

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 228 Sandridge Road

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-602

Current Owner Name: Carle Fontana

Parent Parcel(s):

Current Owner Address: PO Box 871, Park City, UT 84060-0871

Legal Description (include acreage): PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 LOT: 17 PLAT: B000S 16 T 2S R 4E BEG AT A PT WH IS S 10*44'02" E 671.83FT FR THE SURVEY MONUMENT AT MARSAC AVE & FOURTH STREET.SD PT ALSO BEING THE NECOR OF LOT 17,BLK 72 PARK CITY SURVEY AMENDED: & RUN TH S 19*43'00" E 2.27 FT;TH N 78*21'00" E 13.99 FT; TH S 14*23'59"E 55.81 FT; TH S 85*25'44" W 43.27 FT TO THE OUTSIDE EDGE OF AN EXISTING STRUCTURE; TH N 5*30'47" W 1.55 FT ALGOUTSIDE EDGE OF SD STRUCTURE; TH S 85*10'41" W 12.14 FT ALG OUTSIDE EDGE OF SD STRUCTURE; TH S 2*59'41"E 1.18 FT ALG OUTSIDE EDGE OF SD STRUCTURE; TH S 85*25'44" W 10.12 FT; TH S 4*13'34" E 2.69 FT TO THE OUTSIDE COR OF BEFOREMENTIONED STRUCTURE, ALSO BEING A FENCE COR; TH S 86*06'29" W 19.19 FT ALG SDFENCELINE; TH N 48*00'08" W 3.39 FT; TH N 32*25'07" W 7.03 FT; TH N 9*13'36" W14.84 FT; TH N 7*38'36" W 26.14 FT; TH N78*47'21" W 69.47 FT ALG THE N'LYPROPERTY LINE OF LOT 17 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

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 is perched on ridge facing west toward Main Street.

Foundation: Concrete.

Walls: Drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: 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 does appear to be a full or partial reconstruction (not accurate) of the original house. The configuration of exterior wall planes, roof lines, and window placement, as they appear in the tax photo, do not correspond to recent photographs; specifically the intersection of perpendicular ridge lines and wall planes, etc.... In addition, the window placement and window openings are significantly different. Because the siding appears to be intact and not reflect changes in window size and location, it is assumed to be all new material.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not significantly different from what is seen in the tax photo. A one-car frame garage is located east of the main building; this building is noted on the 1968 tax card, but not seen on the 1907 Sanborn Insurance map. The tax card states the accessory building's date of construction as 1945--this is not verified.

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. The main structure appears to be a reconstruction or reinterpretation of the house that was originally built on the site.

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, but the scale and size of the main building and the materials and form are compatible with historic homes in Park City.

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, this house appears to be a newer interpretation of the T/L cottage which suggests no link to the historic mining era.

Based on the information, this site is not eligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

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: East elevation. Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing north, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Accessory building. Camera facing northwest, 1995.

Photo No. 5: 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.

06 602
Serial Number

OF
Card Number

Owners Name

Location Bk 72 MS

Kind of Bldg. Res St. No. 228 Sand Ridge

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	602		\$2052	\$
	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>510</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>slg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear _____ @ <u>60</u> @ <u>75</u> <u>45</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor <u>Asst</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. Sfr. _____ Shr. St. _____ O.T. _____	<u>550</u>
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>296</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> 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 931

Year Built <u>1901</u>	Avg. <u>1907</u>	Replacement Cost <u>2983</u>
<u>1964</u>	Age <u>2</u>	Obsolescence
Inf. by {	Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/>	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

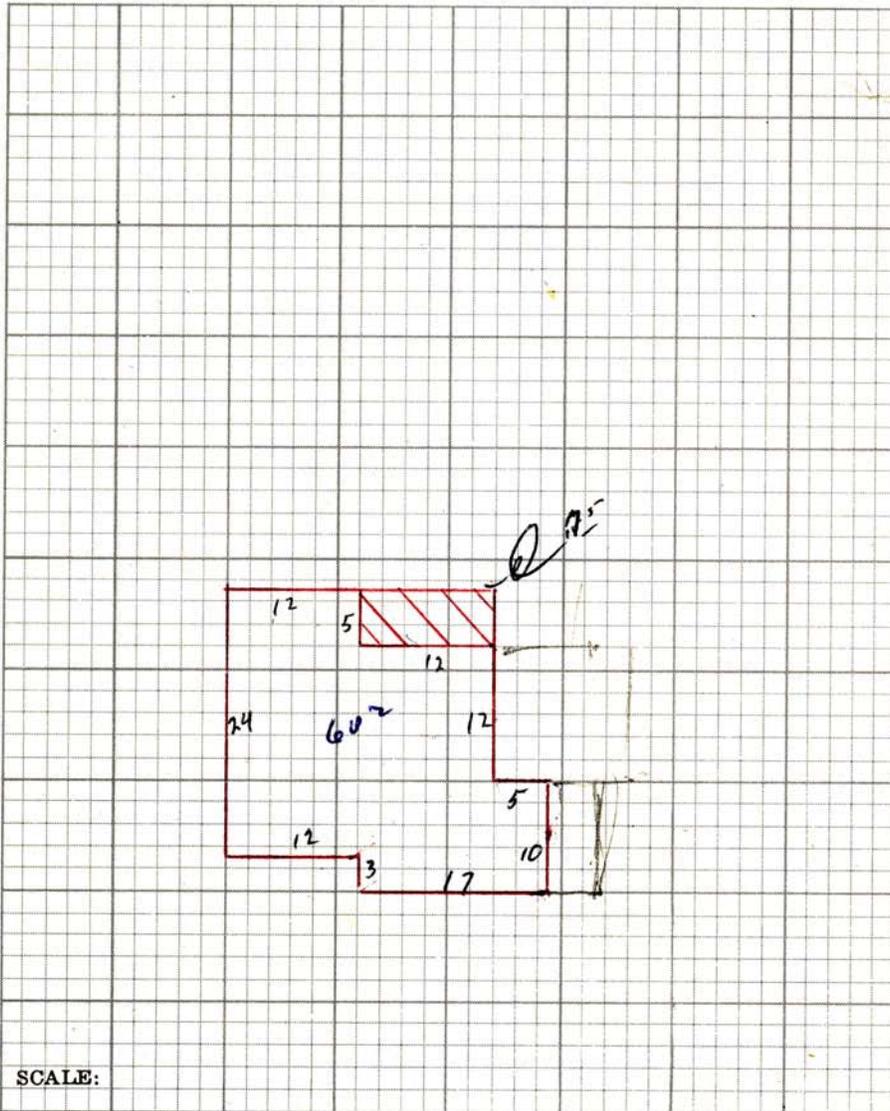
1940 Base Cost, Less Depreciation

Total Value from reverse side Garage 90

Total Building Value \$

Appraised ① 12-2- 1968 By 170 DEC 23 1968 1333

Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%
 Cars 1 Floor DIRT Walls Metal Roof PAT Doors
 Size 15 x 28 Age 1943 Cost 360 x 47%
 1940 Base Cost x 25 % Depr. 90
 Total

REMARKS Average Year of Construction Computation:
Year 1901 \$ 2687 = 90 % X 64 Year = 57.60
Year 1964 \$ 296 = 10 % X 1 Year = .10
Average Year of Construction 1907 = 57.70

PC 602









