

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 919 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-102

Current Owner Name: Mahoney Enterprises, LP

Parent Parcel(s):

Current Owner Address: 1193 N State Road 32, Kamas, UT 84036-9713

Legal Description (include acreage): 0.06 acres; LOT 5 & S ½ LOT 6 BLK 10 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: 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

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: Concrete retaining wall, wooden steps from roadway, terraced decks with solid rails.

Foundation: Unable to verify. Tax cards indicate no foundation other than wooden sills.

Walls: Wood sheet & clapboard siding.

Roof: Cross-wing form sheathed in asphalt shingles.

Windows: Aluminum side sliders and aluminum casement. Several are boarded.

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 and frame T/L cottage has been significantly altered. The entire house is sheathed in wood sheet and clapboard siding that has replaced the wood drop siding visible in the tax photo. The front porch, visible in the tax photo, has been enclosed and extended to the plane of the front gable. The square projecting bay on the front gable is sheathed in wood sheet and lacks any of the decorative elements visible in the tax photo. A striated brick chimney was added to the south elevation. The roof over the enclosed and expanded porch is no longer extends from the principal roof, but rather projects from the midpoint of the stem wing roof. 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 significantly altered. The typical front yard with gradual rise from a retaining wall at the street edge to the house has been replaced by a series of terraces and entry steps, both with rails made of wood sheet, bead balusters and/or sections of lattice.

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:)

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: Southeast oblique. Camera facing northwest, 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 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		882	\$	\$ 2468
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 1/2 Bath Condition Good

Description of Building	Add	Deduct
<u>75 x 2 x 1.15</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		167
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>T.P.</u>		26
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>72 @ .60</u>	43	
Rear <u>(2) 154 @ .40</u>	62	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
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 <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>HOOD LINED</u>		75
Total Additions and Deductions	105	393
Net Additions or Deductions	105	2468

Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 2180
 Depr. 1-2-3-4-5-6 58/47 % \$ _____
 Reproduction Val. Minus Depr. \$ 915

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____ \$
 Cars _____ Walls SKTG Out Bldgs. _____ \$
 Roof T.P. Size 10 x 14 Age 18 _____ \$
 Floor PLANK Cost 88/46 Depreciated Value Garage \$ 40

Remarks AV. AGE RECORDED ON OLD CARD. 37 YRS. (1941) **Total Building Value** \$ 955

Appraised Oct 1949 By C/O J. H.

Serial No. SA 102

Mary Edge
 Location Block 10 SA Allot 5-S₂ Lot 6
 Kind of Bldg. RES St. No. 919 Woodside Ave
 Class 3 Type 1 2 3 4. Cost \$ 1765 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		882		\$ 1765
	x x				
	x x				

Gar.—Carport — x — Flr. — 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> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>Metals</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>72" @ 80</u>	58
Rear <u>2 @ 138" @ 60</u>	83
Porch <u>— @</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>— @</u>	
Planters <u>— @</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>Dirt</u>	50
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>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>Pantry</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>2 #1</u> S. <u>—</u>	
Total Additions	541

Year Built <u>—</u>	Avg. <u>54</u>	Current Value	\$ 2306
<i>Over Dep 1949-45</i>	Age <u>54</u>	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6	33 %
Remodel Year <u>—</u> Est. Cost <u>—</u>		Current Value Minus Depr.	\$ 761
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			\$

Appraised 5-2-58 By 1302

5A102

Serial Number

.....OF.....
Card Number

Owners Name Mary E. Luy
 Location lot 5 + 60th lot 6 blk 10 SA
 Kind of Bldg. Res St. No. 719 No Woodside Ave
 Class 3 Type 1 2 3 4 4 Cost \$ 3984 X 1045 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	882		\$ 4163	\$
	x x				
	x x				

