

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 664 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: NGS-2-X

Current Owner Name: Park City Redevelopment Agency Parent Parcel(s): PC-103, PC-104 & SA-2-3-A-X

Current Owner Address: PO Box 1480, Park City, UT 84060-1480

Legal Description (include acreage): 0.06 acres; LOT 2 NATIONAL GARAGE 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:
- 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

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: House sits below roadway of Woodside Avenue directly behind the house at 703 Park Avenue.

Foundation: Partial concrete.

Walls: Brick-tech covers most of the house, but in the north gable end wood drop siding is evident. The dropped hipped roof wrap around porch is supported by simple square posts and has a simple picket-type rail.

Roof: The cross-wing roof form is sheathed in standing seam metal material

Windows: Ribbon of three multi-pane casement units, square casement, rectangular casement and double-hung.

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 frame house has been significantly altered. The 1907 Sanborn Insurance map indicates the house was attached to an adjacent two-story extension to a livery building that faced Park Avenue. The porch, which was originally (Sanborn Map) was inset into the west L, but was extended around the house and along the east façade by c. 1940 when the tax photo was taken. The house has been covered with brick-tech sheets and obscures the siding beneath. The roof has not been altered, but the roofing material obstructs the juncture between the original porch and the roof. On the west elevation, the porch appears to be a dropped hipped roof porch, but appears now as an extended shed roof porch. The changes are significant and diminish 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 minimally altered over time. The original commercial buildings constructed to the north have been removed, but the site remains largely unchanged on the east, south and west. An accessory building is located in the southwest corner of the site.

**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; however, most of the changes appear to be reversible.

**Feeling** (Describe the property's historic character.): Despite the brick-tech sheets and metal roofing material, the physical elements of the site, in combination, 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.

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. 1905

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>1</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.

**Photo No. 2:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 3:** North elevation. Camera facing south, 2008.

**Photo No. 4:** West elevation. Camera facing east, 2006.

**Photo No. 5:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 6:** Southwest oblique. Camera facing northeast, 1995

**Photo No. 7:** Southeast oblique. Camera facing northwest, tax photo.

**Photo No. 7-11:** Various directions and including the accessory building, c. 2006.

**Photo No. 12-14:** Accessory building, 2008.

<sup>1</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 \_\_\_\_\_ Street No. \_\_\_\_\_

Schedule	Class	Type 1-2-3-4	Cost \$	X	%
1	2				
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		702	\$	\$ 2062
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition 200

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		130
Ext. Walls <u>Brick</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Asph</u> Mat. <u>Shk</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>351 @ 1.00</u> 206		
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Basin</u> 250		45
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		105
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— { Fir. _____ } { Hd. Wd. _____ } { _____ } { Conc. _____ }		125
Cabinets _____ Mantels _____		
Tile— { Walls _____ Wainscot. _____ } { Floors _____ }		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>Windows &amp; Doors</u>		
<u>462</u> <u>471</u>		<u>2062</u>

Total Additions and Deductions \_\_\_\_\_  
 Net Additions or Deductions \_\_\_\_\_ \$ \_\_\_\_\_

Age 51 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records  
 REPRODUCTION VALUE \_\_\_\_\_ \$ 2053  
 Depr. 2-3-4-5-6 64/36 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \_\_\_\_\_ \$ 731

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 1 Depr. 2% 3% \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size 10 x 22 Age \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost 113 \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ 38

Remarks \_\_\_\_\_ Total Building Value \_\_\_\_\_ \$ 777

Appraised \_\_\_\_\_ 194 \_\_\_\_\_ By \_\_\_\_\_



Serial No. 1011

882-4773

Location Ralph Erickson  
Kind of Bldg. Res St. No. 664 Wood St  
Class H3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		702		\$ 1751
	x x				
	x x				

Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings

Foundation—Stone 1/2 Conc. \_\_\_\_\_ None 1/2

Ext. Walls \_\_\_\_\_

Insulation—Floors \_\_\_\_\_ Walls \_\_\_\_\_ Clgs. \_\_\_\_\_

Roof Type Gable Mtl. Alu

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

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

Porches—Front 351 @ 120 351

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

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

Metal Awnings \_\_\_\_\_ Mtl. Rail \_\_\_\_\_

Basement Entr. \_\_\_\_\_ @ \_\_\_\_\_

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

Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor \_\_\_\_\_ 226

Bsmt. Apt. \_\_\_\_\_ Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_

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

Plumbing { Class 1 Tub \_\_\_\_\_ Trays \_\_\_\_\_  
Basin 1 Sink 1 Toilet 1  
Wtr. Sfrtr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Built-in-Appliances \_\_\_\_\_

Heat—Stove X H.A. \_\_\_\_\_ Steam \_\_\_\_\_ Stkr. \_\_\_\_\_ Blr. \_\_\_\_\_  
Oil \_\_\_\_\_ Gas \_\_\_\_\_ Coal X Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. \_\_\_\_\_

Finish—Fir v Hd. Wd. \_\_\_\_\_

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

Cabinets 1 Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainseot \_\_\_\_\_ Floors \_\_\_\_\_

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

Total Additions 903

NO ONE  
LIVING IN  
HOME NOW  
& LOOKS AS  
IF IT HAS  
BEEN SOME-  
TIME

352  
- 120

Year Built \_\_\_\_\_ Avg. Age 59 Current Value \$ 2654

Commission Adj. \_\_\_\_\_ %

Inf. by { Owner - Tenant -  
Neighbor - Record - Est. Bldg. Value

Depr. Col. 1 2 3 4 5 6 30 %

Remodel Year \_\_\_\_\_ Est. Cost \_\_\_\_\_ Current Value Minus Depr. \$ 796

Garage—Class 1 Depr. 2% 3% Carport—Factor \_\_\_\_\_

Cars 1 Floor wd Walls wd Roof wd Doors \_\_\_\_\_

Size—10 x 20 Age 200 Cost 134 x 30 % 40

Other \_\_\_\_\_

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

Appraised Dec 11 19 27 By 1331

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Rm St. No. 664 Woodside

Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	731		\$ 3294	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

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

Ext. Walls \_\_\_\_\_

Roof Type Gull Mtl. \_\_\_\_\_

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

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

Porches—Front 320<sup>0</sup> @ 120 384

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

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

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

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

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full x Floor Dist 80

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

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

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

Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_  
Basin 1 Sink 1 Toilet 1  
Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

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

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

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

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

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

Cabinets 1 Mantels \_\_\_\_\_

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

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

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

Total Additions \_\_\_\_\_

Year Built 1898 Avg. 1.878 Replacement Cost \_\_\_\_\_

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

Phone (Owner - Tenant - Neighbor - Record - Est.) Adj. Bld. Value \_\_\_\_\_

Conv. Factor \_\_\_\_\_

Replacement Cost—1940 Base \_\_\_\_\_

Depreciation Column 1 2 3 4 5 6 \_\_\_\_\_

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

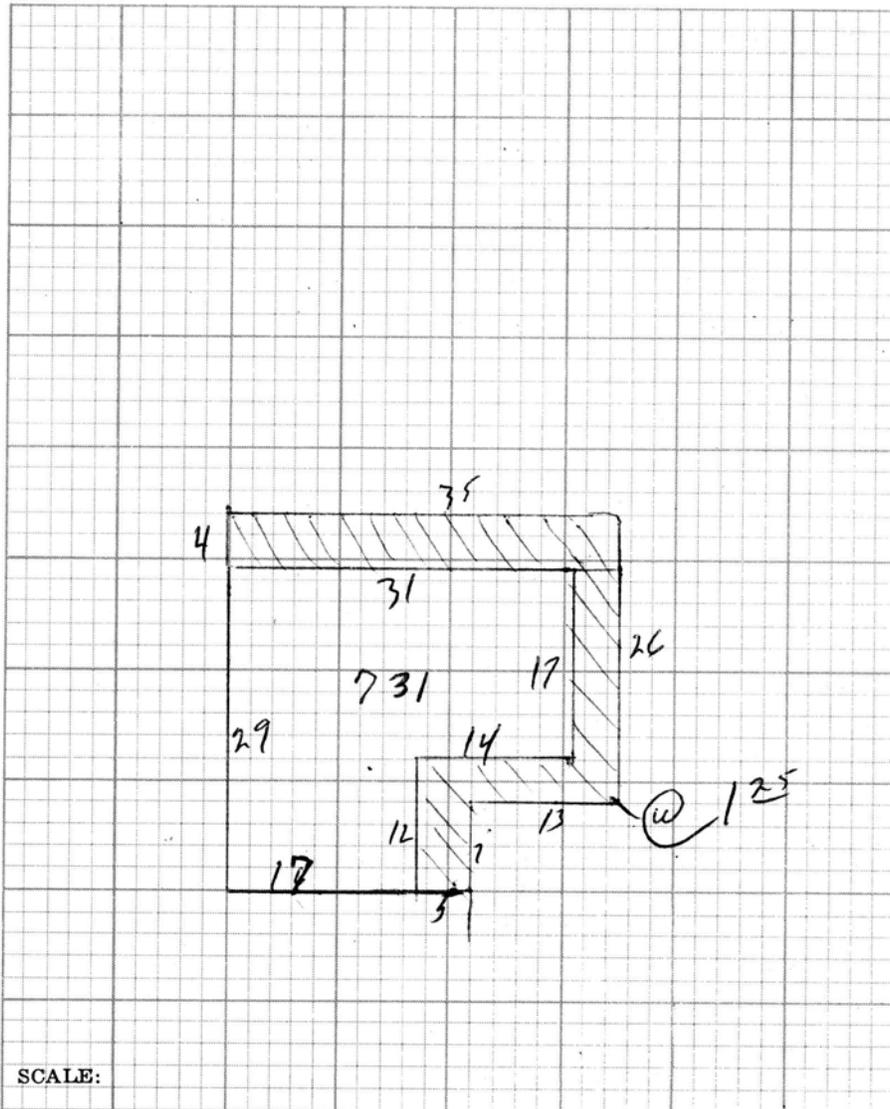
Total Value from reverse side \_\_\_\_\_

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

Appraised ① 10-22-68 19 \_\_\_\_\_ By 1708 \_\_\_\_\_

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 135

Recap 11-20-79



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 1 Depr. 2% 3%

Cars 1 Floor wood Walls sid Roof shg Doors \_\_\_\_\_

Size 10 x 20 Age 70+ Cost 243 x 47%

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x 90 % Depr. 6.6

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





PC 104

X-11



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