

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE 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
- 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. "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: Hall-Parlor / Vernacular style

No. Stories: 1 & 1 ½

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: Dina Blaes/Park City Municipal Corporation Date: November, 08

- 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: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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 hall-parlor house has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes the site'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 setting has been significantly altered by the construction of a 1 ½ story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--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--remain on original part of the house.

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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1900¹

Builder: Not Known Known: (source:)

¹ Summit County Tax Assessor.

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: Northwest oblique. Camera facing southeast, 2006.

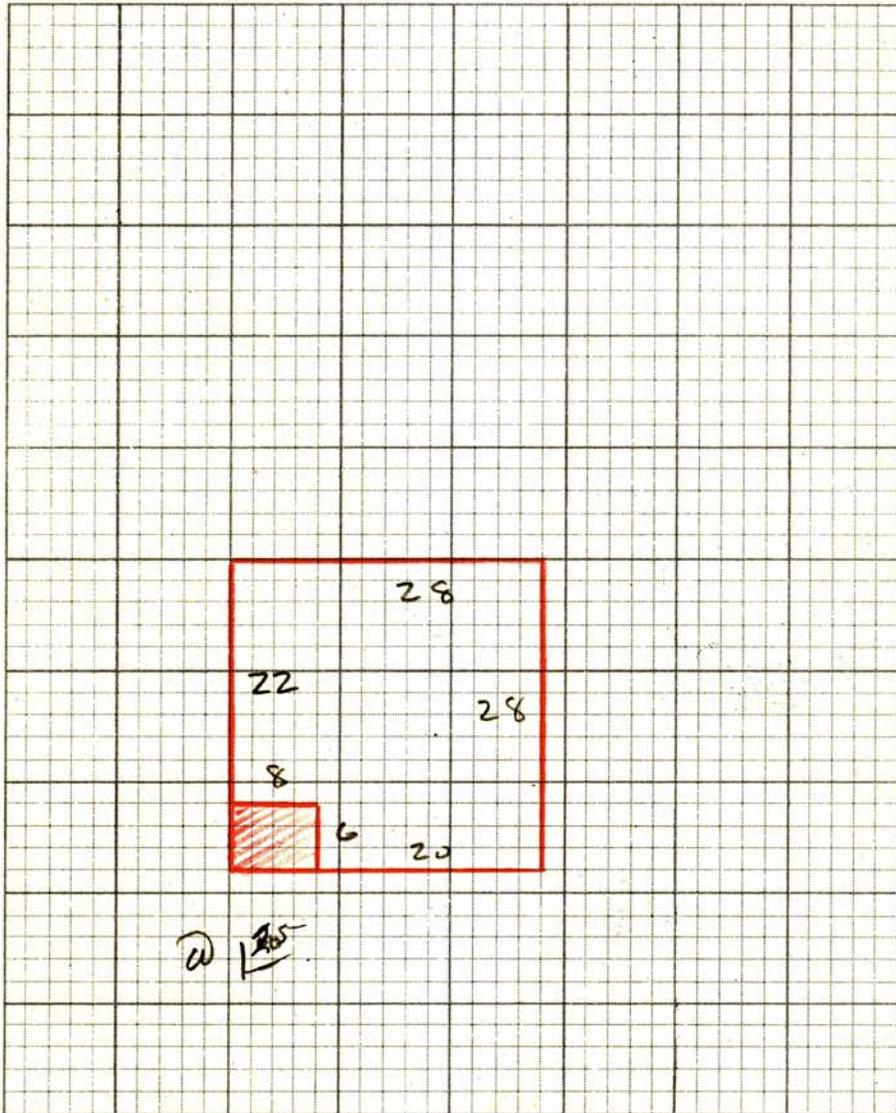
Photo No. 2: Addition. Camera facing northeast, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Addition. Camera facing northeast, 1995.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 66
Serial Number

OF
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. Res St. No. 424 Woodside
 Class 3- Type 1 2 3 4. Cost \$ 3310 x 94%

