



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Ingrid Parsons House

Address: 218 Sandridge Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-597

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas (trustees)

Legal Description (include acreage): 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 W'LY EDGE OF SANDRIDGE 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 0.1287 AC 272-742 764-261 767-397 1337-848 1473-785 1714-56 (SEE WD-1851-547 PARCEL 2: PARK CITY MUNICIPAL TO 210 GRANT AVENUE LLC)

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

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: cross-wing type

No. Stories: 1.5

Number of Associated Structures:

Accessory building(s). #

Structure(s). #

Condition: Good

Fair

Poor

Uninhabitable/Ruin

Location: Original location

Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Wood drop siding

Foundation: Concrete block according to 1968 tax card

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

Additions: Major

Minor

None

Alterations: Major

Minor

None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains

Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is

one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south façade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary façade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that façade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the façade facing the street and one three-over-one window on the far right of that same façade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

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 of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. It was sold in 1916 to Mrs. A. E. Parsons.

Mrs A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at that time. She did live at the

house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. The property transferred to Russell Kidder, Ingrid's son in law, in 1938.

Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. The property has traded hands several times since then, and is currently owned by Craig and Lisa Orr.

REFERENCES

- 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

(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.)

218 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1925



Tax photo c. 1940









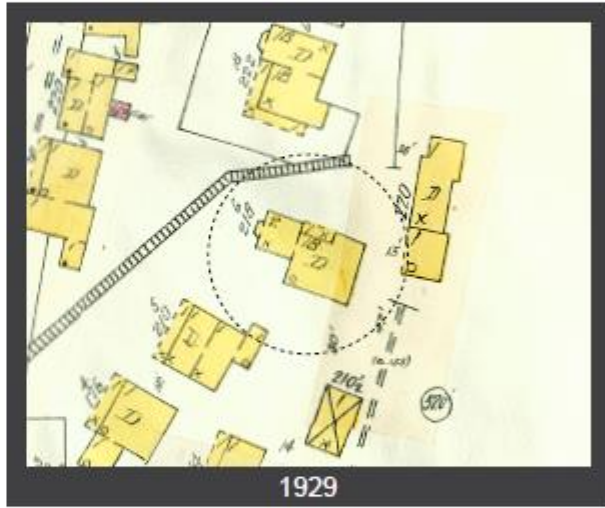
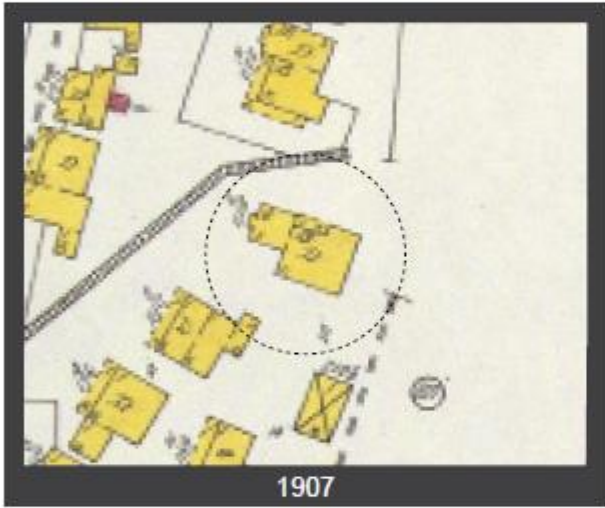
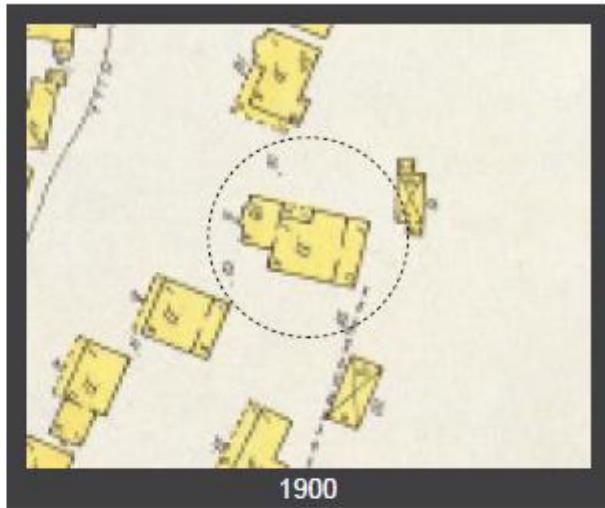
218 Sandridge Avenue. Southeast oblique. November 2013.



