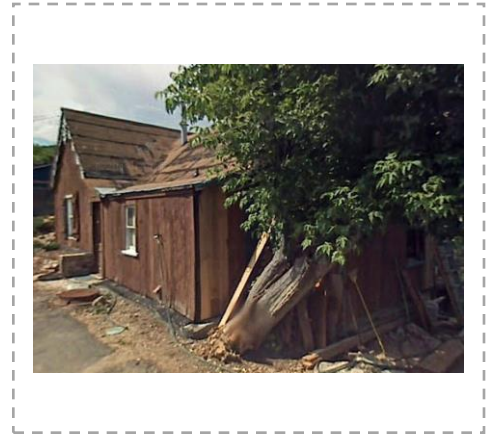




**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): Joseph Stoll House

Address: 164 Sandridge Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-589-A

Current Owner: Michael R. Hughes (trustee)

Legal Description (include acreage): THE E1/2 OF LOT 23 BLK 72 MILLSITE RESERVATION TO PARK CITY SURVEY; ACCORDING TO OFFICIAL PLAT THEREOF ON FILE IN OFFICE OF SUMMIT COUNTY RECORDER EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESC TRACT: 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 & TH RUN N 26\*56'04" E 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 W'LY EDGE OF SAND RIDGE RD; TH S 16\*59'50" E 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 CONT 0.05 AC 411-172 (SEE WD-1851-547 PARCEL 3: PARK CITY MUNICIPAL CORP TO 210 GRANT AVENUE LLC) 1945-332

**STATUS / USE**

Original Use: single dwelling    Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

## DOCUMENTATION

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### Photographs:

Tax Photos

Prints:

Historic

### Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

## DESCRIPTION

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Architectural Style: T/L cottage type

No. Stories: 1

Number of Associated Structures:  Accessory building(s). #1  Structure(s). #

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: ,original location: )

Materials: (Describe the visible materials)

Exterior Walls: Wood sheet, but small section of drop siding seen on north façade

Foundation: Tax cards indicate no foundation, not verified

Roof: Cross-wing form sheathed in a metal material and unknown sheets

Windows/Doors: Two-over-two double-hung sash type and single glazed double-hung sash type

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains

Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

164 Sandridge is a T/L cottage that has been modified over the course of its lifespan. The T/L cottage, also known as a crosswing, is one of the main three house types built during the historic Park City mining era. The original house had an inset porch that was later enclosed, probably sometime after 1968. The cross gable roof is clad with both standing seam metal and

composition shingles. The walls are clad with vertical wood siding, though it appears that the original drop-novelty wood siding remains underneath and can be seen in an area where the vertical boards have come off. There are also a decorative barge boards in the eaves of the front gable, though this is not original to the house. There is a one-over-one double hung sash

window with wood shutters in the front gable end and another of the same type of window in the enclosed porch area. The door is a wood frame and panel door with two side-by-side upper lites that are arched at the top. The foundation is noted on the most recent tax card as being wood sills, and it is not visible in any available images and remains unverified. Although the form of the house remains legible, the significant material changes have diminished its historic value.

An accessory building exists on the property as well and is noted as being a “wash house” on the tax card. It has a corrugated metal roof and is clad with drop siding. The wash house is leaning considerably and requires bracing in order to remain. The structure appears to be mostly unmodified and has maintained its historic value.

## SIGNIFICANCE

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Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built between 1889 and 1900 judging from the Sanborn Insurance maps from those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. The first individual to own the house was Joseph Stoll, who worked as a miner in Park City and is noted on the 1910 census as living on Ontario Ridge with his wife Kathrine. He purchased the house in 1916, but died in 1919. It is unknown if he ever lived in the house, and his wife is noted as living on Prospect Avenue in the 1920 census.

This house does not appear on the 1920 census, or any of the other censuses for that matter. It is possible tht it was vacant that entire time, but this seems unlikely. The house was purchased in 1924 by D.L.H.D Grover, a Chinese immigrant and one of Park City’s most successful property owners. He passed the house on to his son Joe Grover, after his death. Joe quickly sold the house after receiving it, to Pete Pearce in 1932.

