



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Nichola Tassainer House

Address: 228 Sandridge Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-602

Current Owner: Carole Fontana

Legal Description (include acreage):

Legal Description (include acreage): 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 ALG OUTSIDE 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" W 14.84 FT; TH N 7°38'36" W 26.14 FT; TH N 78°47'21" W 69.47 FT ALG THE N'LY PROPERTY LINE OF LOT 17 TO THE PT OF BEG CONT 0.10 ACRES FQC-585 M8-622 M9-188 M33-5 560-82 646-407 776-415 (REF:1141-466)

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 type

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: Concrete

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Double-hung sash type

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.)

228 Sandridge is a T/L cottage that was reconstructed around 1993. 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 house appears to have been raised up to closer to road grade; several of the windows differ from what is shown in the early tax photo and the siding does not show indications of a modified window frame, possibly signifying that the siding was replaced as well. The cross gable roof is

sheathed with composition shingles. The walls are clad with drop-novelty wood siding, likely not original for the reasons previously explained. The front windows are all one-over-one double hung sash type windows, with a pair in the front end gable and two set a few feet apart on the stem wing. There is a small garage in front of the house, which is clad with dropnovelty

wood siding with composition shingle roofing. The garage does not appear to have been modified in any way, but is also not noted on the 1968 tax card so its age remains undetermined. The cumulative changes, along with its partial reconstruction, have diminished the historic value of the house.

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 between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. The title history doesn't show the house being owned by an individual until 1928, but the 1920 census shows that the house was owned and occupied by Nichola Tassainer.

Nichola Tassainer lived in Park City with his wife Minnie and their two daughters. He worked as a miner but nothing else is known of him. The next owner of the house was Anton Vedic who purchased the property in 1927.

Anton Vedic lived in the house during the 1930 census with his wife Elizabeth and their two daughters, as well as Elizabeth's brother Milhaus Oberoter. Anton was born in Austria and emigrated to the U.S. in 1921, and worked as a miner in Park City. They continued to live there during the 1940 census, and retained the property until 1971. The house is currently owned by Carole Fontana.

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.)

