



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John and Mary Harrington House

Address: 130 Sandridge Avenue

Date of Construction: c. 1899

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: CHR-1

Current Owner: Darilyn L. and John W. Martin

Legal Description (include acreage): LOT 1 CHRISTIANS REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3699 SQ FT OR 0.09 AC (1821-1170) 1842-430-450 DARILYN L MARTIN UND 90% INT & JOHN W MARTIN UND 10% INT 1842-450

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:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: T/L Cottage / Vernacular style

No. Stories: 1

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

Condition: Good Fair Poor Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: 1958 & 1968 tax cards indicate no foundation, none verified

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Casements of various sizes and configurations and double-hung sash types

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.)

130 Sandridge is a T/L cottage type house that has undergone a number of alterations and additions. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The additions include: the projecting bay on the front façade, added in-period; an addition to the north of the house, and a rear porch, both seen on the 1958 tax card; the front porch wrapping to the rear, and the rear porch being enclosed, seen on the 1968 tax card. Recent work has also been done on the house, removing the small outcropping from the left side of the primary façade, inseting the porch next to the gable section and expanding the roof by adding a new gable on the right side of the primary façade. The cross gable roof is sheathed with standing seam metal. The walls are clad with drop novelty siding, which appears to be original. There are many windows along the front façade; a pair of two-over-two double hung sash windows in the front gable end, and two of the same type of window flanking the door on the inset porch. Two more pairs of the same type on the far right of the primary façade and another pair in the new gable. The door is a wood frame and panel door with a four pane upper light. The porch area is covered by the main roof and has a wood railing and roof supports with decorative

brackets. A historic garage (originally built prior to the 1929 Sanborn Map) sits in front of the house and was also recently redone. It is clad with vertical boards and the roof appears to be sheathed with corrugated metal. 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.)

This house was built in between 1889 and 1900, judging from the Sanborn maps from those years. It was owned by the Park City Townsite Corporation initially, and was likely used to house workers. The first individuals to own the home were John and Mary Harrington, though it is unknown exactly when they purchased the property. They sold it to Margaret Matheson in 1920. The house does not appear on the 1920 census, indicating that it was vacant at that time. It was occupied by Margaret Matheson and her three children at the time of the 1930 census. None of them are recorded as working at that time, and it is unknown what their source of income was. Margaret's husband Arthur had died in 1920. The property transferred to her daughter Margareta at the time of her death, who then transferred it to her brother in law George Barben in 1939. George Barben lived at the house during the 1940 census with his wife Charlotte (Margaret's daughter) and their son Robert, and also Margaret's two other children, Margareta and Arthur. George worked as a store keeper with the power company. He acted as the executor of Margaret's estate when she died in 1935. He sold the property in 1949. It has had several owners since that time, and is currently owned by Darilyn and John Martin.

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.)