By 1940 Pete Pearce had moved to Nevada, but the census of that year notes that he lived in Park City in 1935. During 1940 he worked as a manager for a night club in Nevada, but nothing else is known of him. He sold the house in 1939 to John Aimo.

No information could be found on John Aimo, and it is unknown if he ever lived at the property. The property has changed hands several times since the historic period, and is currently owned by Michael R. Hughes.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah’s Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City:

Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

## PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*164 Sandridge Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940





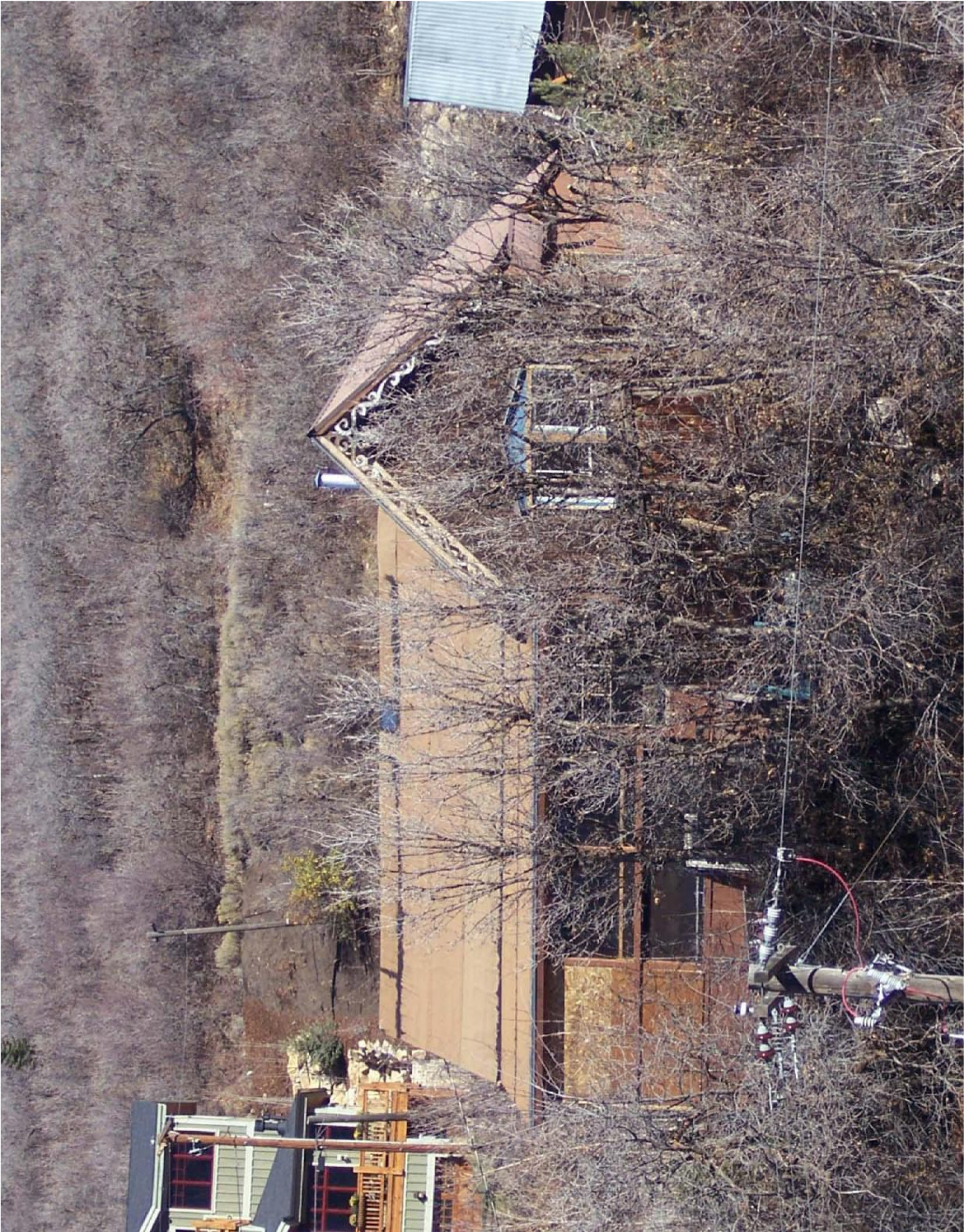


















*164 Sandridge Avenue. Southeast oblique. November 2013.*

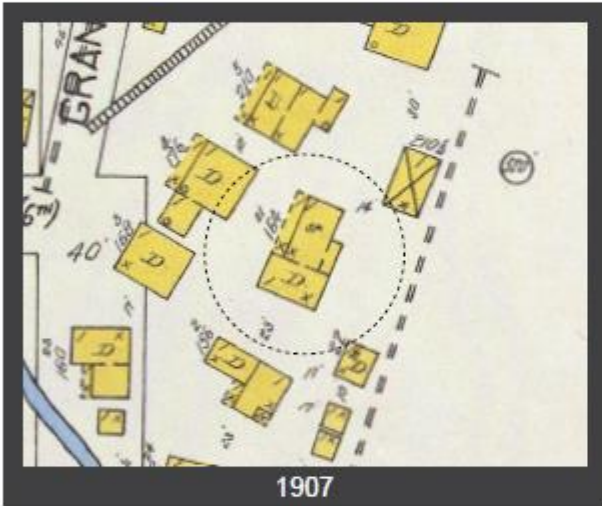
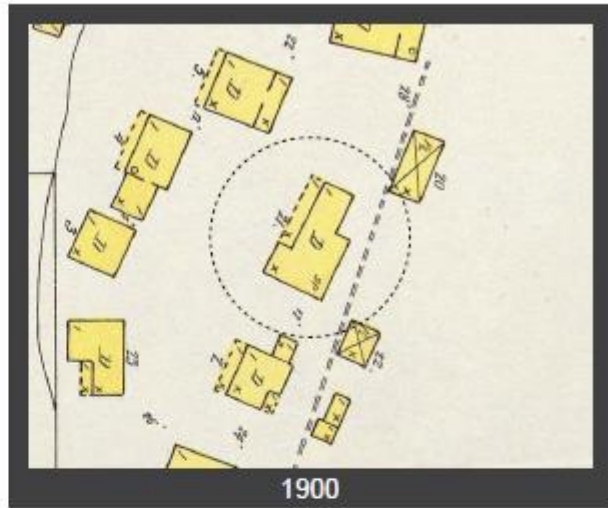
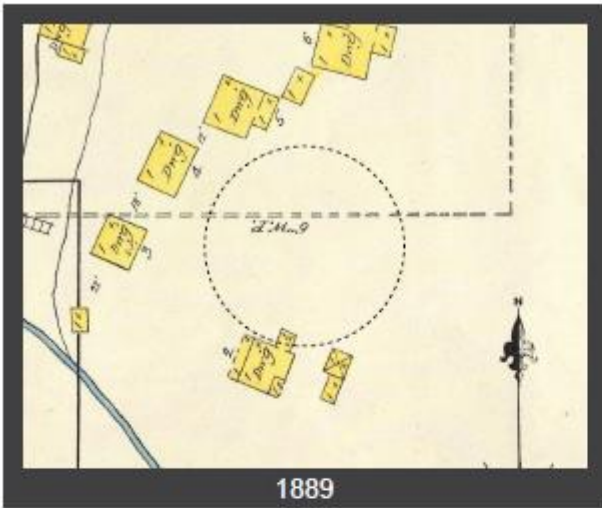


