

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 218 Sandridge Road

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-597

Current Owner Name: Randall W. Lengeling

Parent Parcel(s): PC-582

Current Owner Address: 1165 Arrowhead Drive, Dubuque, IA 52003

Legal Description (include acreage): 0.13 acres; PARK CITY BLOCK 12 BLOCK: 72 LOT: 16 BUILDING: 0.00 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 PARK CITY UTAH & TH RUN N 26°56'04" E 7.71 FT 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 SANDRIDGE 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

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.

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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Cross-wing type

No. Stories: 1 1/2

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:

- 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 and faces west toward town.

Foundation: Concrete block according to 1968 tax card.

Walls: Wood drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: Multi-pane casement windows in upper gable ends, three-over-one double-hung sash type and a ribbon of 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 1 1/2 story frame cross-wing type house has been significantly altered. The 1907 Sanborn Insurance map indicates a square plan with small rectangular addition to the west. The addition had a projecting bay in plan that is noted on the 1958 tax card as a "false bay". The full-width porch recessed under the principal roof (seen in the tax photo) has been enclosed. Window configuration on the north façade has been altered and because the changes to the opening are not visible in the siding (infill or other ghosting) it suggests that the siding has been replaced in whole or in part. These 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 been significantly altered since the earliest photograph.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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; however, the alterations to the main building diminish the historic character.

Association (Describe the link between the important historic era or person and the property.): Based on the Sanborn Insurance maps, the house was constructed during the mining era in Park City. Though it not a common house type, it is typical of houses built during the era in terms of size, scale, roof line, materials, and fenestration.

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. 1905¹

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: Southeast oblique. Camera facing northwest, 2006.

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

Photo No. 3: Northeast oblique. Camera facing southwest, 1995.

Photo No. 4: South elevation. Camera facing north, tax photo.

¹ Structure appears on the 1907 Sanborn Insurance Map; Summit County Recorder indicates a construction date of 1916..

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | x x | | <u>910</u> | \$ | \$ <u>2520</u> |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 4 Condition FAIR.

| Description of Building | Add | Deduct |
|--|-------------|-------------|
| Foundation—Stone <u>Conc.</u> <u>1/4</u> None <u>3/4</u> | | <u>105</u> |
| Ext. Walls <u>SIDING</u> | | |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>GAB</u> Mat. <u>SHG</u> | | |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small <u>FALSE</u> Med. _____ Lg. _____ | <u>15</u> | |
| Porches—Front <u>321 @ .80</u> | <u>256</u> | |
| Rear _____ @ _____ | | |
| Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Wood</u> | <u>287</u> | <u>45</u> |
| Basement Apts.—Rooms <u>2</u> Fin. _____ | <u>175</u> | |
| Attic Rooms—Fin. _____ Unfin. _____ | <u>385</u> | |
| Plumbing— Class <u>2</u> Tub <u>1</u> Trays <u>4</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>180</u> | |
| Heat—Stove <u>H. A.</u> <u>Gas</u> <u>Steam</u> <u>S.</u> <u>Blr.</u> <u>Oil</u> <u>Coal</u> | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. _____ Floors— Fir. _____ Conc. _____ | <u>20</u> | |
| Cabinets <u>1</u> Mantels _____ | | <u>125</u> |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops _____ Fix. _____ | | |
| <u>HALL BD LINED.</u> | | <u>80</u> |
| Total Additions and Deductions | <u>1318</u> | <u>355</u> |
| Net Additions or Deductions | | <u>2520</u> |

Net Additions or Deductions 355 \$ + 963
 REPRODUCTION VALUE \$ 3483
 Age 33 Yrs. by Est. Owner Tenant Neighbors Records
 Depr. 1-2-3-4-5-6 46/54 % \$ _____
 Reproduction Val. Minus Depr. \$ 1880

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks AV. AGE ON OLD CARD 25 YRS (1941) Total Building Value \$ _____

Appraised Oct 1949 By Al & AJ

Location Block 721 Lots 20+21
 Kind of Bldg. RES St. No. 218 Sand Ridge
 Class 4 Type 1 2 3 4 Cost \$ 2176 X 100 %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 910 | | \$ 2176 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport x Flr. Walls Cl.

| Description of Buildings | | Additions |
|---|---|-----------|
| Foundation—Stone <u></u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> | | |
| Ext. Walls <u>Siding</u> | | |
| Insulation—Floors <u></u> Walls <u></u> Clgs. <u></u> | | |
| Roof Type <u>Gab.</u> Mtl. <u>Shg + 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>321 @ 80</u> | | 257 |
| Rear <u></u> | | @ |
| Porch <u></u> | | @ |
| Metal Awnings <u></u> Mtl. Rail <u></u> | | |
| Basement Entr. <u></u> | | @ |
| Planters <u></u> | | @ |
| Cellar—Bsmt. <u>201</u> $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u></u> Floor <u>Wood</u> | | 214 |
| Bsmt. Apt. <u></u> Rooms Fin. <u>2</u> Unfin. <u></u> | | 175 |
| Attic Rooms Fin. <u>2</u> Unfin. <u></u> | | 433 |
| Plumbing { | Class <u>2</u> Tub <u>1</u> Trays <u></u> | 410 |
| | 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 <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u> | | |
| Oil <u></u> Gas <u></u> Coal <input checked="" type="checkbox"/> Pipeless <u></u> Radiant <u></u> | | |
| Air Cond. <u></u> | | |
| Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u> | | |
| Floor—Fir <u></u> Hd. Wd. <u>1</u> Other <u></u> | | 30 |
| 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 | | 1519 | 1519 |
| Year Built <u></u> | Avg. Age <u>42</u> | Current Value | \$ 3695 |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Commission Adj. % | |
| | | Bldg. Value | |
| Remodel Year <u></u> | Est. Cost <u></u> | Depr. Col. <u>1 2 3 4 5 6 7 5</u> % | |
| | | Current Value Minus Depr. | \$ 1663 |
| 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— <u>x</u> Age <u></u> Cost <u></u> x <u></u> % | | | |
| Other <u></u> | | | |
| Total Building Value | | | \$ |

