

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 481 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-361

Current Owner Name: James & Martiena Lewis

Parent Parcel(s):

Current Owner Address: PO Box 808, Park City, UT 84060-0808

Legal Description (include acreage): 0.09 acres; LOTS 16 & 17 BLK 29 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:
- 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 type / Victorian & Vernacular style

No. Stories: 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: Includes a two-car garage at the street front and entry steps from the roadway. Stone retaining walls run along the street edge at the front of the site.

Foundation: Assumed to be concrete.

Walls: Clad in wood drop siding. Porch is supported by narrow posts and has a lattice porch skirt.

Roof: Cross-wing roof form is clad in asphalt shingles. The rear roof is a shed form and is presumed to be sheathed in asphalt shingles as well. Small gable dormer is located in the stem wing and has a multi-pane fixed casement window.

Windows: Wood double-hung and casement.

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 site has been modified significantly from what is seen in the tax photo. The street front garage was added before 1995, along with an extension of the front deck (visible in the tax photo, but appears to have been extended out over the garage). A rear addition was constructed with the shed roof springing from the ridgeline of the original house. The brick chimney on the north side of the house appears to be constructed of newer bricks and replaces a chimney that was originally located just south of the cross-wing.

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 modified significantly with the addition of the driveway and parking area, garage and extended deck. The landscaping includes mature evergreen and deciduous trees and side yards are narrow, typical of park City's older neighborhoods.

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 and site 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.1884¹

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, 2006.

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

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

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 481 WOODSIDE
 Location _____
 Kind of Building Res. Street No. _____
 Schedule 1 Class H Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>992</u>	<u>\$ -</u>	<u>\$ 2666</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 6 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>148 @ 1.15</u> Conc. <u>None</u> ✓		<u>170</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small <u>1</u> Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>80' @ 1.15</u>	<u>92</u>	
Rear <u>60' @ 1.00</u>	<u>60</u>	
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <u>✓</u> _____ Fir. <u>✓</u> _____ Conc. _____		<u>125</u>
Cabinets <u>1</u> Mantels _____		
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>1 br. lined - 6 @ 15c</u>		<u>90</u>
Total Additions and Deductions	<u>152</u>	<u>385</u>
Net Additions or Deductions	<u>-152</u>	<u>2666</u>
		<u>-233</u>

REPRODUCTION VALUE \$ 2433
 Ave. Age 35 Yrs. by { Est. Owner ✓
 Tenant _____
 Neighbors _____
 Records _____ }
 Depr. 1-2-3-4-5-6 48/52 % \$ _____
 Reproduction Val. Minus Depr. \$ 1765
 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 2744 Ave Wood-1940 **Total Building Value** \$ _____

Appraised 10/1949 By CAO & AJ

Serial No. RE-361

Arthur Piva Inc.

Location Blk 29 - Lot 16+17
 Kind of Bldg. RES St. No. 481 Woodside Ave
 Class 4 Type 1 2 3 4 (4) Cost \$ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1002		\$ 2319
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Cigs. <u></u>	
Roof Type <u>Gable</u> Mtl. <u>Shg</u>	
Dormers—Small <u>Med.</u> Large <u></u>	
Bays—Small <u>Med.</u> Large <u></u>	
Porches—Front <u>80</u> @ <u>1.15</u>	<u>92</u>
Rear <u>144</u> @ <u>.60</u>	<u>86</u>
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u> <u>Dirt</u> <u>50</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u></u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>Shr. St.</u> O.T. <u></u> Dishwasher <u>Garbage Disp.</u>	<u>350</u>
Built-in-Appliances <u></u>	
Heat—Stove <u>H.A.</u> <input checked="" type="checkbox"/> Steam <u>Stkr.</u> <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	<u>246</u>
Oil <u>Gas</u> <u>Coal</u> <input checked="" type="checkbox"/> Pipeless <u>Radiant</u>	<u>155</u>
Air Cond. <u></u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>Other</u>	
Cabinets <u>1</u> Mantels <u></u>	
Tile—Walls <u>Wainseot</u> Floors <u></u>	
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>S.</u>	
Total Additions	979

Year Built <u></u> Avg. <u>44</u>	Current Value	\$ <u>3298</u>
Age <u>1949-35</u>	Commission Adj. %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u></u> Est. Cost <u></u>	Depr. Col. <u>(1) 2 3 4 5 6</u> <u>43</u> %	
Garage—Class <u></u> Depr. 2% 3% <u></u> Carport—Factor <u></u>	Current Value Minus Depr.	\$ <u>1418</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>x</u> %		
Other <u></u>		
Total Building Value		\$

