

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 114 HILLSIDE AVE

AKA: 114 Sandridge Road

City, County: Park City, Summit County, Utah

Tax Number: PC-588

Current Owner Name: PETERSON DENNIS L TRUSTEE

Parent Parcel(s):

Current Owner Address: 8937 N LARIAT RD, PARK CITY, UT 84098

Legal Description (include acreage): PARCEL 1: BEG AT A PT WH IS N 400 FT M/L & W 344 FT M/L FROM THE SE'LY COR OF SEC 16 T2SR4E SLBM SD PT BEING THE NW COR OF LOT 31 BLK 72 AMENDED PLAT OF PARK CITY SUMMIT COUNTY UTAH; SD PT IS ALSO DESC AS BEING N 40*41'44" W 527.58 FT FROM THE SE COR OF SD SEC 16; TH S 82*15' W 25.50 FT M/L ALONG AN EXISTING FENCE; TH S 5*27' E 52.0 FT M/L ALONG AN EXISTING FENCE TO A PT 2 FT M/L BEYOND SD FENCE LINE EXTENDED; TH S 68*58' E 7.80 FT M/L ALONG A LINE WH IS 2 FT M/L W OF AN EXISTING FENCE LINE; TH S 2*15'42" E 40.60 FT ALONG A LINE WH IS 3.0 FT W OF AN EXISTING FENCE WH FENCE IS W OF THE HOUSE ON THE SUBJECT PROPERTY; TH N 84*06'42" E 42.0 FT ALONG A LINE WH IS 1 TO 2 FT OUTSIDE AN EXISTING FENCE; TH N 2*15'42" W 38.4 FT; TH N 12*19' W 59.45 FT ALONG A LINE WH IS 2 FT M/L OUTSIDE AN EXISTING FENCE; TH S 82*15' W 15.8 FT ALONG AN EXISTING WOOD FENCE TO THE PT OF BEG CONT 0.10 AC; PARCEL 2: A PORTION OF LOTS 31,32,33 & ALL OF LOTS 34 & 35 BLK 72 MILLSITE RESERVATION TO PARK CITY TOWNSITE; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH LOCATED IN THE SE1/4 OF SEC 16 T2SR4E SLBM SD PARCEL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NORTHERNMOST COR OF SD LOT 31 BLK 72 MILLSITE RESERVATION; TH ALONG THE E'LY BOUNDARY OF SD BLK 72 S 15*03'00" E 126.38 FT TO THE S'LY BOUNDARY OF SD LOT 35 BLK 72 MILLSITE RESERVATION; TH ALONG THE S'LY BOUNDARY OF SD LOT 35 S 66*29'00" W 12.47 FT TO THE W'LY BOUNDARY OF SD BLK 72; TH ALONG THE W'LY BOUNDARY OF SD BLK 72 N 23*31'00" W 51.35 FT TO A PT ON THE E'LY BOUNDARY OF A PARCEL OF LAND DESC IN A DEED RECORDED MAY 7, 2001 ENTRY #588448 BK 1369-422 ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; TH ALONG SD BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) N 02*15'42" W 9.66 FT; TH 2) N 12*19'00" W 59.45 FT; TH 3) S 82*15'00" W 15.64 FT TO A PT ON THE W'LY BOUNDARY OF SD BLK 72; TH ALONG THE W'LY BOUNDARY OF SD BLK 72 N 23*31'00" W 1.40 FT; TH N 80*58'45" E 4.27 FT; TH N 11*12'10" W 1.79 FT TO A PT ON THE N'LY BOUNDARY OF LOT 31 BLK 72 MILLSITE RESERVATION; TH ALONG THE N'LY BOUNDARY OF SD LOT 31 N 66*29'00" E 26.55 FT TO THE PT OF BEG CONT 2127 SQ FT (LESS ANY PORTION OF PARCEL 2 WH LIES WITHIN PARCEL 1) (LESS 27 SQ FT 1797-2003 PC-594) (LESS ANY PORTION LYING WITHIN THE MARSAC AVENUE RIGHT-OF-WAY/CHAMBERS STREET RIGHT-OF-WAY ROAD DEDICATION PLAT) BAL 0.14 AC

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Photos: Dates

- tax photo:
- prints:
- 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.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor type / Vernacular style 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.):

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

Walls: The 1968 tax card mentions aluminum siding. The house appears to retain the aluminum clapboard siding and imitation stone facing has been added to the lower wall surfaces.

