



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): A.S. Louder House

Address: 152 Sandridge Avenue

Date of Construction: c. 1896

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-591

Current Owner: Joseph R. and Linda J. Armstrong

Legal Description (include acreage): PART OF LOT 24 BLK 72 PARK CITY SURVEY ON ONTARIO RIDGE; A 4 ROOM HOUSE KNOWN AS #152 SANDRIDGE TOGETHER WITH THE LAND USUALLY HAD & ENJOYED WITH SD BLDGS FURTHER DESC AS: BEG AT A PT S 73\*06'21" E 16.15 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87\*18'30" E 38.72 FT; TH S 05\*44'05" E 77.55 FT; TH S 83\*20' W 27FT; TH N 18\*34'06" W 49.81 FT; TH N 07\* W 31.50 FT M/L TO THE PT OF BEG CONT 0.06 AC; BEG AT A PT LOCATED S 73\*06'21" E 16.15 FT & N 87\*18'30" E 38.72 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87\*18'30" E 25.80 FT; TH S 06\*40' E 75.75 FT; TH S 83\*20' W 27 FT; TH N 05\*44'05"W 77.55 FT M/L TO BEG CONT 0.05 AC; ALSO BEG AT A PT LOCATED S 73\*06'21" E 16.15 FT & S 07\* E 31.50 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH S 75\*10' W 35.66 FT; TH S 17\*16' E 44.43 FT; TH N 83\*20'E 37.41 FT; TH N 18\*34'06" W 49.81 FT M/L TO THE PT OF BEG CONT 0.03 AC BAL 0.14 AC MWD-181 QWD-29 GAMI-105 TMI-518 M95-492 405-470-472-477 1172-8111705-725 1783-1916

**STATUS / USE**

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Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

National Register of Historic Places:

Eligible

Evaluation:

Landmark Site

- Structure
- Ineligible
- Significant Site
- Site
- Listed, Date:
- Non Historic

**DOCUMENTATION**

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**Photographs:**

- Tax Photos
- Prints:
- Historic

**Research Sources:**

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:
- Census Records
- Park City Museum

**DESCRIPTION**

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Architectural Style: T/L cottage / 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: Wood drop siding

Foundation: 1958 and 1968 tax cards indicate no foundation, but house has been rehabilitated and is assumed to be concrete - nor verified

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Casement--alone, grouped and ribbons

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

152 Sandridge is a T/L cottage that has undergone some modifications. 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. A small shed extension was made to the rear of the house, as shown in the c. 1940 tax photo. Another shed extension was added next to the previous sometime before the 1995 photo was taken and then the cross-wing gable was extended sometime before the 2006 photograph. The roof is sheathed with standing seam metal, which replaced the corrugated metal roof, which in turn replaced the shingle material shown in the early photo. The walls are clad with drop-novelty wood siding. There are a variety of windows on the house. The most recent shed extension appears to be a sun room and has multiple casement windows. A small pair of casement windows is seen next to the door. Windows on the other façades include multi-pane fixed windows and a two-over-two double hung sash window. The foundation is not visible and its material is unknown. The cumulative formal and material changes have diminished its historic value.

There is a garage outbuilding on the property which is also historic and has not undergone many modifications. The gable roof is sheathed with corrugated metal and the walls are clad with board-and-batten siding and drop-novelty wood siding, with some corrugated metal where the walls meet the ground. There is also drop-novelty siding in the gable end. A shed extension with a garage door comes off the gable front. The garage appears to be in original condition, and maintains historic value.

## SIGNIFICANCE

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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 of those years, and was owned by the Park City Townsite Corporation for many years. It was bought by D.L.H.D Grover, one of Park City's most successful property owners, at some point in time, but when is not known. Joe Grover, his son, inherited the house in 1932, after his father's death. The earliest record of someone living in the house is from the 1920 census, where it is noted that it was occupied by Archie Henderson.