*164 Sandridge Avenue. Northeast oblique. November 2013.*



MAPS

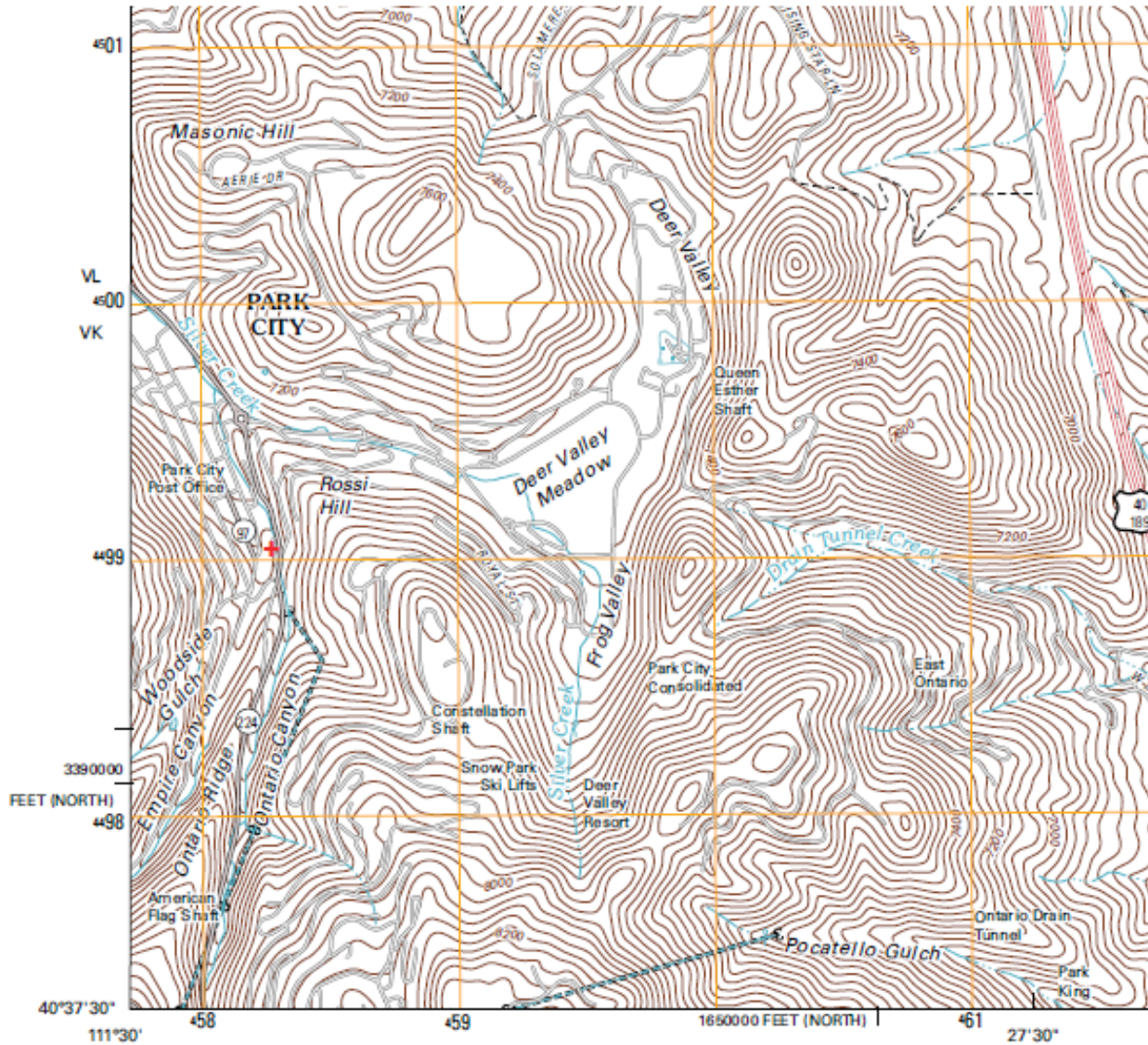
164 Sandridge Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history