130 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



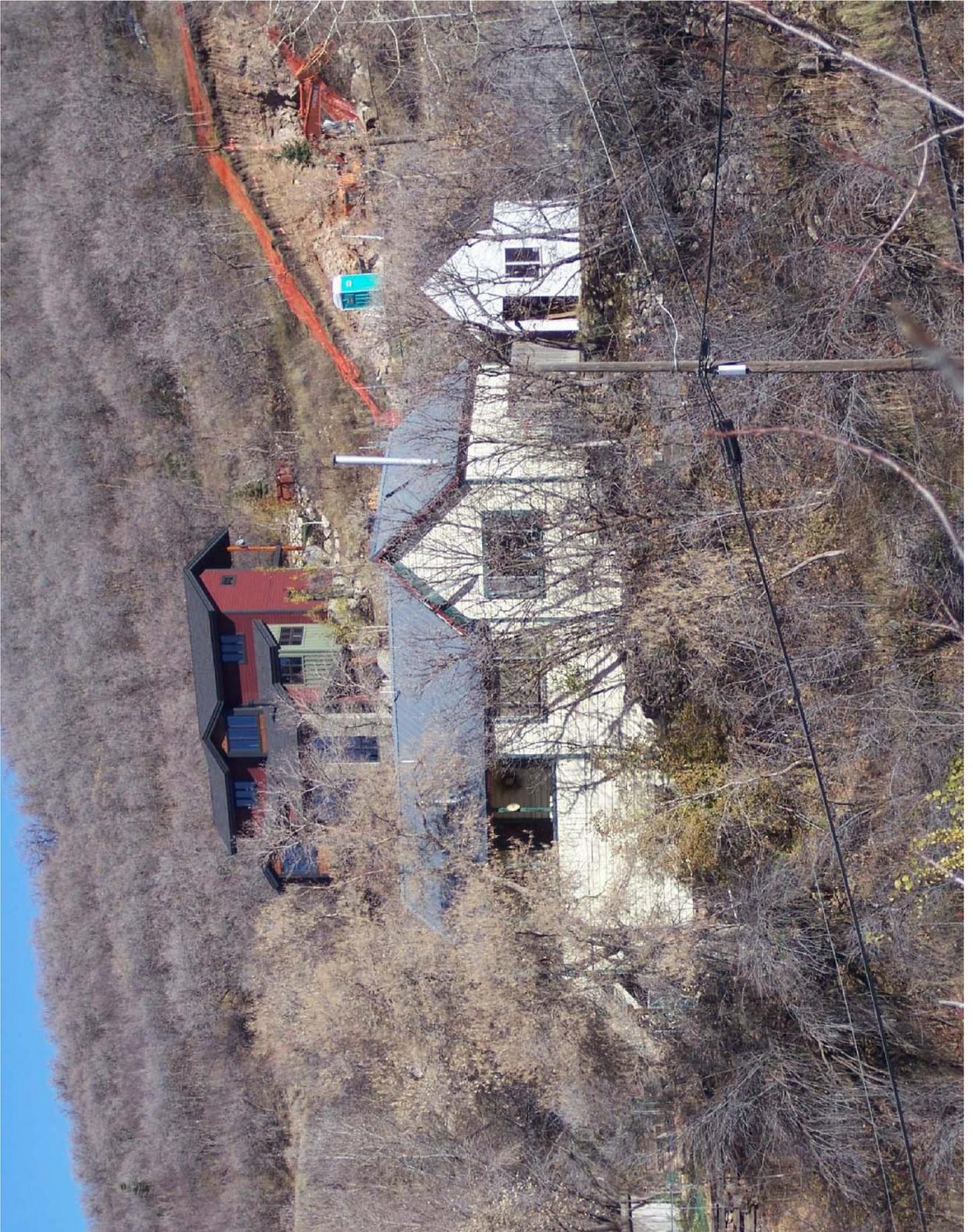
Tax photo c. 1940







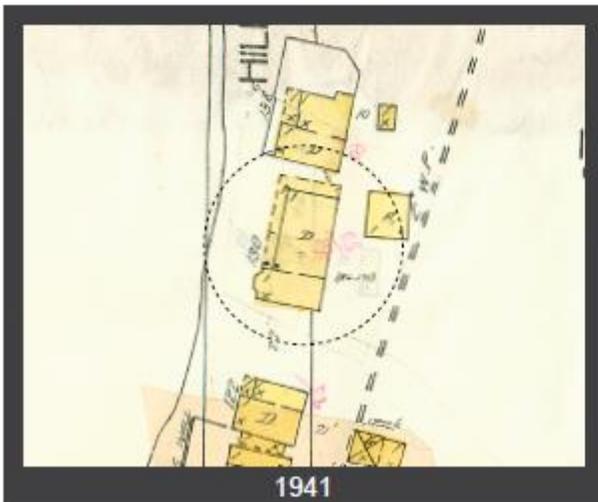
