

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 164 Sandridge Road

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-589-A

Current Owner Name: Wendy Van Reyper

Parent Parcel(s): PC-589

Current Owner Address: PO Box 1142, Park City, Utah 84060-1142

Legal Description (include acreage): THE E1/2 OF LOT 23 BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; ACCORDING TO OFFICIAL PLAT THEREOF ON FILE IN OFFICE OF SUMMIT COUNTY RECORDER EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESC TRACT: BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY & TH RUN N 26\*56'04" E ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43\*45'13" E 13.27 FT; TH N 56\*52'21" E 52.88 FT TO THE W'LY EDGE OF SAND RIDGE RD; TH S 16\*59'50" E 28.65 FT; TH S 5\*02'33" E 34.13 FT; TH S 7\*17'37" W 45.44 FT; TH N 85\*50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85\*50'10" W 39.39 FT; TH N 1\*51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG CONT 0.05 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.

### 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:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

#### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style:

No. Stories:

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: Tax cards indicate no foundation, not verified.

Walls: Wood sheet, but small section of drop siding seen on north façade.

Roof: Cross-wing form sheathed in a metal material and unknown sheets.

Windows/Doors: Two-over-two double-hung sash type and single glazed double-hung sash type.

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 significantly altered. The tax photo indicates a simple T cottage with slightly longer than typical stem wing with rear inset addition. The primary façade, according to the 1907 Sanborn Insurance map, had an inset porch that appears to have been enclosed after 1968 (based on tax cards). The house was likely originally clad in drop siding, but has been covered by a vertical plank siding. A small section of the north façade is missing the vertical plank and suggests the drop siding is extant underneath the vertical plank. The changes are significant and diminish the site's original character; however, if the vertical plank siding could be removed and the original drop siding restored, the integrity of the design could be restored.

**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 since the earliest photographs and/or the Sanborn Insurance maps. The accessory building located east of the house appears in the 1907 Sanborn Insurance map and remains, though has been braced in the past, suggesting structural instability. The accessory building was previously associated with the house at 156 Sandridge Road, but tax cards indicate that it is associated with this site.

**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 plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes; however, one of the most important elements regarding workmanship is the exterior materials and they have been altered (covered or removed) and, therefore, lost.

**Feeling** (Describe the property's historic character.): Except for the vertical plank siding, 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 "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 loss of the exterior materials diminish the site's association with the past.

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

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1905<sup>1</sup>

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.<sup>2</sup>

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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 3:** West elevation. Camera facing east, 2006.

**Photo No. 4:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 5:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> Structure appears on the 1907 Sanborn Insurance map.

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

# RECORD OF ASSESSMENT OF IMPROVEMENTS

PC. 589

Summit COUNTY SERIAL NO. # 114

OWNER'S NAME Almo, John & Olga *AF Warr*

OWNER'S ADDRESS Park City 164 Sand Ridge.

LOCATION E<sup>1</sup>/<sub>2</sub> of lots 22 & 23, Blk 72, Millsite.