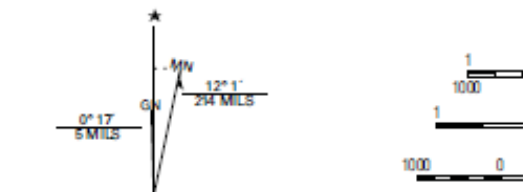


164 Sandridge Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)



DOCUMENTS

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]  
 Address: 164 Sandridge Avenue  
 City: Park City, UT  
 Current Owner: Michael R. Hughes (trustee)  
 Address: (see historic site form for address)  
 Tax Number: PC-589-A  
 Legal Description (include acreage): E1/2 of L23 BK72 Marsac Millsite (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin	Decree		[L1-36, prev. Marsac Mill site Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
5/5/1916	W.I. Snyder (Admin.)	Jos. T. Stoll	W.D.		"22, 23"
8/18/1924	J.E. Johnson (Admin.)	D.L.H.D. Grover	Admin. Deed		"22, 23" [Estate of Fred W. Stoll]
2/26/1932	3rd Jud. Dis. Court	Joe Grover, Adm	Decree		"22, 23" [est. of D.L.H.D. Grover]
5/3/1932	Joe Grover	Pete Pearce	W.D.		"E1/2 22, E1/2 23"
12/1/1939	Pete Pearce, et ux	John Almo, et ux	W.D.		"E1/2 22, E1/2 23"
4/25/1947	John Almo, et ux	A.F. Warr	W.D.		"E1/2 22, E1/2 23"
8/27/1963	A.F. & Eloise Warr	Francis H. Zimbeaux	W.D.		"E1/2 22, E1/2 23"
12/24/1986	Francis Zimbeaux	Richard G. Van Reyper	Q.C.D.		[E1/2 23, excepting]
8/18/2008	Richard G. Van Reyper	Wendy Van Reyper	W.D.		
7/8/2013	Wendy Van Reyper	Arnold R. Clark	W.D.		
7/12/2013	Arnold R. Clark	Michael R. Hughes	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 10/1/2014

# RECORD OF ASSESSMENT OF IMPROVEMENTS

PC. 589

Summit COUNTY SERIAL NO. # 114

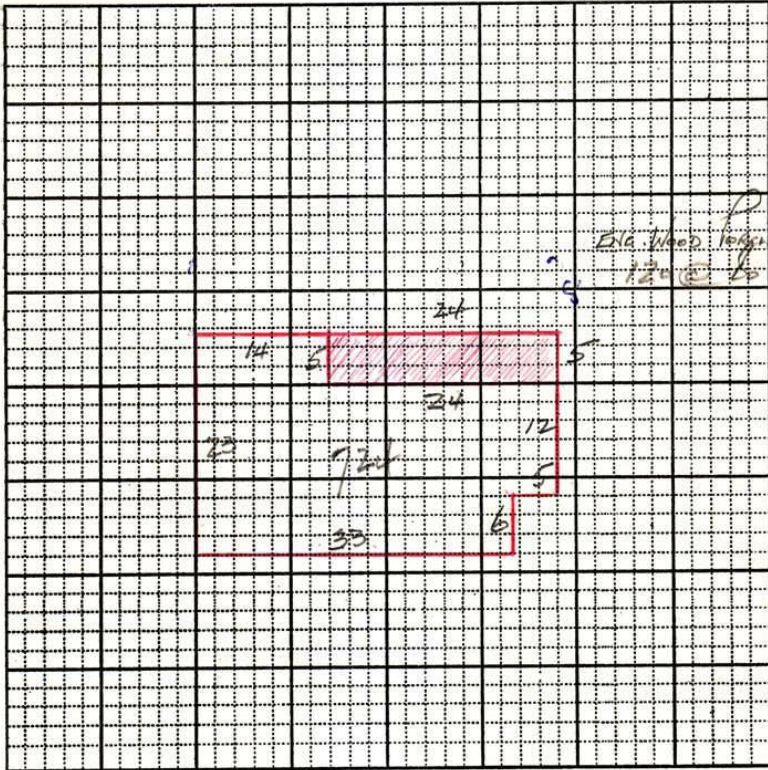
OWNER'S NAME Almo, John & Olga *A.F. Warr*

OWNER'S ADDRESS Park City 164 Sand Ridge.

