

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 152 Sandridge Road

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-591

Current Owner Name: Joseph & Linda Armstrong

Parent Parcel(s):

Current Owner Address: 40 Via Corsica, Monarch Beach, CA 92629

Legal Description (include acreage): 0.14 acres; PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 LOT: 24 PLAT: B000S 16 T 2S R 4E PART OF LOT 24 BLK 72 PARK CITY SURVEY ON ONTARIO RIDGE; A 4 ROOM HOUSE KNOWN AS #152 SANDRIDGE TOGETHER WITH THE LAND USUALLY HAD & ENJOYED WITH SD BLDGS FURTHER DESC AS: BEG AT A PT S 73*06'21" E 16.15 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87*18'30" E 38.72 FT; TH S 05*44'05" E 77.55 FT; TH S 83*20' W 27FT; TH N 18*34'06" W 49.81 FT; TH N 07*W 31.50 FT M/L TO THE PT OF BEG CONT 0.06 AC; BEG AT A PT LOCATED S 73*06'21" E 16.15 FT & N 87*18'30" E 38.72 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87*18'30" E 25.80 FT; TH S 06*40' E 75.75 FT; TH S 83*20' W 27 FT; TH N 05*44'05"W 77.55 FT M/L TO BEG CONT 0.05 AC; ALSO BEG AT A PT LOCATED S 73*06'21" E 16.15 FT & S 07* E 31.50 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH S 75*10' W 35.66 FT; TH S 17*16' E 44.43 FT; TH N 83*20'E 37.41 FT; TH N 18*34'06" W 49.81 FT M/L TO THE PT OF BEG

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.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage / 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), # __1__ ; structure(s), # _____.

General Condition of Exterior Materials:

 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: House perched on ridge, facing town.

Foundation: 1958 and 1968 tax cards indicate no foundation, but house has been rehabilitated and is assumed to be concrete - nor verified.

Walls: Wood drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: Casement--alone, grouped and ribbons.

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 one-story frame T/L cottage has been altered over time. The tax photo indicates a T/L cottage with small shed addition in the rear. By 1958, according to the tax card, a side porch (8'x13') had been added to the south side of the house. By 1995, the side porch was extended and wraps around the southwest side of the house; it has also been enclosed and glazed with a ribbon of casement windows. The primary entrance has been reoriented to the south side rather than the west. The changes are significant and diminish the site's original character.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed significantly from what is seen in early photographs. The additions alter the setting, but not significantly**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; however, the addition detracts from the workmanship of the historic era.**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, primarily as a result of the additions.**Association** (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1896¹

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. 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. 1-4: Accessory Building. Various views, 2008.

Photo No. 5: Southeast oblique. Camera facing northwest, 2006.

Photo No. 6: Northeast oblique. Camera facing southwest, 2006.

Photo No. 7: West elevation. Camera facing east, 2006.

Photo No. 8: Accessory building. Camera facing north, 2006.

Photo No. 9: Southeast oblique. Camera facing northwest, 1995.

Photo No. 10: Accessory building. Camera facing north, 1995.

Photo No. 11: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Tax Assessor.

