

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1007 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-85

Current Owner Name: Cheryl A. Soshnik

Parent Parcel(s):

Current Owner Address: PO BOX 4169, Park City, Utah 84060

Legal Description (include acreage): LOTS 3 & 4, BLK 9, SNYDERS ADDITION TO PARK CITY; 0.09 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: Other residential type

No. Stories:

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: Primary façade dominated by garage placed at the street edge.

Foundation: Concrete.

Walls: Wood or composite siding.

Roof: Truncated or flat topped gable with cross-wing (newer) element sheathed in metal material.

Windows/Doors: Side slider type and casement.

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): This 1 ½ story stucco over concrete block house has been significantly altered. An early photograph indicates a rectangular block with narrow end facing the street, a centered door flanked by a double-hung sash type window and a metal multi-pane casement window. Small paired multi-pane casement windows were located in the truncated gable end. Since that c. 1958 photograph, several additions have been constructed; a rear cross-wing addition was constructed at the rear of the house, a large basement garage with upper deck that extends to the street edge, and a projecting bay with entry door and window was constructed on the front façade. In addition, the house has been clad in a wood or composite siding material. The changes are significant and diminish the site's original historic 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 altered from what is seen in the early tax photo. The front yard is now physically and visually dominated by a two-car garage, wooden entry steps, and a low retaining wall.

**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.): Very few houses were built during the mining decline era in Park City, but the architectural elements and construction type was not uncommon for houses built in Utah during this period; however, the extent of the alterations to the main building and site 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. 1955<sup>1</sup>

Builder:  Not Known     Known: (source: )

<sup>1</sup> Summit County Recorder.

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. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides and neighborhoods, contributing to the overall character of the community.

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,

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

Serial No. SA-85

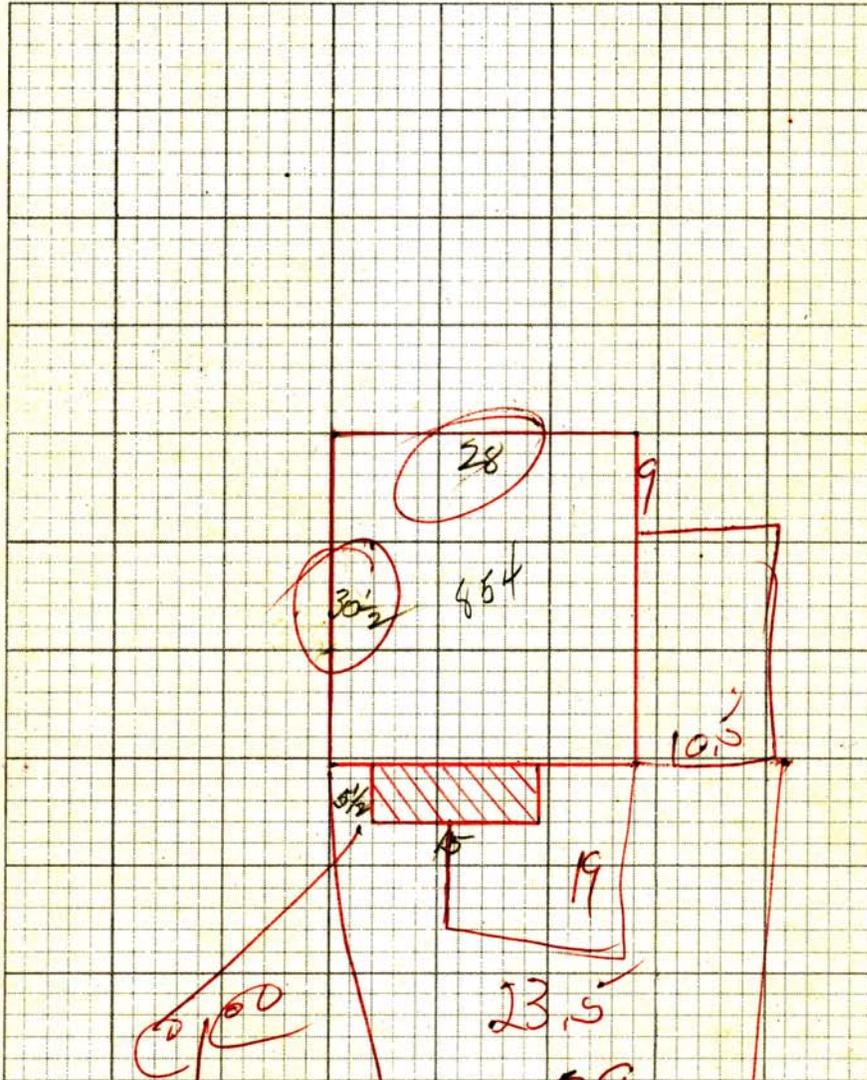
Location Block 9 SA All lots - 3+4  
 Kind of Bldg. Res St. No. 1007 Woodside Ave  
 Class 4 Type 1 2 3 4 Cost \$ 1968 X 103%  
 Stories \_\_\_\_\_ Dimensions \_\_\_\_\_ Cu. Ft. \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Factor \_\_\_\_\_ Totals \_\_\_\_\_  
 1 x x 854 \$ 2027  
 x x  
 x x  
 Gar. Carport 23 x 19 Flr. Conc Walls Conc Cl. 3

