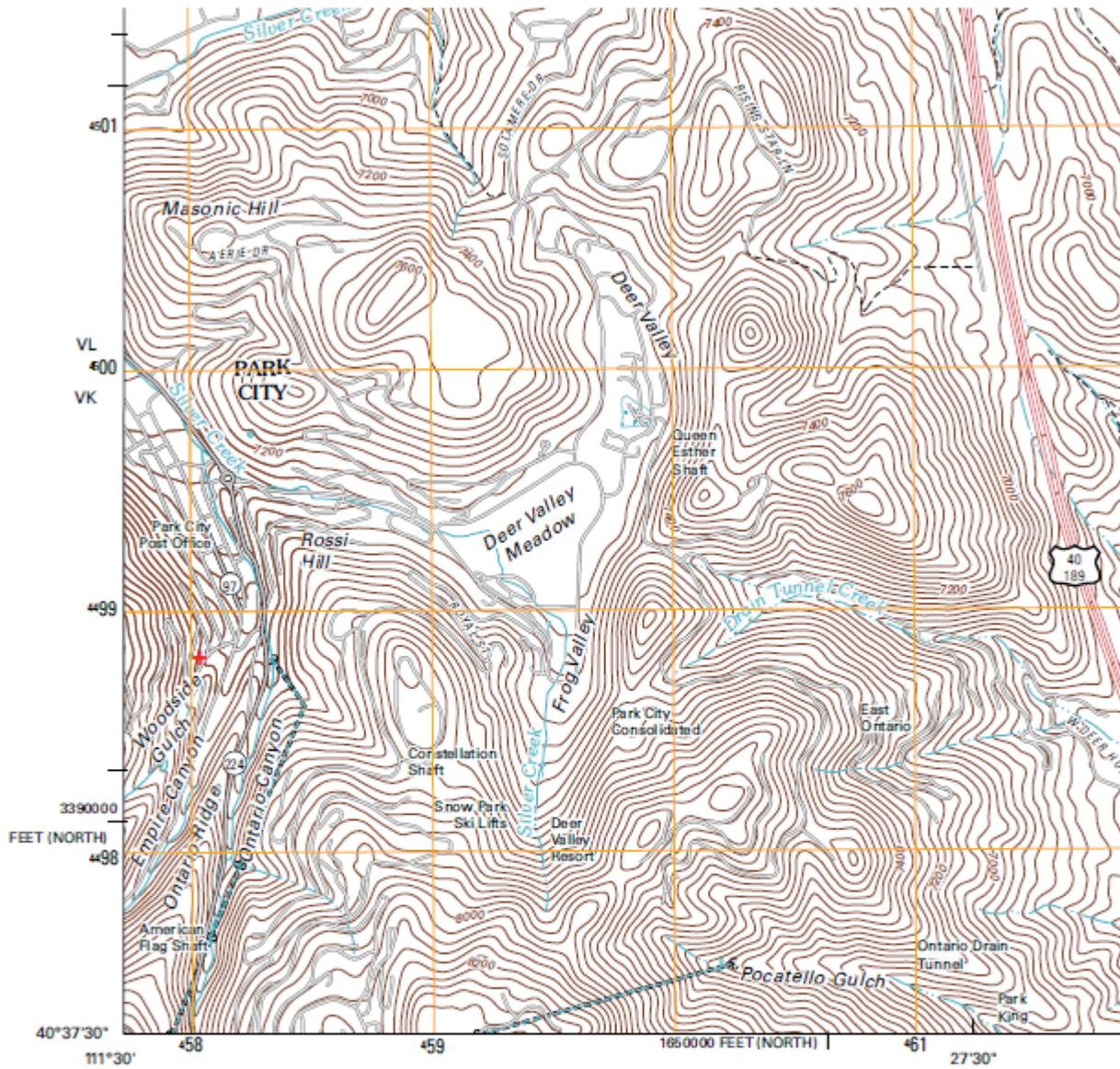
201 649 8467  
**Allance Engineering Inc.**  
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
 222 West Street P.O. Box 2884 Park City, Utah 84060

STAFF:  
 D. CONSTABLE  
 Y: VPCB/PCSP

PAGE 1  
 OF 1  
 DATE: 11-9-92

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

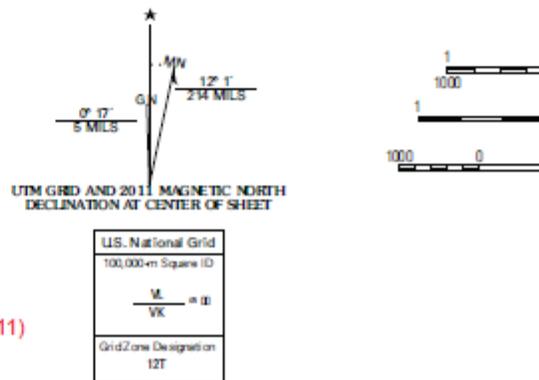
80 King Road, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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

+ 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: 80 King Road

City: Park City, UT

Current Owner: John R. and Katherine K. Davis

Address: (see historic site form for address)