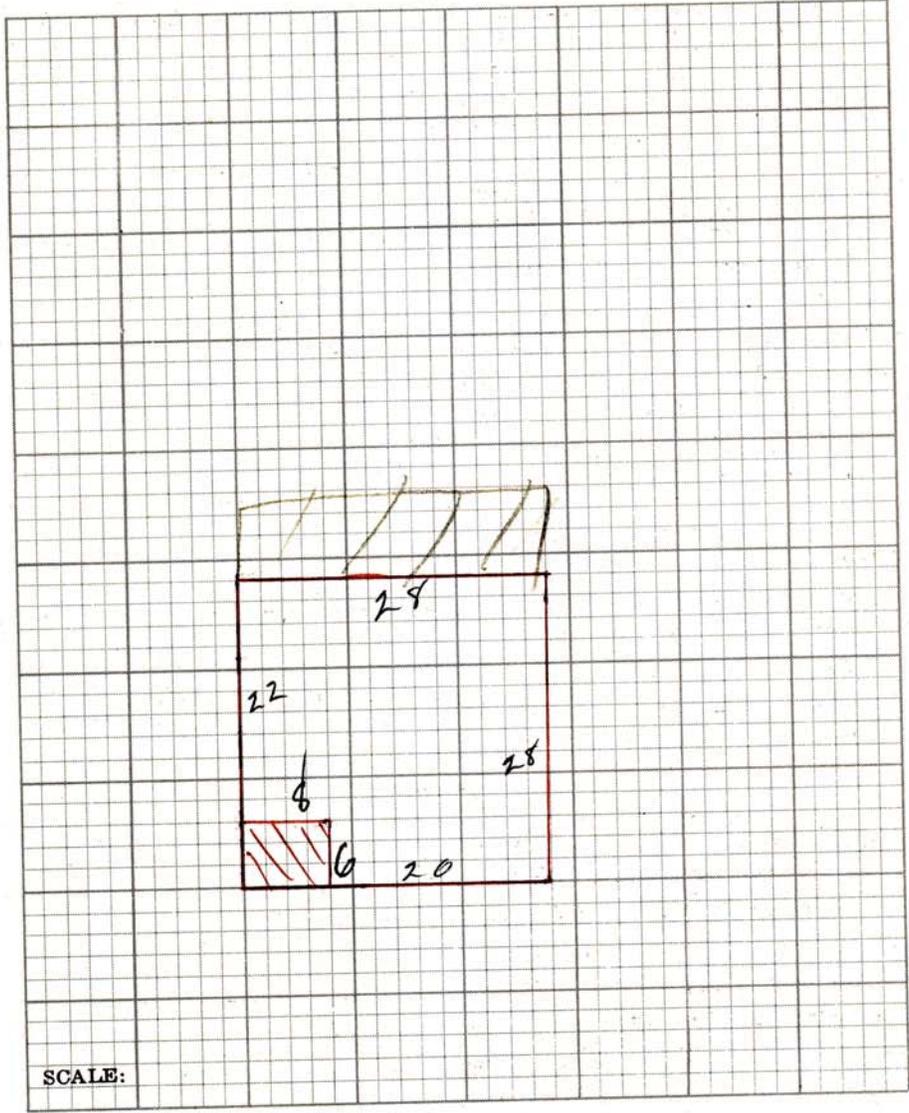
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>x</u> Sills _____		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Pate RH</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>48'</u> @ <u>125</u> <u>60</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar/Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	460
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	326	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		846
Year Built <u>1898</u>	Avg. 1. <u>1898</u>	Replacement Cost <u>3957</u>
	Age 2.	Obsolescence
Inf. by <u>Owner</u> <u>Tenant</u>	Adj. Bld. Value	
<u>Neighbor</u> <u>Record</u> - Est.	Conv. Factor <u>12%</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 10-17- 19 68 By 1708 **DEC 13 1968**
 Appraised ② _____ 19 _____ By _____ 1268



SCALE:

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. _____

Total _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-157

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

IDENTIFICATION 1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27
Name of Structure: T. R. S.
Present Owner: Esther Anderson UTM:
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1898 Demolition Date:
Original Use: residential
Present Use: Occupants:
 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 1889, 1900, Utah State Historical Society Library Other
1907.

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

Summit County Records.
Deseret News, April 3, 1915, p. 3.

Architect/Builder: unknown

Building Materials: wood

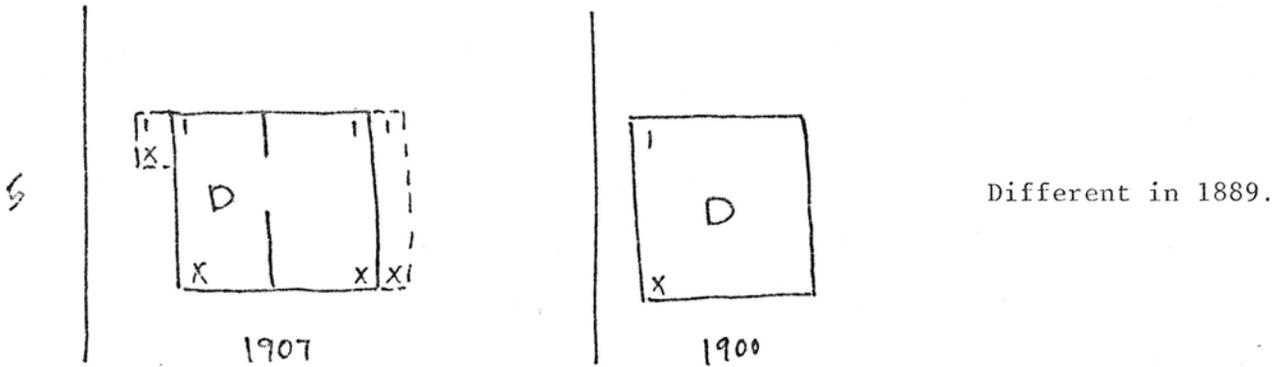
Building Type/Style: residential

Description of physical appearance & significant architectural features:

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

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



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 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 | |

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.







