



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Henry Tikkanen House

Address: 81 King Road

Date of Construction: c. 1890s

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: ANCH-4-2AM

Current Owner: WCB Holdings Inc.

Legal Description (include acreage): LOT 4 ANCHOR DEVELOPMENT SECOND AMENDED PLAT MILLSITE RESERVATION SUBDIVISION #1; ACCORDING TO THE OFFICIAL PLAT ONFILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4643 SQ FT OR 0.11 AC

## 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: hall-parlor type

No. Stories: 1.5

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: Wooden shingles

Foundation: 1949, 1957 & 1968 tax card indicate no foundation or foundation of wooden sills, nor verified

Roof: Gable roof form sheathed in asphalt shingles

Windows/Doors: Two large fixed casement windows, double-hung sash type, small 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 81 King is a hall-parlor type house that has undergone minor alterations to its overall form though many material changes have been made. The hall-parlor is one of the main three house types built during the historic Park City mining era. The side gable roof is covered with asphalt shingles which is the same material as is noted on the historic tax cards. The exterior walls are currently clad in wood shingles though the 1940s tax photo shows wood drop siding with the 1949, 1957, and 1968 tax cards noting "bricktex on siding." The existing shingles may be covering the original drop siding. The façade is symmetrical with a large fixed casement window on both sides of the door. The door is wood frame and panel with an upper lite. The door frame has a decorative pediment, and a transom window, and appears original. The large casement windows were put in at some point between the 1940s tax photo and the 1995 photo, each replacing a pair of double hung windows. The window frames with the decorative pediment appear to be original. Other windows on the house include two small casement windows and two double-hung sash type windows. The nearly full width covered porch has a metal shed roof though in the early tax photo a shingled hip roof is shown. It is unknown when this modification was made, but the porch structure is

newer and not original. The tax cards state that the foundation is wood sills but this remains unverified. Although the overall form remains legible, the cumulative 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 house was built prior to the 1900 Sanborn Map of Park City and can be seen in a photo taken in between 1900 and 1904.

The early owners and builder of this house are unknown due to the nature of the title records of the property; the land was owned by the Townsite Company until 1916, while improvements (building) were owned by individuals. The first known owner of the property was Henry Tikkanen, who was deeded the fee simple property in 1916 from the Townsite Company. It is unknown how long he had been living in the house.

Henry Tikkanen was born August 2, 1888, in Finland. He married Saima Rintala in 1922 in Utah after immigrating to the United States. Tikkanen worked in the silver mills of the area. Henry and Saima eventually moved to California, a common practice amongst Park City retirees, and he died in Reedley, Fresno County, in 1967.

The Tikkanens had sold the property to Frank Pintar in 1945. Frank and Cecilia Pintar sold it to William and Dulcie Bauer in 1952, who sold to Eudora M. Owens in 1957. Denny and Jeraldene Martin owned the house from 1957 to 1968. It is currently owned by WCB Holdings, Inc.

## 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.)

*81 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)

81 King Road, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



c. 1941 (Summit County)