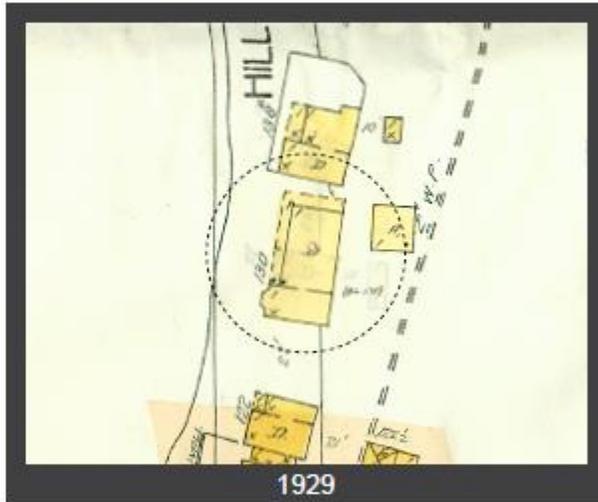
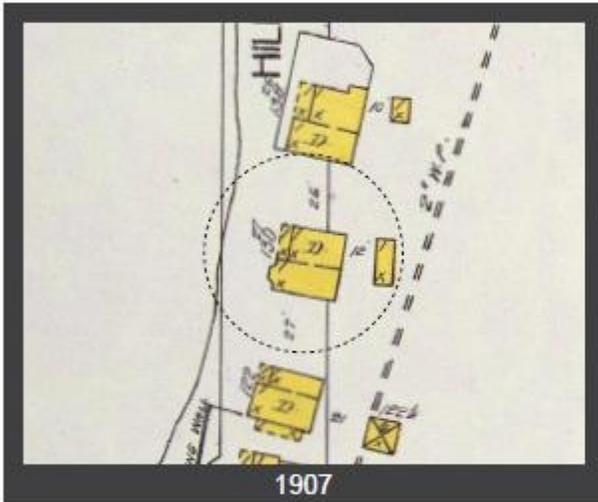
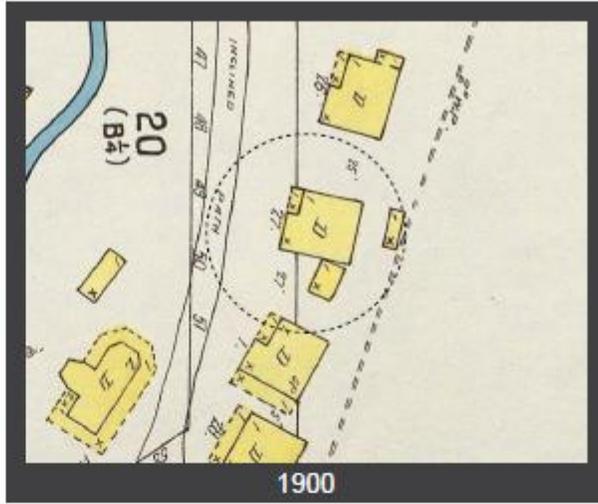
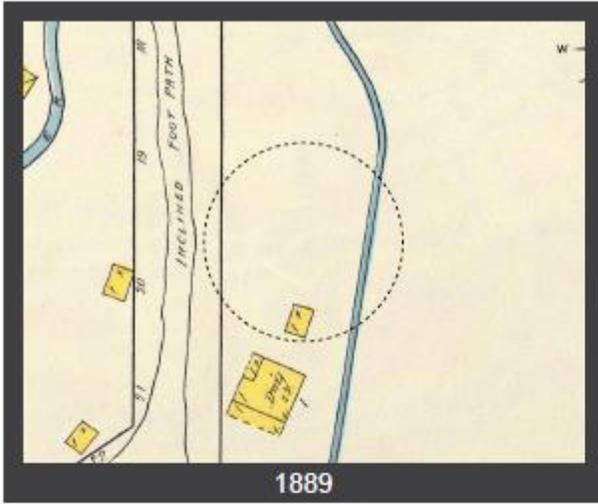