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Conc Blocks (Stuccoed)</u>	<u>New</u>	
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Galv</u> Mtl. <u>T/N</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>5 1/2 x 15</u> @ <u>82</u>	<u>60</u> <u>49</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u>Conc</u>	<u>396</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>2</u> <u>Small</u> Unfin. _____	<u>433</u>	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	
	Basin <u>1-1</u> Sink <u>1</u> Toilet <u>1-1</u>	<u>350</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	<u>327</u>	
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<u>151</u>	
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels <u>1-CA 6</u>		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
<u>Basement garage 2-CAR</u>	<u>30</u>	
<b>Total Additions</b>	<b>1686</b>	

4520  
170  
988  
525  
550  
350  
180

Year Built <u>1955</u>	Avg. <u>3</u>	Current Value	\$ <u>3713</u>
<u>1961</u>	Age _____	Commission Adj.	% _____
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>94</u>	% _____
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ <u>3490</u>
Garage—Class _____	Depr. <u>2%</u> <u>3%</u>	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size— <u>8</u> x _____	Age _____	Cost _____	x _____ % _____
Other _____			
<b>Total Building Value</b>			<b>\$</b>

Appraised 5-2- 19 58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
Shed - Come-Chek - RR.	1957	12x12		370		
		x				
		x				
		x				
		x				
TOTAL						

Remarks:

28  
~~39~~  
 \*

FA 55  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location Park City  
 Kind of Bldg. Res St. No. 1007 Woodside Ave  
 Class 4 Type 1 2 3 4. Cost \$ 5472 ~~1045~~ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1110	493	\$ 5472	\$
	x x				
	x x				

