

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1057 Woodside Avenue

AKA: 1061 Woodside

City, County: Park City, Summit County, Utah

Tax Number: SA-92

Current Owner Name: Six Companies, LC

Parent Parcel(s):

Current Owner Address: 2159 S 700 E, #200, SLC UT 84106

Legal Description (include acreage): 0.18 acres; SAS 16 T 2S R 4E LOTS 15, 16, 17 & 18 BLK 9 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: Pyramid house

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), # 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.):

Foundation: 1949, 1957 & 1968 indicate no foundation and there is no evidence to show the foundation has been upgraded.

Walls: Drop siding. Single support for the recessed porch--wide square column.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casements. Entry door is a frame-and-panel door with upper square light.

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 one-story frame pyramid house largely unchanged from that is seen in the tax photo. A small shed roof addition to the north side of the house beyond the midpoint is visible in the tax photos and noted on the 1949, 1957, and 1968 tax cards, but was removed by 1995. The tax cards also indicate a rear addition, but its existence was not verified. The site retains its 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 not been significantly altered. An accessory building is located northwest of the main building, but it is not clear if it is the same accessory building noted in the 1949, 1957, and 1968 tax cards. The tax cards note a two-car garage and the extant accessory building is a single car structure. An accessory building is noted on the 1907 Sanborn Insurance map which may be the structure noted in the tax cards. Because the rear of the site was not accessed, the existence of this accessory building could not be verified.

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 Pyramid house is 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 Summit County records.

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: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation. Camera facing west, 1995.

Photo No. 4: East elevation. Camera facing west, 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 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>724</u>	<u>\$ -</u>	<u>\$ 1508</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>12" x 12"</u> Conc. <u>None</u> ✓		<u>122</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60" @ 1.30</u>	<u>90</u>	
Rear <u>16" @ 1.15</u>	<u>18</u>	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wallboard lined 5 @ 20"</u>		<u>100</u>
Total Additions and Deductions	<u>498</u>	<u>262</u>
Net Additions or Deductions	<u>-262</u>	<u>1508</u>

REPRODUCTION VALUE	\$	<u>1744</u>
Est. Owner ✓		
Tenant		
Neighbors		
Records ✓		
Depr. <u>2-3-4-5-6</u> <u>4/59</u> %		
Reproduction Val. Minus Depr.	\$	<u>1079</u>
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S <u>8</u> C <u>2</u> Depr. <u>2% (3%)</u>	Obsolescence _____	\$ _____
Cars <u>1</u> Walls <u>Bot. Shg.</u>	Out Bldgs. _____	\$ _____
Roof <u>Shg.</u> Size <u>10 x 20</u> Age <u>10</u>		\$ _____
Floor <u>Dirt</u> Cost <u>162/70</u>	Depreciated Value Garage _____	\$ <u>113</u>
Remarks _____	Total Building Value _____	\$ <u>1142</u>

Appraised 9/27/1949 By C.A.O. & A.J.

Serial No. SA 92

C. B.

Location Block 9 - Lots 15-16-17-18

Kind of Bldg. RES St. No. 107 Woodside ave

Class 3 Type 1 2 3 4 Cost \$ 1530 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <u> </u>		
Ext. Walls <u> </u> <u>Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Cigs. <u> </u>		
Roof Type <u> </u> <u>Asp</u> Mtl. <u> </u> <u>Shg</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u> </u> <u>5x12</u> <u>60</u> @ <u>125</u>	<u>75</u>	
Rear <u> </u> <u>4x4</u> <u>16</u> @ <u>100</u>	<u>16</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing {	Class <u> </u> Tub <u> </u> Trays <u> </u>	
	Basin <u> </u> Sink <u> </u> Toilet <u> </u>	<u>350</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> </u> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>	<u>210</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> </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>651</u>	

Total Additions			<u>651</u>
Year Built <u> </u>	Avg. Age <u>37</u>	Current Value	\$ <u>2181</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u> </u> %	
Remodel Year <u> </u>	Est. Cost <u> </u>	Bldg. Value	
Garage—Class <u>2</u>	Depr. 2% <u>3%</u>	Depr. Col. 1 2 3 4 5 6 <u>50</u> %	
Cars <u>1</u>	Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>Shg</u> Doors <u>1</u>	Current Value Minus Depr.	\$ <u>1891</u>
Size <u>10</u> x <u>18</u>	Age <u>1929</u> Cost <u>178</u> x <u>30</u> %		<u>58</u>
Other <u>20</u>			<u>2253</u>
Total Building Value			\$ <u>2181</u>

