

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 133 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-401

Current Owner Name: Alan Domonoske & Leigh Wright Parent Parcel(s):

Current Owner Address: PO Box 918, Park City, UT 84060-0918

Legal Description (include acreage): 0.09 acres; ALL LOT 9 & LOT 8 BLK 32 PARK CITY SURVEY.

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
- 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:

No. Stories:

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.)

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

- 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 sits above finished road grade. Retaining wall--concrete--runs the length of the east lot line, punctuated by stairs leading to the front and side porch.

Foundation: Assumed to be concrete-unable to verify.

Walls: Walls are clad in vertical wood sheet. Central gable dormer clad in drop siding. Front porch is simple dropped shed roof over the door, supported by simple square posts and with low rail.

Roof: The side gable roof is sheathed in asphalt shingle with a metal strip along the front eave. The shed roof is sheathed in corrugated metal material.

Windows/Doors: Windows are paired double-hung wood and vinyl units.

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 simple side passage/side entry house sits above the finished road grade on a narrow building pad. The original porch (with simple posts and decorative brackets) has been replaced by a dropped shed roof porch supported by square posts. The original siding--drop siding as seen in the tax photo--has been replaced with vertical wood sheet. Also, the front door is atypical for Park City mining era houses. The windows on the main façade appear to be vinyl or vinyl clad. The windows in the dormer appear to be wood double-hung. The 1995 photograph shows a single large casement window on the main façade which has been restored to the paired double-hung configuration seen in the c. 1940 tax photo. Overall, the alterations are significant and diminish 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 on a lot that rises slightly from south to north. Landscaping is informal and includes planter boxes along the retaining wall, and perimeter of the house. A concrete retaining wall runs along the street edge. The wall appears in the c. 1940 tax photo and sections of it appear in the 1995 photograph, but it appears to have been faced with concrete and it is not known how much, if any is extant. A short wooden fence runs into the handrail of the front porch. The house is surrounded by homes of similar size and scale within close proximity.

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.

Association (Describe the link between the important historic era or person and the property.): The side passage/side entry was a common house type built in Utah in the late nineteenth and early twentieth centuries; 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. 1904¹Builder: 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: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Tax Assessor.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1035</u>	\$	\$ <u>1774</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 6 Condition Good

Description of Building	Add	Deduct
<u>6 x 2 x 100</u>		
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>136</u>
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. <u>1</u> Lg.	<u>80</u>	
Bays—Small Med. Lg.		
Porches—Front <u>18 @ .80</u>	<u>14</u>	
Rear <u>55 @ .60</u>	<u>33</u>	
Cellar—Basmt— <u>1/4 1/2 3/4</u> full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms <u>2</u> Fin. <input checked="" type="checkbox"/> Unfin.	<u>267</u>	
Plumbing— Class <u>1</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> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</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> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WOOD LINED</u>		<u>100</u> Val.
Total Additions and Deductions	<u>784</u>	<u>236</u>
Net Additions or Deductions	<u>236</u>	<u>1774</u>

Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2322
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 975

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 AV. AGE ON OLD CARD 37 YRS (1941) Total Building Value \$ _____

Appraised Oct 194 9 By Ch & AJ

PC 401

Location Block 32 PC Lots 9-24 + Pt of lot 8.
 Kind of Bldg. RES St. No. 133 Woodside Ave
 Class 3 Type 1/2/3 4. Cost \$ 1872 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1035		\$ 1872
	x x				
	x x				

Gar.—Carpport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Brick/terrazzo on Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gab</u> Mtl. <u> </u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u>3x6</u> @ <u>80</u> <u>14</u>		
Rear <u>5x11</u> @ <u>100</u> <u>55</u>		
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u>2</u> Unfin. <u> </u>	350	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u> </u>	350
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfrtr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>	
	Dishwasher <u> </u> Garbage Disp. <u> </u>	
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 <input checked="" type="checkbox"/> Gas <u> </u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u>1</u> Mantels <u> </u>		
Tile—Walls <u> </u> Wainscot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
<u>4th Floor</u> <u>118</u> <u>0.80</u> <u>51</u>		
Total Additions	820	

Year Built <u>Avg Age 1949-45</u>	Avg. Age <u>54</u>	Reproduction Value	\$ <u>2692</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem.	%
		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. 1 2 3 4 5 6 <u>33</u>	%
		Repr. Val. Minus Depr.	\$ <u>889</u>
Garage—Class <u> </u> Depr. 2% 3% <u> </u> Carport <u> </u> Factor <u> </u>			
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>			
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %			
Other <u> </u>			
Total Building Value			\$

Appraised _____ 19 _____ By _____

PC 401
Serial Number

OF
Card Number

Owners Name J. L. Smith
 Location Ft of S 44 9 + 24 6 1/2 alk 32 PC
 Kind of Bldg. Res St. No. 133 Woodside Ave
 Class 2 Type 1 3 4. Cost \$ _____ X %