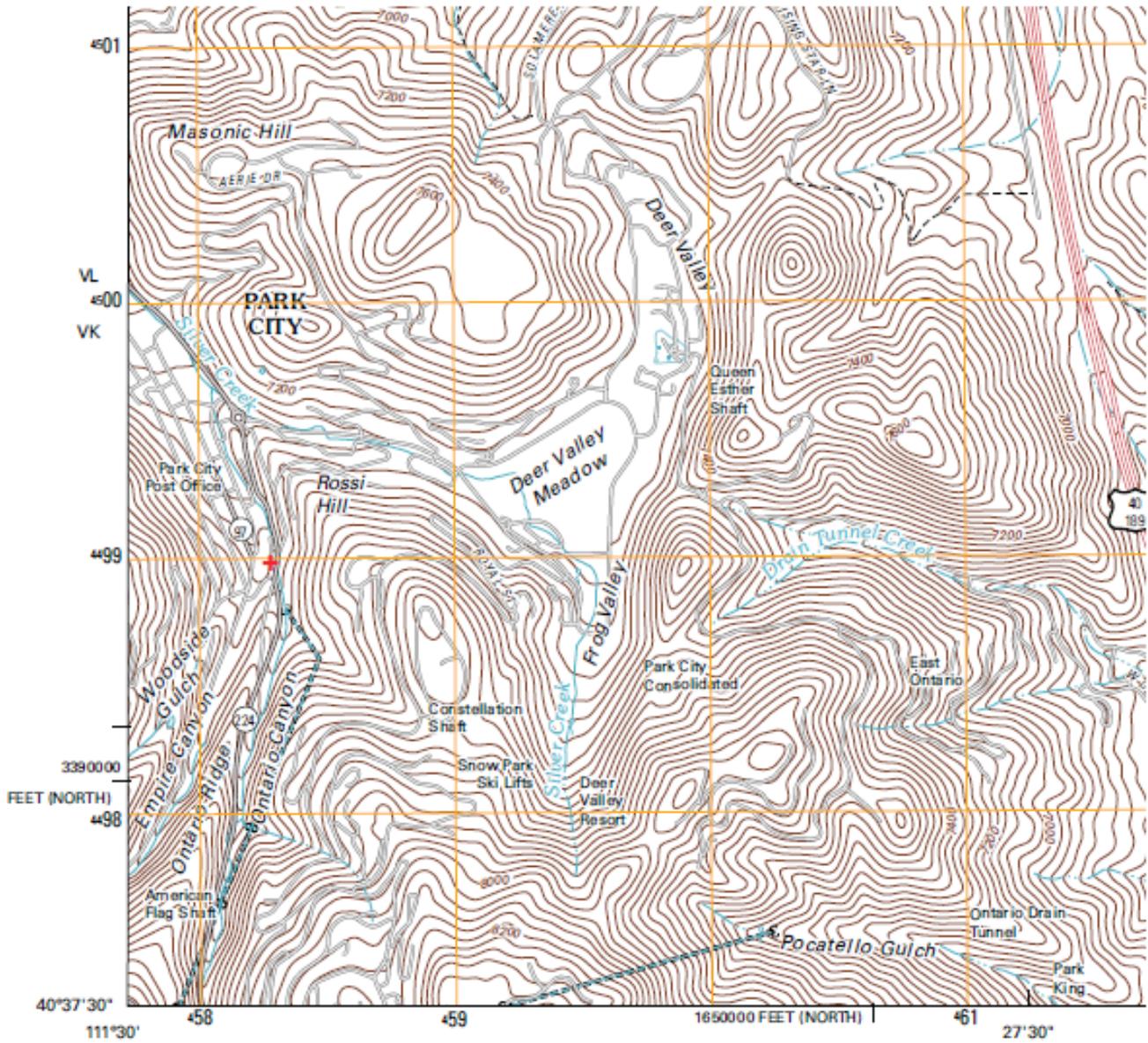


MAPS

130 Sandridge Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

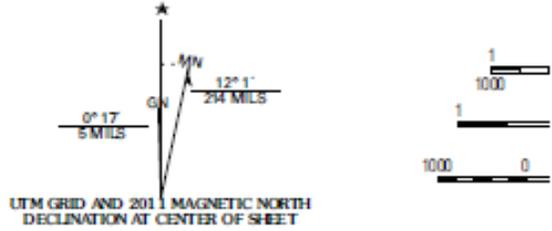


130 Sandridge Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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.....NAP, 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 VK
Grid Zone Designation
12T

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

DOCUMENTS

TITLE SEARCH FORM

Address: 130 Sandridge Avenue
 City: Park City, UT
 Current Owner: Darilyn L. and John W. Martin
 Address: (see historic site form for address)

[Obtain information from title abstract books at County Recorder's Office]
 Tax Number: CHR-1
 Legal Description (include acreage): L1 Christians Replat Sub., hist. PC BK72, pt. L27, L28-30 (house on L29 & L30).
 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin, et al	Decree		[L1-36]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36] "Assessed to D.C. McLaughlin"
5/23/1916	P.F. Ryan (Sheriff)	McCormick & Co.	Cert of Sale		[most of block, including S1/2L28-L30]
10/2/1920	John J. & Mary Harrington	Margaret Nimmo Matheson	W.D.		[L29 & L30]
11/30/1939	Margurita A. Matheson (daughter)	George Barben	Q.C.D.		[L29 & L30]
6/6/1949	George & Charlotte May Barben	John Aimo	Q.C.D.		[L29 & L30]
10/19/1962	John & Olga Aimo	Darrell L. & Geraldine K Meyer	W.D.		
9/23/1968	Darrell L. & Geraldine K Meyer	Thomas & Ethel Dudley	W.D.		
7/22/1986	Thomas & Ethel Dudley	Julie F. Christians	W.D.		
1/18/2007	Julie F. Christians	John W. & Darilyn L. Martin	W.D.		

