



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Amanda Nelson House

Address: 114 Hillside Avenue (historically 116 Sandridge Avenue)

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 114-HS-1

Current Owner: Dennis Peterson & Peggy Stuber-Peterson (trustees)

Legal Description (include acreage): PARCEL 1 114 HILLSIDE REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 7,494 SQ FT OR 0.17 AC DENNIS L PETERSON & PEGGY A STUBER TRUSTEES OF THE DENNIS L PETERSON TRUST, PEGGY A STUBER-PETERSON & DENNIS L PETERSON TRUSTEES OF THE PEGGY A STUBER-PETERSON TRUST EACH AN UND 50% INT;

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:

Research Sources:

- Sanborn Maps
- tax Card
- City/ County Histories
- Personal Interviews
- Newspapers
- Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: Hall-parlor type / Vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). #1 Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in what appears to be aluminum clapboard siding

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains

Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

114 Hillside is a hall-parlor type that has undergone several modifications throughout its lifespan. The hall parlor house form is one of the three main types of houses built during the historic Park City mining era, and of those three types it is the earliest occurring mostly during the beginning of that era. The roof is sheathed in standing

seam metal, which was installed between 1968 and 2006, when it replaced the shingled material that was there previously. The side gable home is oriented with the gable facing the street, with vertically oriented metal siding in the gable, and horizontal aluminum siding below that and ending with an imitation stone veneer extending from the ground half way up the facade. The covered porch extends off the west side of the house, and was likely added around 1964. The porch is covered with the same standing seam metal as the roof and supported by wooden posts. The visible windows are aluminum slider types, which replaced the original wood multi-pane fixed and double-hung sash windows. The foundation is noted as being stone on the 1968 tax card, but this is unverified as the foundation is not visible in any of the available images. A garage is mentioned as well on the same tax card, probably in reference to the outbuilding to the east, which is historic despite its disrepair. The yard is lined by a tall wood fence, with a gate on the south side being the main form of accessing the front door. The yard is informally landscaped with many trees being present around the house. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Amanda Nelson was the first known owner of this house, which was built between the 1900 and 1907 Sanborn maps of Park City. She was born in Jonkoping, Sweden, on March 15, 1862, coming to the United States in 1896 and moving to Park City in 1903. Amanda was married to Gus Nelson, but the two were divorced. She died in Salt Lake City on December 1, 1946.

Amanda Nelson lived in an adjacent house but rented out 114 Hillside. On the 1920 census, for example, miner George H. Richardson (b. around 1869 in Massachusetts) rented the house with wife Jessie (b. around 1869 in Scotland) and their children.

Sophia Olund bought the house in 1928 but also probably rented it out, as evidenced by her living on Rossie Hill at the time of the 1930 census. She was born in Sweden around 1859, coming to America in 1881 and Park City in 1887. She ran a boarding house in the early mining camp. Olund died in 1940.

The next long-term resident of 114 Hillside was Fidel Martinez. Born in New Mexico on April 19, 1895, he was married in Taos, New Mexico, on April 21, 1918. Moving to Park City in 1923, Fidel worked as a miner and died in 1962.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

114 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1930 (Park City Historical Society & Museum, Pop Jenks Collection)