Tax Number: MCKERNON-1

Legal Description (include acreage): McKernon Replat Sub., replatted 2/2/2005 (PC BK77, L16&L17) (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              |               | [L1-41]   |
| 12/7/1959         | Summit County                      | United Park City Mines Co.   | Q.C.D.              |               | [L1-19, 24-41]                                    |
| 1/1/1971          | United Park City Mines Co.         | Treasure Mt. Resort Co.      | Agreement           |               | [L1-19, 24-41]                                    |
| 6/12/1975         | Gr. P.C. Co. & Treasure Mtn. Corp. | Ramshire, Inc.               | Sp. W.D.            |               | [L1-19, 24-41]                                    |
| 2/10/1977         | Ramshire, Inc.                     | Coalition Land Company       | Q.C.D.              |               | *16, 17, 18, 19*                                  |
| 7/15/1980         | Coalition Land Company             | Laverne Mathie               | Q.C.D.              |               | *pt.16,17,18,19*                                  |
| 11/25/1992        | Lawrence M. Mathie, P.R.           | Tim B. Henney                | P.R. Deed           |               | *pt.L.16, 17,18,19,S1/2 20* (estate of L. Mathie) |
| 12/18/1997        | Tim B. Henney                      | R.A. & Katherine K. Stothart | W.D.                |               |   |
| 4/21/2004         | R.A. & Katherine K. Stothart       | J.W. McKernon & S.C. Aranas  | W.D.                |               |   |
| 5/23/2007         | J.W. McKernon & S.C. Aranas        | 80 King Road LLC             | W.D.                |               |   |
| 5/8/2013          | 80 King Road LLC                   | John R. & Katherine K. Davis | W.D.                |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |
|                   |                                    |                              |                     |               |   |

Researcher: John Ewanowski, CRSA Architecture

Date: 5/1/2014

80 King Road, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

### Good Boarding House

Mrs. Angela Sarto will open the King Road Boarding House (formerly the Savage Boarding House) June 25th. Newly papered and painted 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 Le Verne Staker June 11, 1934, Canby Dale, Park City resident since 1935. 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) Blalodell, 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; E.H. 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 X1045 %

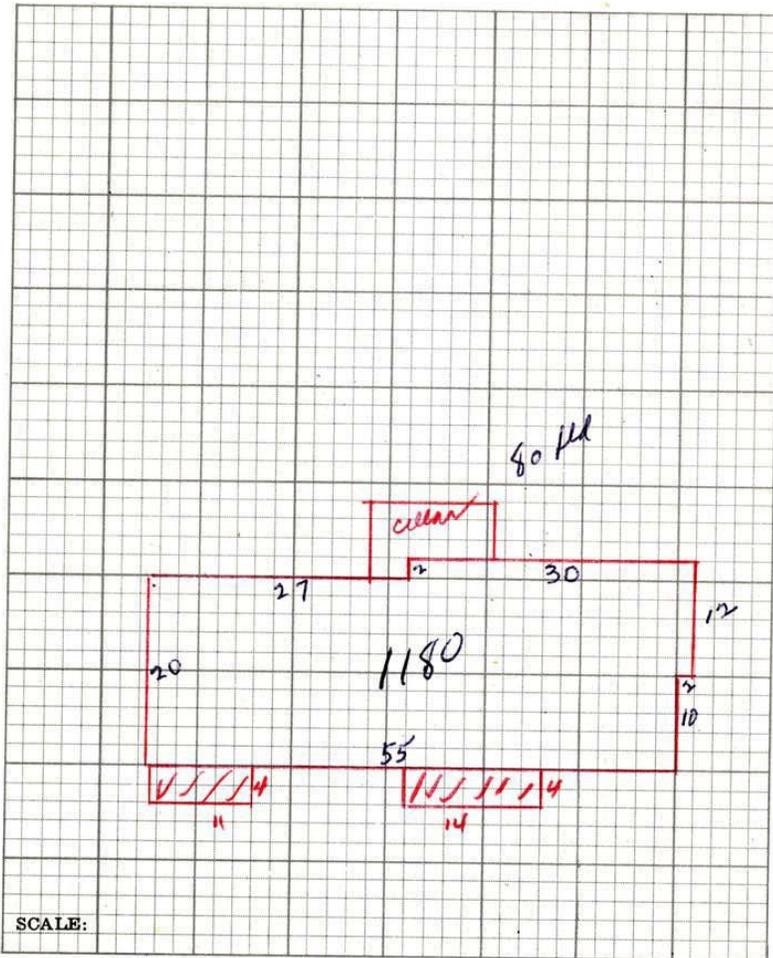
| Stories | Dimensions | Sq. Ft. | Factor | Totals  | Totals |
|---------|------------|---------|--------|---------|--------|
| 1       | x x        | 1180    |        | \$ 3499 | \$     |
|         | x x        |         |        |         |        |
|         | x x        |         |        |     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

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 -<br>Neighbor - Record - Est. | Adj. Bld. Value   |                  |             |
|  | 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 20 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



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

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<br>OR<br>AREA | DEPTH<br>FACTOR | RATE    | CORNER<br>INFLU-<br>ENCE | RATE | VALUE |  |
|                |  | 85' X 62               | .855            | 16.11 @ |                          |      | 1162  |  |
| TOTAL          |  |                        |                 |         |                          |      | 1162  |  |
| ASSESSED VALUE |  |                        |                 |         |                          |      | 230   |  |