Researcher: John Ewanowski, CRSA Architecture
 Date: 9/30/2014

John Aimo

Location Darrell Meyers Thomas Dudley
 Kind of Bldg. RES St. No. 126 Sand Ridge
 Class 4 Type 1 2 3 4 Cost \$ 2260 X — %

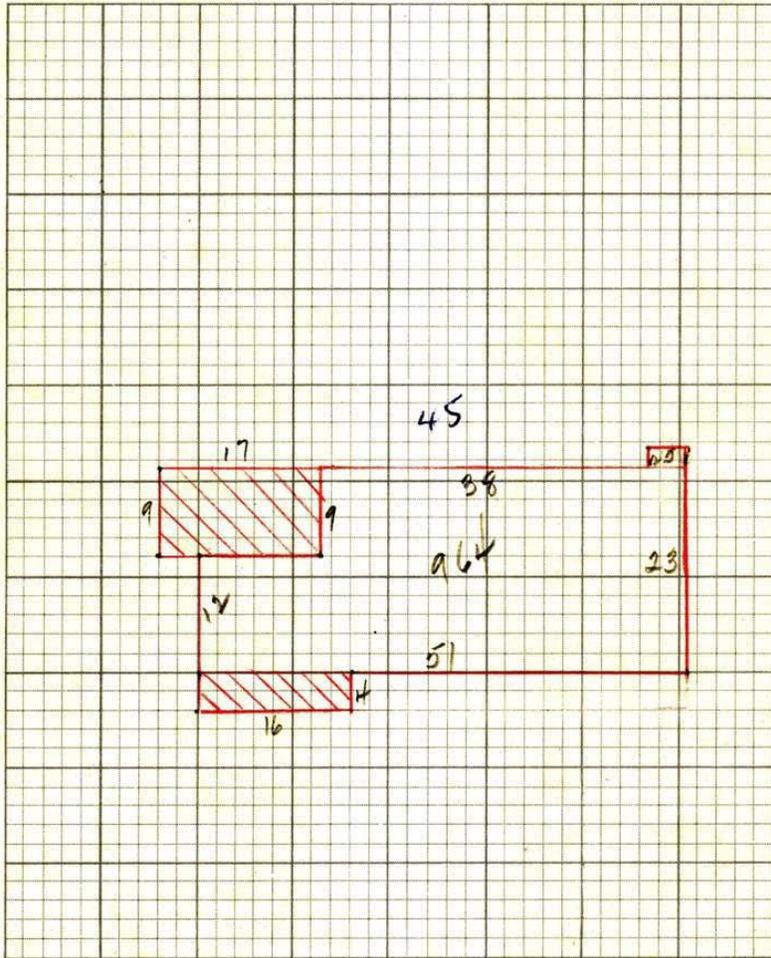
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		964		\$ 2260
	x x				
	x x				

Gar.—Carport — x — Fir. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>r</u>	
Ext. Walls <u>Brick on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>64</u> @ <u>120</u>	<u>64</u>
Rear <u>153</u> @ <u>120</u>	<u>184</u>
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>dit</u>	
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. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</u>
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>	<u>241</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>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>2</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	<u>50</u>
Total Additions	989

Year Built <u>—</u> Avg. <u>45</u>	Reproduction Value	\$ <u>3149</u>
<u>Average 1949-36</u> Age <u>45</u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est. <u>✓</u>	Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. <u>1 2 3 4 5 6</u> <u>42</u> %	
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor <u>—</u>	Repr. Val. Minus Depr.	\$ <u>1323</u>
Cars <u>1</u> Floor <u>work</u> Walls <u>stg</u> Roof <u>TP</u> Doors <u>1</u>		
Size— <u>4</u> x <u>23</u> Age <u>25</u> Cost <u>161</u> x <u>30</u> %		<u>48</u>
Other <u>—</u>		
Total Building Value		\$ <u>—</u>

