

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1158 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-56

Current Owner Name: David & Charles Colvin

Parent Parcel(s):

Current Owner Address: PO Box 430, Park City, UT 84060-0430

Legal Description (include acreage): 0.06 acres; 0S 16 T 2S R 4E S ½ LOT 18 AND ALL LOT 19, 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 / Vernacular style

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

Walls: Stucco on the main gable front and south lean-to addition and narrow lap siding on a small section of enclosed porch.

Roof: Gable and extended shed porch and shed addition; sheathed in standing seam metal. Central brick chimney rises through the ridge.

Windows: Paired double-hung sash type and aluminum side slider 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 one-storey frame house has been significantly altered. The 1949 tax card indicates the house had siding rather than the stucco seen today. The 1907 Sanborn Insurance map shows the house as a simple rectangle (approximately 28'x12') with the narrow end facing the street. In 1952 (according to the 1949 tax card), the porch closest to the street was added, along with the center lean-to addition, and a rear leant-to porch. According to the 1958 tax card, the house was sheathed in brick-tex over the siding, as seen in the tax photo. The tax card also notes that the house was remodeled using scrap lumber. By 1968, the house was still sheathed in brick-tex (according to the tax card) and a rear addition had been constructed. It is not clear when the stucco was applied. 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 alter over time. The house sits near the north lot line with a paved strip along the south lot line. The short wall appears in early photographs, as does wire fence.

**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.

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. 1901<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:** West elevation. Camera facing east, 2006.

**Photo No. 2:** Southwest oblique. Camera facing northeast, 2006.

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

**Photo No. 4:** Southwest oblique. Camera facing northeast, 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 3-15% Type 123-4 Cost \$ 2.44 X 85%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>336</u>	<u>\$ 2.07</u>	<u>\$ 696</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 2 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>80</u>
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front @		
Rear <u>120' @ .60</u>	<u>72</u>	
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>L</u> Tub <u>Trays</u> Basin <u>Sink</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Lbr. Lined Wd. 2 @ 25'</u>		<u>50</u>
<u>No Paint @ 10¢</u>		<u>34</u>

Total Additions and Deductions 317 204 696  
 Net Additions or Deductions -204 \$ +113

Age 48 Yrs. by  Est. Owner  Tenant  Neighbors  Records  
 REPRODUCTION VALUE \$ 809  
 Depr. 1-2-3-4-5-6 61/89 % \$  
 Reproduction Val. Minus Depr. \$ 316

