

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 909 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-100-101

Current Owner Name: Cyndi Schwandt

Parent Parcel(s):

Current Owner Address: PO BOX 4283, Park City, Utah 84060

Legal Description (include acreage): LOT 3 & 4, BLK 10 SNYDERS ADDITION TO PARK CITY; 0.04 ACRES.

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: Side Passage

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: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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: Shallow front yard setback, low concrete retaining wall.

Foundation: Unknown, but 1968 tax card indicates concrete.

Walls: Aluminum siding, board & batten siding. Porch supports are open metalwork.

Roof: Shingle on principal roof and porch roof. Block chimney.

Windows/Doors: Horizontal multi-pane casement and aluminum side slider type.

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 1 ½ story frame side passage type house has been significantly altered. The roof line suggests a front gable block with side passage beneath an extended shed roof. The basic form remains, but is sheathed in newer, incompatible materials. The house is clad in aluminum siding and board & batten siding in the gable end and delineating the porch. The 1907 Sanborn Insurance map suggests a side passage house with full-width front porch. The porch has been replaced with a narrow entry porch with hipped roof supported by open metal work columns. These changes are evident on the 1968 tax card as well as a photograph from that era. The center window on the main façade reflects a WWII-era casement type with multiple horizontal panes separated by thin muntins. In the upper gable, a small side slider has been added.

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 changed between c. 1968 and present. The Sanborn Insurance maps suggests a large north side yard that remains. The 1907 Sanborn Insurance map indicates a masonry cellar centered at the rear of the house, but by 1968, the tax card shows an addition off the rear that may have covered or encased the cellar. It is not clear if the structure is extant.

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 side passage house (may look like a front gable house with door on one side of main façade) was a common house type built in Utah and 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. 1900¹

¹ Summit County Recorder.

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, c. 1968.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

547 100
Serial Number

OF
Card Number

Owners Name Maryjane Johnson
 Location Blk 10 SA lots 3+4
 Kind of Bldg. Res St. No. 909 Woodside ave
 Class 4 Type 1 2 3 4. Cost \$ 4668 x 1045%

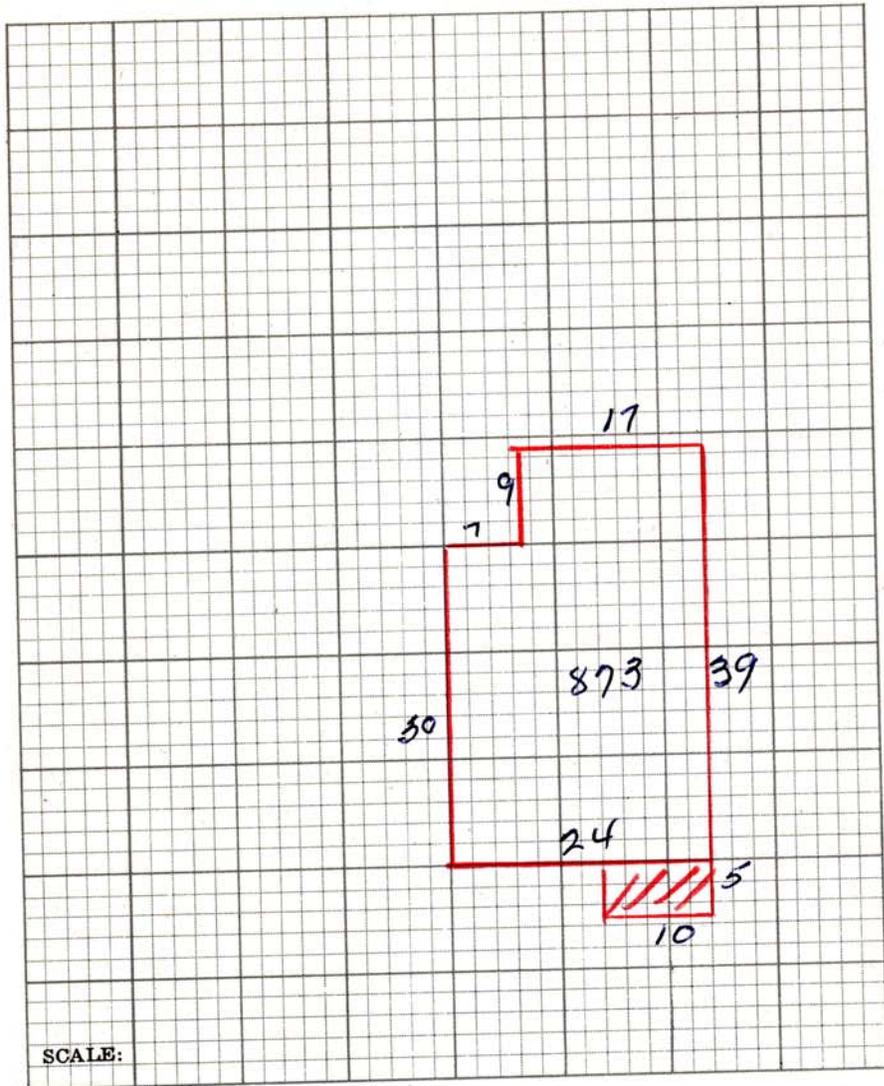
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	873		\$ 4878	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> Sills <u>—</u>		
Ext. Walls <u>blue siding</u>		
Roof Type <u>shale</u> Mtl. <u>alu</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med <u>—</u> Large <u>—</u>		
Porches—Front <u>40 @ 200</u>	80	
Rear <u>—</u>	@	
Porch <u>—</u>	@	
Planters <u>—</u>	@	
Ext. Base. Entry <u>—</u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Gar. <u>—</u>		
Basement-Apt. <u>—</u> Rms. <u>—</u> Fin. Rms. <u>—</u>		
Attic Rooms Fin. <u>2</u> Unfin. <u>—</u>	525	✓
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays <u>—</u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. <u>—</u> Shr. St. <u>—</u> O.T. <u>1</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	690
Heat—Stove <u>—</u> H.A. <u>—</u> FA <u>HW</u> Stkr <u>—</u> Elec. <u>—</u>		
Oil <u>Gas</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	562	
Air Cond. — Full <u>—</u> Zone <u>—</u>		
Finish—Fir. <u>✓</u> Hd. Wd. <u>—</u> Panel <u>1</u>	75	HL
Floor—Fir. <u>✓</u> Hd. Wd <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels <u>1</u>	240	
Tile—Walls <u>—</u> Wainscot <u>1 cov</u> Floors <u>—</u>	120	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>1 #4</u> S. <u>—</u>	30	
Awnings — Metal <u>—</u> Fiberglass <u>—</u>		
<u>7' Metal string 8.50</u>	60	

Total Additions		2387
Year Built <u>1901</u>	Avg. 1. <u>1923</u>	Replacement Cost <u>7260</u>
<u>1962</u>	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>0</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-21 1968 By 1335 **DEC 12 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. _____

REMARKS Total

Average Year of Construction Computation:

Year 1901 \$ 4662 = 64% x 61 Year = 3904

Year 1962 \$ 2598 = 36% x 1 Year = 36

Average Year of Construction 1923

39.40

6

45







PRIVATE
PARKING ONLY