Appraised 5- 1958 By 1302



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

Remarks: _____

PC 594
Serial Number

OF
Card Number

Owners Name Thomas Badley

Location _____
Kind of Bldg. Res St. No. 126 Sand Ridge
Class. 3 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	989		\$ 4269	\$
	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>Brick</u>		
Roof Type <u>Gable</u> Mtl. <u>metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 128 @ 150	192	
Rear _____ 16 @ 150	24	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>dit</u>	80	
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. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	382	
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. <u>2</u> S. _____; Metal D. _____ S. _____	50	
Awnings — Metal _____ Fiberglass _____		

Total Additions 1278

Year Built 1913 Avg. 1913 Replacement Cost 5547
Age 2 Obsolescence _____

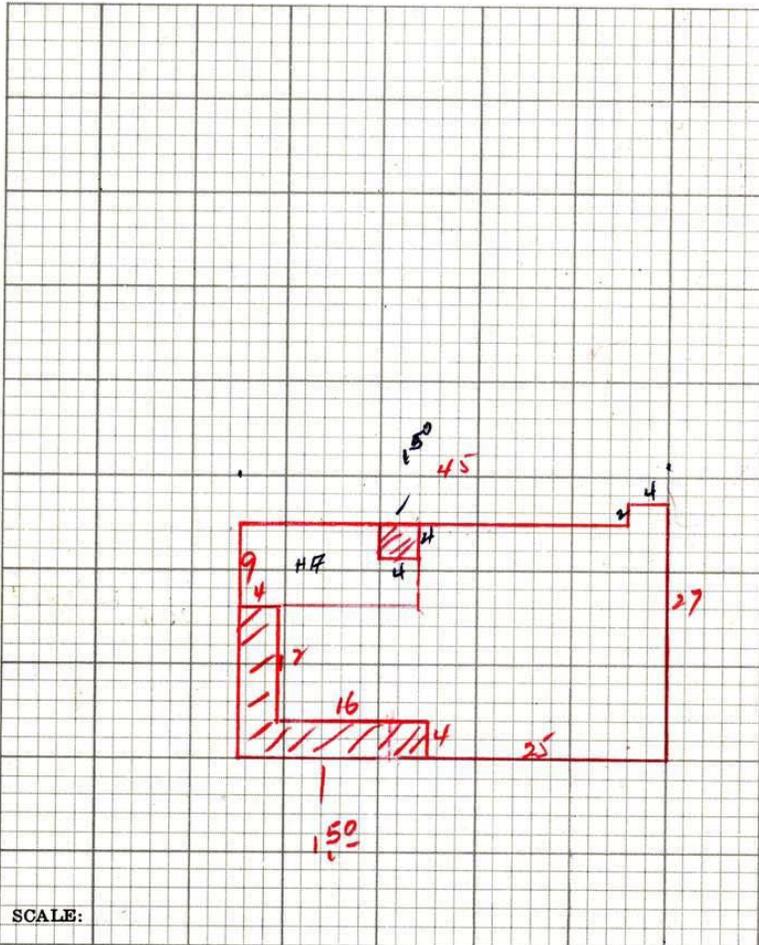
Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____
Neighbor - Record - Est. _____ Conv. Factor x.47

Replacement Cost—1940 Base _____
Depreciation Column 1 2 3 4 5 6 _____
1940 Base Cost, Less Depreciation _____

Total Value from reverse side sm 74
Total Building Value \$ _____

Appraised ① 12-2 19 68 By 1333
Appraised ② _____ 19 _____ By _____

DEC 13 1933



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 1 Depr. 2% @ 25

Cars 1 Floor Wood Walls shg Roof FP Doors 1

Size 11 x 23 Age 35 Cost 297 x 47%

1940 Base Cost _____ x 25% Depr. _____

Total _____

REMARKS changed oil to gas

KIND OF BUILDING	19 58	19 59	19 60	19 61	19 62	19	19	19	19
GARAGE	48	48	48	48	48				
RESIDENCE	1323	1291	1260	1228	1197				
TOTAL	1371	1339	1308	1276	1245				
ASSESSED VALUE	550	535	520	510	500				

KIND OF BUILDING	19	19	19	19	19	19	19	19	19
GARAGE									
RESIDENCE									
TOTAL									
ASSESSED VALUE									