

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1060 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-38

Current Owner Name: 1060 Woodside, LLC

Parent Parcel(s):

Current Owner Address: PO Box 2413, Park City, UT 84060-2413

Legal Description (include acreage): 0.13 acres; 0S 16 T 2S R 4E LOTS 17, 18 & 19 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: Other Residential Type / Vernacular style

No. Stories: 1 ½

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.): Peeling paint on dormer, windows and addition.
- 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: Paved parking area north of house.

Foundation: Assumed to be concrete.

Walls: Stucco and some wood siding

Roof: Clipped gable from sheathed with standing seam metal material.

Windows: Casement, double-hung sash type, and side sliders.

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 1 ½-story stucco house has been altered, but not significantly. A clipped gable wall dormer centered over the main entrance has been removed (date unknown), but the arched hood supported by brackets above the door remains. A gable dormer with a single window was added to the main roof and it appears that some of the windows have been replaced. The casement window south of the entry door replaces a ribbon of three narrow windows of equal width (visible in the tax photo). The entry stoop has been replaced by a deck. And the side yard was replaced by a paved parking area. Also, a small addition was constructed in the back of the house as noted in the tax cards. An addition to the rear on the north side is seen, but is not noted in any of the tax cards which indicates it was constructed after 1968. The changes do not affect the site's 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 is largely unchanged from what is seen in the tax photo. The tax cards note a 2-car garage on the site, but its existence 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 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 property was constructed during the mining era (1869-1930) and retains its historic integrity. The Park City Historical Society and Museum also note that this home was once owned and occupied by Carl Winter, an important figure in Park City's history.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1928

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: West elevation. Camera facing east, 2006

Photo No. 2: North elevation. Camera facing south, 2006.

Photo No. 3: West elevation. Camera facing east, 1995.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1131</u>	<u>\$ -</u>	<u>\$ 3959</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4-Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Stucco On Wood</u>		
Insulated—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Cigs. <input type="checkbox"/>		
Roof—Type <u>Clip Gable</u> Mat. <u>Shg</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Lg. <input type="checkbox"/>		
Porches—Front <u>24' @ 1.50</u>	<u>36</u>	
Rear <u>— @</u>		
Cellar—Basmt' <u>1/4 (1/8) 1/2 3/4 full-floor</u> <u>Brid</u>		<u>242</u>
Basement Apts.—Rooms Fin. <u>—</u>		
Attic Rooms—Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing—{ Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>—</u> Ftns. <u>—</u> Shr. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>60</u>	
Heat—Stove <u>H. A. Gas</u> Steam <u>S. Blr.</u> Oil <u>—</u> Gas <u>—</u> Coal <u>—</u>	<u>440</u>	
Air Conditioned <input type="checkbox"/> Incinerators <input type="checkbox"/>		
Radiant—Pipeless <input type="checkbox"/>		
Finish—{ Hd. Wd. <input type="checkbox"/> Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> Conc. <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <u>1</u>		
Tile—{ Walls <input type="checkbox"/> Wainscot. <input type="checkbox"/> Floors <input type="checkbox"/>		
Lighting—Lamp <input type="checkbox"/> Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		
<u>Calatex lined 4 @ 20.00</u>		<u>80</u>
<u>Used Material</u>		<u>198</u>
Total Additions and Deductions	<u>536</u>	<u>590</u>
Net Additions or Deductions	<u>-590</u>	<u>+ 16</u>

Age 20 Yrs. by { Est. Owner
 Tenant
 Neighbors
 Records } REPRODUCTION VALUE \$ 3975
 Depr. 1-2-3-4-5-6 23/67 % \$
 Reproduction Val. Minus Depr. \$ 2663
 Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 2 Depr. (2%) 3% Obsolescence _____
 Cars 1 Walls Wood & Stucco Out Bldgs. _____
 Roof Shg. Size 18 x 18 Age 18 _____
 Floor Dirt Cost 234/64 Depreciated Value Garage \$ 150
 Remarks _____ Total Building Value \$ 2813

Appraised 10/1949 By CAO & A. J.

