

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 109 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-398-A-1

Current Owner Name: Greg Brown & Christy Mobbs

Parent Parcel(s):

Current Owner Address: PO Box 4661, Park City, UT 84060-4661

Legal Description (include acreage): 0.09 acres; ALL OF LOT 3 & S 19 FT OF LOT 4 BLK 32 PARK CITY SURVEY; ALSO COMMAT THE SW COR OF LOT 2 BLK 32 OF THE AMENDED PLAT OF THE PARK CITY SURVEY; TH N 23°38'00" W A DISTANCE OF 17 FT ALONG THE W LINE OF SD LOT 2 TO A PT ON THE N LINE OF KINGS RD & BEING THE TRUE PT OF BEG; TH LEAVING THE W LINE OF SD LOT 2 S 66°34'00" W A DISTANCE OF 9.09 FT ALONG SD N LINE OF KING RD; TH N 28°52'06" W A DISTANCE OF 33/15 FT TO A PT ON THE N LINE OF LOT 30 OF SD BLK 32; TH LEAVING SD N LINE N 08°56'08" E A DISTANCE OF 22.50 FT TO APT ON THE W LINE OF LOT 4 OF SD BLK 32; TH S 23°38'00" E ALONG THE W LINES OF LOTS 4, 3 & 2 OF SD BLK 32 A DISTANCE OF 52.00 FT 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.

Drawings and Plans

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

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:

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

Building Type and/or Style: T/L cottage / vernacular & Victorian eclectic style

No. Stories: 1.5

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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: Lot rises slightly from south to north. Several mature trees in front yard. Rubble "walls" run the length of the south and east lot lines, but it is not clear if they are original or recent additions to the site.

Foundation: Foundation is not visible from the photographs, but assumed to be fully or partially concrete.

Walls: The exterior walls are clad in wood drop or novelty siding with corner boards. The front partial width porch is supported by simple square posts and decorative brackets.

Roof: The cross-wing (with modifications) roof form is sheathed in wood shingles.

Windows: Windows are vertically oriented two-over-two double-hung wood units with simple trim casings. Also, some of the windows are casement. He front door is a wood frame-and panel unit with paired half-round lights.

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 1 1/2 story L cottage has had additions, including a roof-top addition that springs from the ridge line of the stem wing and rises to the ridge line of the cross-wing. The rear has a shed roof addition that extends from south from the south elevation, wraps the rear of the building and is partially enclosed. The changes are minor, and do not affect the building'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 house sits on approximately 0.09 acres. Landscaping includes mature trees and lawn. Short rubble "walls" run along the south and east lot lines and do not appear to be original to the site.

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.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

¹ Summit County Tax Assessor.

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 (primary façade). Camera facing west, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2006.

Photo No. 3: South elevation. Camera facing north, 2006.

Photo No. 4: Accessory building. Camera facing north, 2006.

Photo No. 5: East elevation (primary façade). Camera facing west, 1995.

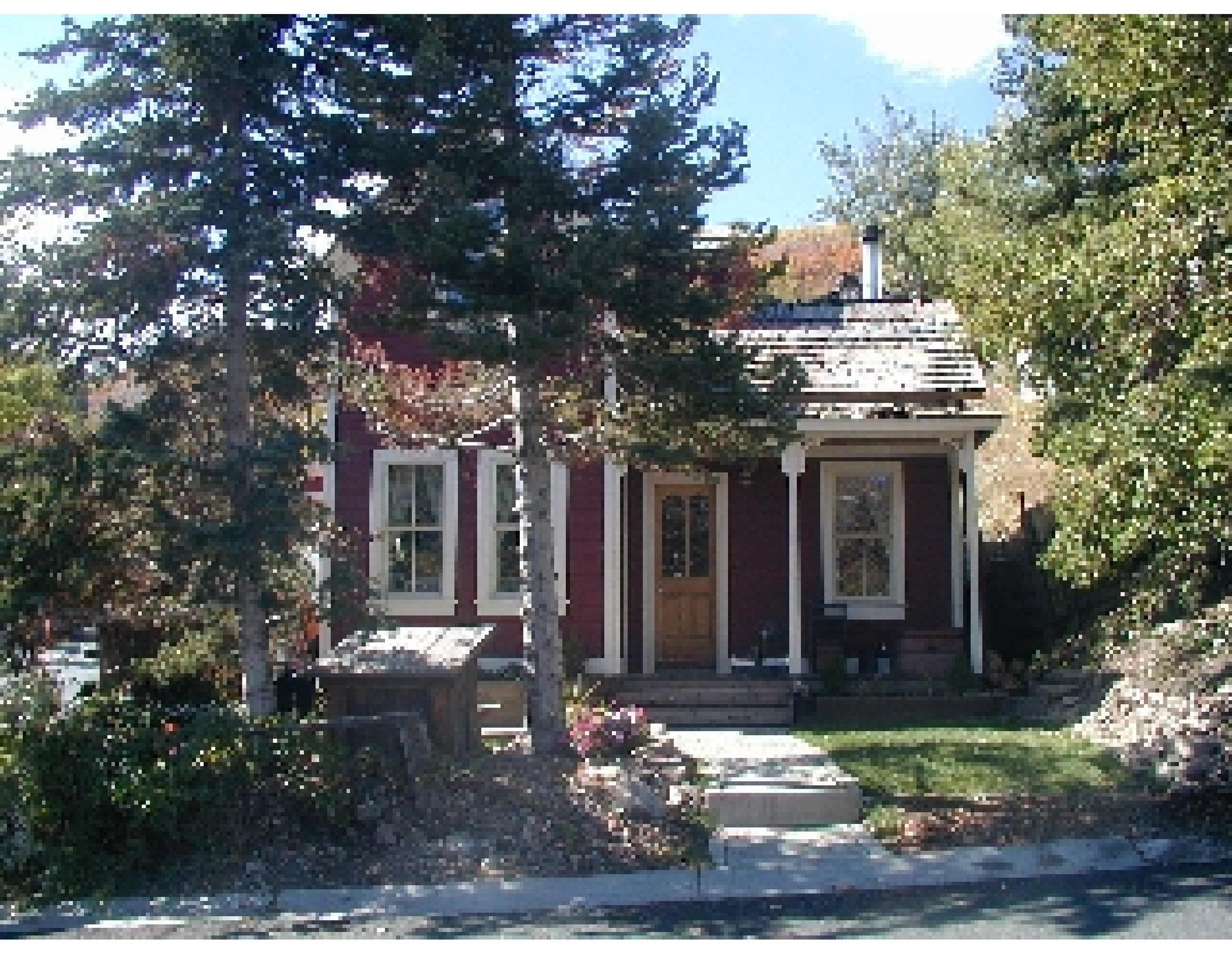
² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.







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PARKING
ANY
TIME
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