

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1147 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-79

Current Owner Name: David Belz

Parent Parcel(s):

Current Owner Address: PO Box 681237, Park City, UT 84068-1237

Legal Description (include acreage): 0.13 acres; 0S 16 T 2S R 4E LOTS 11-12-13 BLK 8 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: Cross-wing type / Victorian 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.):
- 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: Concrete.

Walls: Narrow lap siding. The porch inset porch is supported by turned posts.

Roof: Complex roof form with front gable that has a shed dormer and the side section appears to be a truncated hipped roof with a projecting gable roof in the rear. The roof is sheathed with asphalt shingles. The dropped shed porch roof is also sheathed in asphalt shingles. A brick chimney is located on the hipped section.

Windows: Single and 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 1 ½-story frame cross-wing has been significantly altered. A shed dormer was added to the front gable before 1995. The windows, which had been altered prior to 1995, have been restored to what is seen in the tax photo--paired double-hung sash type. The house has been clad in a narrow lap siding; it is not clear if the current siding is applied over the original drop siding or if the original siding has been replaced. By 1958, according to the tax card, the house had a concrete foundation. The 1958 tax card indicates the house was clad in aluminum siding and that a rear addition had been constructed in 1962, with the rear porch enclosed. The changes to the windows re-establish an important historic element, but the application of narrow lap siding diminishes 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 1949 and 1958 tax cards indicate a 12'x18' garage on site. Its existence was 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.): While the fenestration was restored, 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, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries, though the narrow lap siding diminishes the historic character.

**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.

The extent and cumulative effect of alterations to the property render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1899<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> Summit County records.

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>2</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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>2</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 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>924</u>	<u>\$ -</u>	<u>\$ 2545</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 523 Attic Condition \_\_\_\_\_

Description of Building	Add	Deduct
<u>176 @ 1.15</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>156</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab</u> Mat <u>Membrum</u>		
Dormers—Small Med. <u>1</u> Lg.	<u>80</u>	
Bays—Small Med. <u>-</u> Lg.		
Porches—Front <u>60" @ 1.15</u>	<u>69</u>	
Rear <u>104" @ 1.02</u>	<u>108</u>	
<u>Cellar</u> —Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dit</u>		
Basement Apts.—Rooms Fin. <u>-</u>		
Attic Rooms Fin. <u>3</u> Unfin.	<u>520</u>	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>2</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>120</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. hired - 8 @ 20.00</u>		<u>160</u>

Total Additions and Deductions 897 441 2545  
 Net Additions or Deductions -441 456

Age 50 Yrs. by { Est. Owner  REPRODUCTION VALUE \$ 3001  
 { Tenant  Depr. 1-2-3-4-5-6 (3/5) % \$ \_\_\_\_\_  
 { Neighbors  Reproduction Val. Minus Depr. \$ 1110  
 { Records  \_\_\_\_\_  
 Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C 2 Depr. (2%) 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars 1 Walls Sid. \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof T.P. Size 12x18 Age 28 \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor Dirt Cost 123/44 Depreciated Value Garage \$ 76

Remarks \_\_\_\_\_ Total Building Value \$ 1186

Appraised 10/1949 By CAO. & A. J.



Serial No. SA 79

Location Block 8 SA Lots 11-12-13  
 Kind of Bldg. RES St. No. 1147 Woodside Ave  
 Class (4) Type 1 2 3 4 Cost \$ 2197 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		934		\$ 2197
	x x				
	x x				

