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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☑ building(s), public</td>
<td>☑</td>
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<tr>
<td>☑ building(s), accessory</td>
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<tr>
<td>☑ structure(s)</td>
<td>☑</td>
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</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

3 DOCUMENTATION

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation
Date: 12-2008
Photos: Dates
☐ tax photo: ☐ abstract of title ☑ city/county histories
☐ prints: ☐ tax card ☐ personal interviews
☐ historic: c. ☐ original building permit ☐ Utah Hist. Research Center
☐ sewer permit: ☐ USHS Preservation Files

Research Sources (check all sources consulted, whether useful or not)
☐ Sanborn Maps ☐ USHS Architects File
☐ city/county histories ☐ LDS Family History Library
☐ personal interviews ☐ Park City Hist. Soc/Museum
☐ Utah Hist. Research Center ☐ USHS Preservation Files
☐ USHS Architects File ☐ LDS Family History Library

Drawings and Plans
☐ measured floor plans ☐ obituary index ☐ LDS Family History Library
☐ site sketch map ☐ city directories/gazetteers ☐ Park City Hist. Soc/Museum
☐ Historic American Bldg. Survey ☐ census records ☐ university library(ies):
☐ original plans: ☐ biographical encyclopedias ☐ other:
☐ other:
☐ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

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 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. 1904

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

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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 .
### Building Information Form

**Owner's Name:** Field MARSHALL  
**Location:** Lot 36 Blk 77  M  
**Kind of Bldg:** Rs  
**St. No.:** 116 Land Ridge  
**Class:** 3  
**Type:** 1 2 3 0  
**Cost $:** 1336  
**Percent:** x 82%  
**Stories:** 1  
**Dimensions:** x x  
**Sq. Ft.:** 1010  
**Factor:**  
**Totals:** 4258 $  
**Att. Gar.:** C.P.  
**Fir. Walls:**  
**Cl.:**  

#### Description of Buildings

- **Foundation:** Stone  
- **Ext. Walls:** Concrete  
- **Roof Type:** Asbestos  
- **Dormers:** Small  
- **Bay:** Small  
- **Porches:** Front  
- **Rear:**  
- **Porch:**  
- **Planters:**  
- **Ext. Base Entry:**  
- **Cellar Bsmnt.:** ¾  ¾ ½ ¾ Full  
- **Basement:**  
- **Attic:**  
- **Rooms:** Fin. Rms.  
- **Unfin.:**  
- **Class:** 1  
- **Tub:** 1  
- **Trays:**  
- **Basin:**  
- **Sink:**  
- **Toilet:**  
- **Wtr. Sfr.:**  
- **Shr. St.:**  
- **O.T.:**  
- **Dishwasher:**  
- **Garbage Disp.:**  
- **Heat:** Stove  
- **H.A.:**  
- **HW:**  
- **Stkr.:**  
- **Elec.:**  
- **Oil:**  
- **Coal:**  
- **Pipeless:**  
- **Radiant:**  
- **Air Cond.:** Full  
- **Zone:**  
- **Finish:** Fir.  
- **Hd. Wd.:**  
- **Panel:**  
- **Floor:** Fir.  
- **Hd. Wd.:**  
- **Other:**  
- **Cabinets:**  
- **Mantels:**  
- **Tile:** Walls  
- **Wainscot:**  
- **Floors:**  
- **Storm Sash:** Wood D.  
- **Metal D. 2 S.**  
- **Awnings:** Metal  

**Total Additions:** 1300 $  

**Year Built:** 1964  
**Replacement Cost:** 5558 $  
**Age:** 2  
**Obsolescence:**  

**Inf. by:** Owner - Tenant - Neighbor - Record - Est.  
**Adj. Bld. Value:**  
**Conv. Factor:** x.47  
**Replacement Cost - 1940 Base:**  
**Depreciation Column:**  
**1940 Base Cost, Less Depreciation:**  
**Total Value from reverse side:**  
**Total Building Value:** $  

**Appraised By:** 1968  
**By:** 1978
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<th>RESIDENTIAL OUT BUILDINGS</th>
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Garage — Class 1, Depr. 2% 6%

Cars 1, Floor dirt, Walls CI, Roof CI, Doors 1

Size 12' x 20' Age 35+, Cost $418 x 47%  
1940 Base Cost x .25 25% Depr.

Average Year of Construction Computation:

Total

REMARKS
Year 1946 $416.67 = 75% x 61. Year = 457.67
Year 1944 $349.77 = 25% x 61. Year = 85.44

Average Year of Construction 1919 46.00

TC-74 REV. 01
STATE OF UTAH — STATE TAX COMMISSION
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N 1209', W 59.45 ft plus or - 2 ft, outside existing fence, th S 82°15', W 15.80 ft alg wood fence to 9.0 ft, also Lots 34, 36, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49 of Millsite Reservation to Park City, Utah.