Planning Department/ Park City Corporation







*81 King Road. Southwest oblique. November 2013.*



*81 King Road. West elevation. November 2013.*



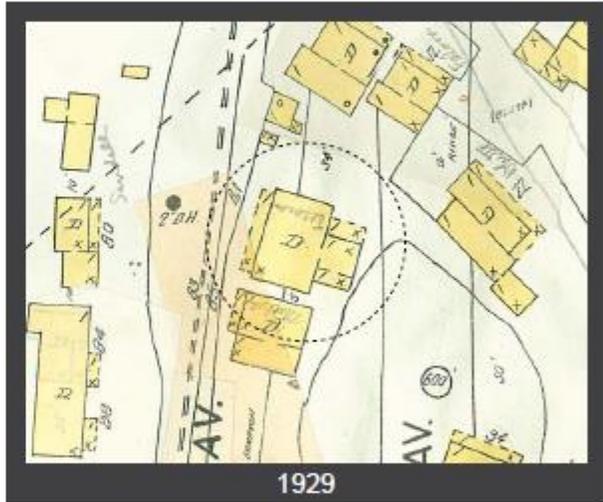
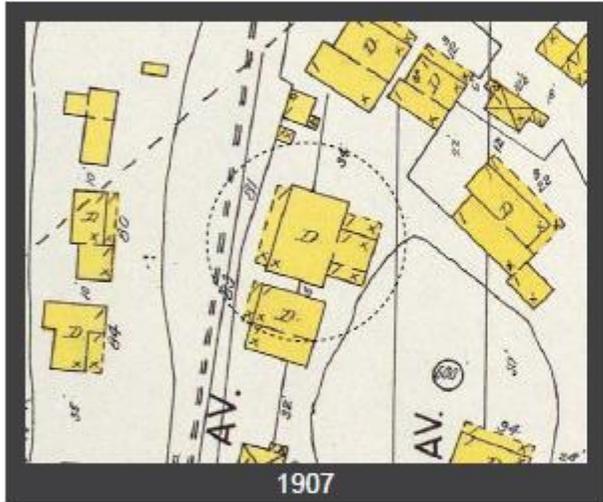
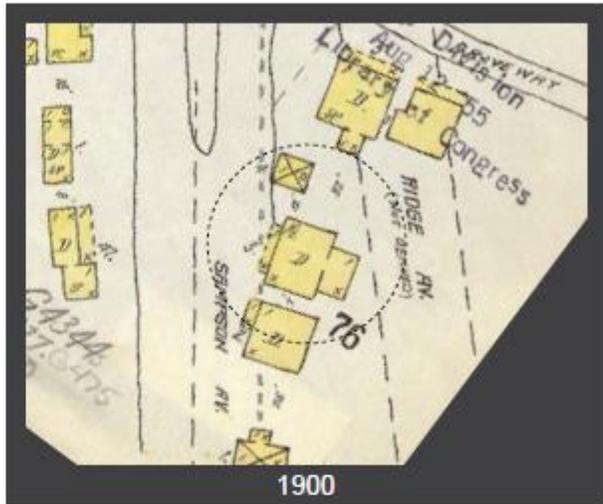
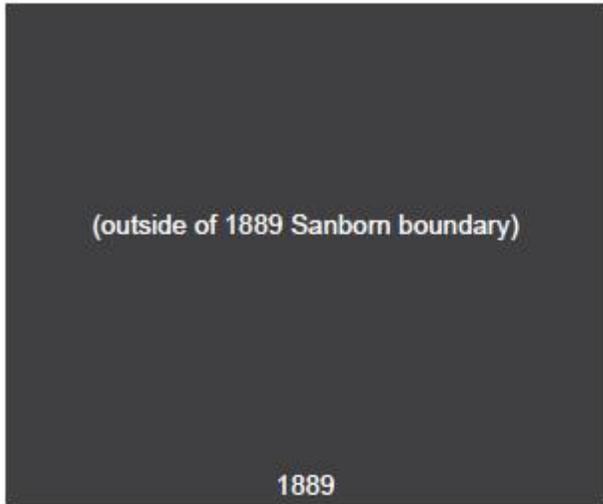
*81 King Road. Northwest oblique. November 2013.*