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



c. 1925

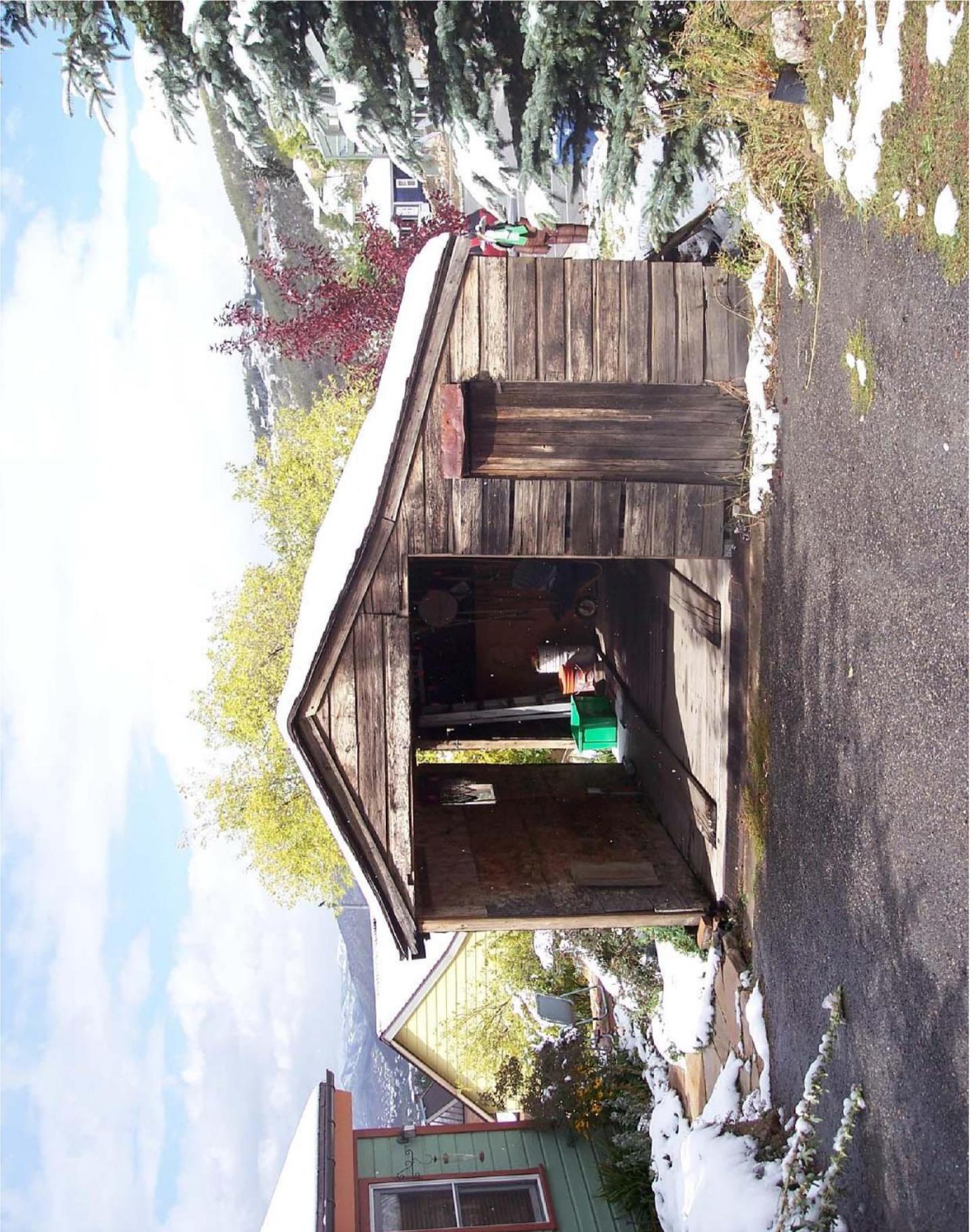


Tax photo c. 1940











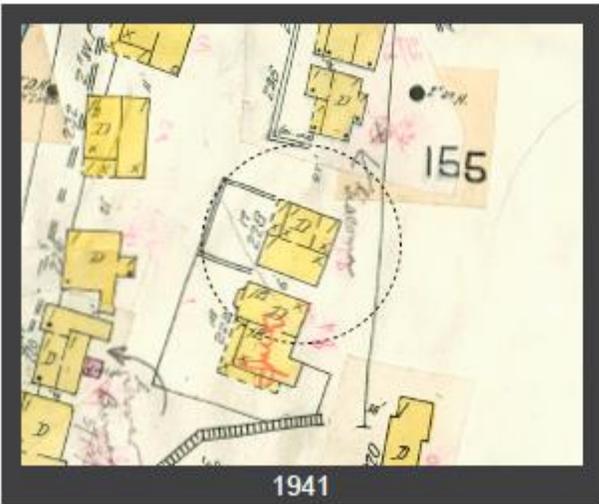
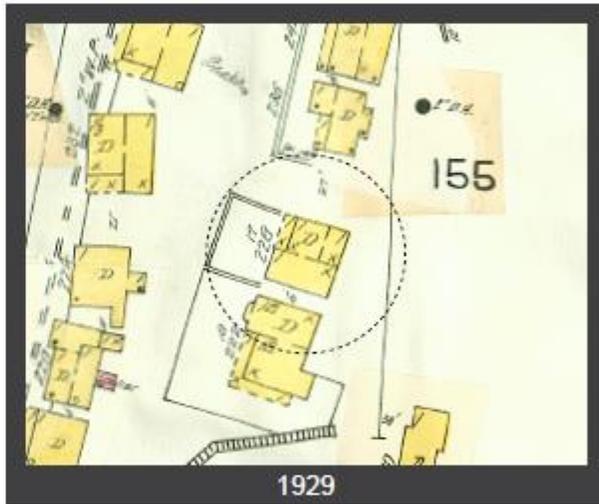