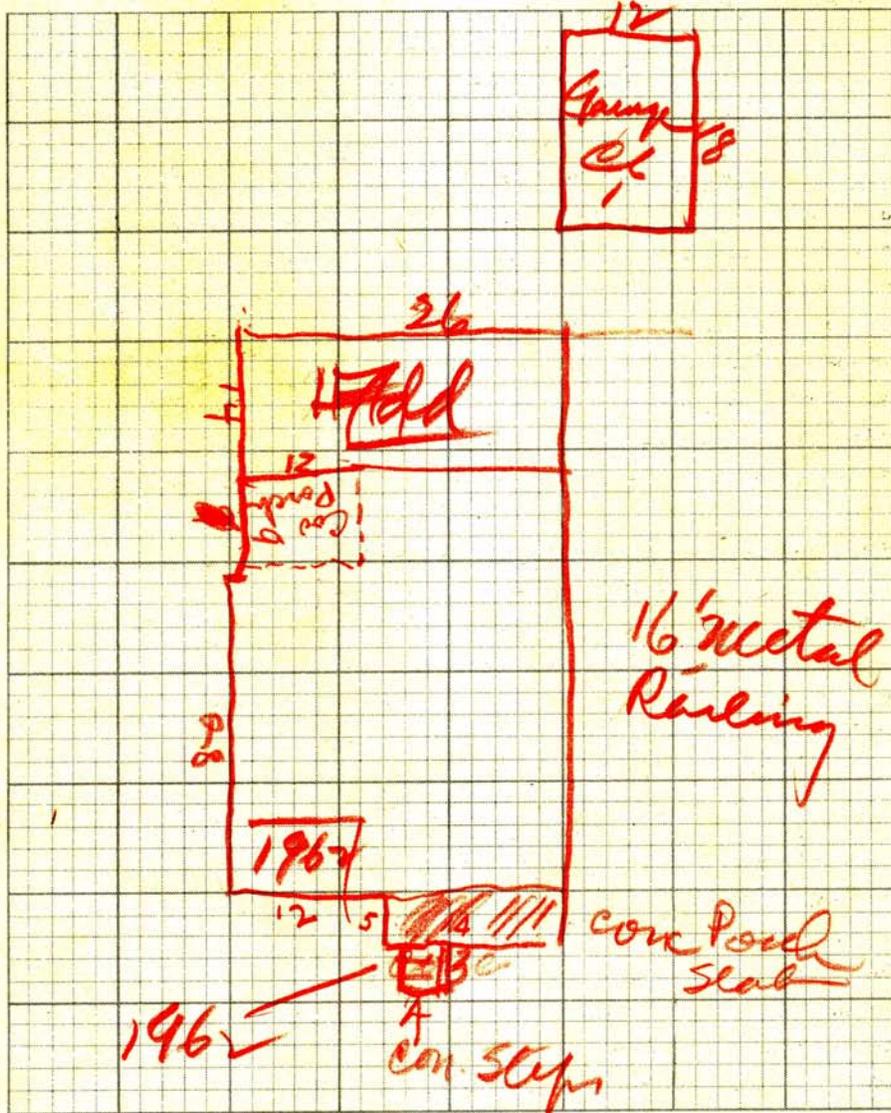
Gar.—Carport — x — Flr. — Walls — Cl. — 5497

Description of Buildings	Additions	Totals
Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>—</u>		
Ext. Walls <u>Siding Alumn</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Shale</u> Mtl. <u>Alum</u>		
Dormers—Small <u>—</u> Med. <u>(1)</u> Large <u>—</u>	45	120
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>5x12</u> <u>60</u> @ <u>100</u>	60	165
Rear <u>9x12</u> <u>108</u> @ <u>230</u>	130	194
Porch <u>—</u> <u>Enclosed</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>	70	80
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>3</u>	595	1030
Plumbing {	Class <u>2</u> Tub <u>—</u> Trays <u>—</u>	
	Basin <u>—</u> Sink <u>—</u> Toilet <u>1</u>	320
	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>		
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>3</u> S. <u>—</u>	25	90
<b>Total Additions</b>	<b>1245</b>	<b>7425</b>

Year Built <u>1928</u>	Avg. Age <u>30</u>	Current Value	\$ 3442
Inf. by { Owner	Tenant -	Commission Adj.	%
Neighbor - Record - Est.		Bldg. Value	1033
Remodel Year	Est. Cost	Depr. Col. (1) 2 3 4 5 6	%
Garage—Class <u>2</u>	Depr. 2% 3%	Current Value Minus Depr.	\$
Cars <u>1</u>	Floor <u>Dirt</u> Walls <u>side</u> Roof <u>TP</u> Doors <u>1</u>		
Size— <u>12</u> x <u>18</u>	Age <u>1921</u> Cost <u>183</u> x <u>30</u> %		55
Other <u>—</u>			
<b>Total Building Value</b>			<b>\$</b>