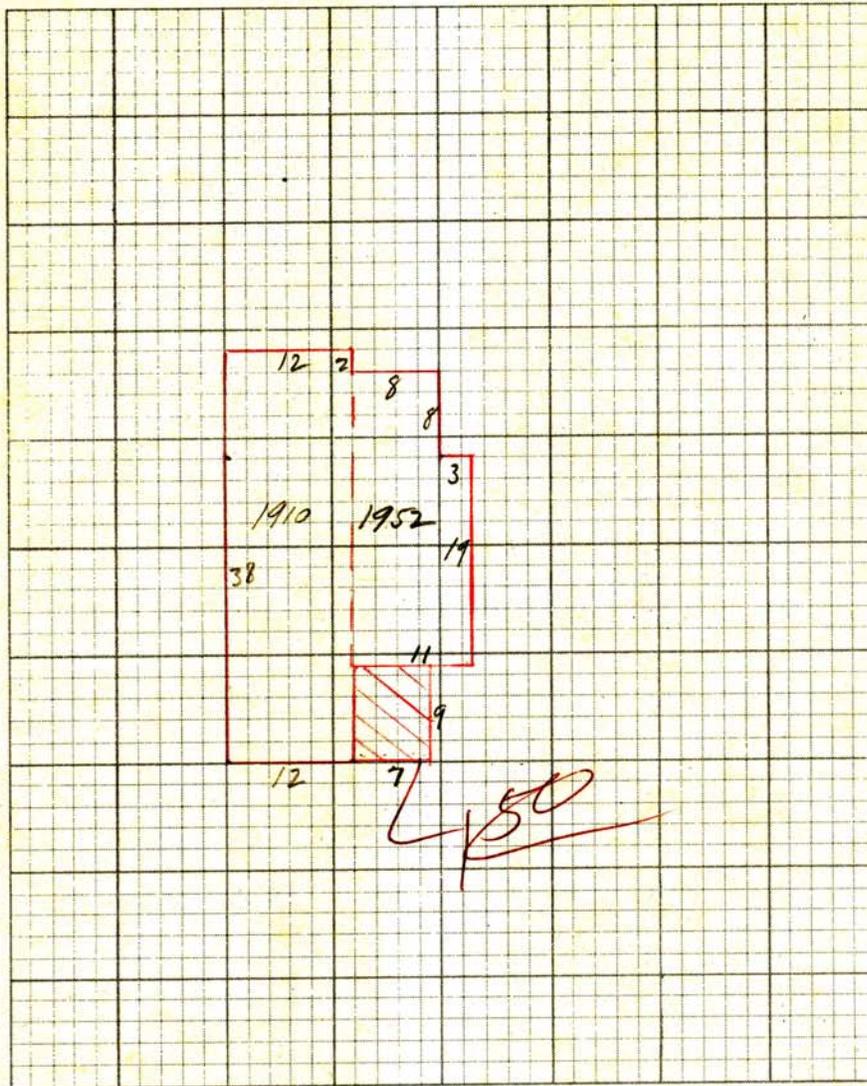
Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$

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

Appraised 10/1949 By C.A.D. & A.F.







RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: *Remodeled with scrap lumber*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SA 56  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location Park City

Kind of Bldg. Res St. No. 1158 Woodside Ave

Class 1 Type 1 2 3 4 0 Cost \$ 1680 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	697		\$ 1680	\$
	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 gable Mtl. RR

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 49' @ 1.50 73

Rear 56' @ 2.00 112

Porch \_\_\_\_\_ @ \_\_\_\_\_

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

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

Bsmt. Gar. \_\_\_\_\_

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_

Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_

Basin 1 Sink 1 Toilet 1 550

Wtr. Sftr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_

Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Heat—Stove  H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_