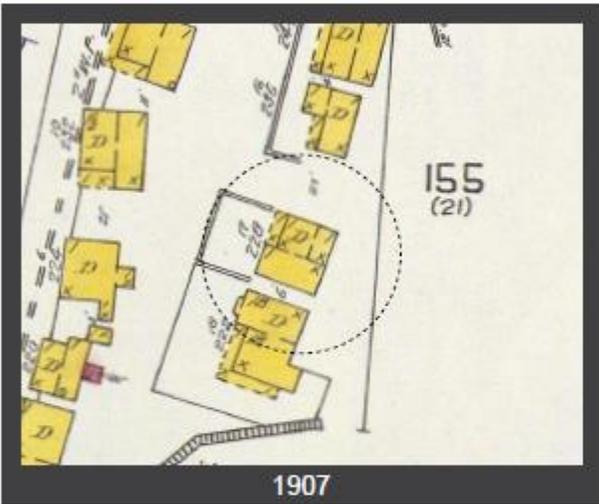
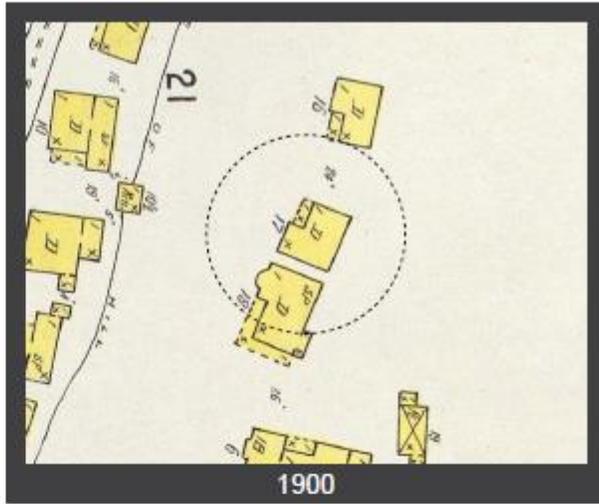
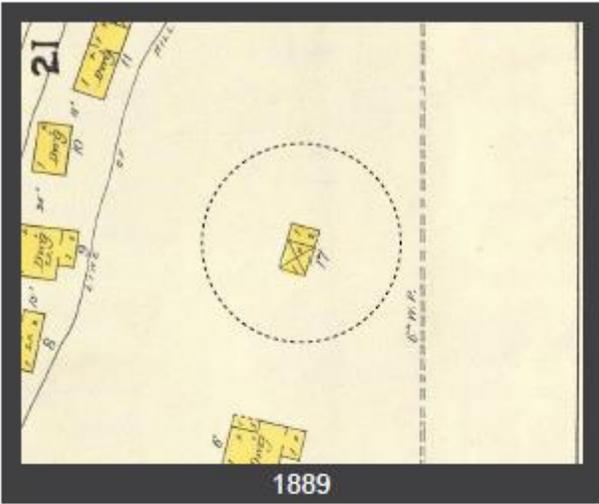
228 Sandridge Avenue. Southeast oblique. November 2013.