114 Hillside Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)











114 Hillside Avenue. Site, including residence (left) and outbuilding (right), from south. October 2014.



114 Hillside Avenue. Southeast oblique. October 2014.



114 Hillside Avenue. Northeast oblique. October 2014.



114 Hillside Avenue. Southwest oblique. October 2014.



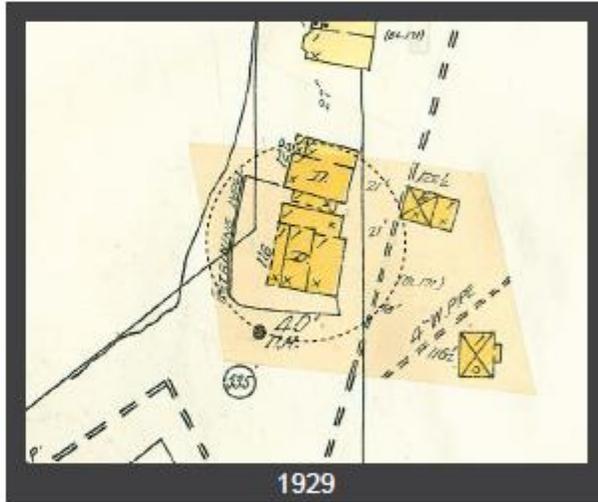
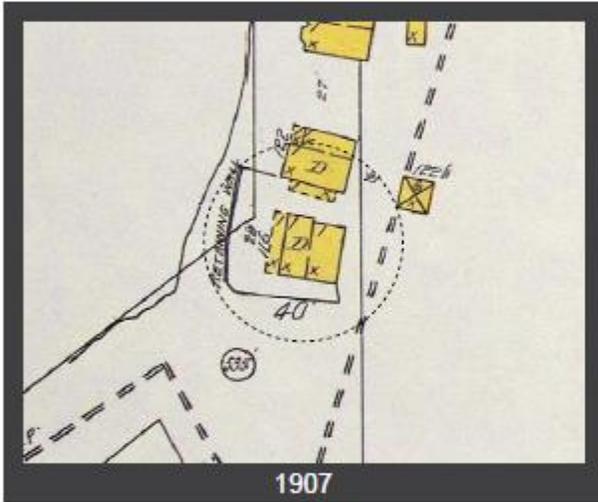
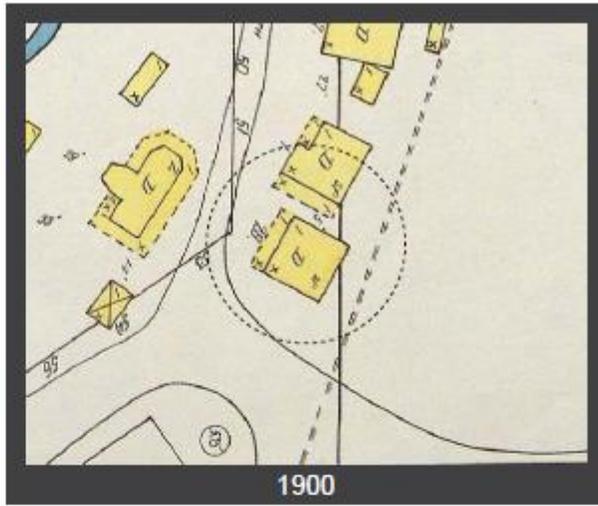
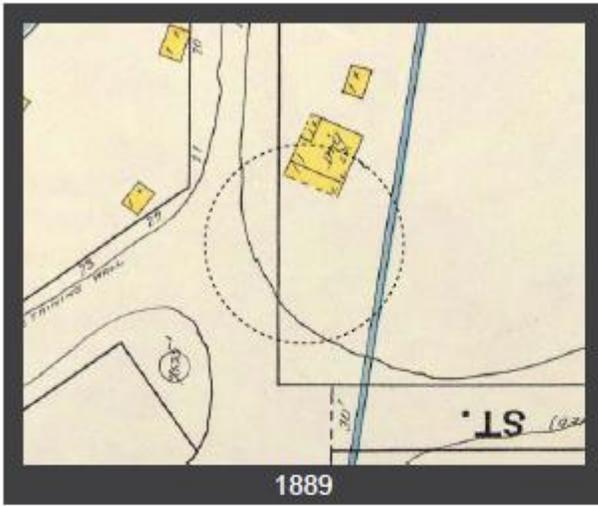
114 Hillside Avenue outbuilding. Southwest oblique. October 2014.