218 Sandridge Avenue. Northeast oblique. November 2013.

MAPS

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



RECORD OF SURVEY PARCEL IN BLOCK 72, PARK CITY



- 1/4 inch = 100 feet
- 1/8 inch = 50 feet
- 1/16 inch = 25 feet

Surveyed by Dr. The City Land Surveying
 Park City, UT 84002
 437-7822

CONVEYANCE SUBSEQUENT TO THE SURVEY IS AUTHORIZED BY THE TERMS OF THE DEED OF CONVEYANCE AND THE CITY HAS MADE A COPY OF THE PROPERTY PLANS HEREON AND AS DESCRIBED IN THE INSTRUMENTS AND DESCRIPTIONS OF PROPERTY HERETOFORE FILED.

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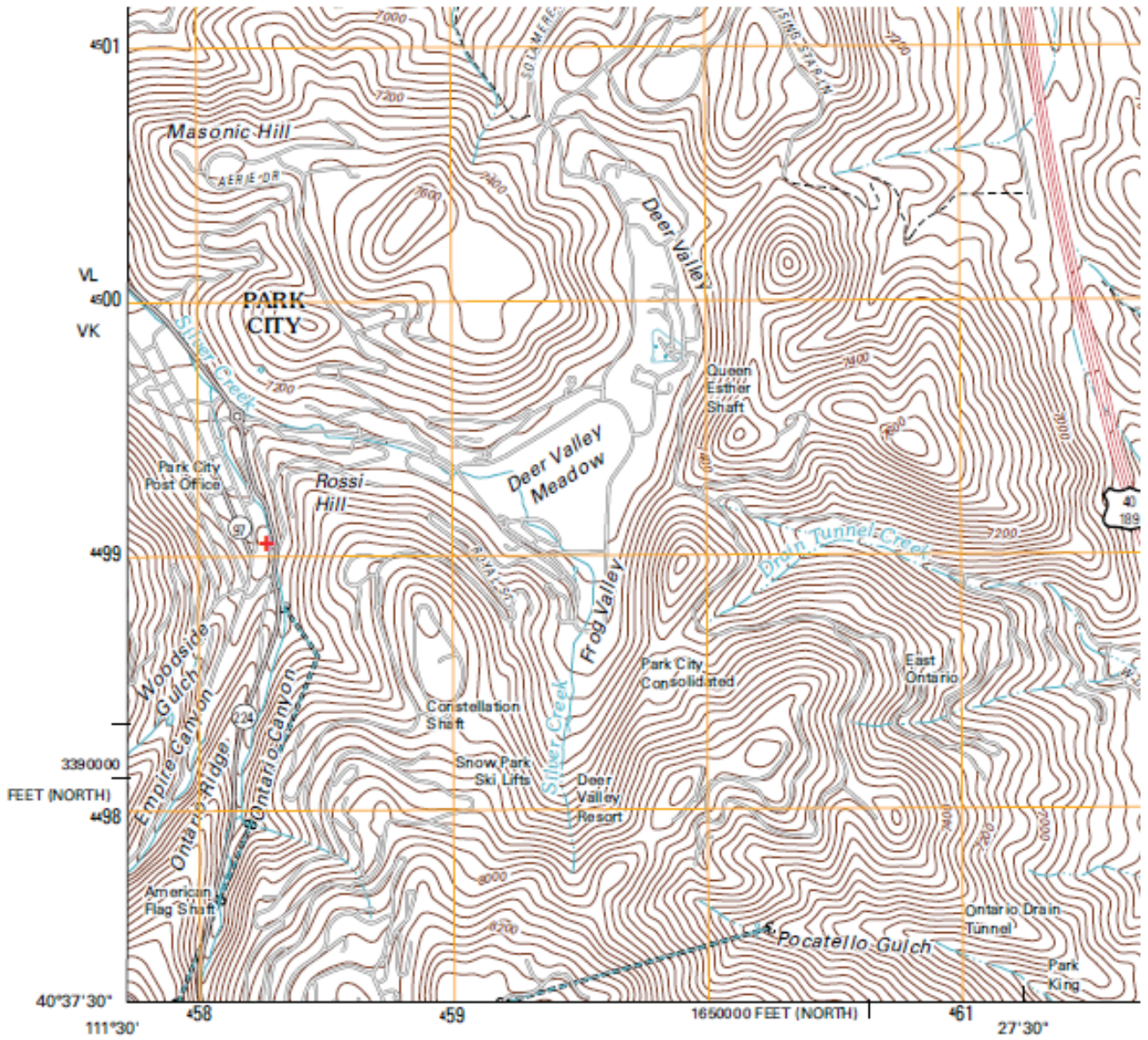
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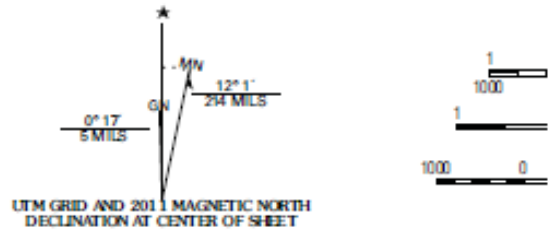


