

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1120 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-57

Current Owner Name: Nko & Ricky Sanders

Parent Parcel(s):

Current Owner Address: PO Box 521, Park City, UT 84060-0521

Legal Description (include acreage): 0.06 acres; S ½ LOT 27 ALL LOT 28 BLK 5 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: Hall-Parlor type

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), # \_\_\_\_;  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: Tax cards indicate no foundation; but the earliest tax photo suggests a partial concrete foundation.

Walls: Narrow lap siding.

Roof: Gable form sheathed in metal material.

Windows: Horizontally oriented 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 one-story frame hall-parlor house has been altered. The original open full-width dropped porch with a hipped roof was enclosed by 1949 according to the tax card. It remains closed and is now clad in narrow lap siding rather than a wide lap siding as seen in a c. 1958 photograph. The windows are symmetrically placed on the front façade and are horizontally oriented side slider type. The original façade included two Chicago windows flanking a center door. The main door is not located on the south side of the enclosed porch. It is not known if the original façade is extant within the house. The c. 1958 photograph also indicates two large windows had been cut into the south elevation, but recent photographs indicate smaller window openings. The changes are significant and 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. The c. 1958 photograph shows the garage located southeast of the main house, but its existence is not verified.

**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.): The Hall-Parlor house form is the earliest type to be built in Park City 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.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1905

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.<sup>1</sup>

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:** Northwest oblique. Camera facing southeast, 2006.

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

**Photo No. 4:** Southwest oblique. Camera facing northeast, c. 1958.

**Photo No. 5:** Northwest oblique. Camera facing southeast, tax photo.

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<sup>1</sup> 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		790.	\$ -	\$ 1516
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None		128
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs.		
Roof—Type <u>Gable</u> Mat <u>2 1/2" x 1/2" TP</u>		12
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>8' x 15'</u>	101	
Rear @		
Cellar—Basmt— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Dir</u>		
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin. —		
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 H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. — Floors— Fir. <u>✓</u> Hd. Wd. — Conc. —		
Cabinets <u>1</u> Mantels —	40	
Tile— Walls — Wainscot. — Floors —		
Lighting—Lamp Drops <u>✓</u> Fix. —		
<u>Br. Lined - 5 @ 25</u>		125
<b>Total Additions and Deductions</b>	<u>491</u>	<u>265</u>
<b>Net Additions or Deductions</b>	<u>-265</u>	<u>1516</u>

Area <u>35</u> Yrs. by	Est. Owner	REPRODUCTION VALUE	\$ <u>1742</u>
	Tenant	Depr. <u>1-2-3-4-5-6</u> <u>40/52</u>	% \$
	Neighbors	Reproduction Val. Minus Depr.	\$ <u>906</u>
Records			
Remodeled	Est. Cost	Remodeling Inc	% \$
Garage—S <u>8</u> C <u>1</u>	Depr. <u>2%</u> <u>3%</u>	Obsolescence	\$
Cars <u>1</u> Walls <u>8 1/2'</u>		Out Bldgs.	\$
Roof <u>T.P.</u> Size <u>16 x 18</u> Age <u>18</u>			\$
Floor <u>Dir</u> Cost <u>153/46</u>	Depreciated Value Garage		\$ <u>80</u>
Remarks _____	<b>Total Building Value</b>		\$ <u>986</u>

Appraised 10/19 1949 By CAO. & A.F.



5457  
WILLARD

Location Bldg 5 SA 5 1/2 Lot 27 acc Lot 28  
 Kind of Bldg 3 St. No. 1120 W. Lakeside Ave.

Class 3 Type 1 2 3 4. Cost \$ 1583 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		790		\$ 1583
	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>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>—</u> Mtl. <u>—</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>—</u>		
Rear <u>—</u> @ <u>—</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. — 1/4 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. — Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing	350	
		Class <u>1</u> Tub <u>1</u> Trays <u>—</u>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sft. <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>		
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> Wainscot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
	548	

Total Additions			
Year Built <u>1931</u>	Avg. Age <u>44</u>	Reproduction Value	\$ <u>2131</u>
Info. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. %	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Bldg. Value	
Garage—Class <u>1</u>	Depr. 2% 3%	Depr. Col. 1 2 3 4 5 6 <u>43</u> %	
Cars <u>1</u>	Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>	Repr. Val. Minus Depr.	\$ <u>986</u>
Size— <u>16</u> x <u>19</u>	Age <u>1931</u>	Cost <u>153</u> x <u>30</u> %	
Other <u>—</u>			
		Total Building Value	\$ <u>586</u>