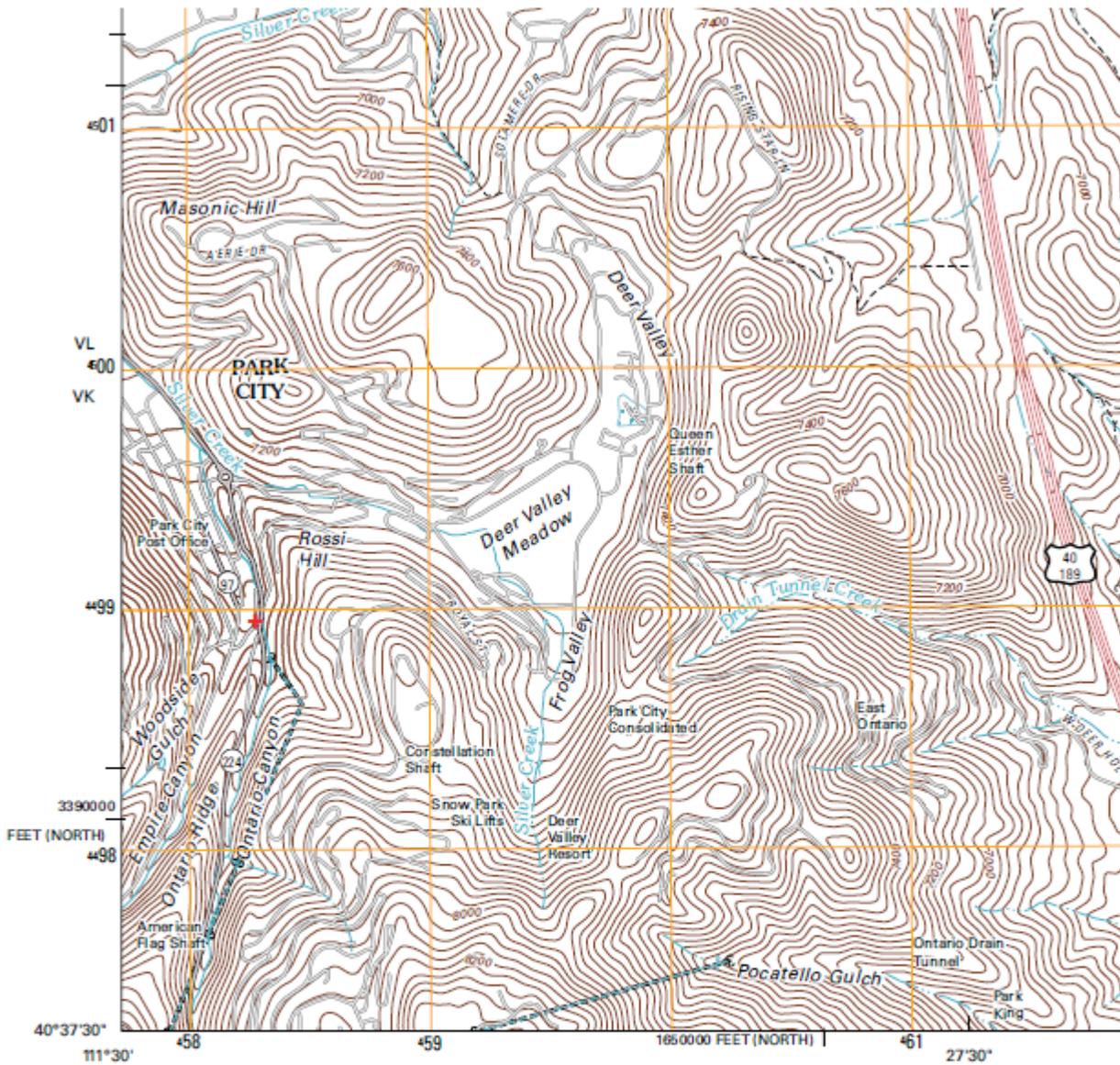
114 Hillside Avenue outbuilding. Northwest oblique. October 2014.