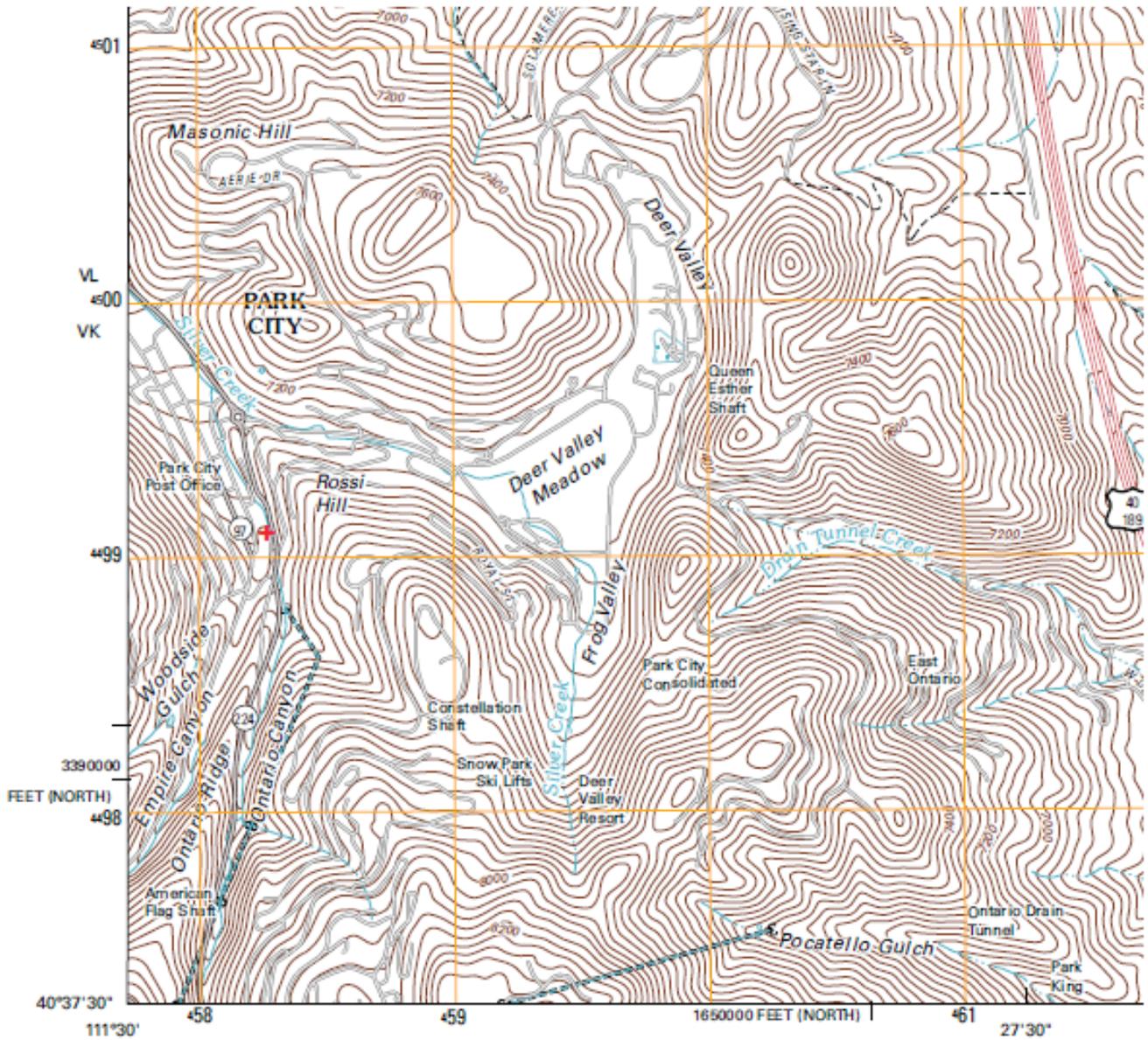
228 Sandridge Avenue. Northeast oblique. November 2013.

MAPS

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

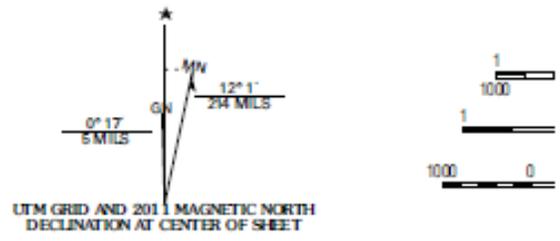


228 Sandridge Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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	50
VK	
Grid Zone Designation	
12T	

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

228 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Anton Vidic

PARK CITY—

Anton Vidic, 58, 317 Jackson Street, (614 East,) Midvale, died of natural causes Thursday, 4:20 a.m. in a Salt Lake hospital.

He was born March 3, 1905, Mali Kori, Yugoslavia, to Joseph and Mary Melouchich Vidic. Married Elizabeth Overster Sept. 20, 1925, Aspen, Colo. Member Catholic Church, Miner.

