

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 139 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: MLCH-A-AM

Current Owner Name: Steven & Robin Altschuler

Parent Parcel(s): PC-402 & PC-403

Current Owner Address: 210 W Rittenhouse Sq, #2703, Philadelphia, PA 19103-5777

Legal Description (include acreage): 0.06 acres; LOT A FIRST AMENDED MALACH REPLAT SUBDIVISION.

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:

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:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: 12-2008

- 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: Retaining all near street edge. Driveway to single-car garage door. Planting is minimal and includes shrubs and perennials. Front steps, open risers, to main porch narrow side yards.

Foundation: Concrete.

Walls: Clad in drop siding. Front siding appears to have slightly wider reveal than that on the side. Also, side siding appears weathered or worn more than front--could be newer.

Roof: Cross-wing roof form in front and complex roof form with intersecting cross--wings are sheathed in metal material.

Windows: Paired double-hung units on the front elevation are not original and appear to be vinyl or vinyl-clad. Simple trim casing with shallow aprons. Fixed casement windows in the additions. Front door is a panel door with upper glazing--one large light.

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 T/L cottage has been significantly modified. A basement addition was constructed, including a garage. A ½-story addition was constructed that springs from the ridgeline of the original house and extends to the rear of the lot, engulfing the rear of the original house. On the south elevation, the shape of the original house is outlined with a vertical board that separates the original siding from new drop siding and the roof-line is indicated by a shallow eave. The window and door configurations have also been altered. The tax photo indicates two vertically oriented double-hung windows on the gable front, but they have since been combined (1995 photo) to make a horizontally oriented casement window and now appear as paired double-hung windows. Some of the siding materials appear to be original (on the south elevation), but the front elevation appears to have been sheathed in newer materials milled to match the old.

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 .06 acres. The lot used to rise slightly from front to back (as seen in the tax and 1995 photographs) with a stone retaining wall that ran along the street edge. The grade has been altered significantly to accommodate a basement addition and garage. The original stone retaining wall appears to be ashlar stone, but had been replaced or covered with concrete by 1995. The retaining wall now appears to be new material. The house is surrounded by homes of similar or larger size and scale. Also, the front yard has been replaced by a driveway, raised beds, and an entry stair.

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 "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; 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. 1904¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation (primary façade). Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation (primary façade). Camera facing west, 2006.

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

¹ Summit County Tax Assessor.

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



Researcher: Philip F. Notarianni
Date: July, 1978

Site No. SU-10-170

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

IDENTIFICATION 1

Street Address: 139 Woodside Ave. Plat PC Bl. 32 Lot 10-11
Name of Structure: T. R. S.
Present Owner: Violet S. Terry UTM:
Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC-402

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1904 Demolition Date:
Original Use: residential Occupants:
Present Use:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps 1899, 1900 & Utah State Historical Society Library Other
1907.

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

Summit County Records.

Architect/Builder: unknown

Building Materials: wood

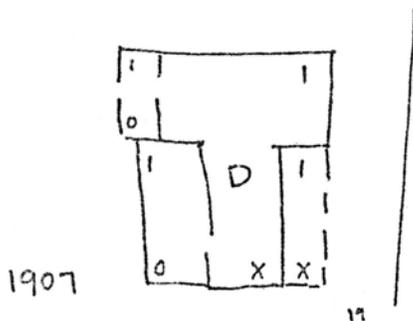
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling with gable roof. The siding and window treatments are now aluminum. Window openings have been altered, as in the case of two two-over-two double-hung windows on the front gable section having been replaced by one aluminum frame window.

Sanborn Maps:



The same plan in 1900 and 1889.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

Sources indicate this structure possibly erected prior to 1889, making it in age an early dwelling, and contributory to the residential district.

Transactions began in 1884 with the property passing from George W. Curtiss to Wolfgang Gieresch, and in 1886 to John Zorllig, then to Jennie Andrews in 1888. John McRae received a Warranty Deed in 1904 from Jennie Andrews Sutton, and promptly granted the deed to one John Green. Abstracts record show a transaction in 1906 from Green to Thomas Galligan with the following notation: "House being on +10 5/11- Known as house #139."

(Abstracts, Park City, Book I, p.259 . Rose Galligan was awarded the property by decree in 1919, and in 1922 sold to Edward McCarthy, then to James Leroy Unthank in 1929, and in 1932 to the American Mutual Building and Loan Co. In 1946 to Patrick E. Terry.





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