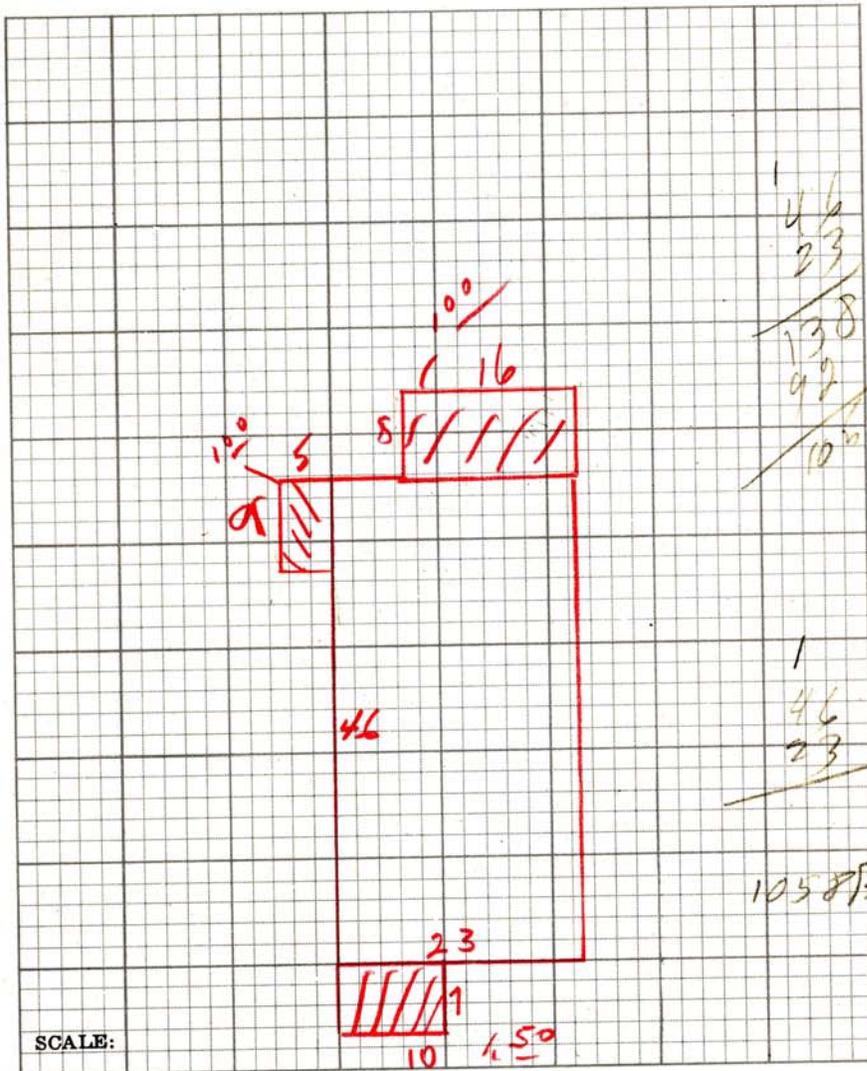
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1058		\$ 2936	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>FRONT NO BRICK</u>		
Roof Type <u>Shed</u> Mtl. <u>Pat</u>		
Dormers—Small <input type="checkbox"/> Med. <u>1</u> Large <input type="checkbox"/>	120	
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>70 @ 150</u>	105	
Rear <u>45 @ 100</u>	45	
Porch <u>128 @ 100</u>	128	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <u>2</u> Unfin. <input type="checkbox"/>	265	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <input type="checkbox"/>	550
	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"/>	
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <u>Gas</u> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	397	
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 <input checked="" type="checkbox"/> Mantels <input type="checkbox"/>		
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. <u>1 #2</u> S. <input type="checkbox"/>	30	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions		1640
Year Built <u>1904</u>	Avg. <u>11911</u>	Replacement Cost <u>4576</u>
<u>1964 furnace</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	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 10-29 1968 By 1333 DEC 10 1968
 Appraised ② _____ 19 _____ By _____ 1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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. _____

Total

REMARKS **Average Year of Construction Computation:**

Year 1904	\$ 4021	= 88%	X 61	Year = 5368
Year 1964	\$ 555	= 12%	X 1	Year = 112
Average Year of Construction 1911				5380
				3
				57



PC 401

Researcher: Philip F. Notarianni
Date: July, 1978

Site No SU-10-169

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 133 Woodside Ave. Plat PC Bl. 32 Lot N8 9

Name of Structure: T. R. S.

Present Owner: Theodore L. Jr. and Rita Smith UTM:

Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC 401

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1900 Demolition Date:

Original Use: residential

Present Use: Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition: Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations |

STATUS 3

Preliminary Evaluation: Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

DOCUMENTATION 4

Photography:

Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps 1899, 1900, 1907. | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Records.

5

ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood Building Type/Style: residential

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story gable frame home, with attic. A roof dormer, with two side-by-side double hung windows, sets on the front portion of the roof. Major alterations have occurred in the following changes: horizontal wood siding (possibly redwood) now covers the original vertical wood siding; the original door and window framing have been removed, with the complete altering of the front window; and an apparent change in a window located to the south. In addition, a small canopied-type front porch has been removed. (See below).

A rock retaining wall in the front remains as it appeared in a 1940's tax photo.

6

HISTORY

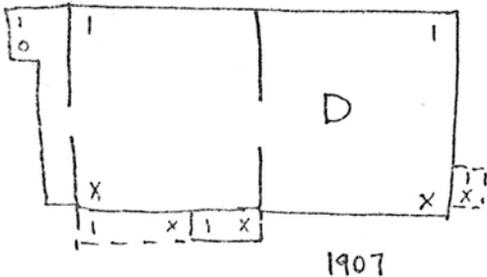
Statement of Historical Significance:

- Aboriginal Americans, Agriculture, Architecture, The Arts, Commerce, Communication, Conservation, Education, Exploration/Settlement, Industry, Military, Mining, Minority Groups, Political, Recreation, Religion, Science, Socio-Humanitarian, Transportation

Although altered, the structure, in age, remains as a contributory element.

In 1884 the property went from Edward P. Ferry to Andrew A. Jackson, and to George W. Curtiss. Clyde D. Eastman was granted a deed of trust in 1891. Maggie Scarlan gained ownership in 1908, from Curtiss; and in 1924 Daniel Cunningham, et.al., received a warranty deed from Russell Williams et. al. In 1962 a waiver of lien was granted to Theodore L. Smith.

From Sanborn Maps:



Similar in 1900; but completely different in 1889.



NO
PARKING

260 6TR



133