

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 45 King Road

AKA: Previously known as 15 and/or 55 Anchor

City, County: Park City, Summit County, Utah

Tax Number: 15-AA-1

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

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: 1995 & 2006
- 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
- 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: Hall-Parlor / vernacular style

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), # 2; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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.): General disrepair and signs of significant deferred maintenance. The house appears to be vacant, but not verified.
- 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: Slight rise in the lot from west to east. Lot is set back from King Road off Anchor Drive (unimproved roadway).

Foundation: Most early Park City homes built with no foundation--simple wooden sills--and photographs do not indicate that the foundation has been upgraded.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. Condition is poor and shows signs of severe weathering on south elevation.

Roof: The gable roof form (typical gable roof form has been extended to saltbox form) is sheathed in corrugated metal material though wood shingles are evident in some places.

Windows: Windows include single fixed casement windows. Tax photo shows two-over-two double-hung sash units on the east elevation, but they were not verified.

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): The site appears largely unchanged from the tax photo, though the condition of the site is significantly deteriorated. A structure located directly west of the main house, as seen in the tax photo, is not evident in later photographs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site is informally landscaped with grasses and mature deciduous trees and shrubs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

¹ 1889 and 1900 Sanborn Maps indicate a structure at this location...

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. 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: North elevation. Camera facing south, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 2006.

Photo No. 3: South elevation. Camera facing north from across canyon, 2006.

Photo No. 4: South elevation cropped. Camera facing north from across canyon, 2006.

Photo No. 5: Northeast oblique. Camera facing southwest, c. 1940 tax photo.

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

RE APPRAISAL CARD
PC 681

NEW APPRAISAL BASE

Owner's Name Peterson, Glenn F.
 Owner's Address Park City
 Location lots 46 and 47, Blk. 75 P.C. Millsite
 Kind of Building Res. Street No. 15 Anchor Ave
 Schedule 1 Class 3 Base Factor (14)

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		736	\$	\$1525
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone— Conc— None—		126
Ext. Walls <u>siding</u>		
Roof—Type <u>Gable</u> Mat <u>Shg.</u>		
Dormers—Small— Med— Lg—		
Bays—Small— Med— Lg—		
Porches—Front <u>188' @ 43</u>	80	
Rear _____ @ _____		
Basement <u>cellar 5x5</u> Floor <u>dirt</u>		
Attic—Rooms— Fin— Unfin—		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet _____ Urns _____ F'tns. _____ Shr. _____	350	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir _____ Fir <u>22/11</u>		8
Cabinets <u>Pantry</u> Mantels _____	40	
Tile— { Walls _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix _____		
<u>Lumber lined</u>		175
Total Additions and Deductions	470	309

