

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1162 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-55

Current Owner Name: Johnlyn Totten, Trustee

Parent Parcel(s):

Current Owner Address: PO Box 680478, Park City, UT 84068-0478

Legal Description (include acreage): 0.06 acres; 0S 16 T 2S R 4E ALL LOT 17 & N ½ LOT 18 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: Pyramid type (modified roof form)

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: 1949, 1958, and 1968 tax cards indicate foundation of wooden sills. House has been rehabilitated several times, but an upgraded foundation could not be verified.

Walls: Drop siding.

Roof: Truncated pyramid and dropped hipped porch roof sheathed with standing seam metal material.

Windows: Wide 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 one-story frame pyramid house has been significantly modified in the past, but many of the character-defining features have been restored. Based on information from the tax cards, the house has been clad in asbestos shingles (1958 tax card) and the full width front porch was removed and replaced with an entry stoop. Between 1907 and 1949, a rear porch was constructed (according to the Sanborn Insurance maps and tax cards). In 1956, the rear addition (12'x24') was constructed which either enveloped the rear porch or replaced it. In addition, by 1958, the front porch had been removed. The 1968 tax card indicates the construction of a front entry stoop (6'x4') and a rear stoop (3'x4'). By 1995, the full-width porch had been restored to what is seen in the tax photo. In addition, the original porch elements were also restored. The tax photo and 1995 photo differ on the placement of the door and windows on the primary façade, with the original windows being square casements with transom windows and the door being located closer to the north window than the south. The house currently has two wide double-hung sash type windows on the main façade and the door is located closer to the south window than the north. Because the siding does not show signs of changes in the location of the front door, it may be new material milled to match the old. The changes to the house do not affect 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 is also largely unchanged from what is seen in the tax photo. The 1949 and 1958 tax cards indicate a 12'x18' garage on site, but by 1968 it appears the garage had been removed (tax cards).

**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. 1905<sup>1</sup>

<sup>1</sup> 1907 Sanborn Insurance map.

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>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:** West elevation. Camera facing east, 1995.

**Photo No. 3:** 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 Type 12-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>576</u>	\$ -	\$ <u>1171</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 401-4p Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>96</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Asph</u> Mat. <u>Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>120' @ 1.15'</u>	<u>117</u>	
Rear <u>88' @ 1.15'</u>		
Cellar—Basin't <u>1/4 1/2 3/4 full-floor</u> <u>2161</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. <u>1</u> Unfin.	<u>163</u>	
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>	<u>315</u>	
Heat—Stove <u>H. A. Steam S. Blr.</u> Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	<u>40</u>	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		<u>125</u>

Total Additions and Deductions 635 221 1171  
Net Additions or Deductions -221 \$ +414

REPRODUCTION VALUE \$ 1585  
Av. Age 48 Yrs. by  Est. Owner  Depr. 12-3-4-5-6 61/39 %  
 Tenant  Reproduction Val. Minus Depr. \$ 618  
 Neighbors  Remodeling Inc. 1956 % \$ 288  
 Records

Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. 1956 % \$ 288  
Garage—S 8 C 1 Depr. 2% 3% Obsolescence \$ \_\_\_\_\_  
Cars 1 Walls Shg Out Bldgs. \$ \_\_\_\_\_  
Roof T.P. Size 12x18 Age 18 \$ \_\_\_\_\_  
Floor Plank Cost 144/46 Depreciated Value Garage \$ 66

Remarks \_\_\_\_\_ Total Building Value \$ 684

Appraised 10/19 1949 by Chas. A. J.



Serial No. 5A-55

Location Block 5 SA - Lot 17  
Kind of Bldg. RES St. No. 1162 Woodside Ave  
Class 3 Type 1 2 3 4 Cost \$ 1656 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		564		\$ 1656
	x x				
	x x				