Survivors: widow; son, daughters, Donald, Midvale; Mrs. Edward (Betty L.) Kidder, Kearns; Mrs. Melvin R. (Helen) Olsen, Salem, Ore.; foster daughter, Anita Krizman, Midvale; eight grandchildren.

Requiem Mass was celebrated Monday at St. Theresa Catholic Church, Midvale.

Burial, Park City Cemetery.

Anton Vidic was a well known tinner and highly respected citizen of Park City during his residence in our city.

A quiet gentleman, he had a wide circle of friends who extend sympathy to his family in their sorrow.

Park Record 9/19/1963

PC 602
Serial Number

OF
Card Number

Owners Name

Location Bk 72 MS

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

Class. 2 Type 1 2 3 4 Cost \$ _____ X100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	602		\$2052	\$
	x x				
	x x				

Att. Gar.—C.P. x Fr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
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Foundation—Stone _____ Conc. _____ Sills

Ext. Walls 518 (A)

Roof Type G-26 Mtl. 5kg

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ 60 @ 75 45

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar Bsmt. — 1/4 1/2 3/4 Full _____ Floor 1117 40

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____ 550

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

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____ 296

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 1 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>11907</u>	Replacement Cost	<u>2983</u>
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<u>1964</u>	Age <u>2.</u>	Obsolescence	
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Inf. by {	Owner <u>Tenant</u>	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

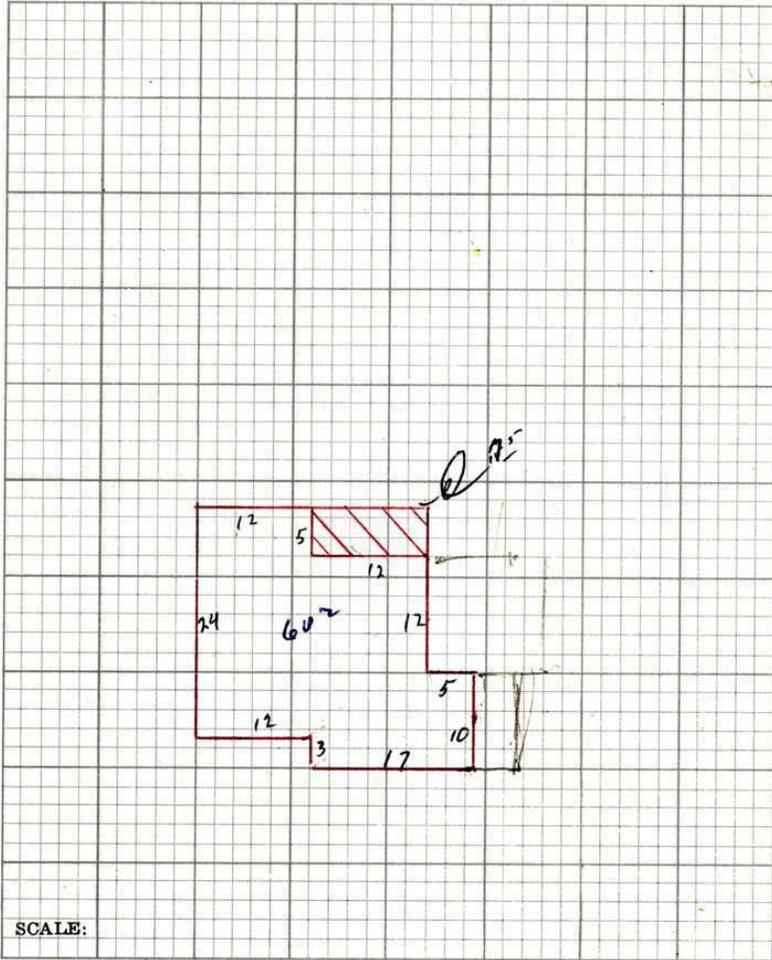
1940 Base Cost, Less Depreciation

Total Value from reverse side Damage 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% 30

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

3
61