

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1045 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 1045-WS-1

Current Owner Name: Victorian Home, LLC

Parent Parcel(s): SA-89

Current Owner Address: 2571 Lucky John Drive, Park City, UT 84060-6954

Legal Description (include acreage): 0.09 acres; Lot 1 1045 Woodside Avenue 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 & 2008
- 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: Cross-wing type / Victorian Eclectic

No. Stories: 1.5

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. Paved driveway and parking area.

Foundation: Concrete.

Walls: Drop siding and board & batten siding on new addition. Porch supports are simple columns with decorative brackets. Decorative gable truss.

Roof: Cross-wing form sheathed in asphalt shingles.

Windows: Paired two-over-two double-hung, and a Chicago-style window with large center casement flanked by narrow double-hung (in this case two-over-two lights). New addition includes French doors onto what appears to be a rooftop deck over a carport.

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 frame house has been significantly altered. Window openings have been modified from what is seen in 1995 photographs. The Chicago window replaced a simple ribbon of windows with center casement flanked by narrow casements. The paired double-hung sash type windows replaced paired casement windows. Without additional photograph evidence, it is unclear as to the original window configuration, but the current fenestration is compatible with typical mining era homes built in Park City. An addition was constructed 2007-2008 that wraps around the house to the south and includes an attached garage, but it was executed in such a way as to minimize its visual impact on the original house. The siding does not appear to be original and is likely new material milled to match what may have been on the house-unverified. Also, the materials used on the porch also do not appear to be original. The changes do not 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.): House moved to this site from the 700/800 block of Woodside or Norfolk Avenue, but not a dissimilar location. The setting has not changed significantly from what is seen in earlier photographs. The Sanborn Insurance maps, tax photos form SA-89 and the tax card for SA-89 all reflect the hipped roof foursquare house that once occupied this site and are not relevant for this house.

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. It is assumed that the materials--siding, porch elements, and decorative elements--are new materials. If

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; 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. 1900

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.¹

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: Southeast oblique. Camera facing northwest, 1995.

Tax photo of the house on SA-89 is a photo of the house that this house replaced. This house was moved to this location from the 700-800 block of Woodside or Norfolk Avenue - date unknown, Source: PCSH&M.

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

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|---------|------------|---------|---------|---------------|---------|
| 1 | x x | | 1142 | \$ — | \$ 1984 |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 7-Both Condition _____

| Description of Building | Add | Deduct |
|---|------|--------|
| Foundation—Stone Conc. None <input checked="" type="checkbox"/> | | 146 |
| Ext. Walls— <u>Bricktex</u> | | |
| Insulated—Floors—Walls—Clgs. | | |
| Roof—Type <u>Gab.</u> Mat. <u>Shg.</u> | | |
| Dormers—Small Med. <u>1</u> Lg. | 80 | |
| Bays—Small Med. — Lg. | | |
| Porches—Front @ | | |
| Rear @ | | |
| Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Bas.</u> | 35 | |
| Basement Apts.—Rooms Fin. | | |
| Attic Rooms—Fin. <u>1</u> Unfin. | 163 | |
| 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 <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u> | 350 | |
| Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Blr.</u> Oil <u>Gas</u> Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. _____ Floors— Fir. _____ Hd. Wd. <u>✓</u> Conc. <u>✓</u> | | |
| Cabinets _____ Mantels _____ | | |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <u>✓</u> Fix. <u>✓</u> <u>Wood Lined 8' x 20"</u> | 160 | |
| Total Additions and Deductions | 628 | 306 |
| Net Additions or Deductions | -306 | + 322 |

Age 48 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 2306
 Depr. 1-2-3-4-5-6 61/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 899

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 _____ Total Building Value \$ _____

Appraised 9/29/1949 By C.A.D. & A.J.

Serial No. SA 89

Location Block 9 SA Lots 10-11-12-21-22-23
 Kind of Bldg. 225 St. No. 1045 Woodside Ave
 Class 13 Type 1 2 3 4 Cost \$ 1985 X — %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 1128 | | \$ 1985 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carpport x Flr. — Walls — Cl. —

| Description of Buildings | | Additions |
|--------------------------|--|------------|
| Foundation—Stone | Conc. <u>—</u> None <u>—</u> | |
| Ext. Walls | <u>Siding Brk. Tex on Sid</u> | |
| Insulation—Floors | Walls <u>—</u> Cigs. <u>—</u> | |
| Roof Type | <u>Hip</u> Mtl. <u>CI + Pat</u> | |
| Dormers—Small | <u>1</u> Med. <u>—</u> Large <u>—</u> | <u>30</u> |
| Bays—Small | Med. <u>—</u> Large <u>—</u> | |
| Porches—Front | <u>4x28</u> <u>112</u> @ <u>100</u> | <u>112</u> |
| Rear | <u>4x34</u> <u>136</u> @ <u>100</u> | <u>136</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. | <u>—</u> 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u> | |
| Bsmt. Apt. | Rooms Fin. <u>—</u> Unfin. <u>—</u> | |
| Attic Rooms Fin. | <u>1</u> Unfin. <u>—</u> | <u>217</u> |
| Plumbing | Class <u>1</u> Tub <u>1</u> Trays <u>—</u> | <u>350</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> | |
| Built-in-Appliances | <u>—</u> | |
| Heat—Stove | <u>1</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> | <u>60</u> |
| Total Additions | | <u>905</u> |

