## 1 IDENTIFICATION

**Name of Property:**

**Address:** 228 Sandridge Road  
**AKA:**

**City, County:** Park City, Summit County, Utah  
**Tax Number:** PC-602

**Current Owner Name:** Carle Fontana  
**Parent Parcel(s):**

**Current Owner Address:** PO Box 871, Park City, UT 84060-0871

**Legal Description (include acreage):** PARK CITY BLOCK 72 (MILLSITE RES ) BLOCK: 72 LOT: 17 PLAT: B000S 16 T 2S R 4E 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 ALGOUTSIDE 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" W14.84 FT; TH N 7°38'36" W 26.14 FT; TH N78°47'21" W 69.47 FT ALG THE N'LYPROPERTY LINE OF LOT 17 TO THE PT OF BEG

## 2 STATUS/USE

**Property Category**

- [x] building(s), main
- [ ] building(s), attached
- [ ] building(s), detached
- [ ] building(s), public
- [x] building(s), accessory
- [ ] structure(s)

**Evaluation**

- [x] 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:)**

## 3 DOCUMENTATION

**Photos: Dates**

- [x] tax photo:
- [ ] historic: c.

**Drawings and Plans**

- [ ] measured floor plans
- [ ] site sketch map
- [x] Historic American Bldg. Survey
- [ ] original plans:
- [ ] other:

**Research Sources (check all sources consulted, whether useful or not)**

- [ ] abstract of title
- [x] tax card
- [ ] original building permit
- [ ] sewer permit
- [x] 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  
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 Main Street.

Foundation: Concrete.

Walls: Drop siding.

Roof: Cross-wing form sheathed in metal material.

Windows/Doors: 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 does 
appears to be a full or partial reconstruction (not accurate) of the original house.  The configuration of exterior wall 
planes, roof lines, and window placement, as they appear in the tax photo, do not correspond to recent 
photographs; specifically the intersection of perpendicular ridge lines and wall planes, etc.... In addition, the window 
placement and window openings are significantly different.  Because the siding appears to be intact and not reflect 
changes in window size and location, it is assumed to be all new material.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):
The setting is not significantly different from what is seen in the tax photo.  A one-car frame garage is located east of the 
main building; this building is noted on the 1968 tax card, but not seen on the 1907 Sanborn Insurance map.  The 
tax card states the accessory building's date of construction as 1945--this is not verified.

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.  The main structure appears to be a reconstruction or reinterpretation of the house 
that was originally built on the site.

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, but the scale 
and size of the main building and the materials and form are compatible with historic homes in Park City.

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 
m Challis era; however, this house appears to be a newer interpretation of the T/L cottage which suggests no link to 
the historic mining era.
Based on the information, this site is not eligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: c. 1901

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. 5: Southeast oblique. Camera facing northwest, 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.
Owners Name

Location B6A 72 MS

Serial Number

Kind of Bldg Res St. No. 128 Sond Ridge

Card Number

Class 2 Type 1 2 3 4 Cost $ x 100 %

Stories Dimensions Sq. Ft. Factor Totals Totals

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Att. Gar. C.F. x Flr. Walls Cl.

Description of Buildings

Additions
Additions

Foundation Stone Conc. Sills

Ext. Walls 5 ft (A)

Roof Type Cal Mtl. 1/4

Dormers Small Med. Large

Bays Small Med Large

Porches Front

Rear 6 ft 75 45

Porch

Planters

Ext. Base. Entry

Coll. Bsmnt. 1/4 1/2 1/4 1/4 Full Floor Apt 40

Bsmnt. Gar.


Attic Rooms Fin. Unfin.

Plumbing

Class / Tub / Trays

Basin / Sink / Toilet

Wtr. Stfr. Shr. St. O.T.

Dishwasher Garbage Disp.


Oil Gas Coal Pipeless Radiant 296

Air Cond. Full Zone

Finish Flr. Hd. Wd. Panel

Floor Flr. Hd. Wd Other

Cabinets Mantels

Tile Walls Wainscot Floors

Storm Sash Wood D. S. Metal D. S.

Awnings Metal Fiberglass

Total Additions

9 31

Year Built 1901

Ahr 11/7

Replacement Cost 2963

Age 2

Obsolescence

Inf. by (Owner Tenant)

Adj. Bld. Value Conv. Factor x 47

Replacement Cost 1940 Base

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side 70

Total Building Value 2 1333

Appraiser 0 17. 12 By 17. 70

Appraiser 0 19 By 19. 1328
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Garage — Class 1 — Depr. 2% of

Cars 1 — Floor Dirt Walls Metal Roof E.F. Doors

Size 15' × 28' Age 1943 Cost 360 x 47%

1940 Base Cost x 25% Depr. 90

Total

REMARKS

Average Year of Construction Computation:

Year 1921 x 3.9% = 90 % x 64 = 57.60

Year 1944 x 29% = 10 % x 4 = 0

Average Year of Construction 1907

57.70

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