1 IDENTIFICATION

Name of Property: 218 Sandridge Road
Address: 218 Sandridge Road

City, County: Park City, Summit County, Utah
City, County: Park City, Summit County, Utah
Tax Number: PC-597

Current Owner Name: Randall W. Lengeling
Parent Parcel(s): PC-582

Current Owner Address: 1165 Arrowhead Drive, Dubuque, IA 52003

Legal Description (include acreage): 0.13 acres; PARK CITY BLOCK 12 BLOCK: 72 LOT: 16 BUILDING: 0.00 BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH & TH RUN N 26*56'04 E 7.71 FT ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43*45'13" E 13.27 FT; TH N 56*52'21" E 52.88 FT TO THE WLY EDGE OF SANDRIDGE RD; TH S 16*59'50" W 28.65 FT; TH S 5*02'33" E 34.13 FT; TH S 7*17'37" W 45.44 FT; TH N 85*50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85*50'10" W 39.39 FT; TH N 1*51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG

2 STATUS/USE

Property Category
☑ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ 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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ 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
☑ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ Sanborn Maps
☐ USHS Architects File
☐ sewer permit
☐ city directories/gazetteers
☐ obituary index
☐ LDS Family History Library
☐ original building permit
☐ census records
☐ Park City Hist. Soc/Museum
☐ sewer permit
☐ biographical encyclopedias
☐ other:
☐ tax card
☐ newspapers
☐ measured floor plans
☐ Sanborn Maps

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Dina Blaes/Park City Municipal Corporation
Date: November, 08
Building Type and/or Style: Cross-wing type  
No. Stories: 1 ½

Additions: ☐ none  ☐ minor  ☑ major (describe below)  Alterations: ☐ none  ☐ minor  ☑ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ 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.):

Site: House perched on ridge and faces west toward town.

Foundation: Concrete block according to 1968 tax card.

Walls: Wood drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: Multi-pane casement windows in upper gable ends, three-over-one double-hung sash type and a ribbon of double-hung sash type.

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): The 1 ½ story frame cross-wing type house has been significantly altered. The 1907 Sanborn Insurance map indicates a square plan with small rectangular addition to the west. The addition had a projecting bay in plan that is noted on the 1958 tax card as a "false bay". The full-width porch recessed under the principal roof (seen in the tax photo) has been enclosed. Window configuration on the north façade has been altered and because the changes to the opening are not visible in the siding (infill or other ghosting) it suggests that the siding has been replaced in whole or in part. These changes are significant and diminish the site's original character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered since the earliest photograph.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries; however, the alterations to the main building diminish the historic character.

Association (Describe the link between the important historic era or person and the property.): Based on the Sanborn Insurance maps, the house was constructed during the mining era in Park City. Though it not a common house type, it is typical of houses built during the era in terms of size, scale, roof line, materials, and fenestration.

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. 1905\(^1\)

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.\(^2\)

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:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1995.

**Photo No. 4:** South elevation. Camera facing north, tax photo.

\(^1\) Structure appears on the 1907 Sanborn Insurance Map; Summit County Recorder indicates a construction date of 1916.\(^2\)

\(^2\) From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
## SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

### Owner's Name

### Owner's Address

### Location

### Kind of Building

### Street No.

### Schedule

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
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### No. of Rooms

### Condition

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### Description of Building

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<td>Foundation</td>
<td>105</td>
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<td>Ex. Walls</td>
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<tr>
<td>Roof</td>
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<tr>
<td>Dormers</td>
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<tr>
<td>Bays</td>
<td></td>
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<tr>
<td>Porches</td>
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<td>Basement</td>
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<td>Attic Rooms</td>
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<tr>
<td>Plumbing</td>
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<tr>
<td>Radiant</td>
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<td>Finish</td>
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<tr>
<td>Cabinets</td>
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### Total Additions and Deductions

| Total Net Additions | $1310 |
| Total Deductions   | $355  |
| Total Building Value | $2520 |

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### REPRODUCTION VALUE

- **Age:** 33 yrs. by
- **Est. Owner's Neighbors:**
- **Depr. 1-3-4-5-6-:**
- **%:**
- **Reproduction Val. Minus Depr.:**
- **Remodeled:**
- **Est. Cost:**
- **Remodeling Inc.:**
- **Garage:**
- **Cars:**
- **Roof:**
- **Floor:**
- **Depreciated Value Garage:**
- **Total Building Value:**

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### Appraised

- **By:**

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**Location**
Block 72
Lots 20 + 21

**Kind of Bldg.**
RED

**St. No.**
218 Sand Ridge

**Class**
4

**Type**
1 2 3 4

**Cost**
$2176

**Factors**
100%

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<th>Stories</th>
<th>Dimensions</th>
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<th>Sq. Ft.</th>
<th>Factor</th>
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Gar. — Carport — Flr. — Walls — Cl.

