

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 823 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-124

Current Owner Name: Coxroche, LLC

Parent Parcel(s):

Current Owner Address: 2151 Solamere Drive, Park City, UT 84060

Legal Description (include acreage): 0.06 acres; N1/2 LOT 5 & ALL LOT 6 BLK 11 SNYDERS ADDITION.

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 / 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:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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 wall and steps along south lot line. Un-maintained vegetation in front yard, mature trees on north and rear yards.

Foundation: Unknown.

Walls: Wood drop siding and corner boards. Inset partial-width porch supported by turned columns.

Roof: Cross-wing sheathed in standing seam metal material.

Windows: Vinyl side-sliders with decorative trim casing--corner blocks, exaggerated pediment. Entry door is a frame-and-panel door with upper 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 site has been altered significantly. The windows and openings have been altered from side-by-side vertically oriented double-hung units in the gable end to a single horizontally oriented vinyl side slider units. Also, the single double-hung unit south of the door has been replaced with a horizontally oriented vinyl side slider. The wood siding does not reflect the infill below the window and may indicate that the siding has been replaced. The porch supports do not appear as turned columns in the tax photo and may have been added concurrently with the decorative window trim. The changes are conjectural and 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 not been significantly altered. The typical front yard with a gradual rise from a retaining wall at the street edge to the house has been maintained and the vegetation is informal.

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, 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:)

¹ Summit County records.

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. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: 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 _____
 Location _____

Kind of Building RES Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | x x | | <u>984</u> | \$ | \$ <u>1867</u> |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 5 & Bath Condition Good

| Description of Building | Add | Deduct |
|--|-----------------------|-------------|
| Foundation—Stone <u>1.00</u> Conc. <u>1/2</u> None <u>1/2</u> | | <u>70</u> |
| Ext. Walls <u>SIDING</u> | | |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>GAB</u> Mat. <u>SHG</u> | | |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small _____ Med. _____ Lg. _____ | | |
| Porches—Front _____ | <u>72 @ .70 = 50</u> | |
| Rear _____ | <u>30 @ 1.00 = 30</u> | |
| Cellar—Basin't <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Cont</u> | <u>35</u> | |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. <u>STAIRS ONLY</u> Unfin. _____ | <u>52</u> | |
| Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>350</u> | |
| Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ { Fir. _____ Conc. _____ | | |
| Cabinets _____ Mantels _____ | <u>40</u> | |
| Tile—{ Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ | | |
| <u>Com. PINE LINED.</u> | | <u>125</u> |
| Total Additions and Deductions. | <u>557</u> | <u>195</u> |
| Net Additions or Deductions | <u>195</u> | <u>1867</u> |

REPRODUCTION VALUE \$ 2229
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 936

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 _____ **Total Building Value** \$ _____

Appraised Oct. 1949 By Chas A J

Serial No. SA 124

JAME E. SWEATFIELD

Location Block 11 SA, N 1/2 lot 5 - 9116 + 6

Kind of Bldg. RES St. No. _____

Class 3 Type 1 2 3 4 Cost \$ 1903 X — %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|----------|------------|---------|------------|--------|----------------|
| <u>1</u> | <u>x x</u> | | <u>984</u> | | <u>\$ 1903</u> |
| | <u>x x</u> | | | | |
| | <u>x x</u> | | | | |

Gar.—Carport x Flr. — Walls — Cl. —

| Description of Buildings | Additions |
|---|------------|
| Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>✓</u> | |
| Ext. Walls <u>Siding (A) ALUM 1963</u> | |
| Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u> | |
| Roof Type <u>Gable</u> Mtl. <u>Shg</u> | |
| Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u> | |
| Porches—Front <u>6x12</u> @ <u>60</u> <u>80</u> <u>48</u> | |
| Rear <u>5x6</u> @ <u>30</u> <u>60</u> <u>18</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. — 1/4 1/3 1/2 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>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u> | <u>350</u> |
| Built-in-Appliances <u>—</u> | |
| Heat—Stove <u>X</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u> | |
| Air Cond. <u>—</u> | |
| Finish—Fir <u>✓</u> Hd. Wd. <u>—</u> | |
| Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> 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 | <u>416</u> |

| | | | |
|---|----------------|--|----------------|
| Year Built <u>—</u> | Avg. <u>54</u> | Current Value | \$ <u>2319</u> |
| <u>Original 1949-45</u> | Age <u>54</u> | Commission Adj. <u>10%</u> | <u>233</u> |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Bldg. Value | <u>2087</u> |
| Remodel Year <u>—</u> Est. Cost <u>—</u> | | Depr. Col. <u>1 2 3 4 5 6</u> <u>33%</u> | |
| | | Current Value Minus Depr. | \$ <u>689</u> |
| Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> 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 5-2- 19 58 By 1302