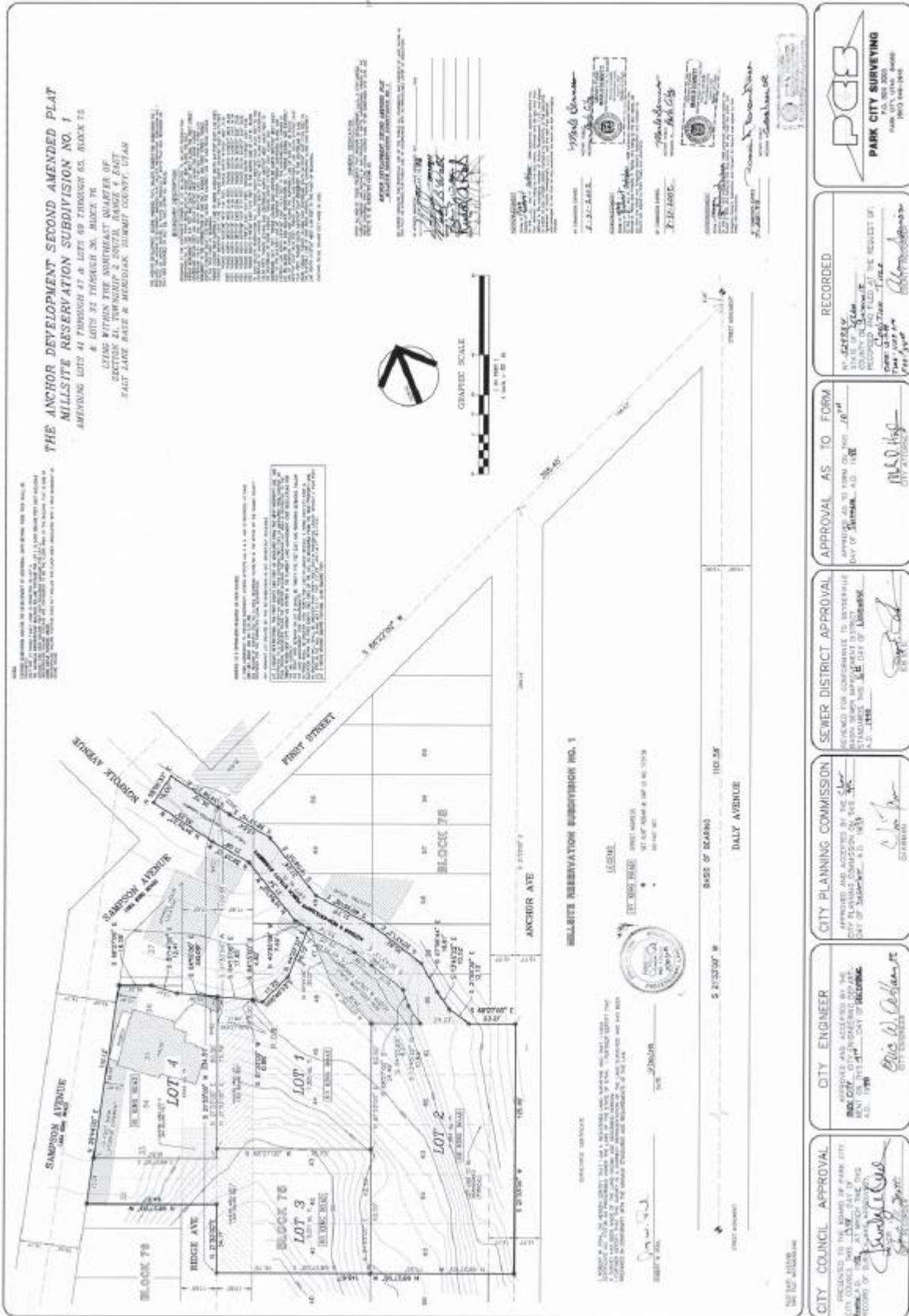


*81 King Road in context. Northwest oblique. November 2013.*

MAPS

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





**RECORDING INFORMATION**  
 THIS INSTRUMENT IS SUBJECT TO THE RECORDING ACT, UTAH CODE ANN. § 13-1-1, WHICH PROVIDES THAT THE RECORDING ACT DOES NOT AFFECT THE VALIDITY OF ANY INSTRUMENT THAT IS VALID UNDER THE LAW OF THE JURISDICTION IN WHICH IT WAS EXECUTED.

**NOTARIAL PUBLIC STATEMENT**  
 I, John A. Smith, Notary Public for the State of Utah, do hereby certify that on this 15th day of June, 2010, at Salt Lake City, Utah, the foregoing instrument was acknowledged to me by the signers, who are known to me to be the persons whose names are subscribed to the same, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

**NOTARIAL PUBLIC STATEMENT**  
 I, John A. Smith, Notary Public for the State of Utah, do hereby certify that on this 15th day of June, 2010, at Salt Lake City, Utah, the foregoing instrument was acknowledged to me by the signers, who are known to me to be the persons whose names are subscribed to the same, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

**CITY COUNCIL APPROVAL**  
 PRESENTED TO THE BOARD OF PARK CITY UTILITIES AND APPROVED BY THE CITY ENGINEER AND CITY PLANNING COMMISSION ON THIS DATE OF 15th DAY OF JUNE, A.D. 2010.