Archie Henderson rented the house with his wife Lucy and their three children. Archie worked as a foreman for a mine at that time. He moved away from Park City to Minnesota, and then to Montana, where he died of acute pneumonia in 1924. His family continued to live in Park City for a time.

The 1930 census shows that the home was owned and occupied by A.S. Louder, his wife Fannie, and their three daughters. The title history shows that he did not purchase the property from Joe Grover until 1932, but this may be due to a discrepancy in record keeping. A.S. Louder worked as an electrician, working primarily with motors. The house stayed in his family until his wife died, and was sold in 1986. It is currently under the ownership of Joseph and Linda Armstrong.

## REFERENCES

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- 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.)

152 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Garage. 1995.



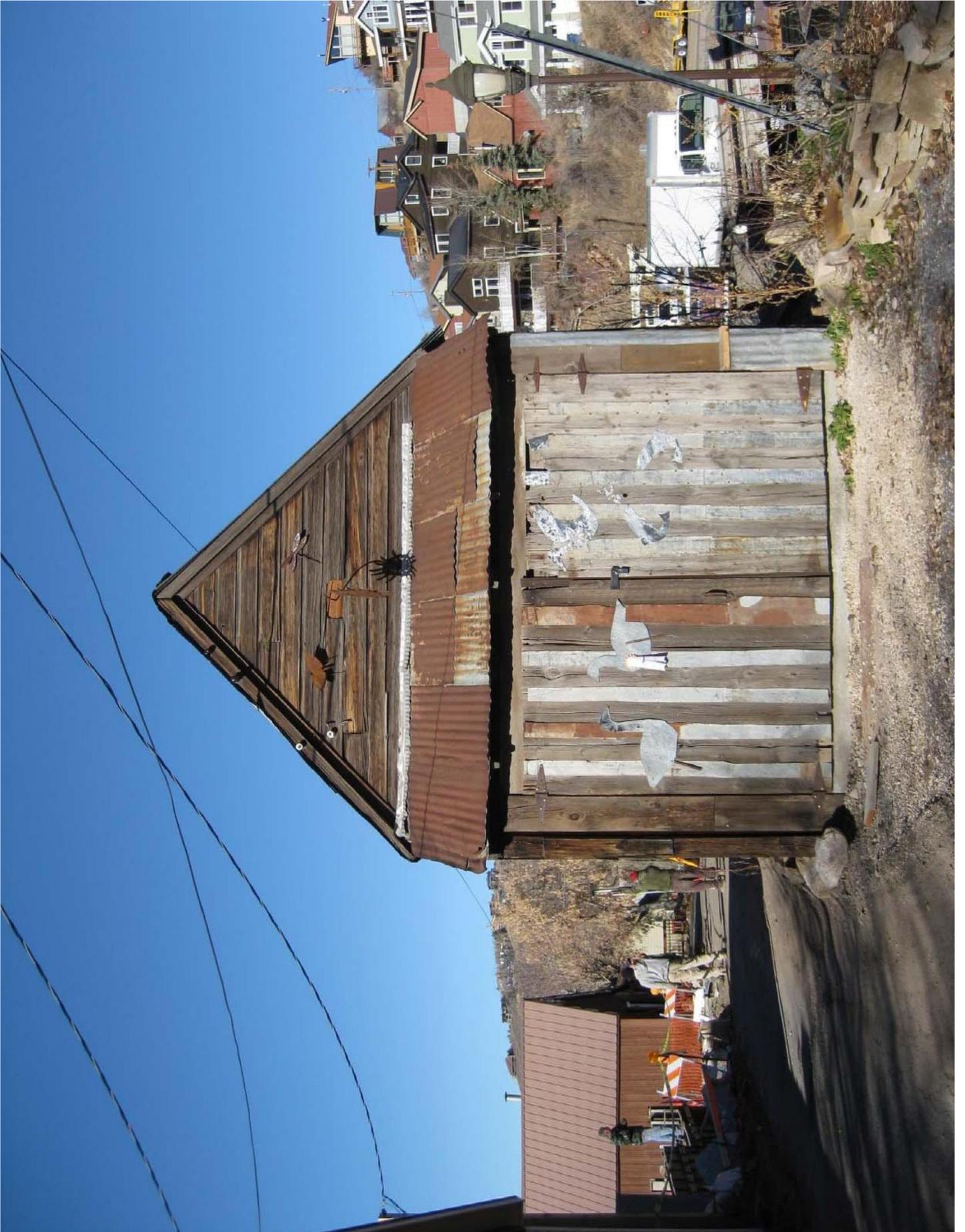












Planning Department/ Park City Corporation





Planning Department/ Park City Corporation





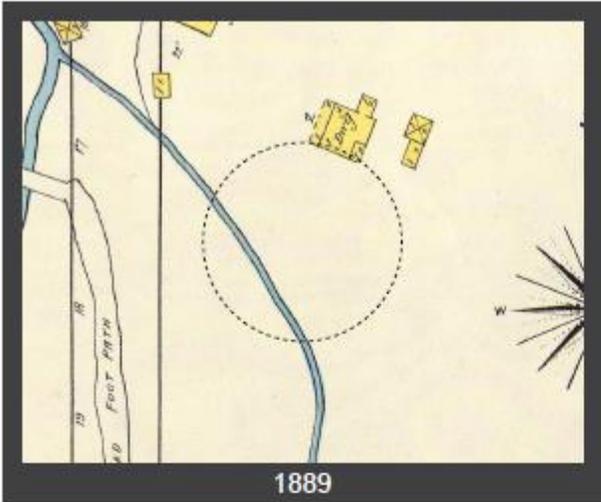
*152 Sandridge Avenue. Southeast oblique. November 2013.*



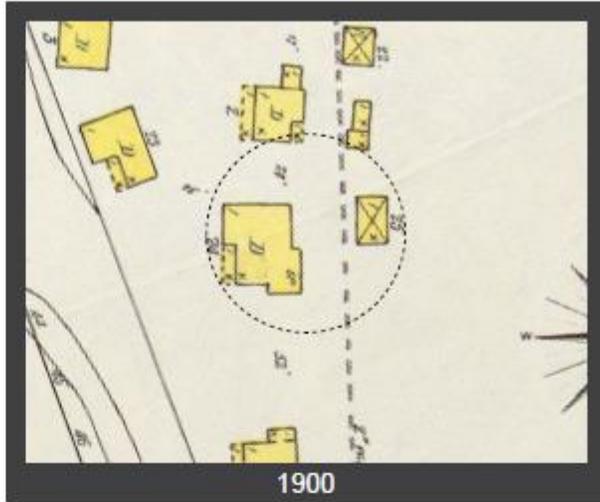
*152 Sandridge Avenue. Northeast oblique. November 2013.*

MAPS

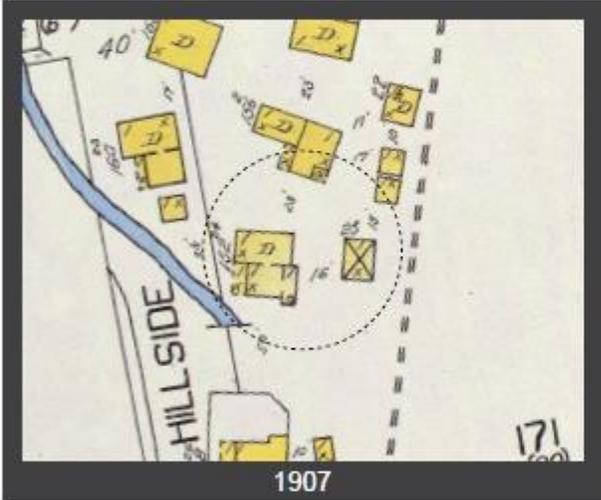
152 Sandridge Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