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

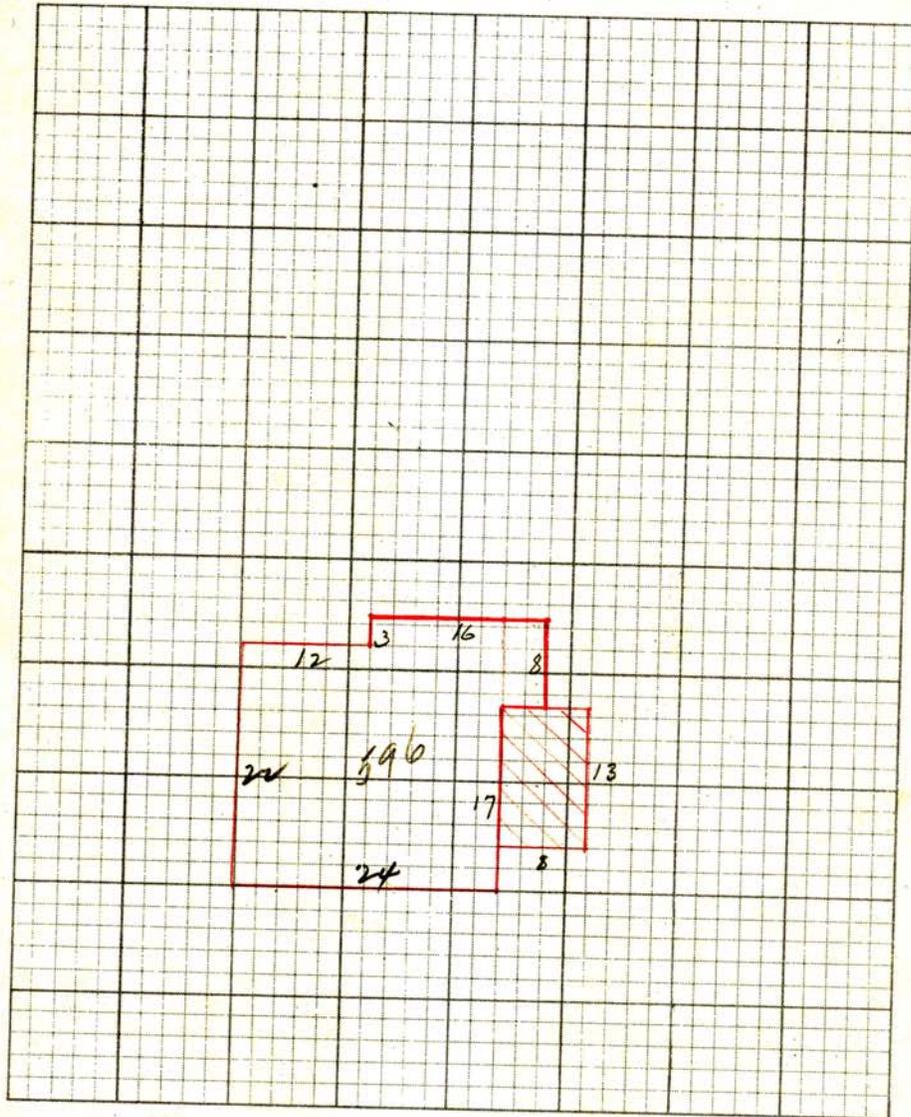
Location Block 72 Lot 24
 Kind of Bldg. RES St. No. 152 Sand Ridge
 Class 3 Type 1 2 3 4. Cost \$ 1339 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		596		\$ 1339
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <u> </u>	
Ext. Walls <u>BrickTex on siding</u>	
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type <u>Gab.</u> Mtl. <u>Pat + Tin</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u> </u> @ <u> </u>	
Rear <u> </u> @ <u> </u>	
Porch <u> </u> 104 @ 40 42	
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> </u> Floor <u>Out</u> 50	
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>	
Attic Rooms Fin. <u> </u> Unfin. <u> </u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u> </u> Basin <u>1</u> Sink <u> </u> Toilet <u>1</u> Wtr. Sfr. <u> </u> Shr. S. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	350
Built-in-Appliances <u> </u>	
Heat—Stove <u>✓</u> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u> Oil <u>✓</u> Gas <u> </u> 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> </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		442
Year Built <u> </u>	Avg. <u>62</u>	Current Value
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Age <u> </u>	\$ 1781
Remodel Year <u> </u>	Est. Cost <u> </u>	Commission Adj. <u> </u> %
Garage—Class <u> </u>	Depf. 2% 3% <u> </u>	Bldg. Value
Cars <u> </u> Floor <u> </u> Walls <u> </u>	Carport—Factor <u> </u>	Depr. Col. 1 2 3 4 5 6 <u>30</u> %
Size— <u> </u> x <u> </u> Age <u> </u>	Cost <u> </u> x <u> </u> %	Current Value Minus Depr.
Other <u> </u>		\$ 534
Total Building Value		\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

