

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1026 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-40

Current Owner Name: Janet Scott

Parent Parcel(s):

Current Owner Address: PO Box 2113, Park City, UT 84060-2113

Legal Description (include acreage): 0.07 acres; 0S 16 T 2S R 4E ALL LOT 26 & N 16 FT LOT 27 BLK 4 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:

No. Stories:

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # 1; 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 driveway runs along south side of house and property line, though not visible, it is assumed that it leads to a concrete block garage that appears on the tax card--not visible in 2006 photos.

Foundation: 1971 tax card indicates no foundation, not evident if foundation has been upgraded.

Walls: Clapboard siding. Porch supports are heavy turned columns with spindle friezes.

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

Windows: Paired double-hung sash 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 one-story frame T/L cottage has not been significantly altered. The 1971 tax card indicates the house was sheathed in asbestos shingles, but now is clad in clapboard siding. Drop siding was more typical for homes of this age and it is not clear when or if the siding was replaced. The changes are minor and do not substantially 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 since the 1907 Sanborn Insurance map. The addition of a detached garage could not be verified based on the photographs, but its construction would minimally affect the original character of the site.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

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:

¹ Summit County records.

- 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: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: West elevation. Camera facing east, 1995.

Photo No. 5: Southwest oblique. Camera facing northeast, c. 1970.

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

Permit 680 Garage 54-40
 92,000 Serial Number

Card Number

Owners Name Wm. B. Tree
 Location Park City
 Kind of Bldg. Garage St. No. 1026 Woodside Ave
 Class 2+ Type 1 2 3 4 Cost \$ 2593 X 109 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	822		\$ 2826	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. Walls Cl.

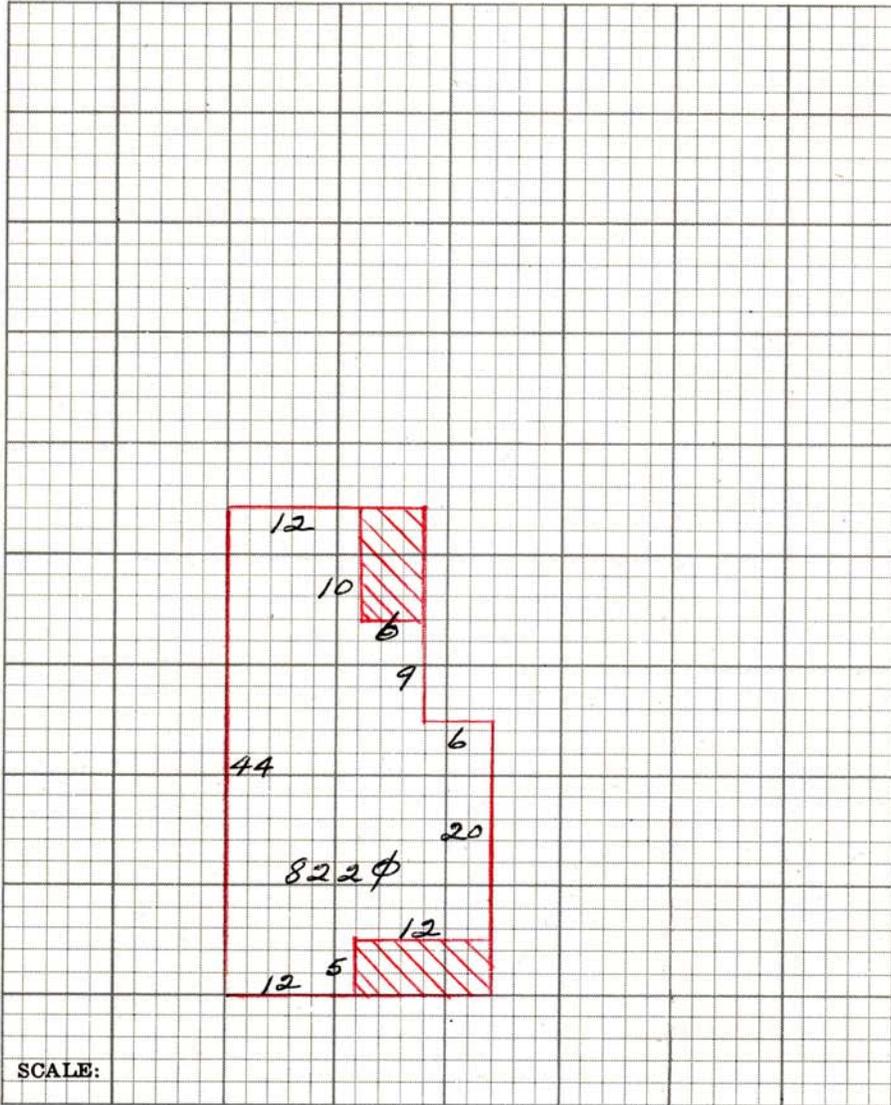
Description of Buildings Additions Additions

Foundation—Stone Conc. Sills
 Ext. Walls Asph. Shale
 Roof Type Gable Mtl. Pat
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front 60P @ 1.00 60
 Rear 60P @ 1.00 60
 Porch @
 Planters @
 Ext. Base. Entry @
 Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor — 40
 Bsmt. Gar.
 Basement-Apt. Rms. Fin. Rms.
 Attic Rooms Fin. Unfin.
 Plumbing { Class 1 Tub 1 Trays
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. Shr. St. O.T.
 Dishwasher Garbage Disp.
 Heat—Stove H.A. FA HW Stkr Elec. 173
 Oil Gas Coal Pipeless Radiant
 Air Cond. — Full Zone
 Finish—Fir. Hd. Wd. Panel
 Floor—Fir. Hd. Wd. Other
 Cabinets Mantels.
 Tile—Walls Wainscot Floors
 Storm Sash—Wood D. S.; Metal D. — S. 4 100
 Awnings — Metal Fiberglass