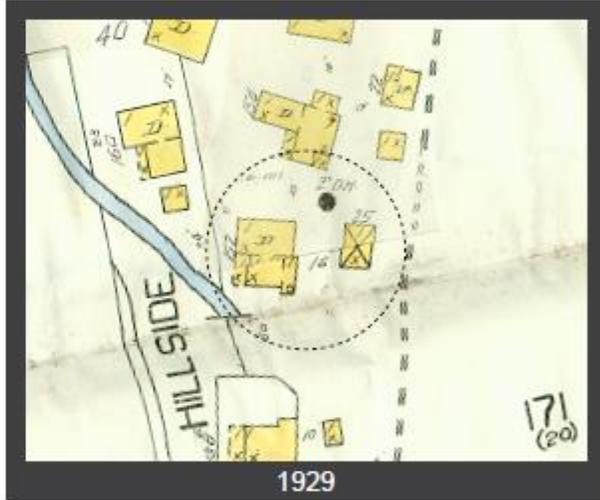
1889



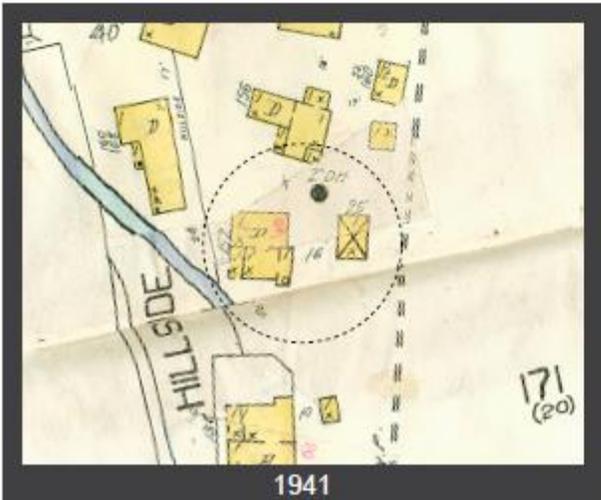
1900



1907

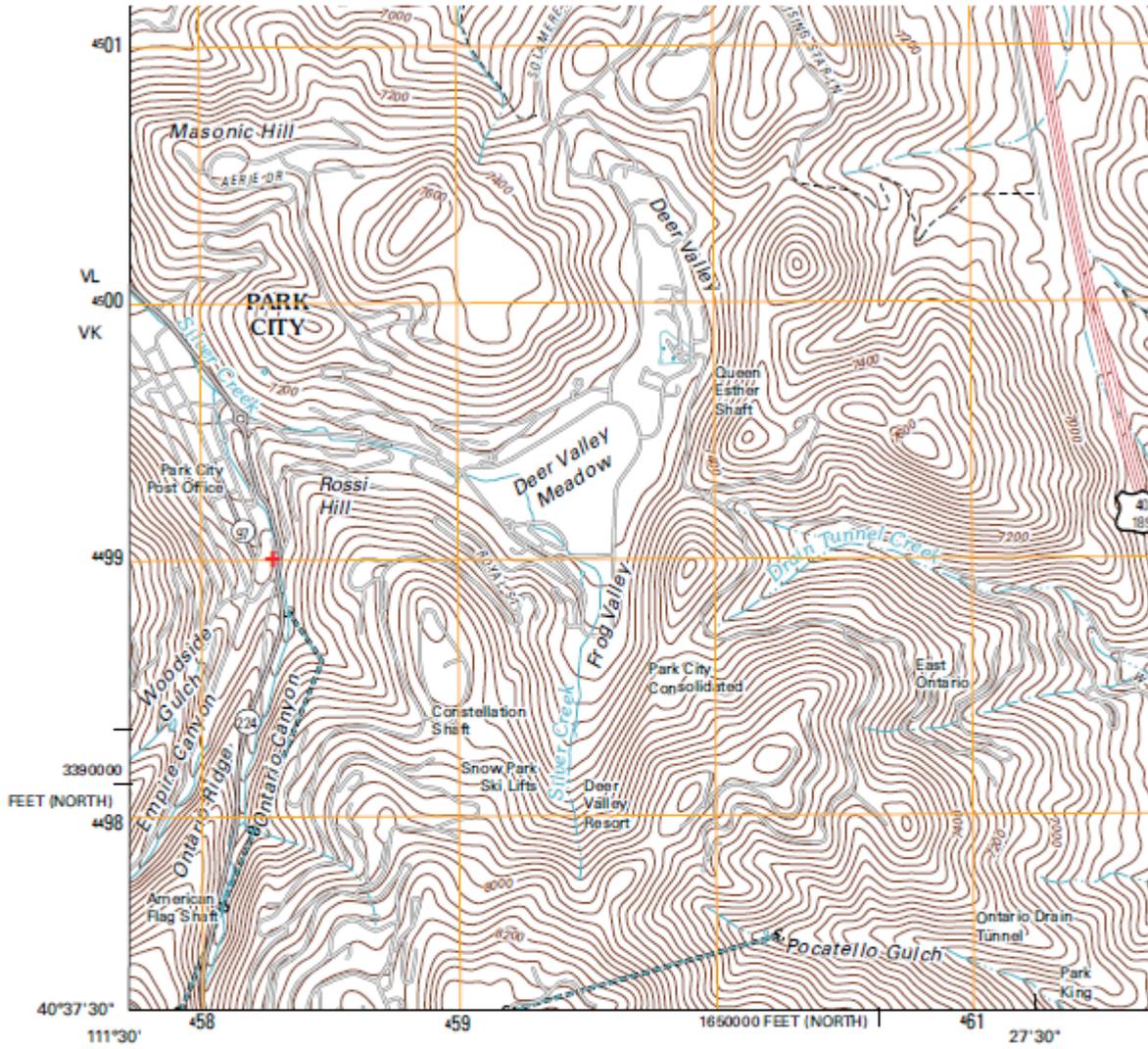


1929



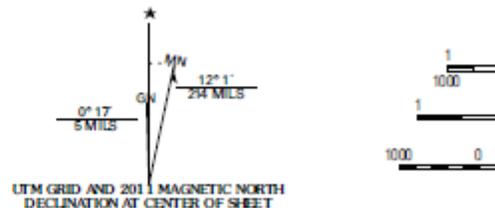
1941

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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	400
WK	
Grid Zone Designation	
12T	

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

DOCUMENTS

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]  
 Address: 152 Sandridge Avenue  
 City: Park City, UT  
 Current Owner: Joseph R. and Linda J. Armstrong  
 Address: (see historic site form for address)  
 Tax Number: PC-591  
 Legal Description (include acreage): PC BK 72 pt.L25, pt.L26, pt.L27 (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		[BK72 L1-36]
12/18/1911	County Treasurer	Summit County	Tax Sale		[BK72 L1-10, 12-36]
5/23/1916	P.F. Ryan (Sheriff)	McCormick & Co.	Cert. of Sale		[most of BK72, incl. L25-26]
11/18/1916	McCormick & Co.	Park City Townsite Co.	Agreement		[BK72 L1-10, 12-36]
2/26/1932	3rd Jud. Dis. Court	Joe Grover, Adm	Decree		[Estate of D.L.H.D. Grover]
5/3/1932	Dong Team Chew (aka Joe Grover)	A.S. Louder	W.D.		
11/5/1986	Fannie N. Louder, deceased	Rodd & Mary Eileen Keller	P. R. Deed		
8/11/1998	Rodd & Mary Eileen Keller	Ronald G. & Linda A. Peeleman	W.D.		
6/3/2005	Ronald G. & Linda A. Peeleman	Salt Lake Exchange Accom.176	W.D.		
4/12/2006	Salt Lake Exchange Accom. 176	Joseph R. & Linda J. Armstrong	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 10/1/2014

Serial No. PC 591

Location Block 72 Lot 24  
Kind of Bldg. RES St. No. 152 Sand Ridge  
Class 3 Type 1 2 3 4. Cost \$ 1339 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		596		\$ 1339
	x x				
	x x				