MAPS

114 Hillside Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

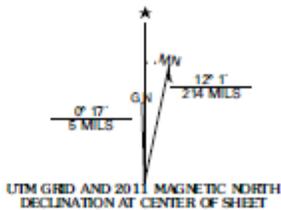


114 Hillside Avenue, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	WK
Gridzone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

114 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Mrs. Sophia Olund Dies

At the Park City Miners Hospital early Tuesday morning, Mrs. Sophia Louise Olund, died following a paralytic stroke suffered May 10th last. The sufferer had been in the hospital for the past twenty-three months a result of a broken hip—and while in the hospital suffered a broken arm from a fall.

Deceased was born in Jonkoping, Smaland, Sweden, on December 21, 1885, and was in her eighty-second year.

She came to America in 1881, and had been a resident continuously in Park City since September 25, 1887. She was the daughter of John J. and Eva Louise Green Broberg.

In the early days of Park City Mrs. Olund was one of the best known and most popular boarding house proprietors and later as trained nurse.

During her early residence in Park City, Mrs. Olund was vitally interested and a keen student in the camp's historical aspects, and was a fluent speaker and instructor of German, French and English languages. She was a devout member of the Lutheran church, and helped sponsor the first Lutheran church in Salt Lake City. She was also a charter member of the Pythian Sisters of this city.

Deceased is survived by one son, Ernest G. Olund of this city, and two brothers, J. C. Broberg of Logan, Utah, and Ernest J. Broberg, of California.

Funeral services will be held at the First ward L. D. S. church at 2 o'clock Saturday afternoon. Bishop John Holland, officiating.

The remains may be viewed Friday from 7 to 10 p. m. and Saturday until time of services at the Archer chapel.

Park Record, 7/25/1940

Park Float

Mrs. Ida Amanda Johansson Nelson of Salt Lake City, and formerly of this city, died of pneumonia Sunday in a Salt Lake hospital. Deceased was born March 15, 1862 in Jonkoping, Sweden, coming to the United States in 1898 and to Park City in 1903. She is survived by a son and daughter, Arthur and Mrs. Vera Pappas of Salt Lake City, and two grandchildren. Burial was Wednesday in the family plot in the City cemetery here.

Park Record, 12/5/1946

Fidel Martinez Funeral Held

PARK CITY—

Fidel E. Martinez, 67, died at his home Monday, 12:30 a.m., after a long illness.

He was born San Cristobal, New Mexico, April 19, 1895, to Antonio Maria and Paula Martinez. Married Margaret Trujillo, April 21, 1918, in Taos, New Mexico. Lived in Park City since 1923.

He was a miner. Member Catholic Church.

Surviving are his widow; sons, daughters, Mrs. Grant (Margaret) Peterson, San Leandro, Calif.; Mrs. Vincent (Phyllis) Offret, John Gilbert, Tom, all Park City; Fred, Salt Lake City; Mrs. Pete (Gloria) Garcea, Sandy; Pete, with the Air Force in Suisun, Calif.; James Edward, with the Marines in Japan; 30 grandchildren; four great-grandchildren; brothers, sister, Nick, San Cristobal; Robert, Mrs. Marina Vigil, Norte, Colo.

Requiem Mass Friday at 10 a.m. St. Mary's Catholic Church, Park City. Holy Rosary will be recited Thursday at 8 p.m. Olpin Mortuary, Park City, where friends may call Thursday 7 to 9 p.m., Friday prior to services.

Burial in Park City Cemetery.

