

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 827 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 827-WS-1

Current Owner Name: Anat Madanes

Parent Parcel(s): SA-125

Current Owner Address: 1814 N Orleans, Chicago, IL 60614

Legal Description (include acreage): 0.06 acres; LOT 1 827 WOODSIDE REPLAT 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 & 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 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: Dry stacked stone retaining wall, wooden entry steps, front deck. Informal landscaping with native perennials, mature evergreen trees and deciduous trees.

Foundation: Concrete.

Walls: Wood drop siding and fish-scale shingles. Front extended inset porch supported by thick turned columns.

Roof: Cross-wing roof form sheathed in asphalt shingles.

Windows: Paired two-over-two replacement windows and hexagonal window in gable end.

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 main building has been significantly altered. The stem wing roof has a large dormer; addition more than dormer as it projects from the roof, but rises higher than the original roof line and presumably continues to the rear of the house to connect with a rear addition. It is clad in shingles and includes paired two-over-two double-hung vinyl windows (not true divided light). The window openings have been altered. A hexagonal window has been cut into the upper gable and the original single, vertically oriented double-hung window south of the door has been replaced with paired double-hung replacement windows. All of the windows are replacement units (appear to be vinyl or vinyl-clad two-over-two double-hung but without true divided lights). The entry door is a frame-and-panel door with oval light and Victorian decorative element, not typical of a modest Park City home. The porch supports are thick turned columns that have replaced the simple square posts visible in the tax photo. 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 is changed from earlier photographs; lawn has been replaced by native perennials, dry-stacked stone retaining wall added, and patio added.

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 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:)

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: East elevation. Camera facing west, tax photo.

¹ Summit County records.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>888</u>	\$	\$ <u>2479</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>80</u>
Ext. Walls <u>3/4 SIDING 1/4 SHG.</u>		<u>32</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>45 @ 1.00</u>	<u>45</u>	
Rear <u>60 @ 1.00</u>	<u>60</u>	
Cellar—Basmt— <u>1/4 1/2 3/4</u> full-floor <u>No.</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> 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. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets _____ Mantels _____		<u>175</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WOOD LINED NO STUDS</u>		<u>100</u>
Total Additions and Deductions	<u>105</u>	<u>432</u>

Net Additions or Deductions 105 432 2479
327

AV Age 35 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 2152
 Depr. 1-2-3-4-5-6 48/52 % \$ _____
 Reproduction Val. Minus Depr. \$ 1119

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 AV AGE RECORDED ON OLD CARD 27 YRS. (1941) Total Building Value \$ _____

Appraised Oct 194 9 By Chas C AS

Serial No. SA 125

Location Block 11 SA Lot 7 + 5 1/2 of 8
 Kind of Bldg. RES St. No. 827 Woodside ave
 Class 3 Type 1 2 3 4 Cost \$ 1774 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		888		\$ 1774
	x x				
	x x				

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

Description of Buildings		Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>—</u>		
Ext. Walls <u>Siding + Shtg</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>5x9</u> <u>45'</u> @ <u>60</u> <u>27</u>		
Rear <u>5x12</u> <u>60'</u> @ <u>80</u> <u>48</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 1/2 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>	350
	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>	
Built-in-Appliances <u>—</u>		
Heat—Stove <u>✓</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>		
		425

Total Additions		425
Year Built <u>—</u>	Avg. Age <u>44</u>	Current Value \$ <u>2199</u>
<u>Ave Age 1949-35</u>		Commission Adj. % <u>—</u>
Inf. by {	Bldg. Value	
Owner - Tenant -	Depr. Col. (1) 2 3 4 5 6 <u>43</u> %	
Neighbor - Record - Est.	Current Value Minus Depr.	\$ <u>946</u>
Remodel Year <u>—</u> Est.-Cost <u>—</u>		
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>		
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size—x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		\$ <u>—</u>

Appraised 5-2- 1958 By 1302

Owners Name _____
 Location lot 7 + 5 1/2 lot 8 blk 115A
 Kind of Bldg. R St. No. 827 Woodside
 Class 2 Type 1 2 3 4 0 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>655</u>		\$ <u>2182</u>	\$
	x x				
	x x				

