

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 505 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-341

Current Owner Name: Woodside Development, LLC

Parent Parcel(s):

Current Owner Address: PO Box 4581, Park City, UT 84060-4581

Legal Description (include acreage): 0.10 acres; LOTS 2 & 3 BLK 28 PARK CITY SURVEY ALSO 25 FT X 25 FT LYING W'LY OF & ADJACENT TO LOT 2 BEING E 25 FT LOT 31.

## 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: Other Residential type / Vernacular style

No. Stories: 1

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: Five foot stone veneer retaining wall at street front. Shallow terraces in front yard. Entry steps from the roadway to front porch at the south end of the lot. Minimal ground vegetation and mature evergreen trees.

Foundation: Assumed to be concrete.

Walls: Clad in a drop horizontal siding (not consistent reveal) and vertical siding over the basement level. The porch is a partial-width shed roof supported by square posts. The handrail is unfinished wood with heavy elements and square balusters.

Roof: Modified cross-wing form sheathed in standing seam metal.

Windows: Single and paired double-hung windows, some appear to be aluminum.

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): This frame house has been significantly modified. The roof form is an unusual cross-wing variant and the porch, originally a dropped hipped roof with exposed rafter ends has been replaced with a shed roof that is integrated into the principal roof. This window openings have been modified, though not significantly. The front porch has been altered from simple slender porch supports and a low solid rail to heavy vertical elements and open rail with square balusters. A small window in the basement has been replaced by a panel door. The rear additions were constructed after 1968 according to the tax cards.

**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 altered. The tax photo shows a stone retaining wall that has been replaced by a wall using stone veneer in a pattern atypical of Park City's historic neighborhoods. The gradual rise in the front yard has been replaced by stone terraces and very little vegetation. Like most homes in park City's historic neighborhoods, the side yards are narrow and the home is surrounded by other homes of similar size and scale.

**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"), of which this is a variation, 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. 1904<sup>1</sup>

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.<sup>2</sup>

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:** West elevation. Camera facing east, 2008 (assessor).

**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.

<sup>1</sup> Summit County records.

<sup>2</sup> 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 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>1265</u>	\$ -	\$ <u>3230</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 7 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>158'x115'</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>179</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Tin</u>		<u>38</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>100' @ 1.15</u>	<u>115</u>	
Rear <u>20' @ 1.00</u>	<u>20</u>	
* Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>20%</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>1</u> Unfin. _____	<u>248</u>	
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 <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined. 7 @ 15.00</u>		<u>105</u>

Total Additions and Deductions 418 447 3230  
 Net Additions or Deductions -418 \$ -29

Age 45 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records  
 REPRODUCTION VALUE \$ 3201  
 Depr. 1-2-3-4-5-6 58/42 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 1344

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars 1 Walls 8ht Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof T.P. Size 8x15 Age 18 \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor Plank Cost 102/46 Depreciated Value Garage \$ 47

Remarks \_\_\_\_\_ Total Building Value \$ 1391

Appraised 10/1949 By C.A.O. & A.J.



Location Block 28 PC - E 25' of Lot 31 all Lots 2+3  
 Kind of Bldg. TRES. St. No. 505 Woodside Ave  
 Class 4 Type 1 2 3 4. Cost \$ 2274 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1265		\$ 2274
	x x				
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Shg. + Tin</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays — Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x20</u> <u>100</u> @ <u>80</u>	<u>80</u>
Rear <u>5x4</u> <u>20</u> @ <u>100</u>	<u>20</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. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>—</u> Trays <u>—</u> Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>315</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	<u>280</u>
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	<u>163</u>
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile — Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Total Additions 858

Year Built <u>—</u>	Avg. Age <u>54</u>	Current Value	\$ <u>3132</u>
Inf. by { <u>Owner - Tenant -</u> <u>Neighbor - Record - Est.</u>		Commission Adj.	% <u>—</u>
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>33</u>	% <u>—</u>
		Current Value Minus Depr.	\$ <u>1034</u>
Garage — Class <u>—</u> Depr. 2% 3% <u>—</u> Carport — Factor <u>—</u>			
Cars <u>—</u> Floor <u>X</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			\$ <u>—</u>

Appraised 5-6-58 19 58 By 1302

PC341  
Serial Number

OF  
Card Number

Owners Name Joe Michalek

Location \_\_\_\_\_

Kind of Bldg. Rm St. No. 505 Woodside ave

Class 3 Type 1 2 3 0 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1265		\$ 4956	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills

Ext. Walls siding

Roof Type shingles Mtl. sh. CI

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 100 @ 175 175

Rear \_\_\_\_\_ @ \_\_\_\_\_

Porch \_\_\_\_\_ @ \_\_\_\_\_

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar—Bsmt. — 1/4 1/2 3/4 Full one Floor one 80