Att. Gar. 0 C.P. 19 x 23 Flr. conc Walls conc Cl. 3 1514

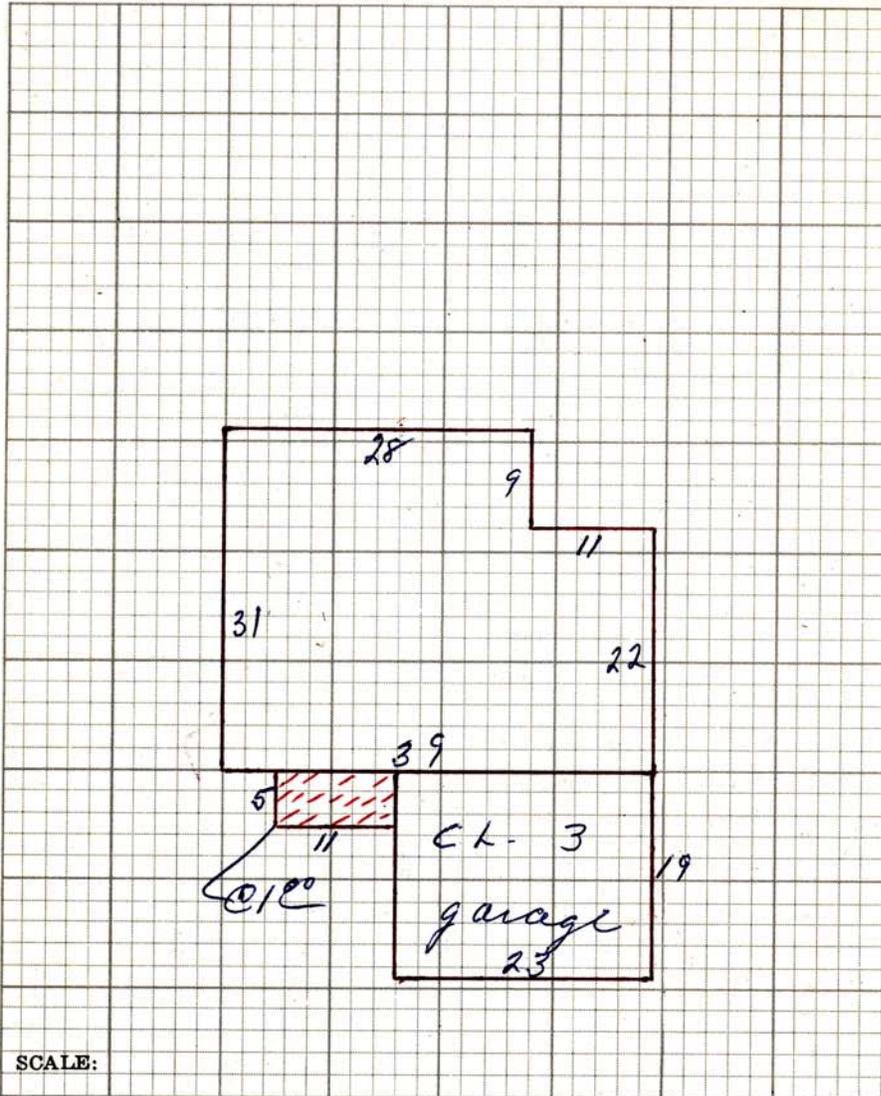
Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____			
Ext. Walls <u>Stuccoed conc Blocks</u>			
Roof Type <u>gable</u> Mtl. <u>TIN</u>	-		
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front <u>55'</u> @ <u>100</u>	55		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <input checked="" type="checkbox"/> Floor <u>conc</u>	1206		
Bsmt. Gar. <u>2-CAR</u>	240		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>3-SMALL</u> Unfin. _____	735		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550	Rep 11-28-79
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	290	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____		
	Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	408		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. _____ Hd. Wd. _____ Panel _____			
Floor—Fir. _____ Hd. Wd _____ Other _____			
Cabinets <input checked="" type="checkbox"/> Mantels <u>1-CL-6</u>	390		
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30		
Awnings — Metal _____ Fiberglass _____			

Total Additions 3904

Year Built <u>1955</u>	Avg. <u>1957</u>	Replacement Cost <u>11136</u>
<u>1961</u>	Age <u>2.</u>	Obsolescence _____
Inf. by <u>Owner - Tenant -</u>	Neighbor - Record - Est.	Adj. Bld. Value _____
		Conv. Factor <u>x.47</u>

Replacement Cost—1940 Base \_\_\_\_\_  
 Depreciation Column 1 2 3 4 5 6 \_\_\_\_\_  
 1940 Base Cost, Less Depreciation \_\_\_\_\_  
 Total Value from reverse side 289

Total Building Value \$ \_\_\_\_\_  
 Appraised ① 10-23 1968 By 1581 Rey W  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By JAN 8 1969 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed</i>	1957	12 x 12	144	3.00	432	39%	6790	289
		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 \_\_\_\_\_

Average Year of Construction Computation:

Year 1955 \$ 7733 = 69 % x 7 Year = 4.83

Year 1961 \$ 3703 = 31 % x 1 Year = 31

1457  
51262  
314