**Description of Buildings**

- **Foundation** — Stone
- **Concrete** — 1
- **None** — 1

- **Exterior Walls** — Siding

- **Insulation** — Floors
- **Walls** — Cigs.

- **Roof Type** — Gab.
- **Metal** — Shingled

- **Dormers** — Small Med. Large

- **Bays** — Small Med. Large

- **Porch** — Front
- **Rear** — 1
- **Porch** — 2

- **Metal Awnings** — Mtl. Rail

- **Basement Entr.** — @

- **Planters** — @

- **Cellar-Bas.** — Full
- **1/2 2 3 4** — Full
- **Floor** — Wood

- **Bas. Apt.** — Rooms Fin. 2 Unfin. 1

- **Attic** Rooms Fin. 2 Unfin. 1

- **Built-in Appliances** —


- **Oil** — Gas Coal Pipeless Radiant

- **Air Cond.** —

- **Finish** — Fir. 1 Hd. Wd. 1 Other 30

- **Floor** — Fir. 1 Hd. Wd. 1 Other

- **Cabinets** — 1 Mantels

- **Tile** — Walls Wainscot Floors

- **Storm Sash** — Wood D. S. Metal D. S.

**Total Additions**

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<th>Year Built</th>
<th>Avg. Age</th>
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<td>Est. Cost</td>
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<td>Garage</td>
<td>Class</td>
<td>Depr. 2% 3%</td>
<td>Carport — Factor</td>
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<tr>
<td>Cars</td>
<td>Floor</td>
<td>Walls</td>
<td>Roof</td>
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<td>Size</td>
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<td>Cost</td>
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<tr>
<td>Other</td>
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**Total Building Value**

$
Serial Number

Owners Name: Wayne Pratt

Location: St. No. 31B. Sand Ridge

Class: Type 3

Stories Dimensions Sq. Ft. Factor Totals Totals
1 x x 969 $4169 $4169

Att. Gar—C.P. x Fir—Walls—Cl—

Description of Buildings

Foundation—Stone Conc. 48
Ext. Walls Siding A
Roof Type Shingles
Dormers—Small Med. Large
Bays—Small Med Large
Porch—Front 4 73 @ 200 946
Rear
Porches
Planters
Ext. Base. Entry
Cellar-Basmt 700+ 3/4 1/2 1/4 3/4 Full Floor Zone

Basement-Apts. Rms. Fin. Rms. 1 315 315
Attic Rooms Fin. Unfin.

Class 1 Tub 1 Trays
Plumbing Basin 1 Sink 1 Toilet
Wtr. Strtr. Shr. St. O.T. No
Dishwasher Garbage Disp.

Oil G0 Coal Pipeless Radiant

Air Cond. Full Zone

Finish—Fir. 7 Hd. Wd. Panel
Floor—Fir. 7 Hd. Wd. Other 20
Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. Metal D. S.

Awnings—Metal Fiberglass

Total Additions

Year Built 1916 Avg. 1/96 Replacement Cost 7609

1964 Age 2. Obsolescence


Conv. Factor x.47

Replacement Cost—1940 Base
Depreciation Column 0 2 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 3440

Appraised 12-2 By 1338 1708 1338
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
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Garage — Class _______ Depr. 2% 3%

Cars _______ Floor _______ Walls _______ Roof _______ Doors _______

Size _______ x _______ Age _______ Cost _______ x 47%

1940 Base Cost _______ x _______ % Depr.

**Average Year of Construction Computations**

Year 1914 $ 7236 = 25% x 49 Year = 416.55
Year 1914 $ 373 = 5% x 1914 Year = 46.20

Average Year of Construction 1918 $ 96.20

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION