Identification

Name of Property: Matilda M. Stromberg House

Address: 222 Sandridge Road

City, County: Park City, Summit County, Utah

Current Owner Name: Virginia Jaramillo

Legal Description (include acreage): 0.07 acres; PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 PLAT: B BUILDING: 0.00FRAME DWELLING House ON SAND RIDGE E'LY FROM GRANT AVE; ALSO DESC AS BEG AT AN EXISTING FENCE COR THAT IS DUE E 294.47 FT; DUE S 142.16 FT FROM NE COR LOT 16 BLK 12 PARK CITY; TH N 77*50'30" E ALONG FENCE 25.22 FT; TH N 4* W 1.25 FT N 86* E BETWEEN 2 HOUSES 41 FT TO W'LY SD EXISTING RD; TH S 28* E ALONG SD RD 36 FT TO THE EXTENSION OF NW'LY SIDE OF A 3 FT WOODEN STAIRWAY; TH S 53* W ALONG SD STAIRWAY 63 FT TO AN ANGLE POINT; TH CONTINUING ALONG SD STAIRWAY S 39*03' W 26.03 FT TO A PT OF FENCE LINE EXTENDED; TH N 11* W ALONG EXT OF FENCE LINE 82.0 FT TO BEG

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

☐ Full
☐ Partial

Use

☐ Original Use: Residential
☐ Current Use: Residential

*: National Register of Historic Places: ☐ ineligible ☑ eligible

☑ listed (date: )

Documentation

Photos: Dates

☑ tax photo:
☐ historic: c.

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

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


Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08
4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage 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):

Site: House is perched on ridge, facing west toward town.


Walls: Wood drop siding and asbestos shingles.

Roof: Cross-wing form sheathed in shingles.

Windows/Doors: Narrow 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 one-story frame T/L cottage by addition is largely unchanged from the description provided in the 1983 National Register nomination (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time): The house is perched on the ridge with the primary façade facing west toward Main Street. The setting has not significantly change, though a paved parking area has been added to the east rear yard. A small accessory building, in poor condition, sits just east of the rear lean-to addition. The accessory building is visible in the tax photo (weathered exterior materials suggesting it is not newly constructed in c. 1940), is noted in the 1949 tax photo, but is not seen on the 1907 Sanborn Insurance map.

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 this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The asbestos siding on the east façade diminishes the workmanship of the historic era.

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.

Association (Describe the link between the important historic era or person and the property): The “T” or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to1929 in the district nomination. The site retains its historic integrity and would be
considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

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. 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. 6: West elevation (primary façade). Camera facing east, 1983.
Photo No. 7: East elevation. Camera facing west, tax photo.

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1 Summit County Tax Assessor.
2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Owner's Name
Owner's Address
Location

Kind of Building | Class | Type 1-2-3-4 | Cost |
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<th>Schedule</th>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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</table>

No. of Rooms: 5

Condition: Fair

Description of Building

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<th>Deduct</th>
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<tbody>
<tr>
<td>112</td>
<td></td>
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</tbody>
</table>

Basement: Apts. Rooms Fin.

Attic Rooms: Unfin.

Plumbing: Sink Toilet

Heating: Steam S. Blr.

Air Conditioned: Incinerators

Finish: Hd. Wd. Floors

Cabinets: Mantels

Tile: Wainscot

Lighting: Lamp Drops Fix.

Total Additions and Deductions

Net Additions or Deductions

Reproduction Value

Age Yrs. by Est. Owner Tenant Neighbor Records

Remodeled Est. Cost Remodeling Inc.

Garage: S 8 C Depr. 2% 3%

Cars: Walls

Roof: Size x Age

Floor: Cost Depreciated Value Garage

Remarks: Age on Old Card 37 Yrs (1941)

Total Building Value

**Location**: Block 72, E Pt of lot 20

**Kind of Bldg.**: RES

**St. No.**: 223, Sand Ridge

**Class**: 3

**Type 1 2 3 4. Cost**: $19.35

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<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
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</table>

- **Gar.- Carport**: x
- **Fir.- Walls**: x
- **Walls**: x
- **Cl.**: x

**Description of Buildings**

- **Foundation**: Stone, Conc., None
- **Ext. Walls**: Siding
- **Insulation**: Floors, Walls, CLG.
- **Roof Type**: Gable, Mtl.
- **Dormers**: Small, Med., Large
- **Bays**: Small, Med., Large
- **Porches**: Front, Rear, 176 @ 80 = 136
- **Rear**: 48 @ 80 = 38
- **Porch**: 48 @ 80 = 38
- **Metal Awnings**: Mtl. Rail
- **Basement Entr.**: @
- **Planters**: @
- **Cellar-Bmt.**: 1/4 1/2 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4
- **Bmt. Apt.**: Rooms, Fin., Unfin.
- **Attic Rooms Fin.**: Unfin.
- **Class**: Tab, Trays
- **Basin**: Sink, Toilet
- **Wtr. Str.**: Shr. Str., O.T.
- **Dishwasher**: Garbage Disp.
- **Built-in Appliances**: 33-0
- **Heat**: Stove, H. A., Steam, Stkr., Hr.
- **Oil**: Gas, Coal, Pipeless, Radiant

**Air Cond.**: 
- **Finish**: Fir., Hd. Wd.
- **Floor**: Fir., Hd. Wd., Other
- **Cabinets**: Mantels
- **Tile**: Walls, Wainscot, Floors
- **Storm Sash**: Wood D., S., Metal D., S.

**Total Additions**: 596

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<tr>
<th>Year Built</th>
<th>Avg. Age</th>
<th>Current Value</th>
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<td>$2031</td>
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**Inf. by**: Owner - Tenant - Neighbor - Record - Ext.

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<th>Remodel Year</th>
<th>Est. Cost</th>
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</table>

- **Garage - Class**: Depr. 2% 3%
- **Depr.**: Carport - Factor
- **Cars**: Floor, Walls, Roof, Doors
- **Size**: x
- **Age**: x
- **Cost**: x
- **Other**: x

**Total Building Value**: $
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<td>Rear</td>
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<td>Porch</td>
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<td>50 @ 100</td>
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<td>Planters</td>
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<td>Ext. Base. Entry</td>
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<tr>
<td>Ceiling-Bsmt.</td>
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<td>Basement-Apt.</td>
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<td>1 Toilet</td>
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<td>HW. Stkr.</td>
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<td>Oil</td>
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<td>Air Cond.</td>
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<td>Hd. Wd.</td>
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<td>Wainscot</td>
<td>Floors</td>
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<td>Storm Sash</td>
<td>Wood D.</td>
<td>S.</td>
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<td>Awnings</td>
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Total Additions

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<th>Year Built</th>
<th>Avg.</th>
<th>Replacement Cost</th>
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<td>V911</td>
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Inf. by [Owner] Tenant—Neighbor—Record—Est.

Adjust. Bld. Value

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

Total Building Value $
### RESIDENTIAL OUT BUILDINGS

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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</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.

Total

### REMARKS

Average Year of Construction Computation:

- Year 1926 $2116 = 88 % \times 21 \text{ Year } = 53.68$
- Year 1964 $1413 = 12 % \times 1 \text{ Year } = 12$

Average Year of Construction 1911 = 53.80

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Street Address: 222 Sandridge  
Park City, Summit County, Utah  

Name of Structure: Matilda M. Stromberg House  

Present Structure: Trinidad Jaramillo  

Owner Address: P.O. Box 433, Park City, Utah 84060  

Year Built [Tax Record]: Effective Age: Tax #: PC 600  
Legal Description  
Begin at an east fence corner that is due East 294.47 feet and due South 142.16 feet from northeast corner Lot 16 Block 72, Park City, thence North 77 degrees 30 minutes East along fence 25.22 feet; thence North 4 degrees West 1.25 feet North 80 degrees East between 2 houses 41.0 feet to Westerly side existing road to Northwesterly side of a 3 foot wooden stairway, thence South 53 degrees West along said stairway 63 feet to an angle point, thence continue along said (see cont. sheet)  

Original Owner: Unknown  
Original Use: Residence  
Construction Date: c. 1885  
Present Use:  
Demolition Date:  

Building Condition: Excellent  
Integrity: Unaltered  

Preliminary Evaluation: Significant  
Final Register Status: National Landmark  

Photography: Date of Slides: 1983  
Views: Front  
Biggs Maps  

Research Sources:  
Sewer Permit  

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
This house is a one story T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house in Park City. The older folk type, the hall and parlor house, was effectively changed to resemble the popular T/L cottage. On the 1889 Sanborn Insurance Map, the building shows up as a hall and parlor house. By 1900 a cross-wing had been added to the north side of the building. The bump in the roof line where the two sections were joined visually confirms that a change was made. Unlike most T/L cottages by addition, which reflect the traditional hall and parlor arrangement of openings on the stem-wing, this house, instead of having a door between two windows, has the door at one end of the stem-wing flanked by two windows. A porch with square piers and a straight post balustrade spans the facade and wraps around the south end of the building. It terminates at a shed extension that was added to the southeast corner of the building. This type of extension was common in Park City and usually provided space for a wood or coal shed. There is also a small shed extension on the north side of the building. In-period additions are part of Park City's architectural vocabulary. Although in many cases an addition represents a major alteration (See continuation sheet)

Statement of Historical Significance:

Built c. 1885, the Matilda M. Stromberg House at 222 Sandridge is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

The original hall and parlor section of this house was built by at least 1889, according to the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. The earliest owner associated with this house was Matilda M. Stromberg, who, in 1917, sold it to Victor and Rosina Sandstrom. It is not known when Mrs. Stromberg bought this house or whether she lived there or rented it out. Nothing is known about her except that her last name was formerly Leahy.

Victor and Rosina Sandstrom owned the house from 1917 until 1938, when they sold it to Oscar H. and Jennie S. Lowe. In 1945, Trinidad Jaramillo, the current owner, and her husband, Louis, bought the house.
222 Sandridge
Description continued:

of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There was a door in the south end of the building which was shifted west, probably reflecting an internal change. An elaborate Italianate bay is attached to the front of the cross-wing. It has a hip roof, brackets under the eaves, a single one over one double hung sash window on each side and two windows across the front. A window below the crosswing and one under the porch indicate that the house has a basement. It is unknown whether the basement is original or is a later addition. It, however, does not affect the original character of the building. The rear of the house is sided with board and batten siding. The house no longer maintains its integrity as a hall and parlor house. It does maintain its integrity as a T/L cottage, a form it had achieved by 1900. The changes that have been made are minor and do not affect the building's original integrity.

Legal Description continued:

stairway South 39 degrees 03 minutes West 26.03 feet to a point of fence line extended, thence North 11 degrees West along ext. of fence line 82.0 feet to beginning.

Less than one acre.