Appraised 5-7-58 By 1302 1332

PC361

Serial Number

OF Card Number

Owners Name Arthur Pio & Sr.
 Location Lot 16 & 17 Bk 29 PC
 Kind of Bldg. Res St. No. 481 Woodside Ave
 Class 3 Type 1 2 3 4 Cost \$ _____ X _____ %

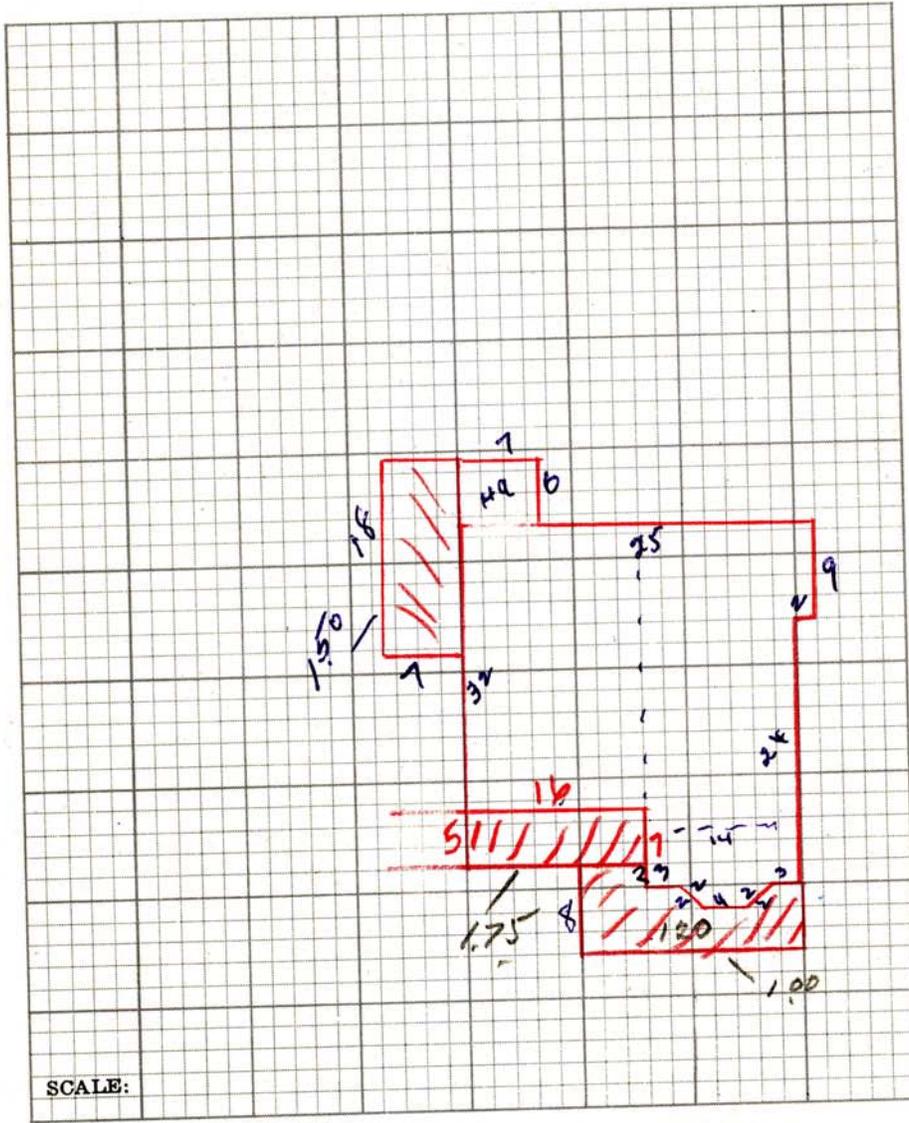
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	950		\$ 4172	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>siding</u>		
Roof Type <u>Gable</u> Mtl. <u>CF</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____	80 @ 175	140
Rear <u>FRONT</u>	120 @ 100	120
Porch _____	126 @ 150	189
Planters _____ @ _____		
Ext. Base. Entry _____ @ <u>FLP</u>		
Cellar-Bsmt. — 1/4 <input checked="" type="checkbox"/> 1/2 <input checked="" type="checkbox"/> 3/4 _____ Full _____ Floor <u>duct</u>		315
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		373
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot <u>Plastic</u> Floors _____		40
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions	1914	1727
Year Built <u>1914</u>	Avg. 1.	Replacement Cost
<u>1968</u>	Age 2.	Obsoloscence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor
		x.47
Replacement Cost—1940 Base		
Depreciation Column ① 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-25 1968 By 1333 DEC 11 1968
 Appraised ② _____ 19 _____ By 1328



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 _____







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