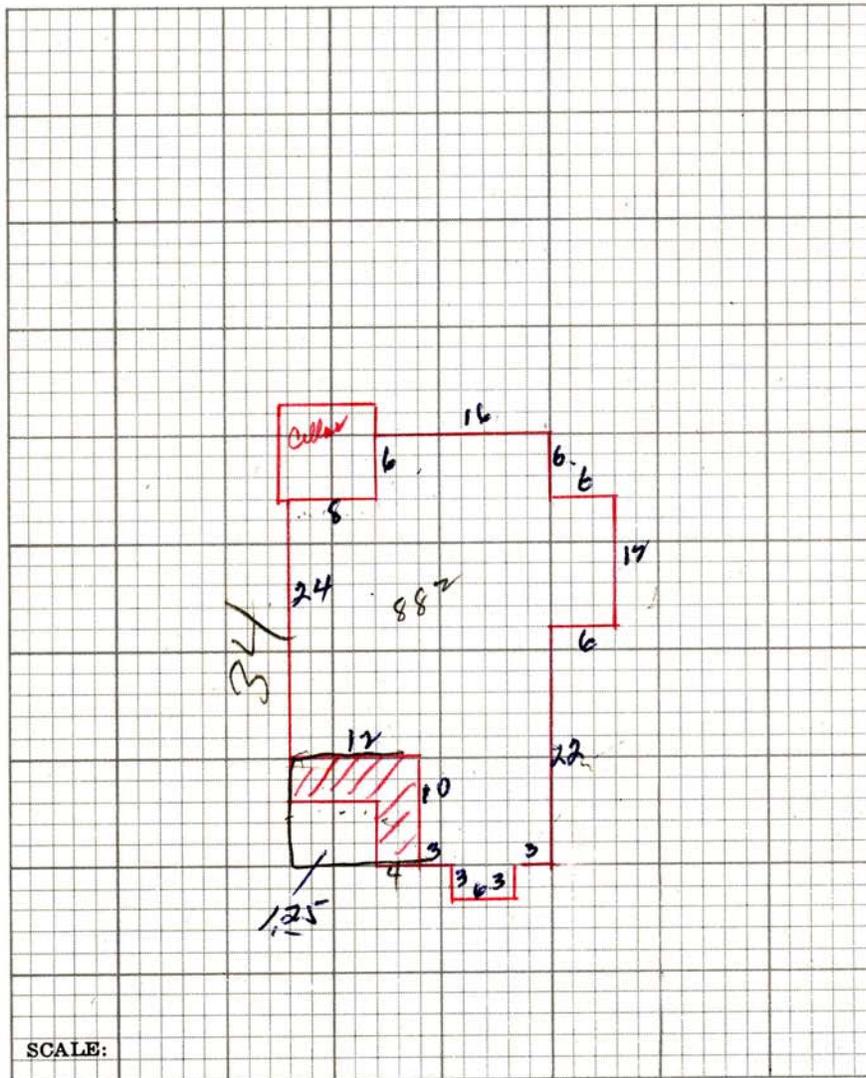
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions		
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>				
Ext. Walls <u>all shapes</u>				
Roof Type <u>Shall</u> Mtl. <u>Metal + Pat</u>				
Dormers—Small _____ Med. _____ Large _____				
Bays—Small _____ Med _____ Large _____				
Porches—Front _____ <u>12 @ 125</u>	<u>90</u>			
Rear _____ @ _____				
Porch _____ @ _____				
Planters _____ @ _____				
Ext. Base. Entry _____ @ _____				
<u>att</u> Cellar-Bsmt. — ¼ ½ ⅓ ⅔ ¾ Full _____ Floor <u>Conc</u>	<u>80</u>			
Bsmt. Gar. _____				
Basement-Apt. _____ Rms. _____ Fin. Rms. _____				
Attic Rooms Fin. _____ Unfin. _____				
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Wtr. Sftr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>550</u>		
				Heat— <u>Stove</u> <input checked="" type="checkbox"/> H.A. <u>60</u> HW _____ Stkr _____ Elec. _____
				Oil <u>Gas</u> _____ Coal _____ Pipeless _____ Radiant _____
				Air Cond. — Full _____ Zone _____
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____				
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____				
Cabinets <input checked="" type="checkbox"/> Mantels _____				
Tile—Walls _____ Wainscot _____ Floors _____				
Storm Sash—Wood D. _____ S. _____; Metal D <u>2</u> S. _____	<u>120</u>			
Awnings — Metal _____ Fiberglass _____				

Re app 11-27-79
 #1993

Total Additions		<u>840</u>
Year Built <u>1904</u>	Avg. <u>1.1910</u>	Replacement Cost <u>5003</u>
<u>1964 sid</u>	Age <u>2.</u>	Obsolescence _____
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value _____
		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 12-4 1968 By 1333 DEC 18 1968
 Appraised ② _____ 19____ By _____ 1228



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. _____

Average Year of Construction Computation:

REMARKS Year 1904 \$ 4503 = 90 % X 61 Year = 5490
 Year 1964 \$ 500 = 10 % X 1 Year = 10
 Average Year of Construction 1910 55
 58





319