Appraised 5-2- 1958 By 1302

SA 92

Serial Number

QF
Card Number

Owner Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 1057 Woodside Ave
 Class 3 Type 1 2 3 4 Cost \$ _____ x 100 %

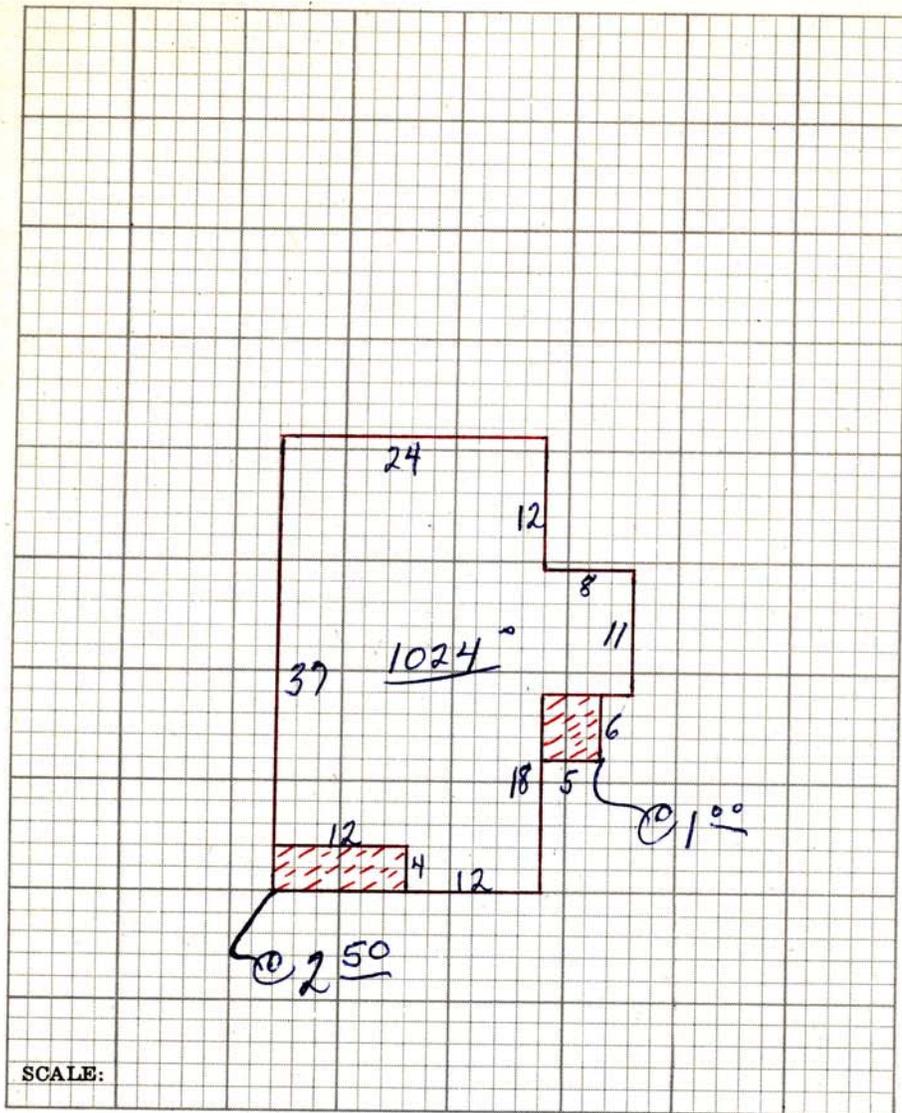
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1024		\$ 4356	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u> siding</u>		
Roof Type <u> hip</u> Mtl. <u> shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>48° @ 2.50</u>	<u>120</u>
Rear _____	<u>30 @ 1.00</u>	<u>30</u>
Porch _____	@ _____	
Planters _____	@ _____	
Ext. Base. Entry _____	@ _____	
Cellar-Bsmt. — ¼ ⅛ ½ ⅔ ¾ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>389</u>	
Oil <u> Gas</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>1089</u>
Year Built <u>1921</u>	Avg. 1.	Replacement Cost <u>5445</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>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>garage</u>		<u>145</u>
Total Building Value		\$

Appraised ① 10-22 1968 By LSH DEC 20 1968
 Appraised ② _____ 19 _____ By 1328



SCALE:

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 2 Depr. 2% ^{3%}

Cars Floor Wood Walls Sid Roof Sh Doors _____

Size 10 x 20 Age 1929 Cost 487 x 47%

1940 Base Cost _____ x 30% Depr.

Total 145

REMARKS _____



X-294

SA 92