Net Addition or Deductions \$ 161

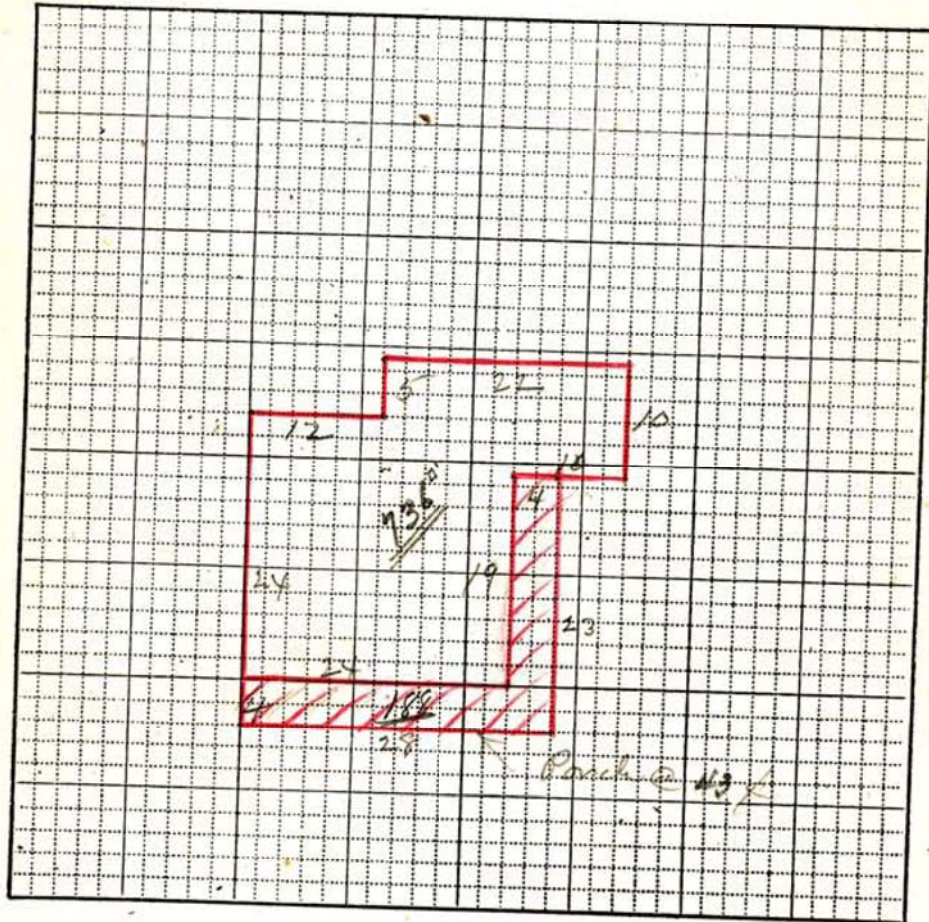
Age 48 yrs. by { Est. Owner _____
 Tenant ✓ _____
 Neighbors _____
 Records _____

REPRODUCTION VALUE \$ 1686
 Depreciation 61/39 % \$ _____
 Reproduction Val. Minus Dep. \$ 658

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8—C 1 @ 48 \$ _____
 Cars 1 Walls tin \$ _____
 Roof tin Size 10 x 18 Age 23 \$ _____
 Floor wood Cost 86/31 Depreciated Value Garage \$ 27

Remarks _____ Total \$ 685
 Obsolescence _____ % \$ _____
 Total Building Value \$ _____

Original Record _____ Appraised 10/21/59 19 _____
 Card No. _____ Year _____ By _____



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. PC 681

Location Block 75 Millcote Lots 46 & 47
 Kind of Bldg. Res St. No. 15 Anchor Ave
 Class 3 Type 1 2 3 4 Cost \$ 1548 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		736		\$ 1548
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>Walls</u> Clgs. <u></u>		
Roof Type <u>Gab.</u> Mtl. <u>Part Tin + RR.</u>		
Dormers—Small <u>Med.</u> Large <u></u>		
Bays—Small <u>Med.</u> Large <u>100</u>		
Porches—Front <u>188</u> @ <u>80</u>	150	
Rear <u></u> @ <u></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. — 1/4 1/2 3/4 Full <u>Floor</u>		
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>		
Attic Rooms Fin. <u></u> Unfin. <u></u>		
Plumbing {	350	
		Class <u>1</u> Tub <u></u> Trays <u></u>
		Basin <u>1</u> Sink <u></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 <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u></u> Stkr. <u></u> Blr. <u></u>		
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u></u> Pipeless <u></u> Radiant <u></u>		
Air Cond. <u></u>		
Finish—Fir <u></u> Hd. Wd. <u></u>		
Floor—Fir <u></u> Hd. Wd. <u></u> Other <u></u>		
Cabinets <u>Pantry</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	500 500	

*add shed
No Value*

Year Built <u></u>	Avg. <u></u>	Current Value	\$ 2048
Age <u>57</u>	Age <u>57</u>	Commission Adj.	%
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
		Depr. Col. (1/2 3 4 5 6 30 %)	
Remodel Year <u></u>	Est.-Cost <u></u>	Current Value Minus Depr.	\$ 614
Garage—Class <u></u> Depr. 2% 3% <u></u>	Carport—Factor <u></u>		
Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u>			
Size—x <u></u> Age <u></u> Cost <u></u> x <u></u> %			
Other <u></u>			
Total Building Value			\$

Appraised 5-13- 1958 By 1302

PC 681

Serial Number

.....OF.....
Card Number

Owners Name Allen F Peterson
 Location lots 46+47 M S
 Kind of Bldg. Res St. No. 15 Anchor ST
 Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