Park Record, 5/17/1962

Serial No. PC 243

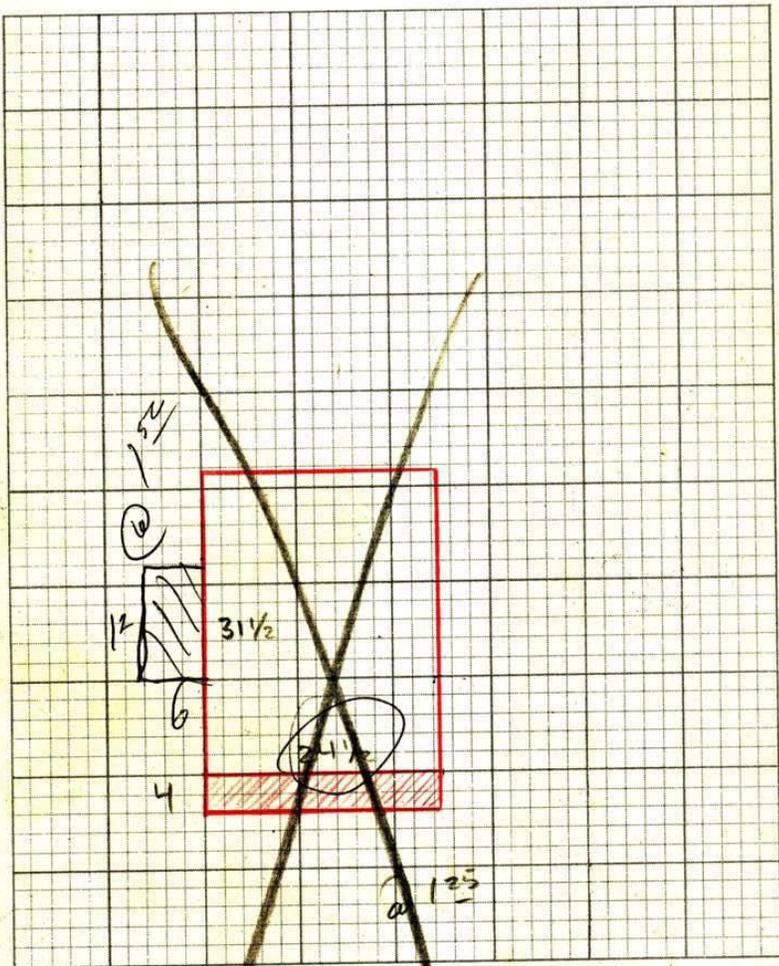
Location _____
 Kind of Bldg. RES St. No. 37 Hillside
 Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories _____ Dimensions _____ Cu. Ft. _____ Sq. Ft. _____ Factor _____ Totals _____

1	x x		772		\$ 1525
	x x				
	x x				

Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____
 Description of Buildings _____ Additions _____
 Foundation—Stone _____ Conc. _____ None
 Ext. Walls Siding
 Insulation—Floors _____ Walls _____ Clgs. _____
 Roof Type gbl Mtl. shg
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med. _____ Large _____
 Porches—Front _____ 98 @ 125 122
 Rear _____ @ _____
 Porch _____ @ _____
 Metal Awnings _____ Mtl. Bail _____
 Basement Entr. _____ @ _____
 Planters _____ @ _____
 Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor part
 Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 2 Tub _____ Trays _____
 Basin _____ Sink _____ Toilet _____
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____ 350
 Built-in-Appliances _____
 Heat—Stove _____ H.A. Steam _____ Stkr. _____ Blr.
 Oil Gas Coal _____ Pipeless Radiant _____ 122
 Air Cond. _____
 Finish—Fir Hd. Wd. _____
 Floor—Fir Hd. Wd. _____ Other _____
 Cabinets _____ Mantels _____
 Tile—Walls _____ Wainseot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____ 30
 Total Additions 624

Year Built _____	Avg. Age <u>46</u>	Current Value	\$ <u>2149</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>41</u> %	
		Current Value Minus Depr.	\$ <u>881</u>
$\frac{1}{2}$ Garage—Class <u>2</u> Depr. <u>2%</u> <u>3%</u>		Carport—Factor _____	
Cars <u>2</u> Floor <u>part</u> Walls <u>conc</u> Roof <u>conc</u> Doors <u>2</u>			
Size— <u>20</u> x <u>18</u> Age <u>30+</u> Cost <u>192</u> x <u>30</u> %			<u>58</u>
Other <u>See PC 242</u>		Total Building Value	\$ _____