218 Sandridge Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

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)

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 218 Sandridge Avenue

City: Park City, UT

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas

Address: (see historic site form for address)

Tax Number: PC-597

Legal Description (include acreage): E1/2 of L20, 21, and 22 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, fmr. Marsac Mill site Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
3/20/1916	McCormick & Co, Plaintiff vs.	W.I. Snyder, Trustee	Decree		[L1-36]
7/19/1916	W.I. Snyder	Mrs. A.E. Parsons	W.D.		
3/10/1938	Mrs. A.E. Parsons	Russell A. Kidder	W.D.		
11/30/1961	Russell Kidder	Wayne E. & Gwen D. Pratt	Q.C.D.		
9/16/1983	Gwen D. Pratt	[NKA] Gwen D. Latterner	Q.C.D.		
11/19/1993	Gwen D. Latterner	John Plavocos	W.D.		
10/11/2000	John Plavocos	Lisa R. Ousterling	W.D.		
9/18/2002	Lisa R. Ousterling	Christopher L & Lisa R. Crowley	W.D.		
7/7/2005	Christopher L & Lisa R. Crowley	Randall Lengeling & Richard Koehler	W.D.		
2/25/2013	Randall Lengeling & Richard Koehler	C.M. Orr & L.M. Orr-Maestas	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 10/1/2014

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		910	\$	\$ 2520
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. <u>1/4</u> None <u>3/4</u>		105
Ext. Walls <u>SIDING</u>		
Insulated—Floors—Walls—Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small <u>FALSE</u> Med. Lg.	15	
Porches—Front <u>321 @ .80</u>	256	
Rear @		
Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Hall</u>	287	45
Basement Apts.—Rooms Fin. <u>2</u>	175	
Attic Rooms <u>2</u> Fin. <u>2</u> Unfin.	385	
Plumbing— Class <u>2</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Fins. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	180	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>1</u> Floors— <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> (Conc.) _____	20	
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____		
<u>HALL BD LINED.</u>		80

Total Additions and Deductions 1318 355 2520

Net Additions or Deductions 355 \$ + 963

Age 33 Yrs. by Est. Owner REPRODUCTION VALUE \$ 3483
Tenant Depr. 1-2-3-4-5-6 46/54 % \$ _____
Neighbors Reproduction Val. Minus Depr. \$ 1880
Records

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks BY AGE ON OLD Total Building Value \$ _____
CARD 25 YRS (1941)

Appraised Oct 1949 By CH. & AJ

Serial No. PC 582

Location Block 721 Lots 20+21
 Kind of Bldg. RES St. No. 218 Sand Ridge
 Class 4 Type 1 2 3 4 Cost \$ 2176 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		910		\$ 2176
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone <u></u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u></u> Walls <u></u> Cigs. <u></u>		
Roof Type <u>Gab.</u> Mtl. <u>Shg+Tin</u>		
Dormers—Small <u></u> Med. <u></u> Large <u></u>		
Bays—Small <u></u> Med. <u></u> Large <u></u>		
Porches—Front <u>321 @ 80</u>		257
Rear <u></u>		@
Porch <u></u>		@
Metal Awnings <u></u> Mtl. Rail <u></u>		
Basement Entr. <u></u>		@
Planters <u></u>		@
Cellar-Bsmt. <u>70%</u> 1/4 1/2 3/4 Full <u></u> Floor <u>Wood</u>		214
Bsmt. Apt. <u></u> Rooms Fin. <u>2</u> Unfin. <u></u>		175
Attic Rooms Fin. <u>2</u> Unfin. <u></u>		433
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays <u></u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u>	
	Dishwasher <u></u> Garbage Disp. <u></u>	410
Built-in-Appliances <u></u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u>		
Oil <u></u> Gas <u></u> Coal <input checked="" type="checkbox"/> Pipeless <u></u> Radiant <u></u>		
Air Cond. <u></u>		
Finish—Fir <u></u> Hd. Wd. <u></u>		
Floor—Fir <u></u> Hd. Wd. <u>1</u> Other <u></u>		30
Cabinets <u>1</u> Mantels <u></u>		
Tile—Walls <u></u> Wainseot <u></u> Floors <u></u>		
Storm Sash—Wood D. <u></u> S. <u></u> ; Metal D. <u></u> S. <u></u>		