P.C. 591
Serial Number

1 OF 1
Card Number

Owners Name H.S. Louder
Location lot 24 Bl 72
Kind of Bldg. Res St. No. 152 Sand Ridge
Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

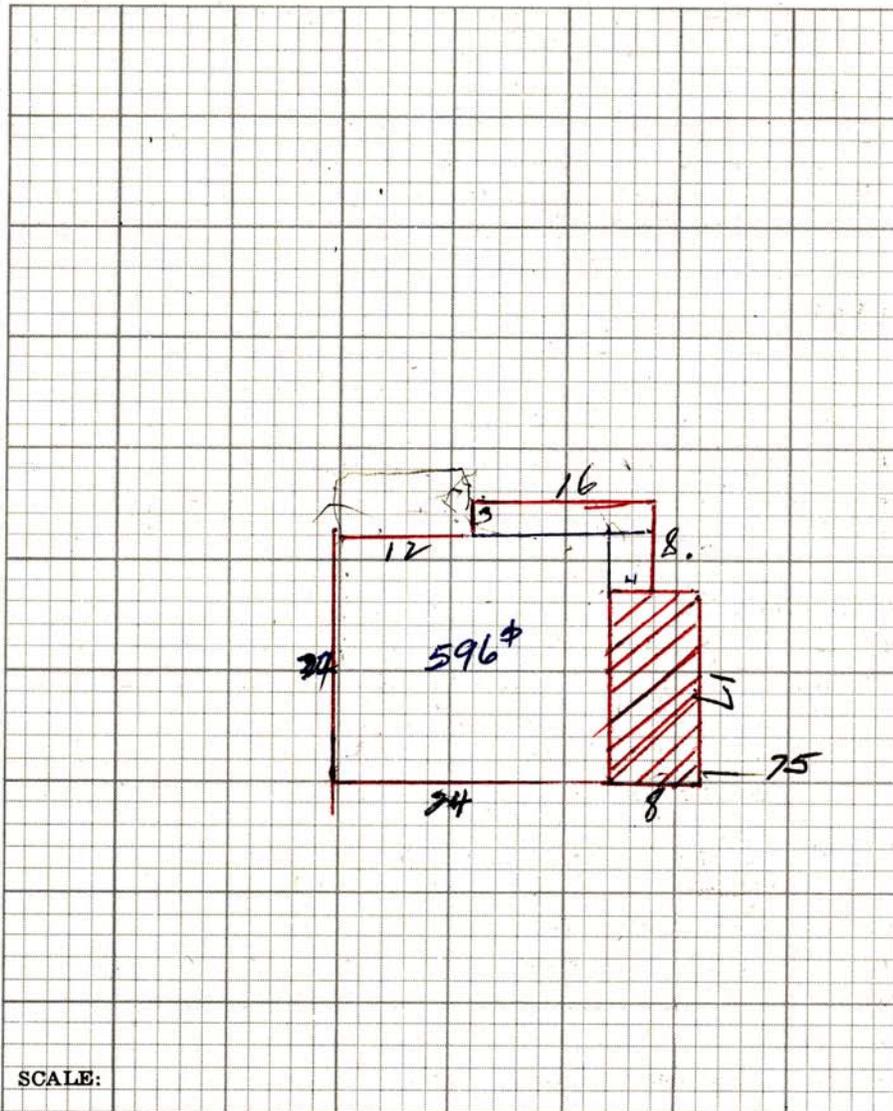
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	596		\$2037	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <u>None</u> Conc. _____ Sills _____		
Ext. Walls <u>Siding</u> _____ A		
Roof Type <u>GAP</u> Mtl. <u>Tin</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>136</u> @ <u>75</u> <u>102</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>Dirt</u> <u>40</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. Sfrtr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		<u>550</u>
Heat Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		<u>697</u>

Year Built <u>1896</u>	Avg. <u>1896</u>	Replacement Cost	<u>2729</u>
	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est. }	Adj. Bld. Value	Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>0</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			