Appraised 12-13 19 57 By 1831



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

Remarks: _____

PC 243
Serial Number

OF
Card Number

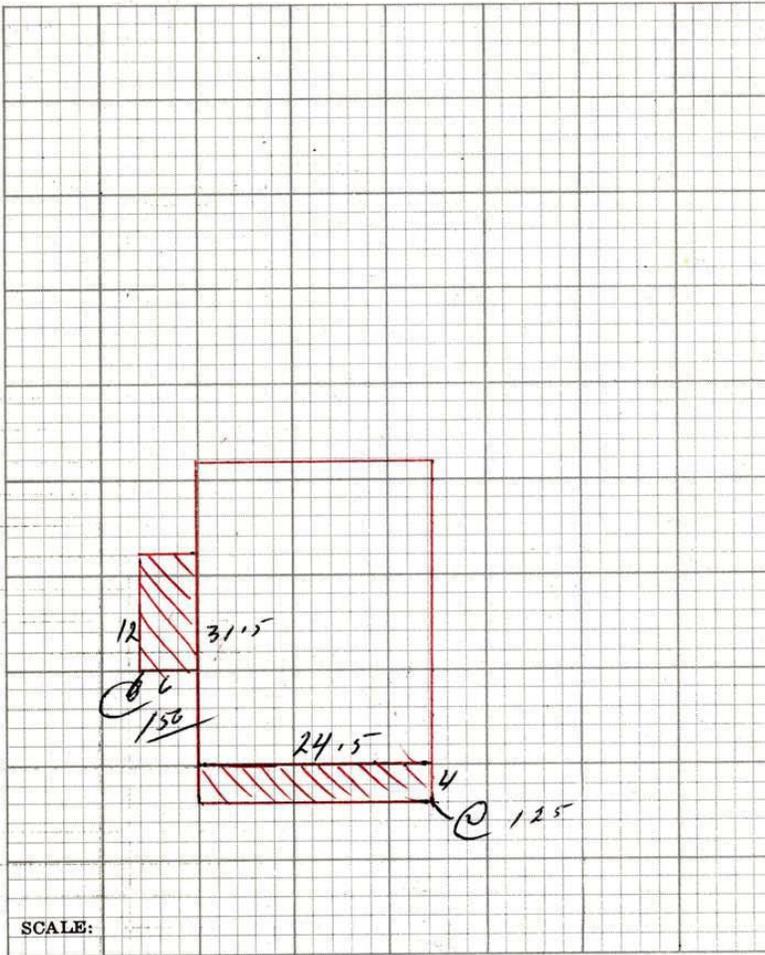
Owners Name _____
Location _____
Kind of Bldg. Res St. No. 37 Hillside
Class. 3 Type 1 2 3 4 Cost \$ 3354 X 1045%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		\$ 3505	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>sid Alum</u>		
Roof Type <u>Gal</u> Mtl. <u>Post</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____		
Rear _____	98 @ 125	123
Porch _____	72 @ 150	108
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor <u>DIRT</u>		80
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink _____ Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		650
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		334
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____		30
Awnings — Metal _____ Fiberglass _____		

Total Additions		1325
Year Built <u>1911</u>	Avg. <u>1915</u>	Replacement Cost <u>4830</u>
<u>1964</u>	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u>	Tenant -	Adj. Bid. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>110%</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1 2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>241</u>		
Total Building Value		\$
Appraised ① <u>10-29</u>	19 <u>68</u> By <u>1708</u>	DEC 26 1968
Appraised ② _____	19 _____ By _____	<u>1328</u>



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 2 Depr. 0% 3%
 Cars 2 Floor dirt Walls conc Roof conc Doors 2
 Size 20 x 18 Age 40+ Cost 965 x 47%
 1940 Base Cost _____ x 30 % Depr. _____

Average Year of Construction Computation:
 REMARKS
 Year 1911 \$ 4496 = 93 x 54 Year = 5022
 Year 1964 \$ 334 = 7 % x 1 Year = 07
Average Year of Construction 1915 5029
3
53