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 735

Year Built 1901 Avg. 1. Replacement Cost 2415

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

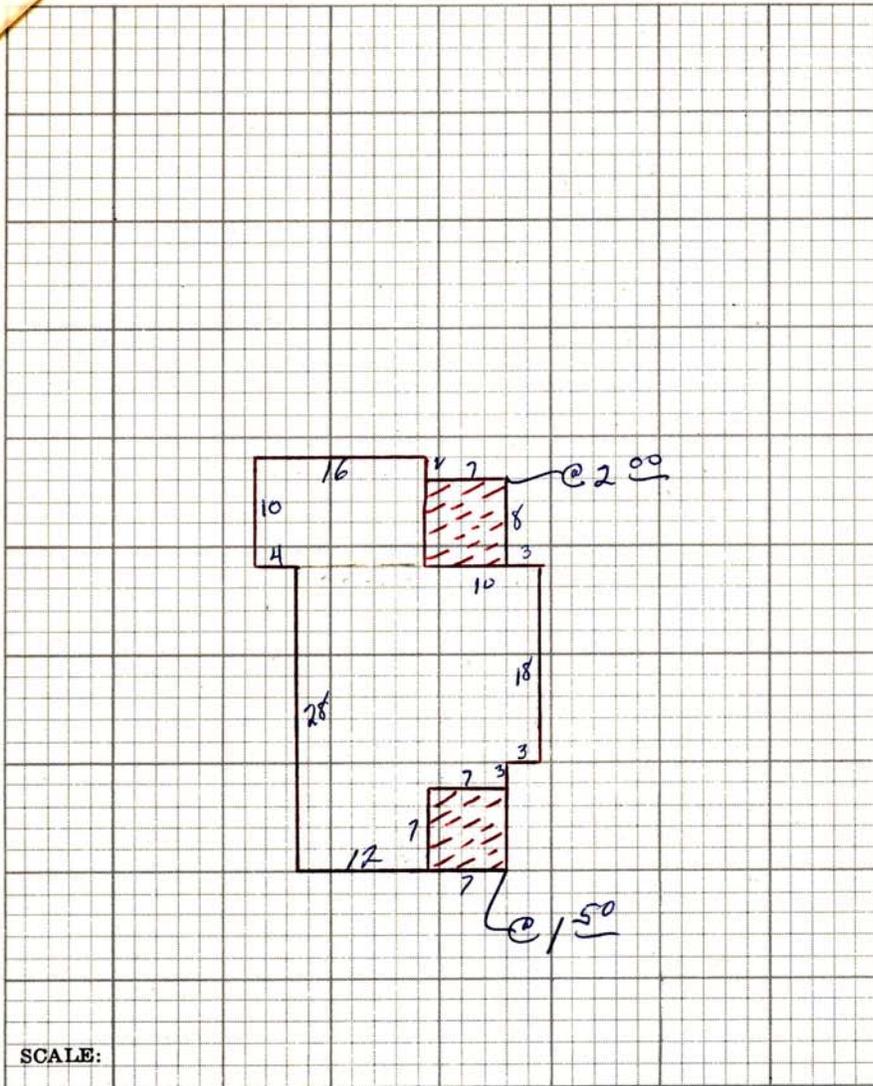
Total Value from reverse side

Total Building Value \$

Appraised ① 10-24 19 68 By 1581 CGW

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By NOV 12 1968 1328

Re-APP 8-10-79  
1256



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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

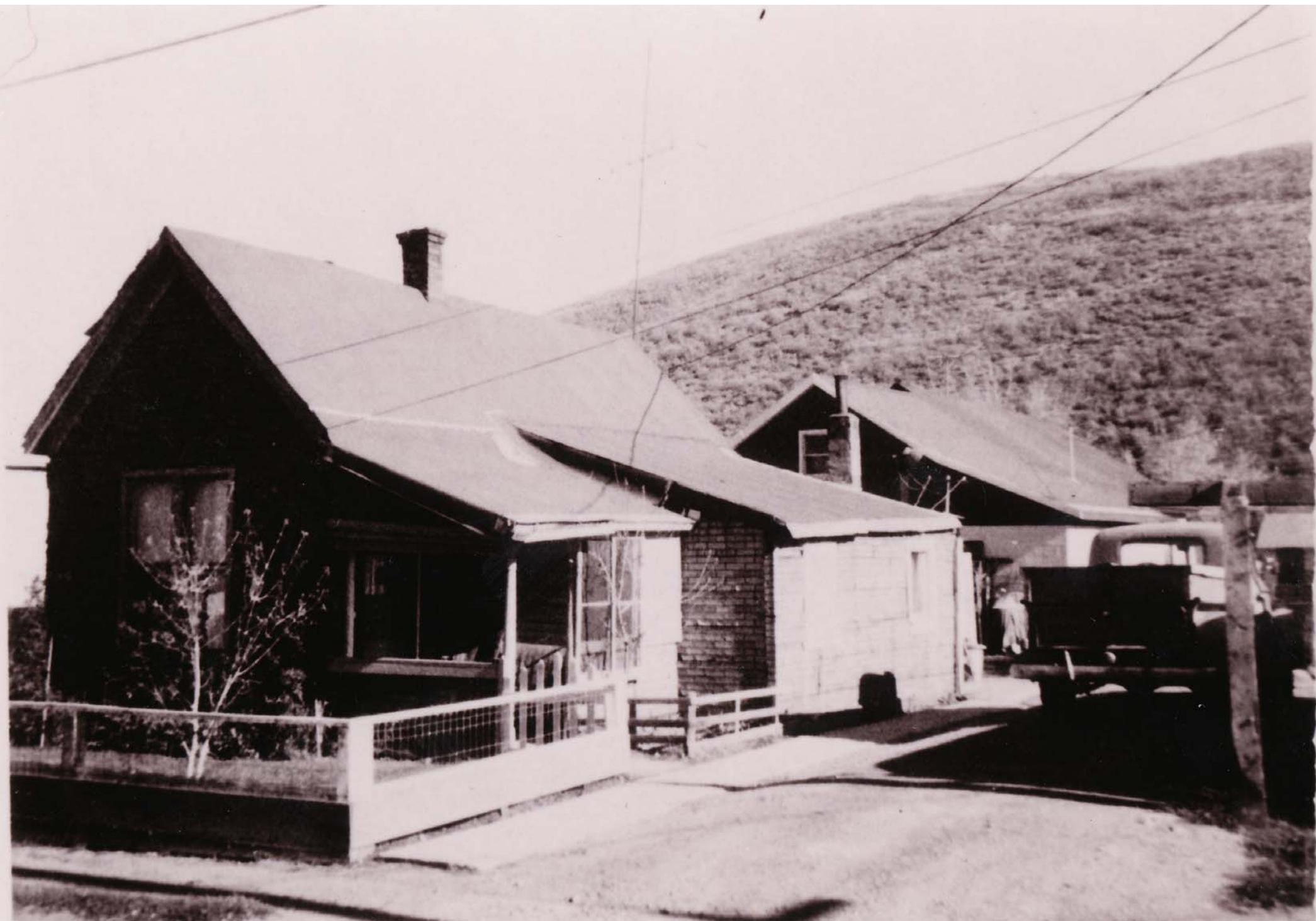
1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