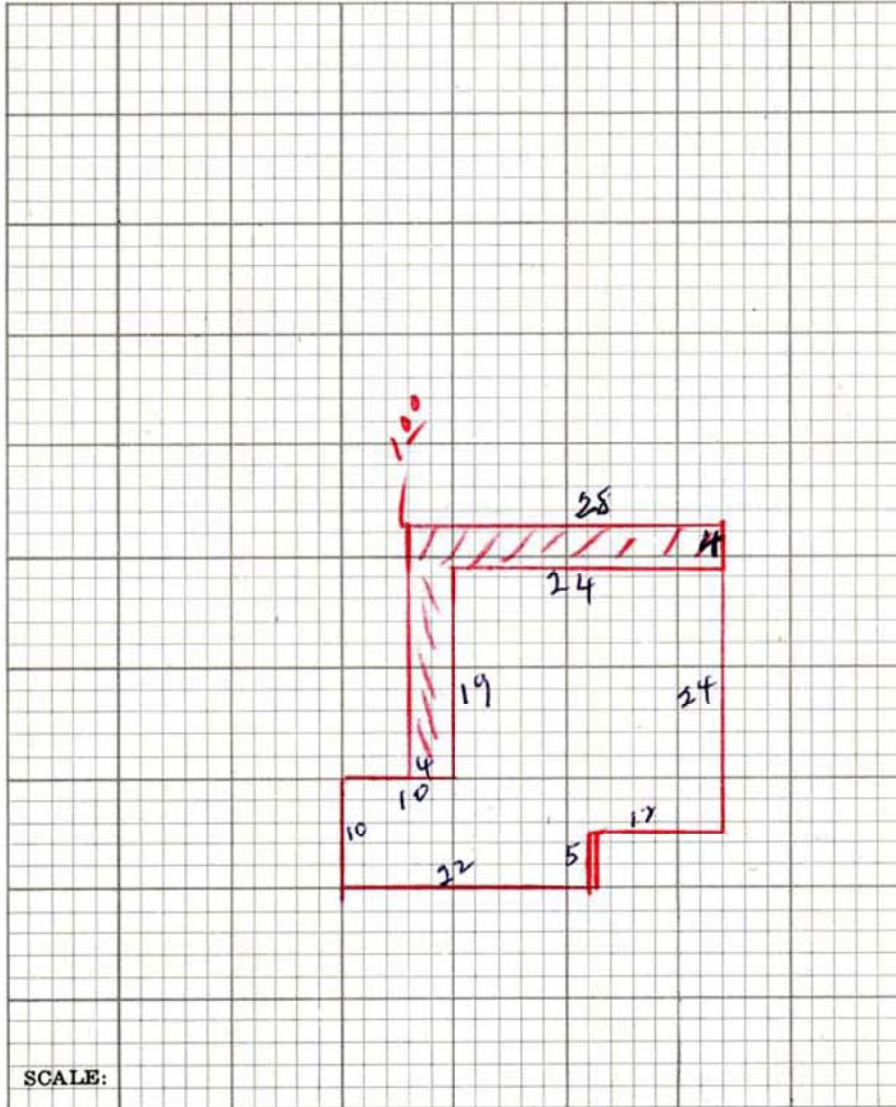
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	736		\$ 2382	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>Pat + Tin</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ <u>188 @ 100</u>		<u>188</u>
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 1/2 2/3 3/4 Full _____ Floor _____		
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. _____	
	Dishwasher _____ Garbage Disp. _____	<u>650</u>
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> _____ Coal _____ Pipeless _____ Radiant _____		<u>326</u>
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		<u>1064</u>

Year Built <u>1901</u>	Avg. 1. <u>1907</u>	Replacement Cost	<u>3646</u>
<u>1964</u>	Age 2.	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	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			
Total Building Value \$			

Appraised ① 11-1 1968 By 1333 NOV 26 1968
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		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. _____

Total _____

REMARKS Average Year of Construction Computation:

Year 1901 \$ 3120 = 91 % x 64 Year = 5825

Year 1964 \$ 326 = 9 % x 1 Year = 3

Average Year of Construction 1907

5833

3

61

PC 681



82



7009527