**CITY ENGINEER**  
 APPROVED AND ACCEPTED BY THE CITY ENGINEER ON THIS DATE OF 15th DAY OF JUNE, A.D. 2010.

**CITY PLANNING COMMISSION**  
 APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS DATE OF 15th DAY OF JUNE, A.D. 2010.

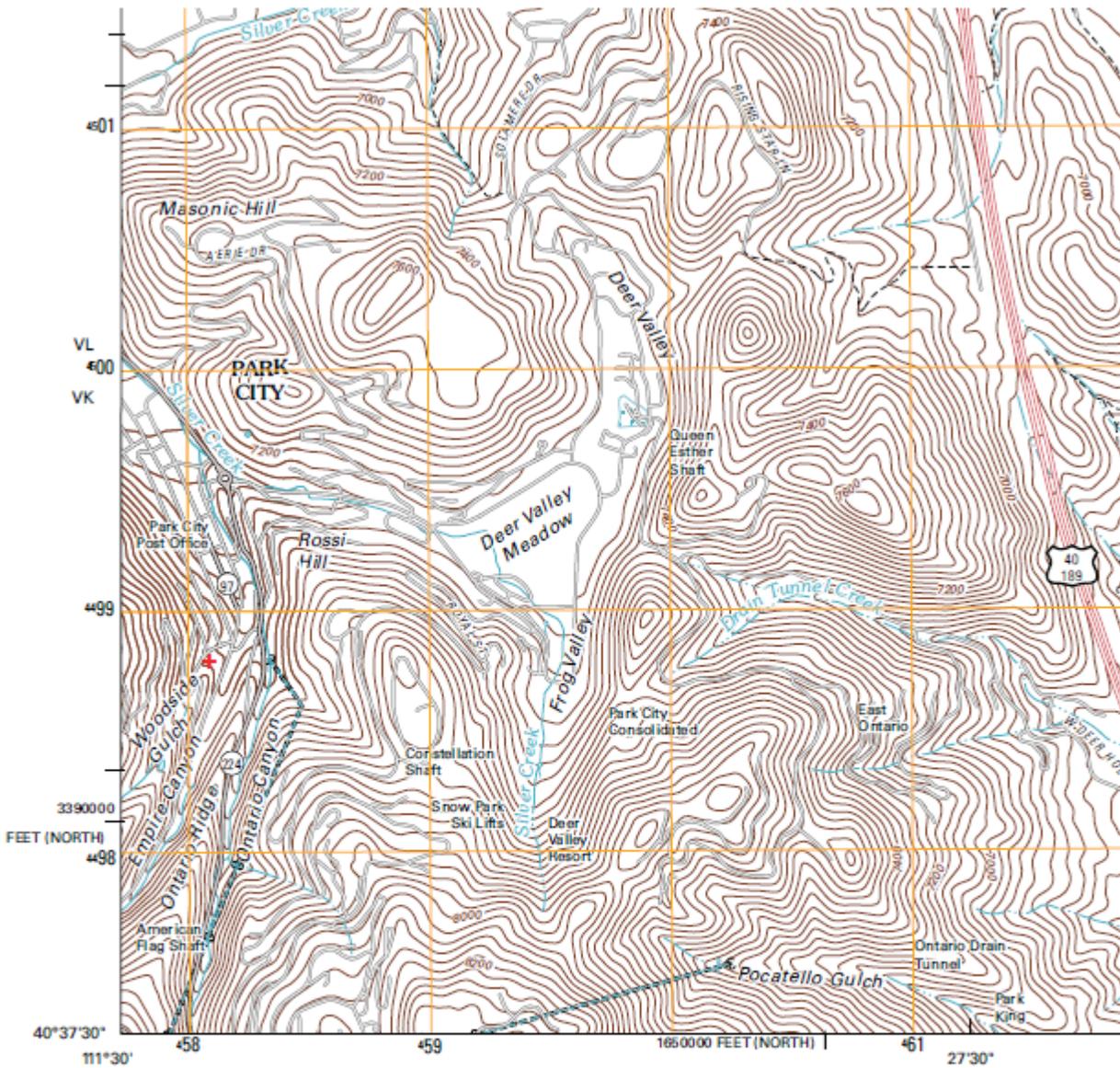
**SEWER DISTRICT APPROVAL**  
 REVIEWED FOR CONFORMANCE TO INTERMOUNTAIN SEWER DISTRICT DISTRICT 10 REGULATIONS AND THE CITY OF SALT LAKE CITY ORDINANCES ON THIS DATE OF 15th DAY OF JUNE, A.D. 2010.