| | | | |
|--|--|-------------------------------|----------------|
| Year Built <u>57</u> | Avg. Age <u>57</u> | Current Value | \$ <u>2890</u> |
| Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u> | | Commission Adj. | % <u>—</u> |
| Remodel Year <u>—</u> | Est. Cost <u>—</u> | Bldg. Value | |
| Garage—Class <u>—</u> | Depr. 2% 3% <u>—</u> | Depr. Col. <u>1 2 3 4 5 6</u> | <u>30</u> % |
| Cars <u>—</u> | Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u> | Current Value Minus Depr. | \$ <u>867</u> |
| Size <u>—</u> 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

SA 59
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg.

St. No.

Class

Type

Cost \$

x 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 888 | | \$ 3730 | \$ |
| | x x | | | | |
| | x x | | | | |

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills

Ext. Walls Brick-Tex on frame

Roof Type hip Mtl. Pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 272' @ 2⁰⁰ 544

Rear 240 @ 2⁰⁰ 480

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. 1 Unfin. 225

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.

Oil Gas Coal Pipeless Radiant 357

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors 120

Storm Sash—Wood D. S.; Metal D. 2 S.

Awnings — Metal Fiberglass

Total Additions 2276

Year Built 1901 Avg. 1. Replacement Cost 6006

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

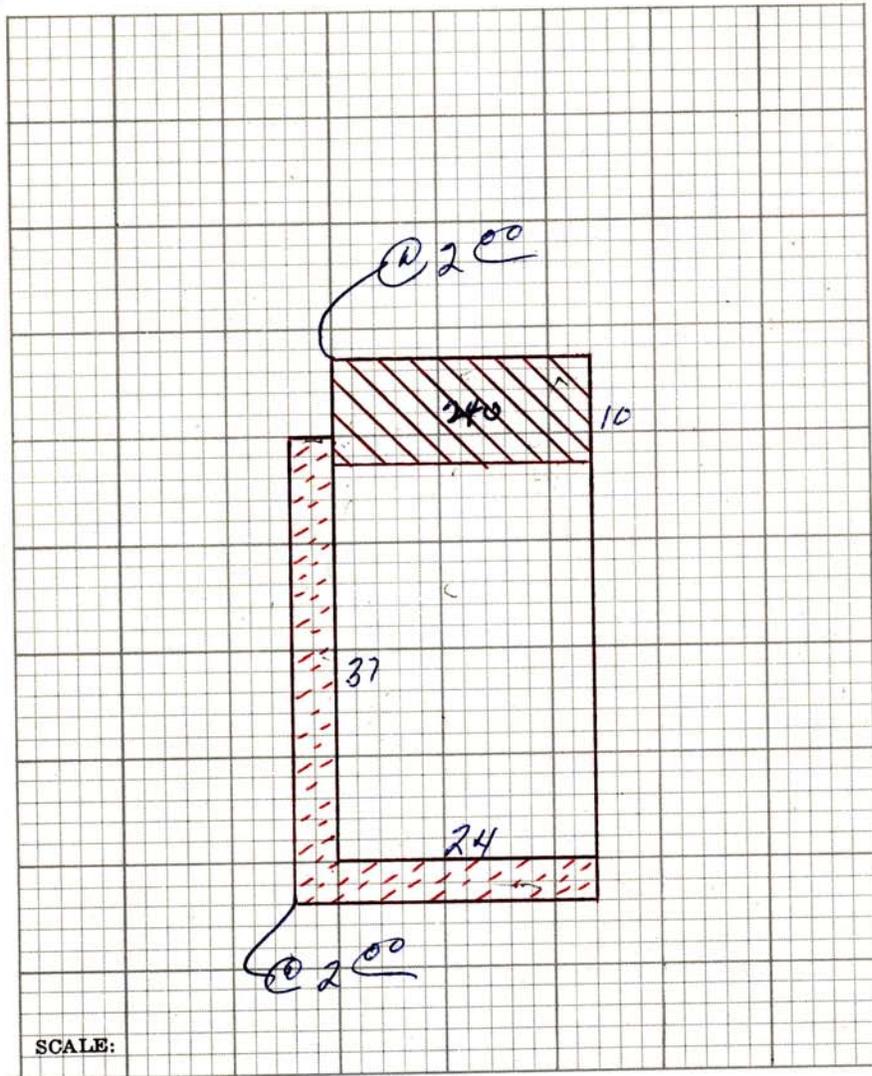
Total Value from reverse side

Total Building Value \$ 6006

Appraised ① 10-22 19 68 By 1581 - 6177

Appraised ② 19 By DEC 20 1968

328



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|------------|-----------|-------------|
| X | | 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 _____










**HUMPTY
DUMPSTERS**
435-336-JUNK



NO PARKING
IN THIS ZONE
EXCEPT AS
INDICATED BY
A WHITE SIGN
OR BY THE
CITY ENGINEER