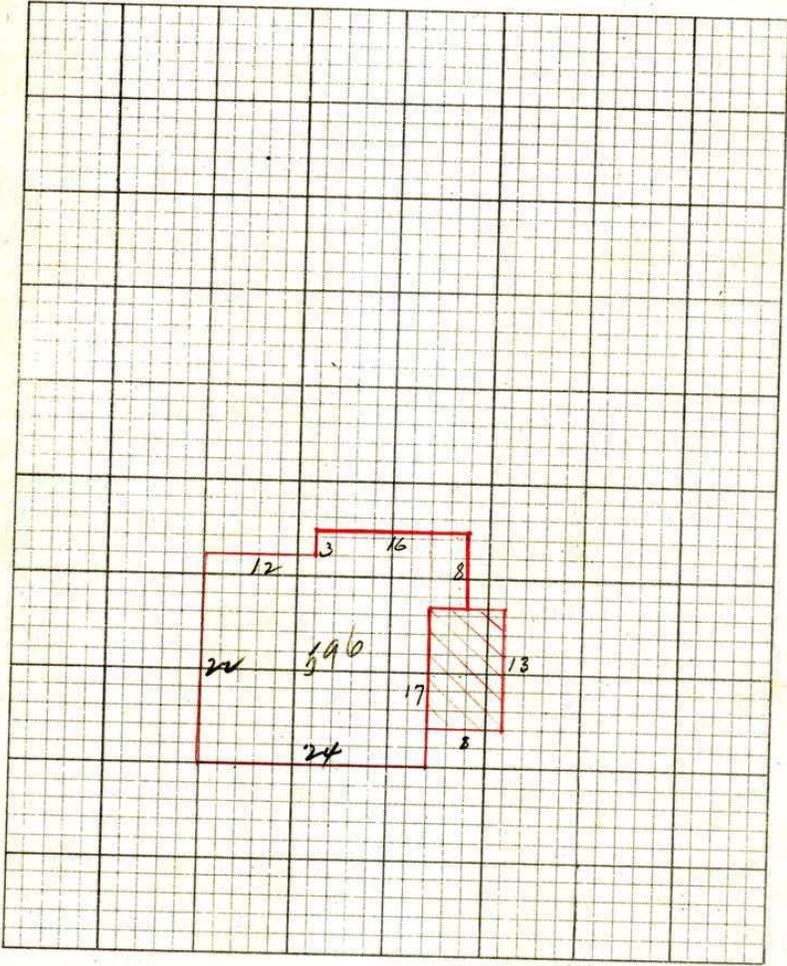
Gar.—Carport    x    Flr.    Walls    Cl.   

Description of Buildings	Additions
Foundation—Stone <u>  </u> Conc. <u>  </u> None <u>  </u>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>  </u> Walls <u>  </u> Clgs. <u>  </u>	
Roof Type <u>Gab.</u> Mtl. <u>Put + 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>  </u> @ <u>  </u>	
Rear <u>  </u> @ <u>  </u>	
Porch <u>  </u> 104 @ 40 42	
Metal Awnings <u>  </u> Mtl. Rail <u>  </u>	
Basement Entr. <u>  </u> @ <u>  </u>	
Planters <u>  </u> @ <u>  </u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>  </u> Floor <u>Out</u> 50	
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. S. <u>  </u> O.T. <u>  </u> Dishwasher <u>  </u> Garbage Disp. <u>  </u>	350
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>	
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>  </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 442

Year Built <u>  </u> Avg. <u>62</u>	Current Value	\$ 1781
<u>Average 1949-53</u> Age <u>  </u>	Commission Adj. <u>  </u> %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>  </u> Est. Cost <u>  </u>	Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
Garage—Class <u>  </u> Depf. 2% 3% <u>  </u> Carport—Factor <u>  </u>	Current Value Minus Depr.	\$ 534
Cars <u>  </u> Floor <u>  </u> Walls <u>  </u> Roof <u>  </u> Doors <u>  </u>		
Size— <u>  </u> x <u>  </u> Age <u>  </u> Cost <u>  </u> x <u>  </u> %		
Other <u>  </u>		
Total Building Value		\$