Foundation—Stone	Conc.	None		
Ext. Walls	<i>SIDING</i>			
Insulated—Floors	Walls	Cigs.		
Roof—Type	<i>GAB</i>	Mat.	<i>TNT SHG</i>	
Dormers—Small	Med.	Lg.		
Bays—Small	Med.	Lg.		
Porches—Front		@		
Rear	<i>120</i>	@	<i>80</i>	<i>96</i>
Cellar—Basmt— $\frac{1}{4}$	$\frac{1}{2}$	$\frac{3}{4}$	full-floor	
Basement Apts.—Rooms	Fin.			
Attic Rooms	Fin.	Unfin.		
Plumbing	Class	Tub	Trays	
	Basin	Sink	Toilet	
	Urns	Ftns.	Shr.	
	Dishwasher	Garbage Disp.		<i>350</i>
Heat—Stove	H. A.	Steam	S.	Blr.
Oil	Gas	Coal		
Air Conditioned		Incinerators		
Radiant—Pipeless				
Finish—	Hd. Wd.	Floors—	Hd. Wd.	
	Fir.		Fir. Conc.	
Cabinets	<i>1</i>	Mantels		<i>40</i>
Tile—	Walls	Wainscot.		
	Floors			
Lighting—Lamp	Drops	Fix.		
	<i>WOOD LINED</i>			<i>100</i>
Total Additions and Deductions			<i>486</i>	<i>222</i>
Net Additions or Deductions			<i>222</i>	<i>1507</i>
				<i>\$ + 264</i>
AV Age <i>48</i> Yrs. by	Est. Owner	REPRODUCTION VALUE		<i>\$ 1771</i>
	Tenant	Depr. 1-2-3-4-5-6	<i>61/39</i>	%
	Neighbors Records	Reproduction Val. Minus Depr.		<i>\$ 690</i>
Remodeled	Est. Cost	Remodeling Inc.	%	
Garage—S 8	C 1	Depr. 2% 3%		
Cars <i>1</i>	Walls <i>TIN</i>	Out Bldgs.		<i>\$ 37</i>
Roof <i>TIN</i>	Size <i>12 x 18</i>	Age <i>18</i>		
Floor <i>WOOD</i>	Cost <i>122/46</i>	Depreciated Value Garage		<i>\$ 56</i>
Remarks <i>AV AGE ON OLD CARD 40 YRS (1941)</i>	Total Building Value			<i>\$ 783</i>

Appraised Oct 194 9 By CHO & AJ.



A.F. Warr

Location Block 72 Millsite E 1/2 Lots 22+23  
 Kind of Bldg. RES St. No. 164 Sand Ridge  
 Class 3 Type 1 2 3 4 Cost \$ 1530 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> <u>None</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> <u>Clgs.</u>	
Roof Type <u>Gab.</u> <u>Mtl.</u> <u>Pat</u>	
Dormers—Small <u>Med.</u> <u>Large</u>	
Bays—Small <u>Med.</u> <u>Large</u>	
Porches—Front <u>5x24</u> <u>1200 @ 80</u> <u>96</u>	
Rear <u>@</u>	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — 1/4 1/2 2/3 3/4 Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</u> <u>Unfin.</u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u>1</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u>Shr. St.</u> <u>O.T.</u>
	Dishwasher <u>Garbage Disp.</u> <u>350</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>H.A.</u> <u>Steam</u> <u>Stkr.</u> <u>Blr.</u>	
Oil <u>Gas</u> <u>Coal</u> <u>Pipeless</u> <u>Radiant</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>Hd. Wd.</u>	
Floor—Fir <u>Hd. Wd.</u> <u>Other</u>	
Cabinets <u>Mantels</u>	
Tile—Walls <u>Wainseot</u> <u>Floors</u>	
Storm Sash—Wood D. <u>S.</u> <u>;</u> <u>Metal D.</u> <u>S.</u>	
Total Additions	446 446

Year Built <u>—</u> Avg. <u>57</u> Current Value <u>\$ 1976</u>
<u>Age</u> <u>1949-48</u> Commission Adj. <u>%</u>
Inf. by { <u>Owner - Tenant -</u> Bldg. Value <u>—</u>
{ <u>Neighbor - Record - Est.</u> Depr. Col. <u>(1) 2 3 4 5 6 30</u> %
Remodel Year <u>—</u> Est. Cost <u>—</u> Current Value Minus Depr. <u>\$</u>
Garage—Class <u>—</u> Depr. <u>2% 3%</u> Carport—Factor <u>—</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>
Size— <u>x</u> <u>Age</u> <u>Cost</u> <u>x</u> <u>%</u>
Other <u>—</u>
Total Building Value <u>\$</u>

PC 589

Serial Number

OF Card Number

Owners Name A F Warr

Location lots 22-23 Bk 7 RMs

Kind of Bldg. RAS St. No. 164 Sand Ridge (Sand)

Class 2+ Type 1 2 3 4 Cost \$ 2352 x 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	724		\$ 249.3	\$
	x x				
	x x				

Att. Gar. — C.P.  Flr.  Walls  Cl.

Description of Buildings Additions Additions

Foundation—Stone  Conc.  Sills

Ext. Walls padding

Roof Type shaded Mtl. Pat

Dormers—Small  Med.  Large

Bays—Small  Med  Large

Porches—Front ell 424 @ 1.00 424

Rear 9 @ 1.00 9

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full  Floor

Bsmt. Gar.