Roof: The porch and the house are both sheathed in standing seam metal roofing materials.

Windows/Doors: The visible windows appear to be aluminum sliders. The style and materials of the door cannot be determined from the available photographs.

Improvements: The 1968 tax card mentions a garage but it is not visible in the available photographs and therefore its material or existence cannot be verified.

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):

This house is a single story frame side-gabled hall-parlor house with a crosswing and a rear shed extension with a shed-roofed open front porch. The porch roof has square wooden supports and the porch railing is a picket fence. The porch was most likely added c. 1964.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

The yard is informally landscaped with deciduous trees. The c. 1940 tax photo doesn't show any vegetation. The surrounding area in the 2006 photographs appears to be vacant hillsides with natural vegetation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost. The wood siding is most likely still found under the aluminum siding.

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.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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: elevation. Camera facing .

Photo No. 2: elevation. Camera facing .

Photo No. 3: elevation. Camera facing .

Photo No. 4: elevation. Camera facing .

PC 593

Serial Number

OF Card Number

Owners Name L. M. Martiny
 Location Lot 36 Blk 72 MS
 Kind of Bldg. RES St. No. 116 Sand Ridge
 Class 3 Type 1 2 3 4 Cost \$ 4336 X 98%

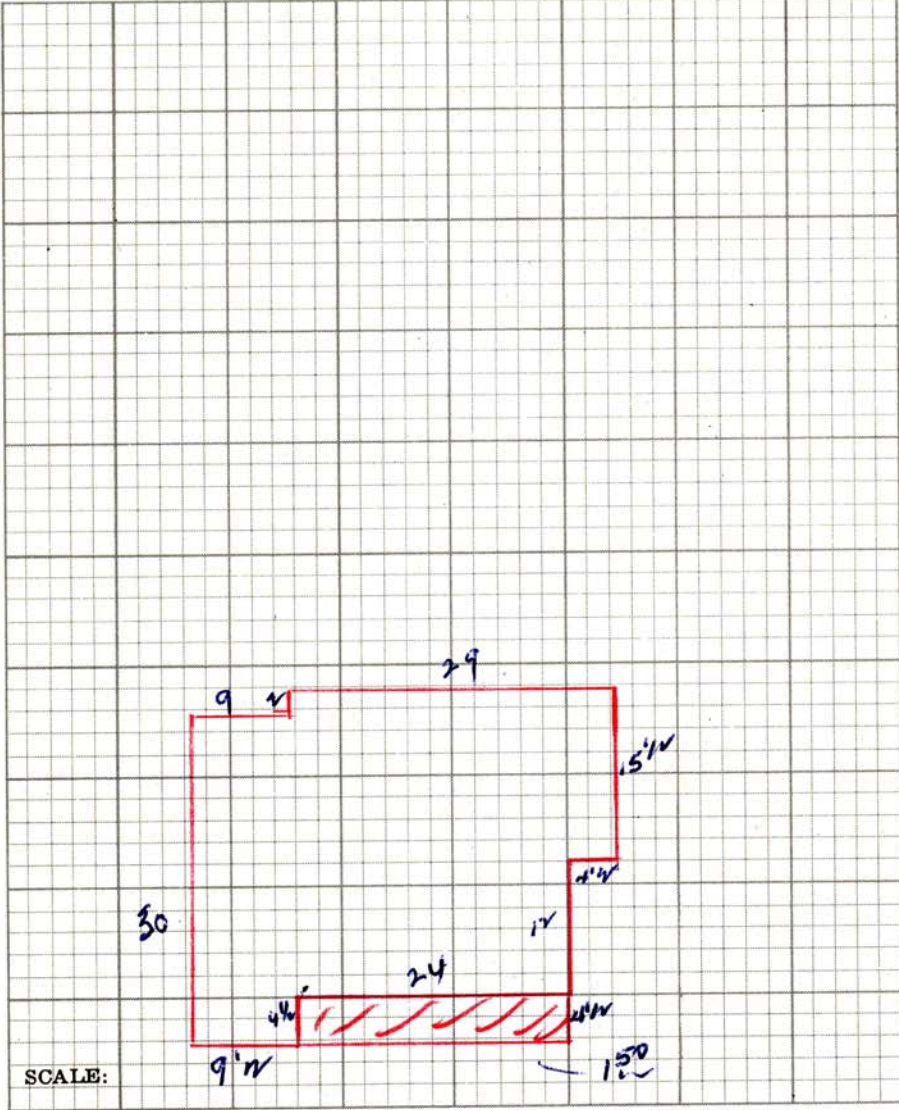
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1016		\$ 4258	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>Alu Siding (C)</u>		
Roof Type <u>Shble</u> Mtl. <u>Pat</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>108 @ 150</u>	<u>162</u>	
Rear <input type="checkbox"/>	@	
Porch <input type="checkbox"/>	@	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full <input type="checkbox"/> Floor <u>Conc</u>	<u>80</u>	
Bsmt. Gar. <input type="checkbox"/>		
Basement—Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <input type="checkbox"/>	
	Basin <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <u>1</u>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	<u>550</u>	
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	<u>388</u>	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input type="checkbox"/> Hd. Wd <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <u>2</u> S. <u>1</u>	<u>120</u>	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions			<u>1300</u>
Year Built <u>1904</u>	Avg. <u>1/1919</u>	Replacement Cost	<u>5558</u>
<u>1964</u>	Age <u>2</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>Garage</u>			<u>77</u>
Total Building Value \$			