2279
 11/20/79
 Reappd

Total Additions				983
Year Built	1895	Avg.	1895	Replacement Cost
		Age	2.	Obsolescence
Inf. by	Owner - Tenant - <input checked="" type="checkbox"/>		Adj. Bld. Value	
	Neighbor - Record - Est. <input checked="" type="checkbox"/>		Conv. Factor	1.47
Replacement Cost—1940 Base				
Depreciation Column ① 2 3 4 5 6				
1940 Base Cost, Less Depreciation				
Total Value from reverse side <u>Garage</u>				1062
Total Building Value				\$

Appraised ① 8/31/71 By 1533
 Appraised ② _____ 19 _____ By _____



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 2 Depr. 2% 8%

Cars 2 Floor QANC Walls BLK Roof Pvt Doors 1

Size 18 x 22 Age 1970 Cost _____ x .47%

1940 Base Cost 1095 x .97 % Depr. _____

Total _____ 1062

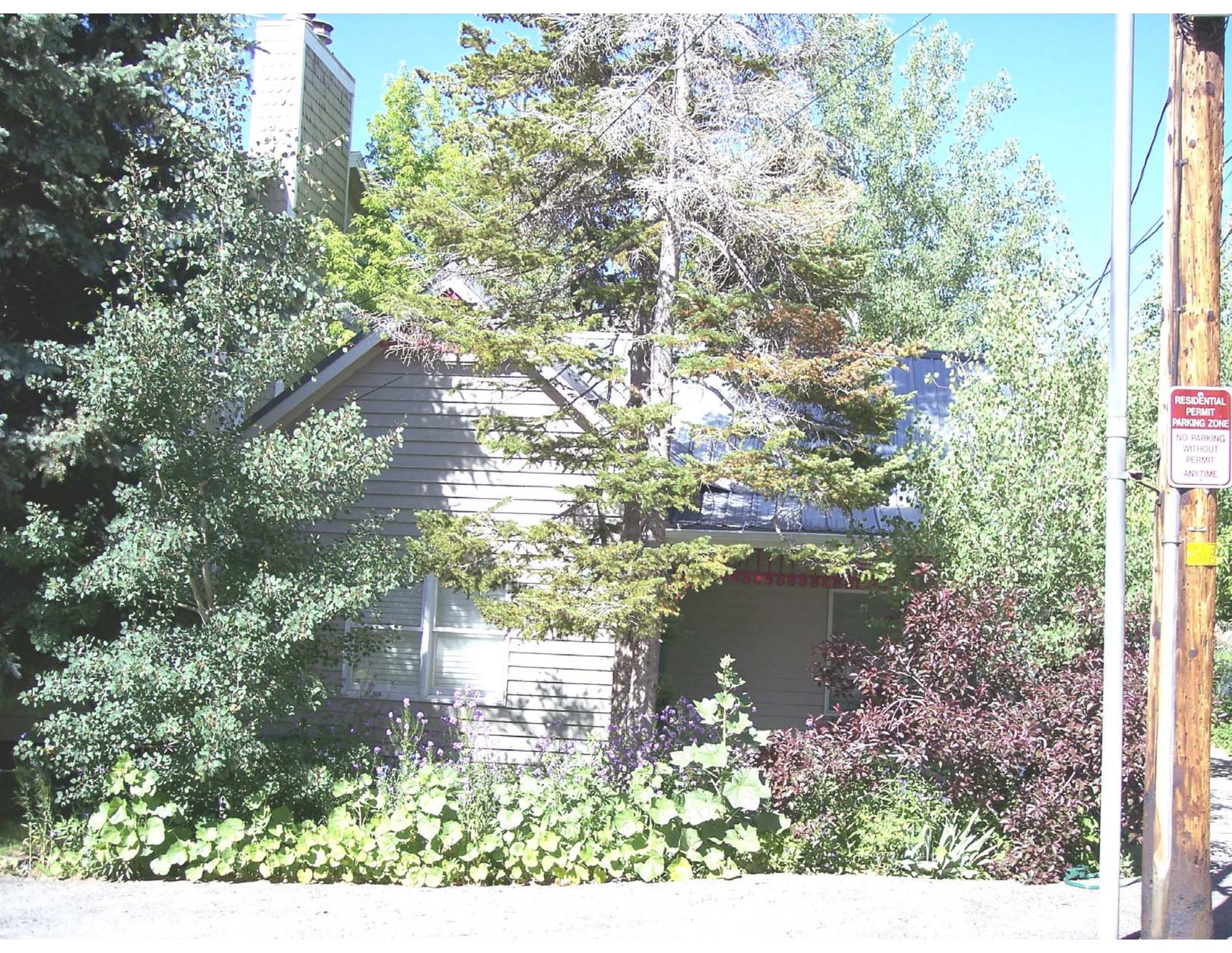
REMARKS _____











RESIDENTIAL
PERMIT
PARKING ZONE
NO PARKING
WITHOUT
PERMIT
ANY TIME