Total Additions 1519 1519

Year Built <u>1949-33</u>	Avg. Age <u>42</u>	Current Value	\$ <u>3695</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u></u> %	
		Bldg. Value	
Remodel Year <u></u>	Est. Cost <u></u>	Depr. Col. <u>1</u> 2 3 4 5 6 7 8 %	
		Current Value Minus Depr.	\$ <u>1663</u>
Garage—Class <u></u> Depr. 2% 3%	Carport—Factor <u></u>		
Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u>			
Size— <u>x</u> Age <u></u> Cost <u></u> x <u></u> %			
Other <u></u>			
		Total Building Value	\$ <u></u>

Appraised 5-15-58 By 1302

PC582
Serial Number

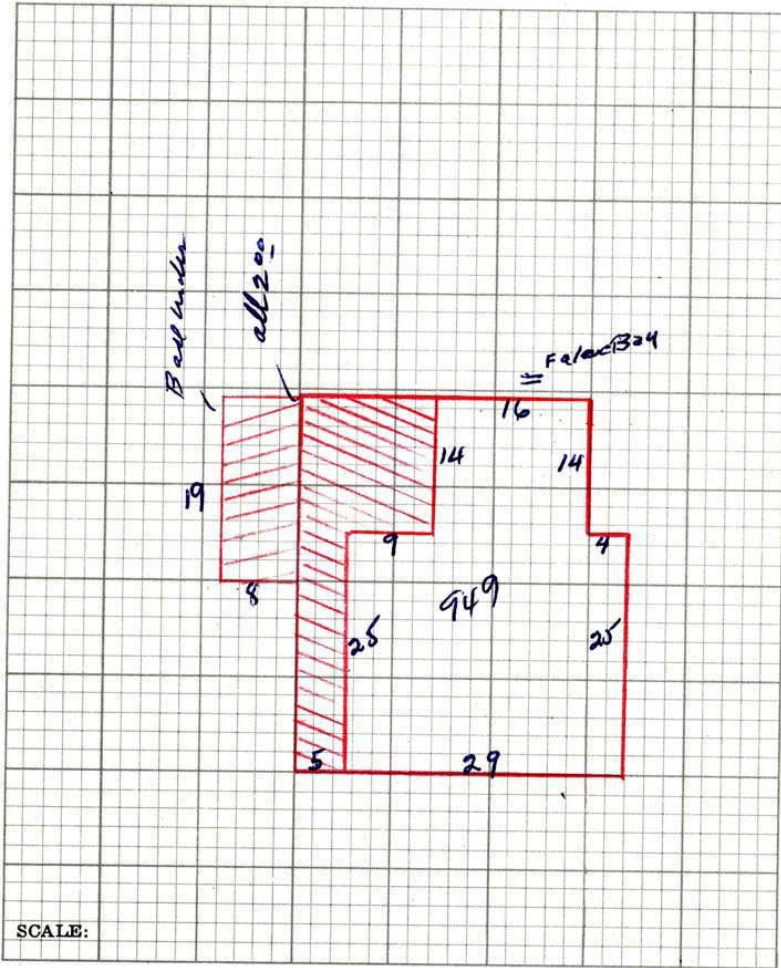
OF
Card Number

Owners Name Wayne Pratt
 Location lots 20-21 Bk 72
 Kind of Bldg. Riv St. No. 218 Sand Ridge
 Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	949		\$ 4169	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <u>Blk</u> Sills _____			
Ext. Walls <u>Siding</u> _____			
Roof Type <u>Shale</u> Mtl. <u>Shi-tin</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small <u>1</u> Med _____ Large _____		50	
Porches—Front <u>All</u> _____	473 @ 200	946	
Rear _____	@		
Porch _____	@		
Planters _____	@		
Ext. Base. Entry _____	@		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Conc</u>		711	
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>1</u>		315	
Attic Rooms Fin. _____ <u>2</u> Unfin. _____		375	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____		
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>		
	Wtr. Sfr. _____ Shr. St. _____ O.T. <u>Noted</u>		
	Dishwasher _____ Garbage Disp. _____		650
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____			
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____		373	
Air Cond. — Full _____ Zone _____			
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____			
Floor—Fir. <u>✓</u> Hd. Wd. <u>1</u> Other _____		20	
Cabinets _____ Mantels _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			
Total Additions		3440	
Year Built <u>1916</u>	Avg. <u>1/1918</u>	Replacement Cost	7609
<u>1964 rev</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
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 <u>12-2</u>	19 <u>68</u>	By <u>1333 - 1708</u>	DEC 23 1968
Appraised <u>2</u>	19 _____	By _____	<u>1328</u>



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. 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. _____

Average Year of Construction Computation:

1916 \$ 7236 = 95% x 19 Year = 46.55

Year 1964 \$ 373 = 5% x 1 Year = 0.5

Average Year of Construction 1916 46.60

3
50