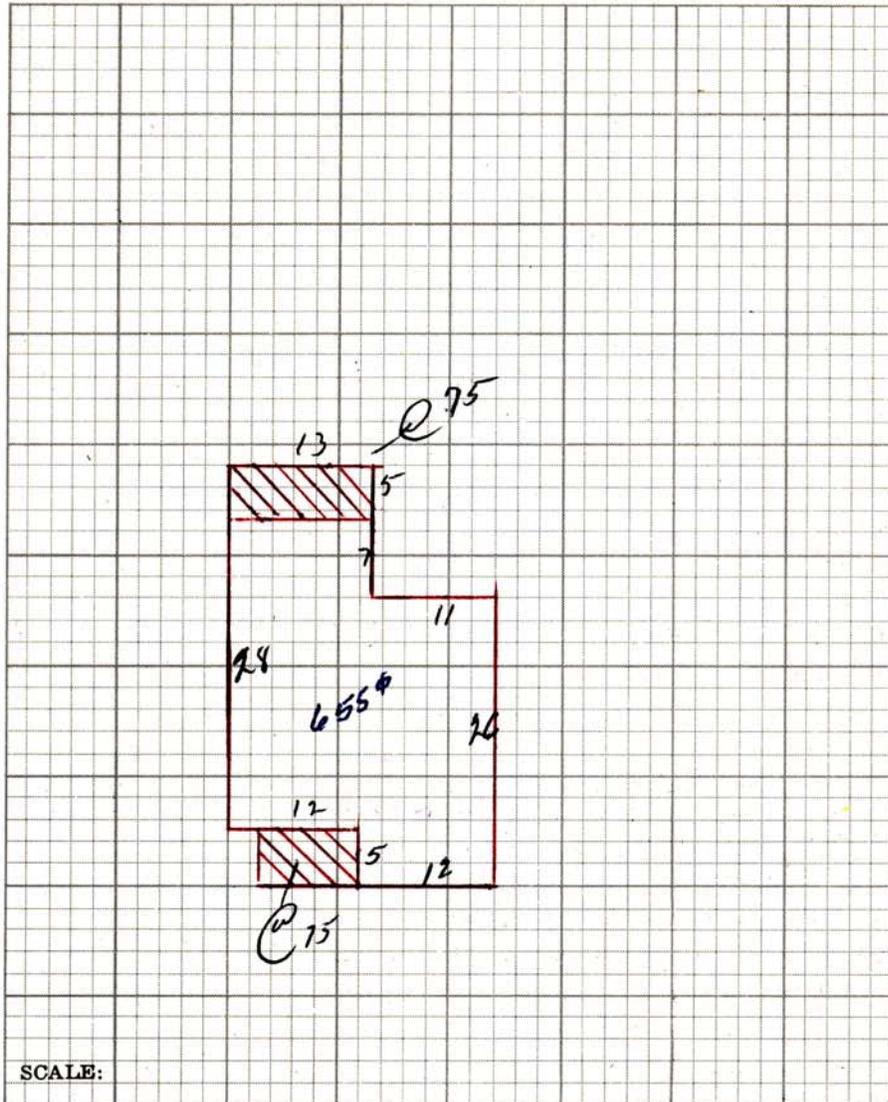
Att. Gar. — C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions	
Foundation—Stone <u>X</u> Conc. _____ Sills <u>X</u>			
Ext. Walls <u>Siding</u> <u>A</u>			
Roof Type <u>GAB</u> Mtl. <u>PMT</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>45 @ 75</u> <u>34</u>			
Rear <u>65 @ 75</u> <u>49</u>			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____			
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550		
			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. _____			
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. _____ Hd. Wd. _____ Other _____			
Cabinets <u>1</u> Mantels. _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			

Reapp
 11-30-79
 # 2272

Total Additions		633
Year Built <u>1904</u>	Avg. <u>1904</u>	Replacement Cost <u>2815</u>
	Age <u>2.</u>	Obsolescence
Inf. by <u>Owner - Tenant -</u>		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- 1968 By 170 DEC 27 1968 1333
 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 _____



X-317





327

PARKING FOR
827
WOODSIDE
PLEASE