LOCATION E<sup>1</sup>/<sub>2</sub> of lots 22 & 23, Blk 72, Millsite.

Foundation—Stone	Conc.	None	
Ext. Walls	<u>SIDING</u>		
Insulated—Floors	Walls	Clgs.	
Roof—Type	<u>GAB</u>	Mat.	<u>PAT SHG</u>
Dormers—Small	Med.	Lg.	
Bays—Small	Med.	Lg.	
Porches—Front	@		
Rear	<u>120</u>	@ <u>80</u>	<u>96.</u>
Cellar—Basm't— $\frac{1}{4}$	$\frac{1}{2}$	$\frac{3}{4}$	full-floor
Basement Apts.—Rooms	Fin.		
Attic Rooms	Fin.	Unfin.	
Plumbing—	Class	Tub	Trays
	Basin	Sink	Toilet
	Urns	Ftns	Shr.
	Dishwasher	Garbage Disp.	
Heat—Stove	<u>V.H. A.</u>	Steam	S. Blr.
Oil	Gas	Coal	
Air Conditioned	Incinerators		
Radiant—Pipeless			
Finish—	Hd. Wd.	Floors—	Hd. Wd.
	Fir.		Fir. Conc.
Cabinets	<u>1</u>	Mantels	<u>40</u>
Tile—	Walls	Wainscot.	
	Floors		
Lighting—Lamp	Drops	Fix.	
<u>WOOD LINED.</u>			<u>100.</u>
Total Additions and Deductions		<u>486</u>	<u>222</u> <u>1507</u>
Net Additions or Deductions		<u>222</u>	<u>+ 264</u>
Age Yrs. by	Est. Owner	REPRODUCTION VALUE	\$ <u>1771</u>
	Tenant	Depr. <u>1-2-3-4-5-6</u>	<u>61/39</u> %
	Neighbors	Reproduction Val. Minus Depr.	\$ <u>690</u>
Records			
Remodeled	Est. Cost	Remodeling Inc.	% \$
Garage—S 8 C 1	Depr. <u>2% 3%</u>	Obsolescence	\$
Cars <u>1</u>	Walls <u>TIN.</u>	Out Bldgs.	\$ <u>37</u>
Roof <u>TIN.</u>	Size <u>12 x 18</u>	Depreciated Value Garage	\$ <u>56</u>
Floor <u>WOOD</u>	Cost <u>122/46</u>		
Remarks <u>AV AGE ON OLD</u>	Total Building Value		\$ <u>783</u>
<u>CARD. 40 YRS (1941)</u>			

Appraised Oct 194 9 By CH & AJ.



OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
WASH HOUSE. SHED. Eld. Wood		x	12 x 14 = 168	.90	151	37
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				



Serial No. PC 589

*A.F. Warr*

Location Block 72 Millsite E 1/2 Lots 22+23  
 Kind of Bldg. RES St. No. 164 Sand Ridge  
 Class 3 Type 1 2 3 4 Cost \$ 1530 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport  x  Flr.  Walls  Cl.

Description of Buildings	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input type="checkbox"/>	
Roof Type <u>Gab.</u> Mtl. <u>Pat</u>	
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Porches—Front <u>5x24</u> <u>1200</u> @ <u>80</u> <u>96</u>	
Rear <input type="checkbox"/> @	
Porch <input type="checkbox"/> @	
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>	
Basement Entr. <input type="checkbox"/> @	
Planters <input type="checkbox"/> @	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>	
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Plumbing { Class <input type="checkbox"/> Tub <input type="checkbox"/> Trays <input type="checkbox"/> Basin <input type="checkbox"/> Sink <input type="checkbox"/> Toilet <input type="checkbox"/> Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	350
Built-in-Appliances <input type="checkbox"/>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	
Air Cond. <input type="checkbox"/>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>	
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/>	
Tile—Walls <input type="checkbox"/> Wainseot <input type="checkbox"/> Floors <input type="checkbox"/>	
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>	
Total Additions	446 446