Appraised ① 12-2 1968 By 1333
 Appraised ② _____ 19____ By _____ 1368



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% @ 8%
 Cars 1 Floor dirt Walls CI Roof CI Doors 1
 Size 12 x 29 Age 35+ Cost 308 x 47%
 1940 Base Cost _____ x 25 % Depr.

Total **77**

Average Year of Construction Computation:

REMARKS Year 1904 \$ 4161 = 75 % X 61 Year = 4575
 Year 1964 \$ 1597 = 25 % X 1 Year = 25
Average Year of Construction 1919 46.00

49

TC-541 (M-20) (URBAN LAND CARD)

Rory K & Linda Singer
 Box 1163
 Park City, Utah
 84060

PC 588
 Blk 72 MR
 M97-821
 M93-26-176

(Serial No.-Owner-Add.-Desc. of Property)

Beg 400 ft N & 344 ft W M/L of SW cor
 Sec16T2SR4E (being NW cor Lot 31
 Blk 72 Park City Townsite, th S. 82°
 15' W. 27.7 ft alg fence, th. S 5°27'
 E 51.0 ft & 2 ft outside existing
 fence, th 9.80 ft S 68°58' E plus 2
 ft outside existing fence, th S 2°
 15.7 ft E. 40.60 ft, th N 84° 06.7 ft
 E 42.0 ft, 1 to 3 ft outside existing
 fence, th. N 2° 15.7 ft W 38.40 ft, th

N 12°19' W 59.45 ft plus or - 2 ft
 outside existing fence, th S 82°15'
 W 15.80 ft alg wood fence to p.o.b.

Also Lots 31 & N'ly 14ft Lot 32 Blk 72
 Millsite Reservation to Park City

FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
TOTAL					300
ASSESSED VALUE					1500

PARCEL NO.

PC 593