Appraised 5-15- 1958 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 591  
Serial Number

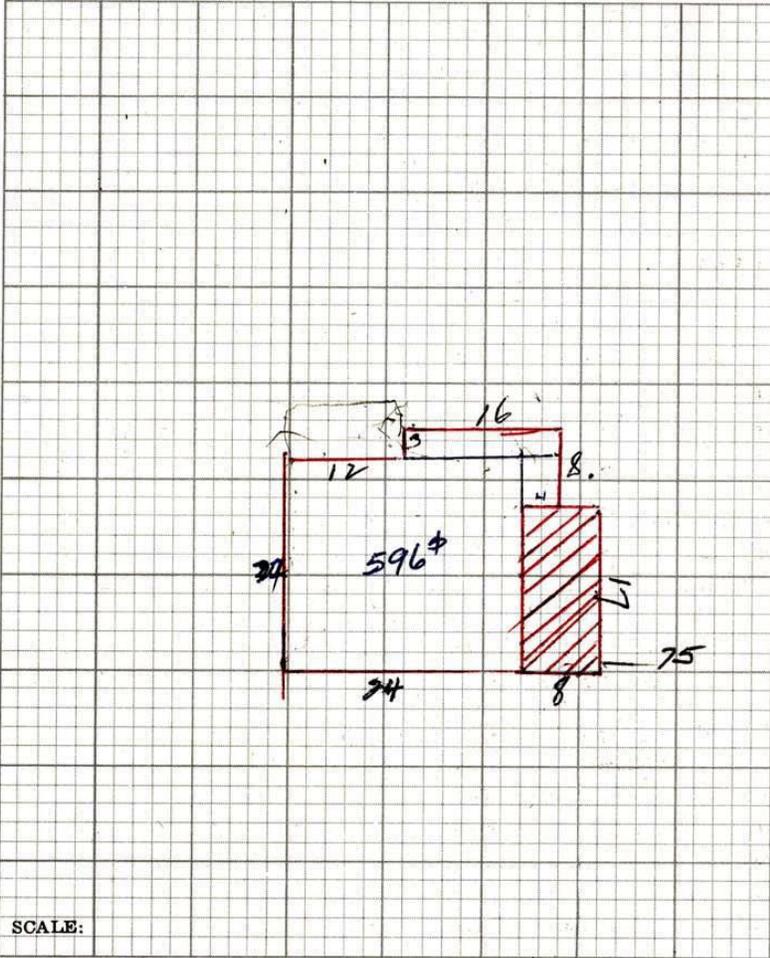
1 OF 1  
Card Number

Owners Name H.S. Louder  
 Location Lot 24 Blk 72  
 Kind of Bldg. Res St. No. 152 Sand Ridge  
 Class. 2 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	596		\$2037	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone <u>None</u> Conc. _____ Sills _____		
Ext. Walls <u>Siding</u> _____ A _____		
Roof Type <u>gdp</u> Mtl. <u>Tin</u> _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>136</u> @ <u>75</u> <u>102</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>Dirt</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. _____ Dishwasher _____ Garbage Disp. _____		<u>550</u>
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ 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 <u>1</u> _____ Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>		<u>692</u>
Year Built <u>1896</u> Avg. <u>1896</u> Replacement Cost <u>2729</u>		
Age <u>2</u> Obsolescence _____		
Inf. by { Owner - Tenant - _____ Neighbor - Record _____ Est. _____		
Adj. Bld. Value _____		
Conv. Factor _____ x.47		
Replacement Cost—1940 Base _____		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation _____		
Total Value from reverse side _____		
Total Building Value \$ _____		



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 N.T.V Walls V Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size — x \_\_\_\_\_ Age V Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_