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM ON THIS DATE OF 15th DAY OF JUNE, A.D. 2010.

**RECORDED**  
 BY John A. Smith, Notary Public for the State of Utah, on this 15th day of June, 2010, at Salt Lake City, Utah.

**PARK CITY SURVEYING**  
 PARK CITY SURVEYING  
 1000 1000-1000

81 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 = 11
Grid Zone Designation
12T

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





RE APPRAISAL CARD <sup>PC 699</sup>

Frank Painter & Francis Speaker

NEW APPRAISAL BASE

Owner's Name Tikkanen, Henry  
 Owner's Address Park City  
 Location pt. lots 35 & 36, Blk. 76, Millsite  
 Kind of Building Res Street No. 81 King Road  
 Schedule 1 Class 2+5% Base Factor (14) **PC 699**

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		844	\$	\$ 1669
	+ x 5% x			\$	83
	x x			\$	
	x x			\$	

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		124
Ext. Walls <u>Siding Brk</u>		
Roof—Type <u>Gable</u> Mat. <u>shg. Pat</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____	67	
Rear _____	26	
Attached cellar & path _____		
Basement <u>x 95%</u> Floor <u>dirt &amp; wood</u>	133	
Attic—Rooms _____ Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____	215	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____		
Finish— { Hd. Wd. _____ Floors _____ { Hd. Wd. _____ Fir _____ { Fir _____		
Cabinets <u>Pantry</u> Mantels _____	40	
Tile— { Walls _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix _____		
<u>Lumber lined</u>		175
Total Additions and Deductions	581	299

Net Addition or Deductions \$ 282

Age _____ Yrs. by _____	REPRODUCTION VALUE	\$ 2034
Est. Owner <input checked="" type="checkbox"/>	Depreciation <u>96/100</u> %	
Tenant _____	Reproduction Val. Minus Dep.	\$ 895
Neighbors _____	Remodeling Inc. %	
Records _____	Garage—S & C _____	
Remodeled _____ Est. Cost _____	Cars _____ Walls _____	
Roof _____ Size _____ Age _____	Floor _____ Cost _____	
Floor _____ Cost _____	Depreciated Value Garage _____	
Remarks _____	Total	\$ 895
	Obsolescence _____ %	
	Total Building Value _____	

Original Record \_\_\_\_\_ Appraised 10/25 1949  
 Card No. \_\_\_\_\_ Year \_\_\_\_\_ By JA



Serial No. PC 699

Location Block 76 Pt Lots 35436  
 Kind of Bldg. Res St. No. 81 First St (King Road)  
 Class 3 2 Type 1 2 3 4. Cost \$ 1843 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		939		\$ 1843
	x x				
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Brick on siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>		
Roof Type <u>Gable</u> Mtl. <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>96</u> @ <u>80</u>	<u>77</u>	
Rear <u>48</u> @ <u>80</u>	<u>39</u>	
Porch <u>—</u> @ <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>2</u> Unfin. <u>—</u>	<u>350</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>	<u>350</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>		
Heat—Stove <u>H.A.</u> <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	<u>175</u>	
Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Total Additions	<u>990</u>	

Year Built <u>1949-43</u>	Avg. Age <u>52</u>	Current Value	\$ <u>2833</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %	
Remodel Year	Est. Cost	Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>35</u> %	
		Current Value Minus Depr.	\$ <u>992</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>x</u> <u>X</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>
Appraised <u>5-8-58</u> By <u>1302</u>			

PC699

Serial Number

OF Card Number

Owners Name D Martin  
 Location Plots 35+36 Blk 76 M S  
 Kind of Bldg Res St. No. 81 King Road  
 Class 2 Type 1 2 3  Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	939		\$ 2863	\$
	x x				
	x x				

Att. Gar.—C.P.  Fr.  Walls  Cl.