Year Built	Avg. <u>57</u>	Current Value	\$ <u>1976</u>
<u>Dec 1949 - 48</u>	Age	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. (1) 2 3 4 5 6 30 %	
Garage—Class	Depr. 2% 3%	Carport—Factor	
Cars	Floor <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Doors <input type="checkbox"/>		
Size—x	Age	Cost	x %
Other			
Total Building Value			\$

Appraised 5-15-58 By 1302

PC 589

Serial Number

OF  
Card Number

Owners Name A F Warr  
 Location 162 22 23 Bk 72 Ms  
 Kind of Bldg. RAS St. No. 162 Sand Ridge (Dard)  
 Class 2+ Type 1 2 3 4 Cost \$ 2352 X 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	724		\$ 249.3	\$
	x x				
	x x				

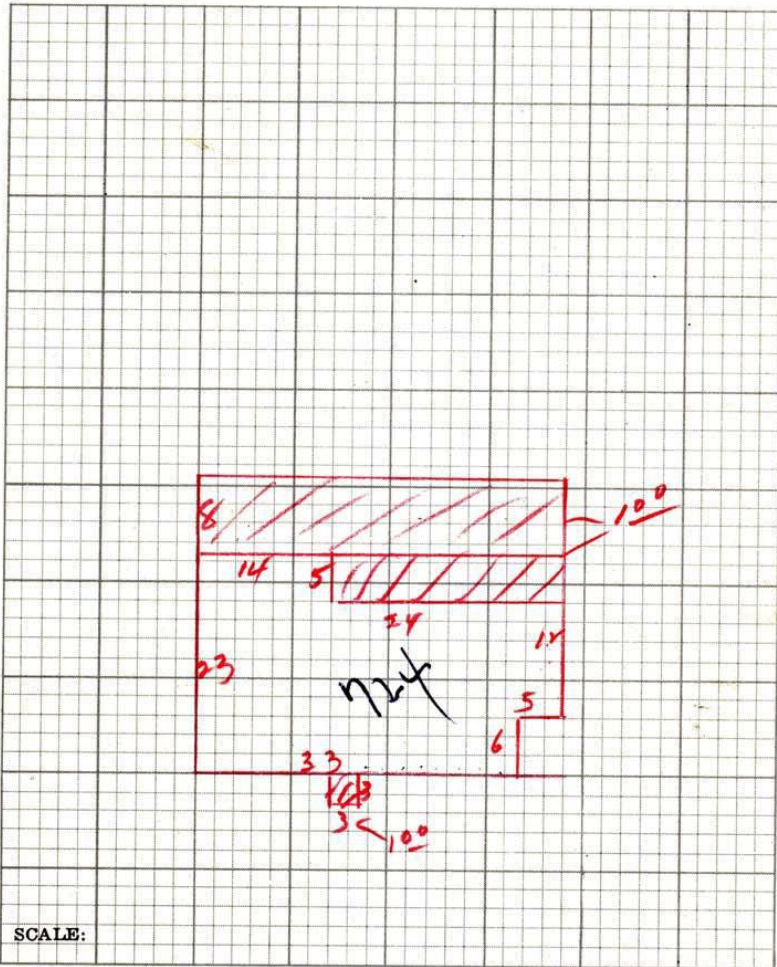
Att. Gar.—C.P.  Flr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Adding</u>		
Roof Type <u>Gabled</u> Mtl. <u>Pat</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>all</u>	424 @ 1.00	424
Rear	9 @ 1.00	9
Porch	@	
Planters	@	
Ext. Base. Entry	@	
Cellar-Bsmt. — ¼ ½ ¾ Full Floor <input type="checkbox"/>		
Bsmt. Gar.		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <input type="checkbox"/>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	550
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> FA <input type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <u>—</u>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions		983
Year Built <u>1901</u>	Avg. 1.	Replacement Cost <u>3476</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value
		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>(1)</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 12-2 1968 By 1333  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328





RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
1 Shed No Tax Value		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_