Appraised 5-15-58 By 1302

PC582

Serial Number

OF Card Number

Owners Name Wayne Pratt

Location lots 20-21 Bk 72

Kind of Bldg. Riv St. No. 218 Sand Ridge

Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 949 | | \$ 4169 | \$ |
| | x x | | | | |
| | x x | | | | |

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. blk Sills _____

Ext. Walls siding A

Roof Type Gable Mtl. shu-tin

Dormers—Small _____ Med. _____ Large _____

Bays—Small 1 Med _____ Large _____

Porches—Front All 473 @ 200 946

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 700* 1/8 1/2 3/8 3/4 Full _____ Floor Conc 711

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. 1 315

Attic Rooms Fin. 2 Unfin. 375

Plumbing { Class 2 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. _____ Shr. St. _____ O.T. Novelty
Dishwasher _____ Garbage Disp. _____ 650

Heat—Stove _____ H.A. FA HW _____ Stkr _____ Elec. _____

Oil Gas Coal _____ Pipeless _____ Radiant 373

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd. 1 Other 20

Cabinets _____ Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 3440

Year Built 1916 Avg. 1/1918 Replacement Cost 7609

1964 Riv 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 _____

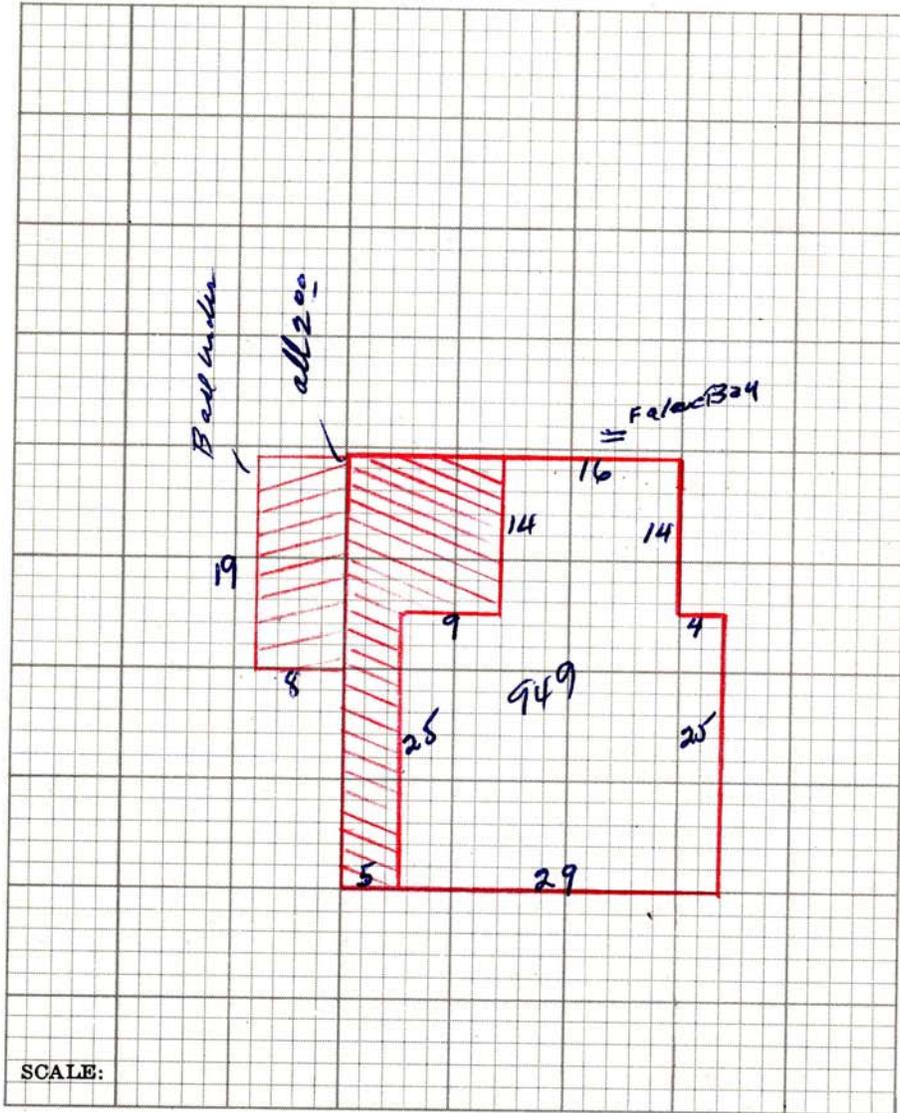
1940 Base Cost, Less Depreciation _____
Total Value from reverse side _____

Total Building Value \$ _____

Appraised 12-2 1968 By 1333 - 1708
Appraised 2 19 _____ By _____

DEC 23 1968

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. _____

Average Year of Construction Computation:

| | | | | |
|-------------------------------------|---------|--------|------|--------------|
| Year 1916 | \$ 7236 | = 95 % | X 49 | Year = 46.55 |
| Year 1964 | \$ 373 | = 5 % | X 1 | Year = 0.5 |
| Average Year of Construction | | | | 46.60 |
| | | | | <u>3</u> |
| | | | | 50 |

PC 582







218

WELCOME TO THE MOUNTAIN