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills   
 Ext. Walls Brick on Frame  
 Roof Type Shpl Mtl. \_\_\_\_\_  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front \_\_\_\_\_ 96 @ 125 120  
 Rear \_\_\_\_\_ 48 @ 125 60  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/2 3/4 Full \_\_\_\_\_ Floor   
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. 2 Unfin. \_\_\_\_\_ 265  
 Plumbing { Class \_\_\_\_\_ Tub \_\_\_\_\_ Trays \_\_\_\_\_  
 Basin \_\_\_\_\_ Sink \_\_\_\_\_ Toilet \_\_\_\_\_  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_ 550  
 Heat—Stove \_\_\_\_\_ H.A.  HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_ 371  
 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 1366

Year Built 1906 Avg. 1912 Replacement Cost 4229

1968 Age 2 Obsolescence

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

Replacement Cost—1940 Base

Depreciation Column 2 3 4 5 6

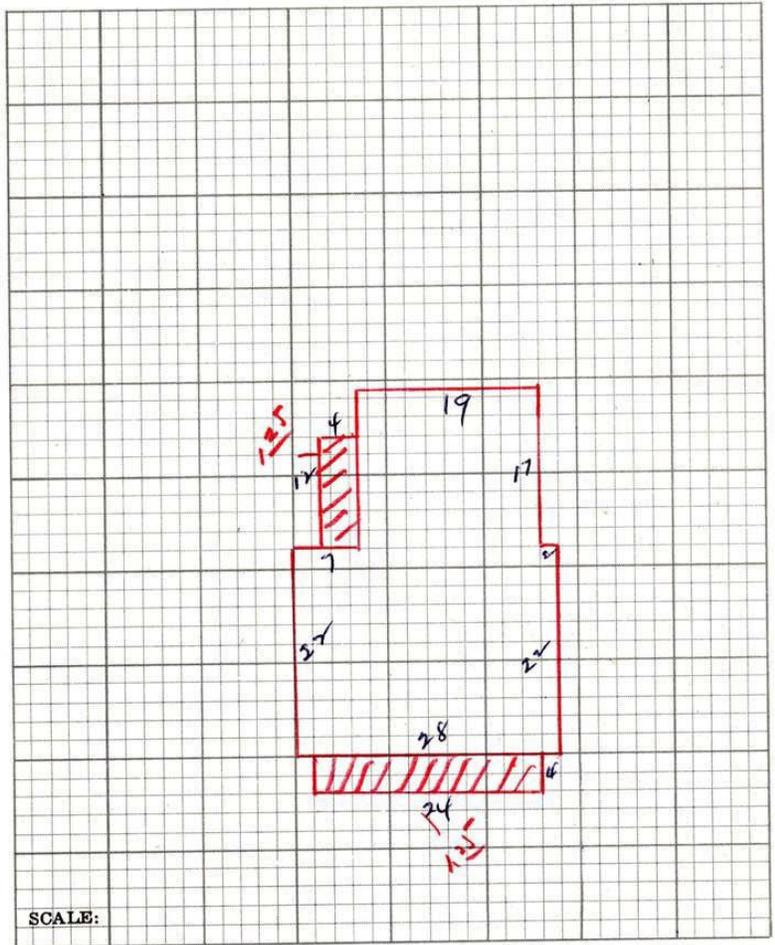
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised 11-1 1968 By 1333 NOV 26 1968 1328

Appraised 2 19 \_\_\_\_\_ By \_\_\_\_\_



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Small shed No value</i>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

**Average Year of Construction Computation:**

Year 1906 \$ 3858 = 91 % X 63 Year = 5733

Year 1968 \$ 371 = 9 % X 1 Year = 09

**Average Year of Construction = 5742**