Appraised 4-30-58 By 1302

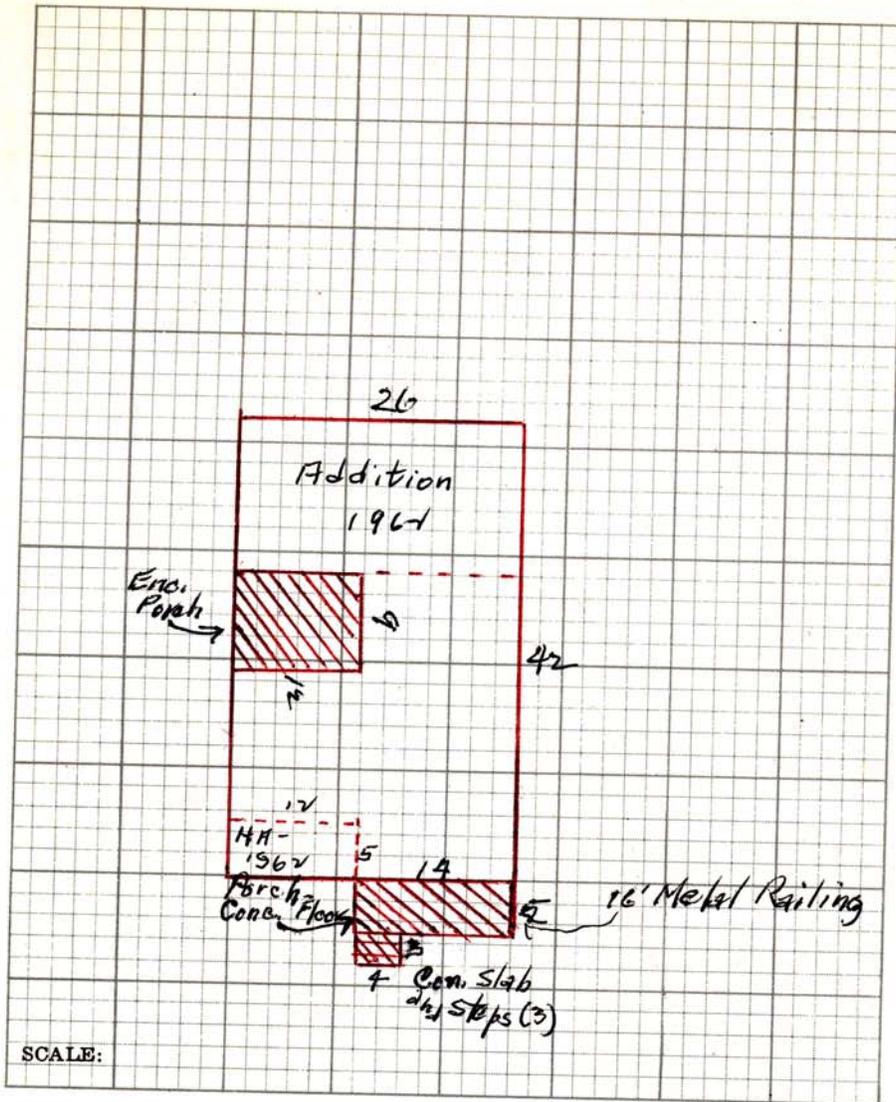
587  
9/19/6



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





SCALE:

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% 3%

Cars 1 Floor Dirt Walls Sid Roof Comp Doors 1

Size 12 x 18 Age 1921 Cost 460 x 47%

1940 Base Cost \_\_\_\_\_ x 25 % Depr.

Total 115

REMARKS \_\_\_\_\_

\_\_\_\_\_

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