Appraised 4-30 19 58 By 1302

SA 57  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1120 Woodside Ave  
 Class. 3 Type 1 2 3 4. Cost \$ 4091 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1000		\$ 4091	\$
	x x				
	x x				

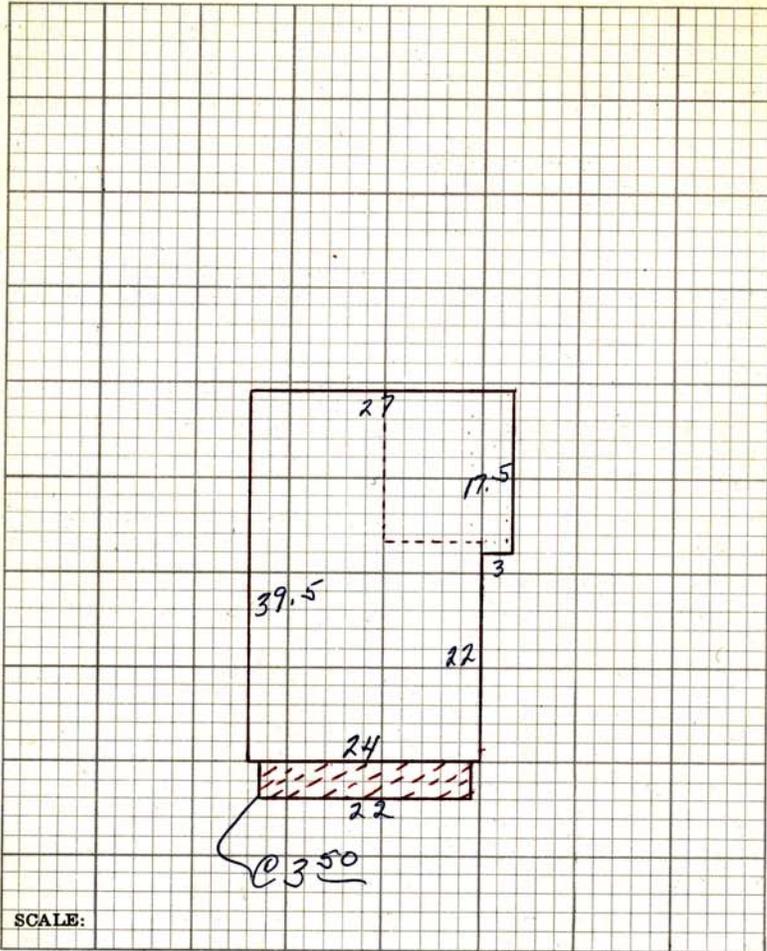
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. _____ Sills _____			
Ext. Walls _____			
Roof Type <u>gabled</u> Mtl. <u>Pat</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ @ <u>350</u>	308		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar-Bsmt. — ¼ ½ ¾ Full — Floor —	80		
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550		
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink _____ Toilet <u>1</u>
Wtr. Sfr. _____ Shr. St. _____ O.T. _____			
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____	384		
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. _____			
Awnings — Metal _____ Fiberglass _____			
Total Additions	1372		

Year Built <u>1914</u>	Avg. <u>1.924</u>	Replacement Cost	<u>5413</u>
<u>1962</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>SON</u> Owner - Tenant -	Neighbor - Record - Est.	Adj. Bld. Value	
		Conv. Factor	x.47
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>	83	
Total Building Value \$			

Appraised ① 10-24 19 68 By 1581 — By 7N  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_  
 NOV 17 1968 1328

Re-APP # 8-8-79  
 # 7256



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<b>X</b>		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars — Floor DIRT Walls SKT Roof RR Doors \_\_\_\_\_

Size 16 x 18 Age 1931 Cost 297 x 47%

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total 83

REMARKS

Average Year of Construction Computation:

Year 1944 \$ 4489 = 79 % X 49 Year = 38.71

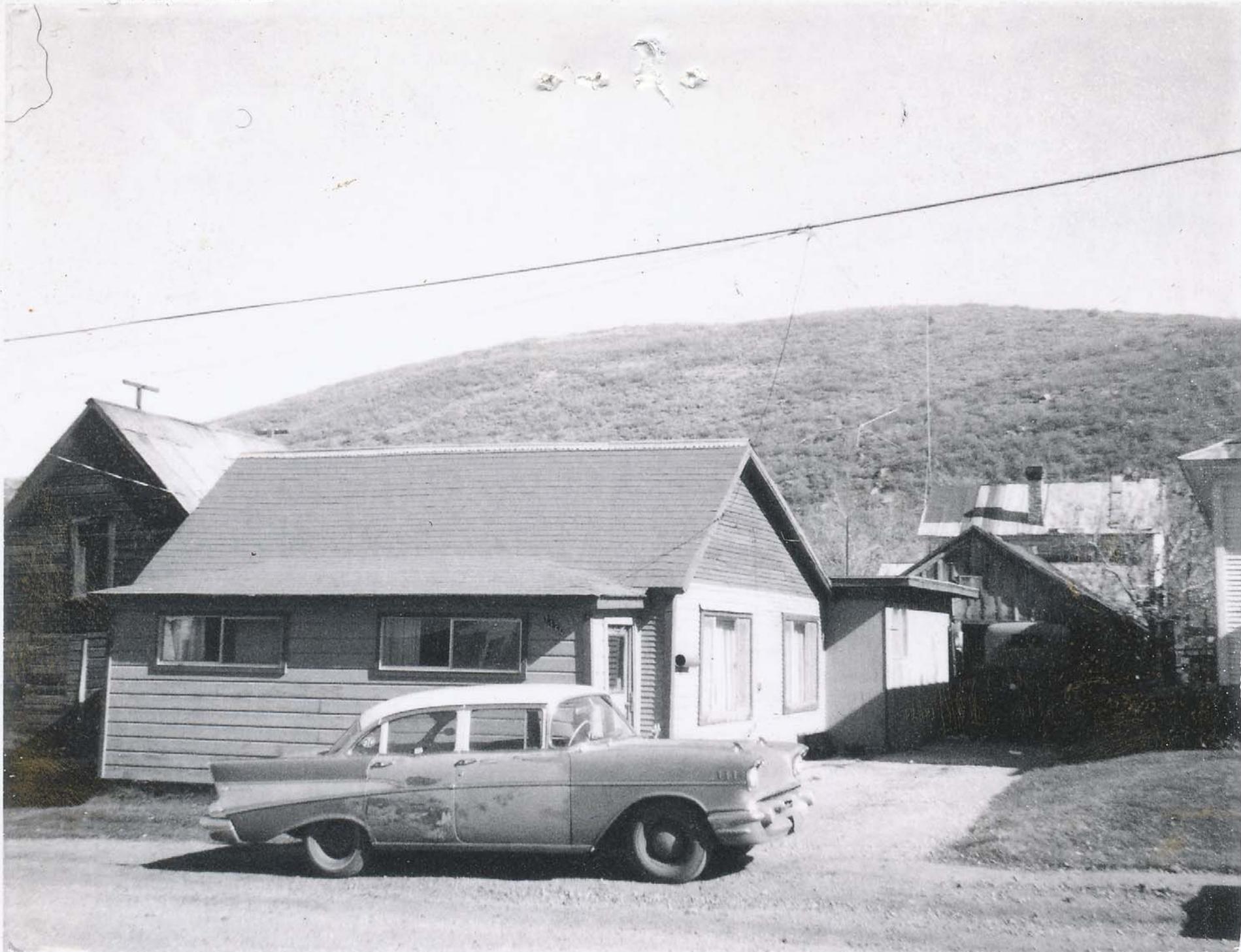
Year 1962 \$ 1142 = 21 % X 1 Year = 21

Average Year of Construction 1924 38.92

SA 57

S 44





Researcher: Philip F. Notarianni  
Date: September 1978

Site No. SU-10-383

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

IDENTIFICATION 1

Street Address: 1120 Woodside Avenue, Park City S27-  
Plat SA Bl. 5 Lot 28  
Name of Structure: T. R. S.  
Present Owner: O. Willard and Ires Larsen UTM:  
Owner Address: P.O. Box, Park City, UT 84060 Tax #: SA-57

AGE/CONDITION/USE 2

Original Owner: unknown Construction Date: ca. 1914 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

STATUS 3

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: Date of Photographs:  
Date of Slides: June 1978 Views: Front  Side  Rear  Other   
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.

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)

The front porch has been filled-in to create a new room. Re-done in 1962.

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 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      |   |

Non-contributory because of type of major alterations made on the building (see above).

Lot S27-28 assessed to John Sweeney during 1910s tax sales, but shows up in records as property of Charles J. Johnson in 1930; S. C. Hatch, 1931; and Stanley Parrish, 1932.