SA 38
Serial Number

OF
Card Number

Owners Name Park City
 Location Park City
 Kind of Bldg. Res St. No. 1060 Woodside Ave
 Class 5 Type 1 2 3 4. Cost \$ 6503 X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1131	525	\$ 6503	\$
	x x				
	x x				

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

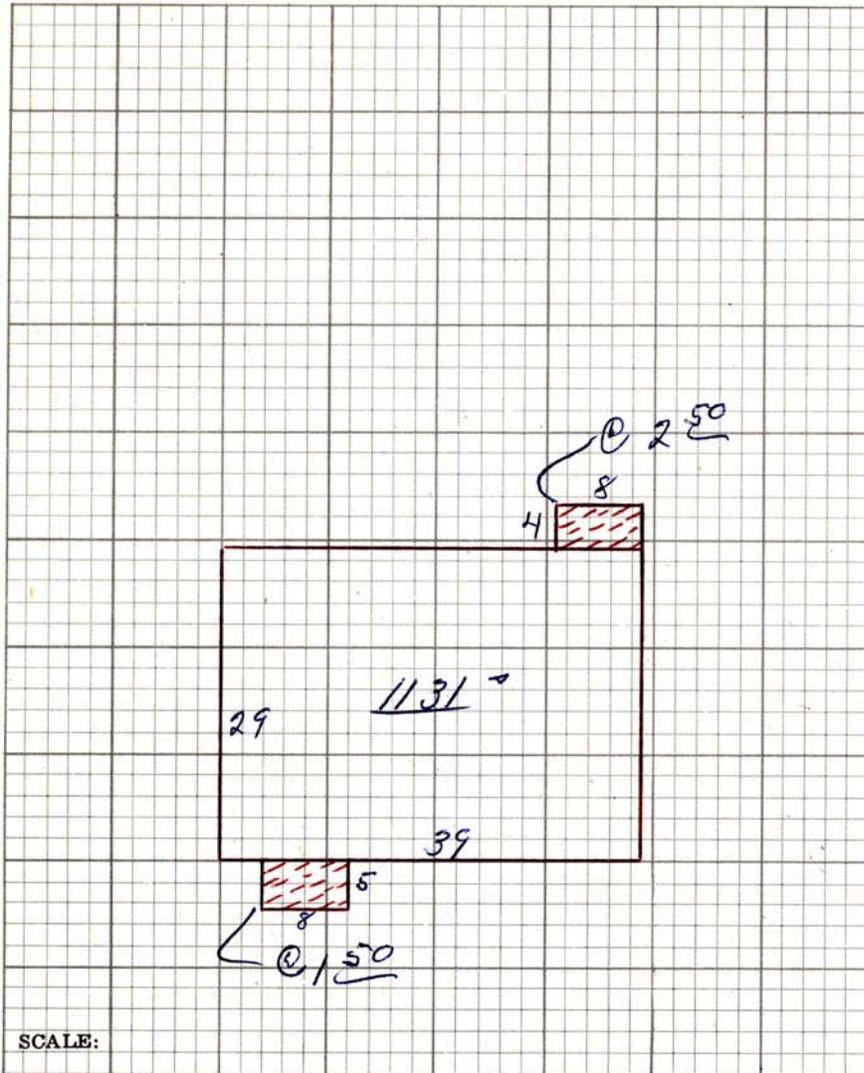
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Stuccoed Frame</u>		
Roof Type <u>Gable</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>40° @ 150</u>	<u>60</u>
Rear _____	<u>32° @ 250</u>	<u>80</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Flr</u>	<u>60</u>	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	<u>650</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>571</u>	
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</u>	<u>390</u>	
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Reappd 11/20/79
 61102111
 2279

Total Additions		<u>1841</u>
Year Built <u>1929</u>	Avg. 1.	Replacement Cost <u>8344</u>
	Age 2.	Obsolescence
Inf. by <u>Owner - Tenant -</u> <u>Neighbor - Record - Est.</u>		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 <u>Garage</u>	<u>160</u>	
Total Building Value		\$

Appraised ① 10-22 1968 By 1581
 Appraised ② _____ 19 _____ By _____

DEC 2 1968



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% 6%
 Cars Floor DIRT Walls FR Roof RR Doors _____
 Size 12 x 22 Age 1931 Cost 532 x 47%
 1940 Base Cost _____ x 30 % Depr. _____

160

Total _____

REMARKS _____



3A 38

S-24

Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-386

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 1060 Woodside Avenue, Park City Plat SA Bl. 4 Lot 17-19
Name of Structure: T. R. S.
Present Owner: Jan V. T. Jr. and Kathy Ann B. Wilking UTM:
Owner Address: P.O. Box, Park City, UT 84060 Tax #: SA-38

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1929 Demolition Date:

Original Use: residential

Present Use:

- Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial

Occupants:

Building Condition:

- Excellent Site
 Good Ruins
 Deteriorated

Integrity:

- Unaltered
 Minor Alterations
 Major Alterations

STATUS

Preliminary Evaluation:

- Significant
 Contributory
 Not Contributory
 Intrusion

Final Register Status:

- National Landmark District
 National Register Multi-Resource
 State Register Thematic

DOCUMENTATION

Photography:

Date of Slides: June 1978

Views: Front Side Rear Other

Date of Photographs:

Views: Front Side Rear Other

Research Sources:

- Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County records.

Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Architect/Builder: unknown

Building Materials: wood Building Type/Style: Residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling, gable roof, and apparent stucco exterior. The front entry, located on the northwest corner, is covered by a clipped gable type of overhang.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

A late 1920s residence, representing a later construction, but illustrating how builders maintained a basic utilitarian form for mining town construction, and a compatibility in style.

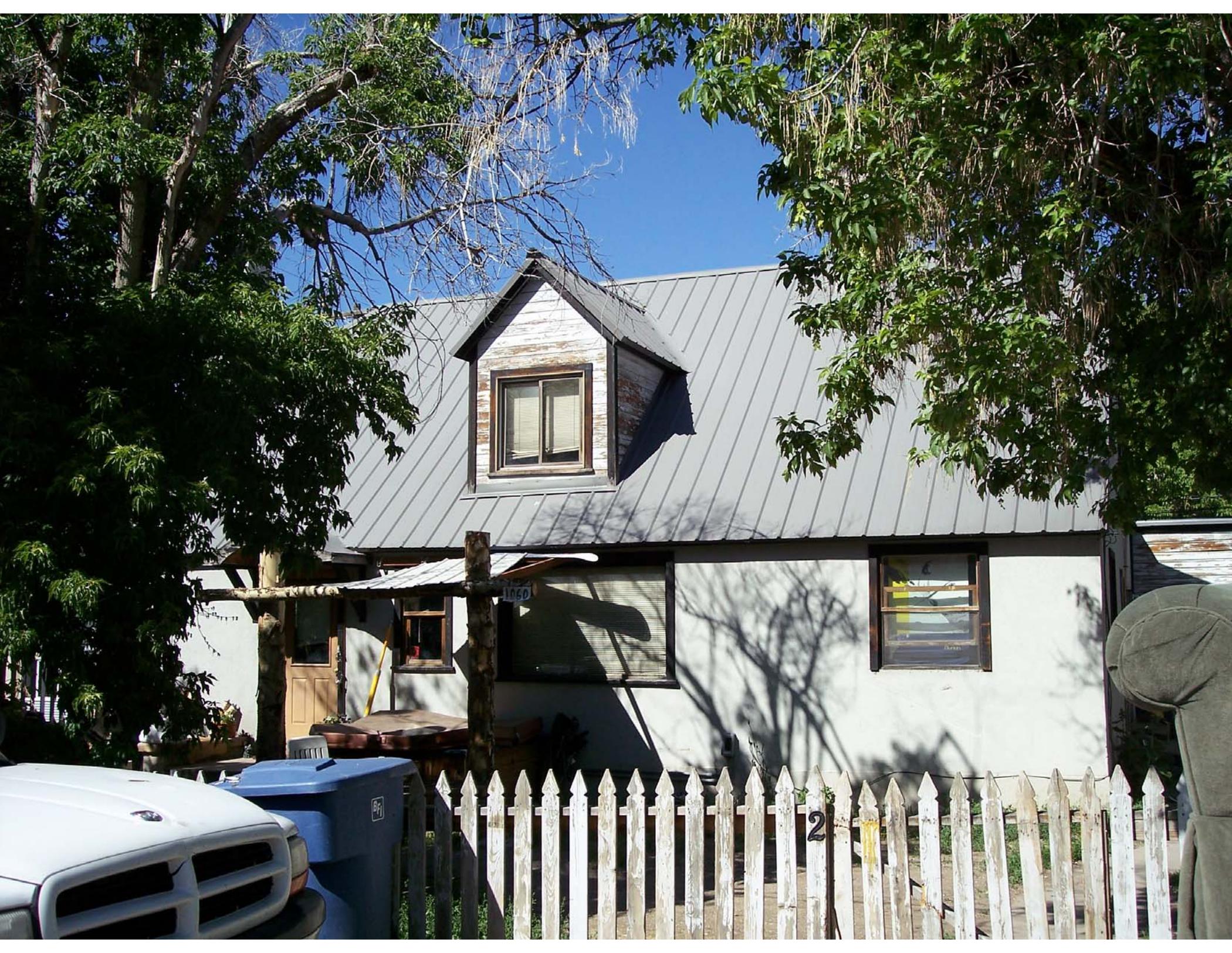
Abstract record as follows: Up to 1920s property primarily belonging to Summit County. In 1925 to Wm. J. Robinson; George J. Potter, 1925, who mortgaged land to the State Bank of Park City in 1925 and in 1926. In 1927 sold to Ethel Harvey Moore, who in 1928 also mortgaged to the State Bank of Park City. Involved in tax sale activity during the 1930s; then to Bartley G. McDonough, 1937; Carl Winters, 1939; eventually to Jan Wilking.

No apparent information available on owners.





487 X11



1060

2