

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 80 KING RD

AKA: 80 SAMPSON AVE

City, County: Park City, Summit County, Utah

Tax Number: MCKERNON-1

Current Owner Name: 80 KING ROAD LLC

Parent Parcel(s): PC-722

Current Owner Address: PO BOX 4581; PARK CITY, UT 84060-4581

Legal Description (include acreage): LOT 1 MCKERNON REPLAT SUBDIVISION; CONT 3750 SQ FT OR 0.09 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card PC-722
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other residential type

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Significant excavation and retaining wall.

Foundation: Concrete with stone veneer.

Walls: Drop siding

Roof: Gable roof form sheathed in asphalt shingles.

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

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame structure appears to have been an accessory building that was converted into a dwelling or other use. The tax card for the adjacent site, 74 King Road, records an accessory building for coal storage with dimensions of 14'x17' and it is not clear if this structure is the same building referenced in the tax card. The structure has been raised onto a significant foundation with an entry stair leading to the entry door located on the gable end. Small square windows have been cut into the side of the structure, but it is not clear if the openings were original. The changes to the site are significant.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting appears to have been significantly modified with the excavation, large retaining wall and gravel paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): It is not clear if the siding is original, but some of the distinctive elements from the mining era are the moderately pitched gable roof form, wood drop siding, lack of decorative elements, plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): This simple structure may be associated with the adjacent site as a coal storage shed. The tax card indicates the storage shed was built c. 1920 which would place its construction during the Mature Mining Era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1920¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

¹ Summit County Recorder.

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique. Camera facing northeast, 2006.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Owners Name _____
 Location Bk 78 M 5
 Kind of Bldg. Res St. No. 88 King Road
 Class. 2 Type 1 2 3 4 Cost \$ 3348 x 1045 %

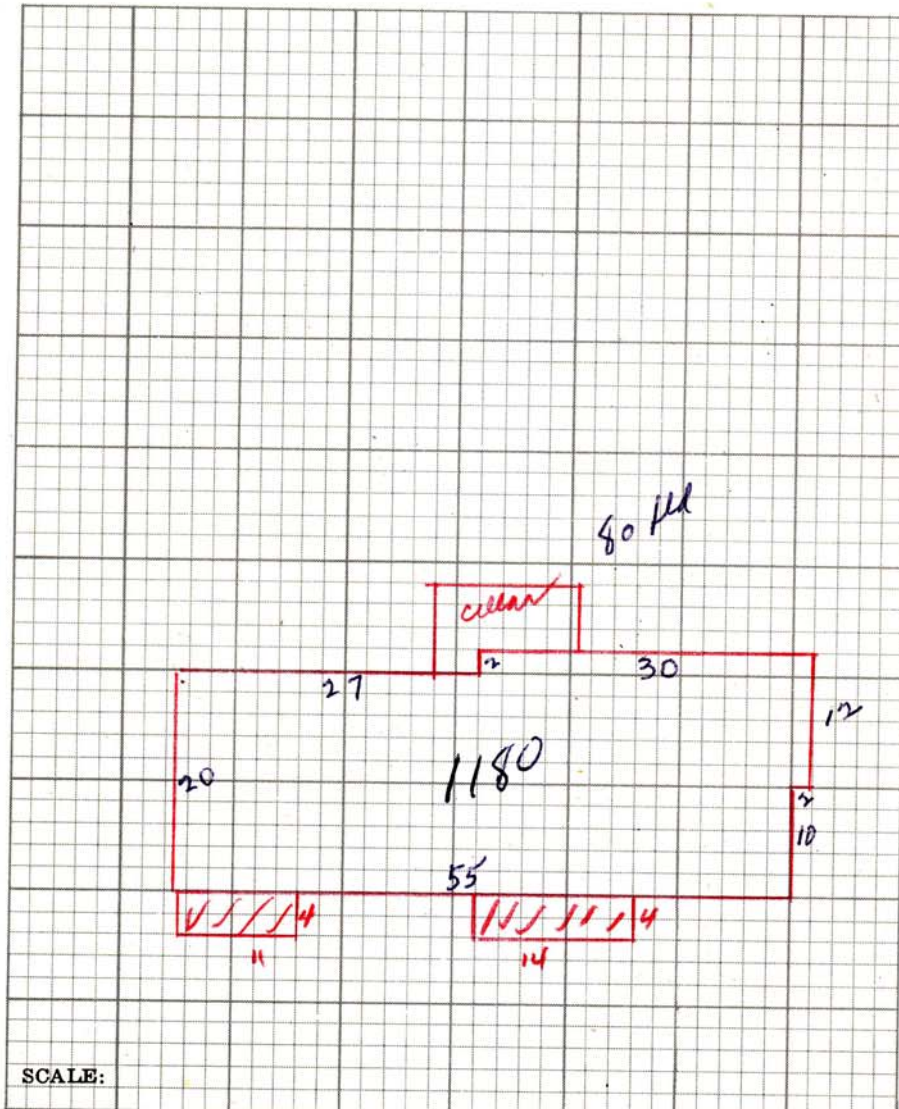
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1180		\$ 3499	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>all siding</u>		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>2 PORCHES \$644-100 @ 125</u>	<u>125</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>80</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	<u>550</u>
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. <u>KA</u> HW _____ Stkr _____ Elec. _____		
<u>other</u> Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	<u>424</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets _____ Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>1179</u>	

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 -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>x.47</u>
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 26 1968
 Appraised ② _____ 19____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Storage shed</i>	<i>1920</i>	<i>14 x 17</i>	<i>238</i>	<i>Good</i>	<i>233</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 *ND* 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**

61

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 OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE			VALUE		
		85' X 62	.855	164 1/2					1162		
TOTAL									1162		
ASSESSED VALUE									230		



80

NO PARKING