Bsmt. Gar. \_\_\_\_\_

Basement—Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. \_\_\_\_\_ Unfin. 225

Plumbing { Class \_\_\_\_\_ Tub. \_\_\_\_\_ Trays \_\_\_\_\_

Basin \_\_\_\_\_ Sink \_\_\_\_\_ Toilet \_\_\_\_\_

Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_

Dishwasher \_\_\_\_\_ Garbage Disp. 550

Heat—Stove  H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_

Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir.  Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir.  Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_

Cabinets \_\_\_\_\_ Mantels. \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 1030

Year Built 1904 Avg. 1904 Replacement Cost 5986

Age 2. Obsolescence \_\_\_\_\_

Inf. by { Owner - Tenant - \_\_\_\_\_ Adj. Bld. Value \_\_\_\_\_

{ Neighbor - Record - Est. \_\_\_\_\_ Conv. Factor x.47

Replacement Cost—1940 Base \_\_\_\_\_

Depreciation Column 0 2 3 4 5 6

1940 Base Cost, Less Depreciation \_\_\_\_\_

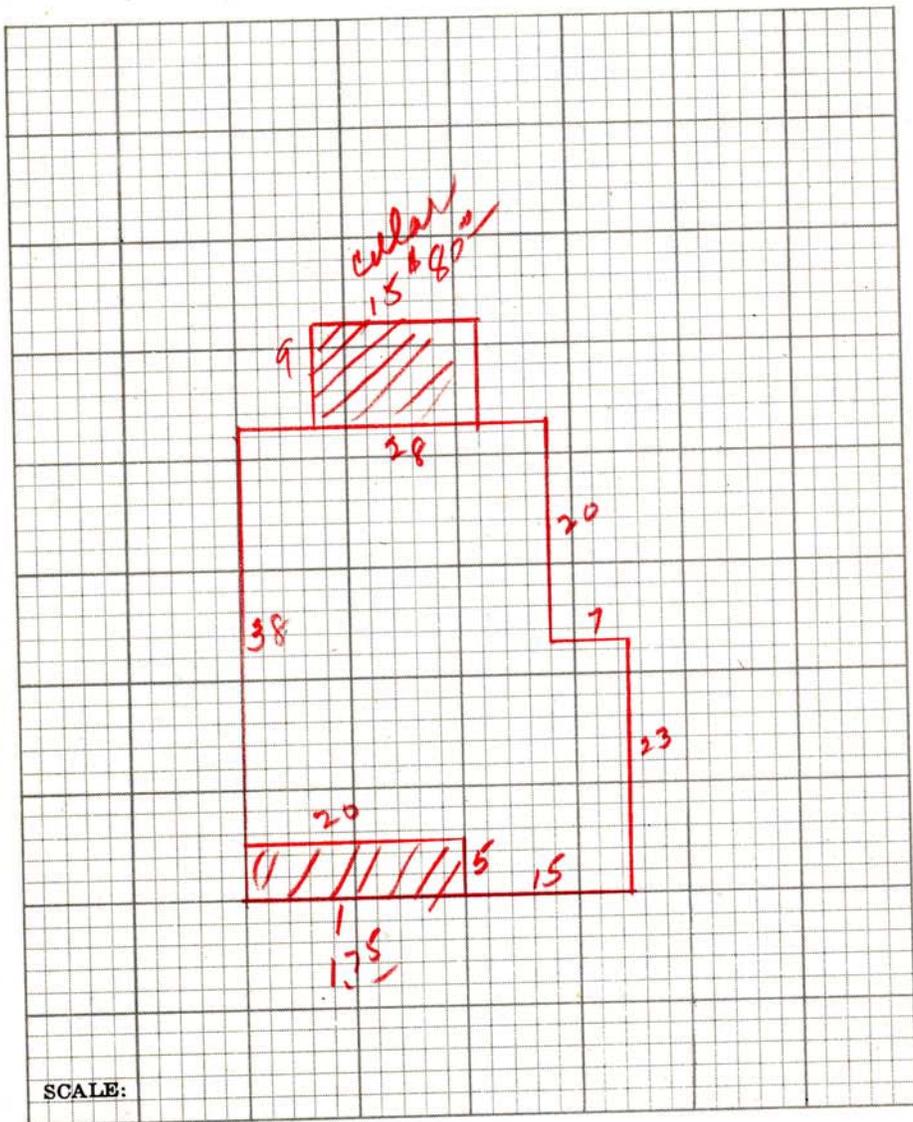
Total Value from reverse side \_\_\_\_\_

Total Building Value \$ \_\_\_\_\_

Appraised ① 10-24 1968 By 1335C 11 1968

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328

Receipt 11-19-68  
 10-24-79



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 *old coal furnace still here but not used gas stove for heat.*



X-209