5A 124
Serial Number

OF
Card Number

Owners Name JAME E SWEATFIELD
 Location N 1/2 lot 5 all with Bk 11 SA
 Kind of Bldg. 1 1/2 St. No. 823 WOODSIDE AVE
 Class. 2 Type 1 2 3 4 4 Cost \$ _____ X 100 %

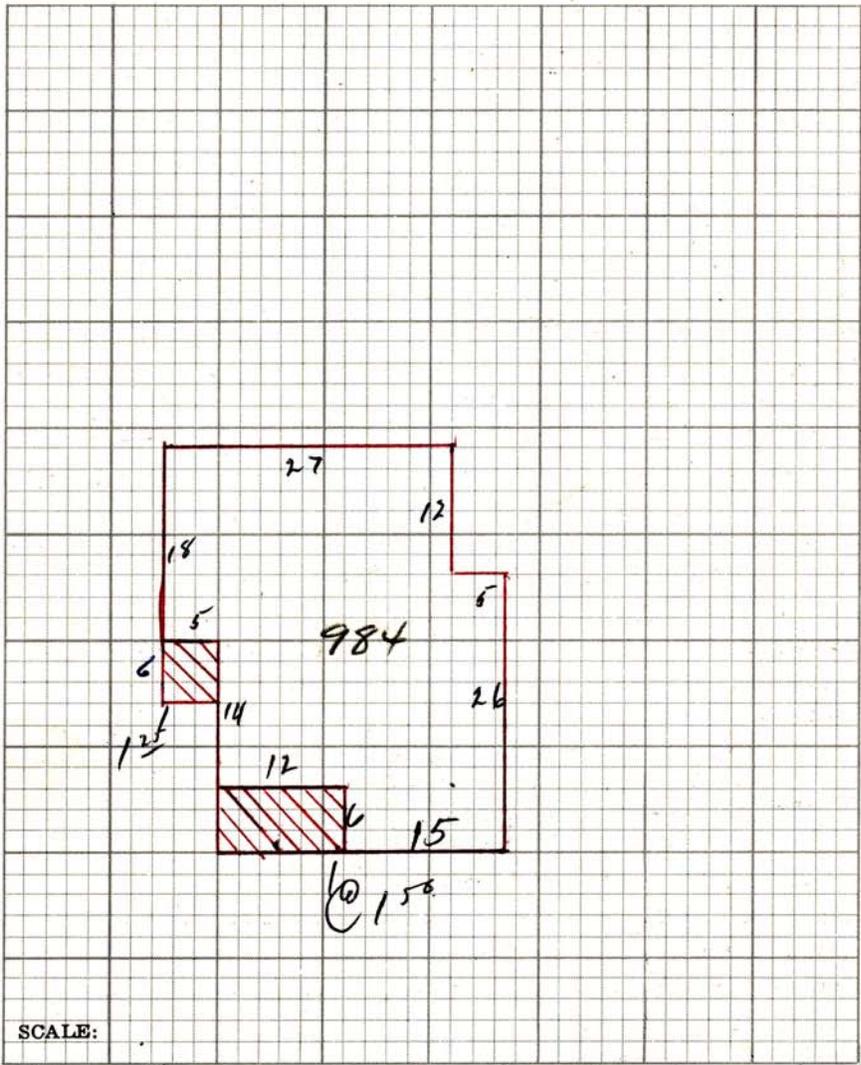
| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| | x x | 984 | | \$ 2954 | \$ |
| | x x | | | | |
| | x x | | | | |

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

| Description of Buildings | Additions | Additions |
|---|--|-----------|
| Foundation—Stone _____ Conc. _____ Sills <u>X</u> | | |
| Ext. Walls <u>ALUM SIDING (A)</u> | | |
| Roof Type _____ Mtl. _____ | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front <u>472 @ 1⁵⁰</u> | <u>108</u> | |
| Rear <u>30 @ 1²⁵</u> | <u>38</u> | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| <u>Cellar</u> —Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor <u>40</u> | | |
| Bsmt. Gar. _____ | | |
| Basement—Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { | Class <u>1</u> Tub. <u>1</u> Trays _____ | 550 |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfr. _____ Shr. St. _____ O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | |
| Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ | | |
| Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____ | | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____ | | |
| Cabinets <u>1</u> Mantels _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. <u>6²</u> S. <u>30</u> | | |
| Awnings — Metal _____ Fiberglass _____ | | |

| | | |
|--|------------------|------------------------------|
| Total Additions | | 766 |
| Year Built <u>1964</u> | Avg. <u>1904</u> | Replacement Cost <u>4486</u> |
| | Age <u>2</u> | Obsolescence |
| Inf. by <u>Owner</u> Tenant - | | Adj. Bld. Value |
| <u>Neighbor - Record - Est.</u> | | Conv. Factor <u>x.47</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 12-9-68 19 _____ By 1708 1333
 Appraised ② _____ 19 _____ By DEC 24 1968



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 _____







823