

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 244 Sandridge Road

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-580

Current Owner Name: Hazel & Rose Caputo

Parent Parcel(s):

Current Owner Address: 4450 Ashford Drive, Holladay, UT 84124-2506

Legal Description (include acreage): 0.10 acres; PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72 PLAT: B000S 16 T 2S R 4E #244 ON SAND RIDGE PARK CITY, LOCATED ONBLK 72, PARK CITY SURVEY, A PORTION OF LOTS 13 THROUGH 16, BLK 72, SEC 16, T2SR4E, SLBM, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF LOT 16, BLK 72 OF PARK CITY SURVEY; TH S 78°47'21" W 57.64 FT ALG THE S LINE OF SD LOT 16, TO AN INT/SEC WITH A ROCK RETAINING WALL; TH ALG SD ROCK REMAINING WALL N 04°56'59" W 65.13 FT; TH N 01° 40'17" E 38.61 FT; TH N 85°21'34" E 26.34 FT TO THE END OF SD ROCK RETAINING WALL; TH S 20°13'36" E 100.61 FT ALGTH E LINE OF BLK 72 TO THE PT OF BEG

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

Photos: Dates

- tax photo:
- prints: 1995, 2006 & 2008
- 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
- 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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Hall-Parlor 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 is perched on ridge facing west toward Main Street.

Foundation: Concrete.

Walls: Aluminum siding.

Roof: Unable to verify due to snow cover, but appears to be shingles on a gable roof form.

Windows/Doors: Vinyl side slider type and vinyl 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 hall-parlor house has been significantly altered. The exterior walls are clad in aluminum siding; it is unknown if the original siding material is extant underneath the aluminum or has been removed. The window openings appear to be original, but the window have been removed and replaced with vinyl side slider type windows. The house has had a new foundation and basement addition. The current plan and footprint appears to be unchanged from what is seen in the 1907 Sanborn Insurance map. The changes, primarily the alterations to the exterior materials and windows, 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 appears to be generally unchanged from the original except for the paved parking area located east of the main building.

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, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries; however, the general form and scale of the min building reinforce the general form of homes built in the mining era.

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. 1905¹

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: East elevation. Camera facing west, 2008.

Photo No. 2: East elevation. Camera facing west, 2006.

Photo No. 3: West elevation. Camera facing east, 2006.

Photo No. 4: South elevation. Camera facing north, 1995.

¹ Based on the structure appearing on the 1907 Sanborn Insurance Map.

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





244
SANDRIDGE AVE