Basement-Apt.  Rms.  Fin. Rms.

Attic Rooms Fin.  Unfin.

Plumbing { Class  Tub.  Trays   
Basin  Sink  Toilet   
Wtr. Sfr.  Shr. St.  O.T.   
Dishwasher  Garbage Disp.  550

Heat—Stove  H.A.  FA  HW  Stkr  Elec.

Oil  Gas  Coal  Pipeless  Radiant

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 983

Year Built 1901 Avg. 1. Replacement Cost 3476

Age 2. Obsolescence

Inf. by { Owner - Tenant -   
Neighbor - Record - Est.  Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 12-2

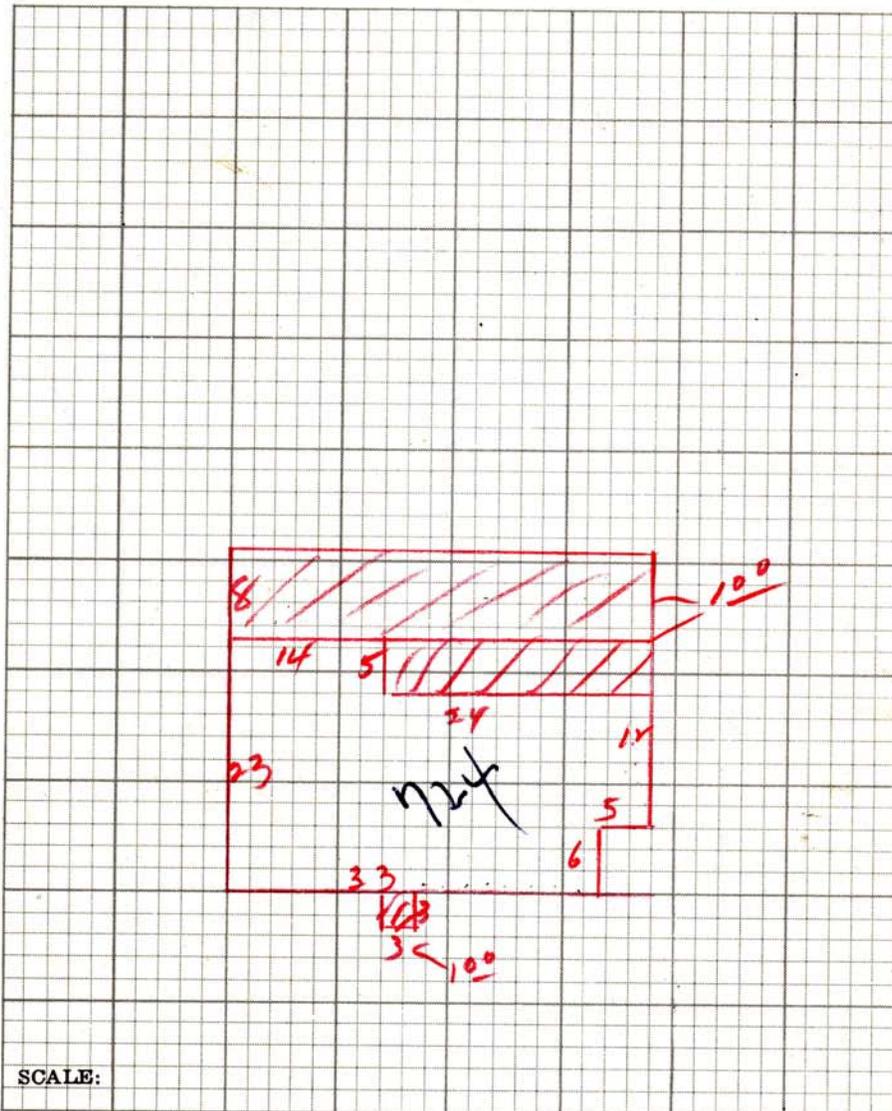
19 68 By 1333

DEC 7 1968

Appraised ②

19 By

1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
1 Shed No Tax 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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 589