Total Building Value \$ _____
Appraised ① 11/2/68 19 _____ By 1706 W. R. R. N. 1328
Appraised ② _____ 19 _____ By _____



SCALE:

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 N Walls V Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PC 591



112

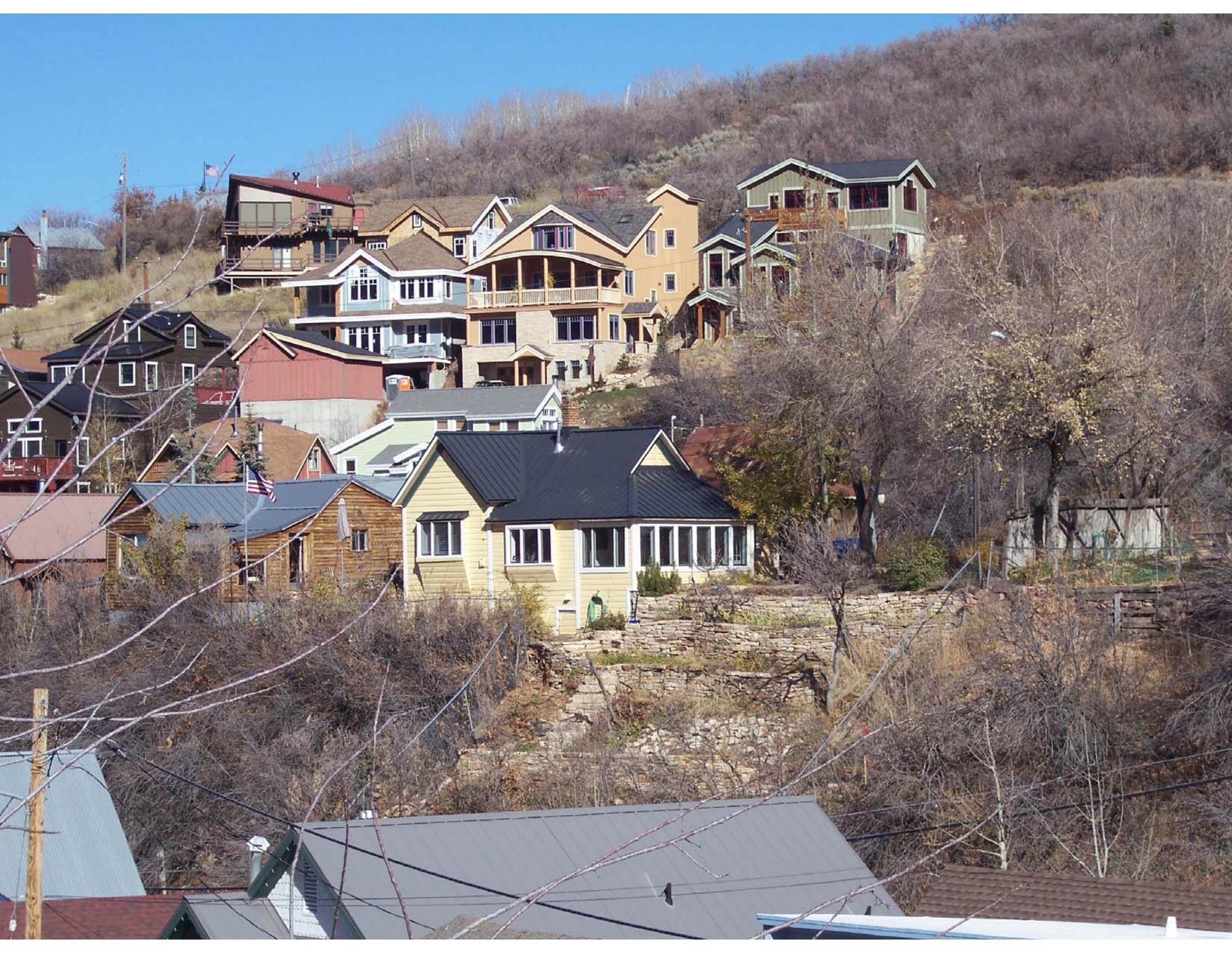






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