IDENTIFICATION 1

Street Address:	1158 Woodside Avenue, Park City	PlatSA Bl. 5 Lot	S18-19
Name of Structure:		T. R. S.	
Present Owner:	Emma G. Calvin et.al. c/o Emma G. Lemon	UTM:	
Owner Address:	P.O. Box, Park City, UT 84060	Tax #:	SA-56

AGE/CONDITION/USE 2

Original Owner:	unknown	Construction Date:	ca.1901	Demolition Date:	
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Original Use: residential

Present Use:

Occupants:

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                   | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Commercial               |                                       |                                    |

Building Condition:

Integrity:

- |  |                                |   |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated    |                                | <input type="checkbox"/> Major Alterations            |

STATUS 3

Preliminary Evaluation:

Final Register Status:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Significant             | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory        | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |
| <input type="checkbox"/> Intrusion               |  |   |

DOCUMENTATION 4

Photography:

Date of Slides: June 1978  
Views: Front  Side  Rear  Other

Date of Photographs:  
Views: Front  Side  Rear  Other

Research Sources:

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

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

Summit County records.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.  
Salt Lake Tribune, January 17, 1954, p. C-10.

Architect/Builder: unknwon

Building Materials: wood

Building Type/Style: Residential

Description of physical appearance & significant architectural features:

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

Remodeled in 1950s--one story dwelling having a gable roof, with brown brick-tix siding. Windows on the front of the building, on the gable end, are two two-over-two double hung frame. Some alteration to the porch was made prior to the 1940s, as well as in the 1950s.

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        |   |

Contributory to the residential district as a turn-of-the-century Miner's residence. Elements of the Park City vernacular--gable roof, double hung windows--are still in evidence.

A. W. McEmery, owner of record, in 1905 [W. A. McEmery]. Redeemed in 1930 by Mrs. George Sessions; and sold in 1936 to Stella Price; to Summit County in 1946; and to Frank Calvin also in 1946.

Record searches identify one William D. Moulton as a farmer in the Heber, Utah area. Moulton was born in 1874 in Heber, and was a member of the L.D.S. Church. He died in 1954.





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