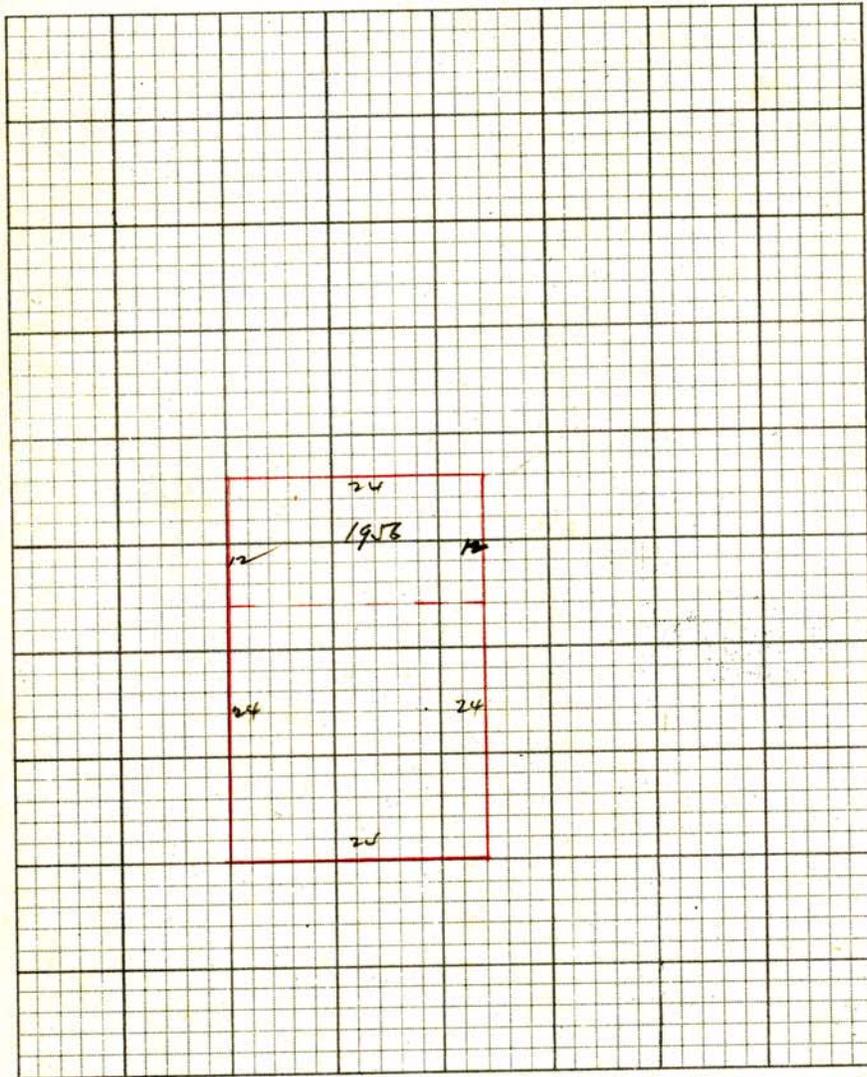
Gar.—Carport      x      Flr.      Walls      Cl.     

Description of Buildings		Additions
Foundation—Stone <u>    </u> Conc. <u>    </u> None <u>✓</u>		
Ext. Walls <u>Asb Shakes</u> <u>Side</u>		
Insulation—Floors <u>    </u> Walls <u>    </u> Clgs. <u>    </u>		
Roof Type <u>Asphalt</u> Mtl. <u>    </u> <u>Flat</u>		
Dormers—Small <u>1</u> Med. <u>    </u> Large <u>    </u>		30
Bays—Small <u>    </u> Med. <u>    </u> Large <u>    </u>		
Porches—Front <u>    </u>	@ <u>NTV</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—Bsm. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{3}{4}$ Full <u>    </u> Floor <u>Asph</u>		50
Bsm. Apt. <u>    </u> Rooms Fin. <u>    </u> Unfin. <u>    </u>		
Attic Rooms Fin. <u>1</u> Unfin. <u>    </u>		217
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u>    </u>	315
	Basin <u>    </u> Sink <u>1</u> Toilet <u>1</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> Stk. <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> Wainseot <u>    </u> Floors <u>    </u>		
Storm Sash—Wood D. <u>    </u> S. <u>    </u> ; Metal D. <u>2</u> S. <u>    </u>		
		672

Total Additions			672
Year Built <u>    </u>	Avg. <u>43</u>	Current Value	\$ 2328
<u>1949-48</u>	Age <u>48</u>	Commission Adj.	%
Inf. by { Owner - Tenant		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. (1) 2 3 4 5 6 <u>44</u> %	
Remodel Year <u>1921</u> Est. Cost <u>288</u>		Current Value Minus Depr.	\$ 1084
Garage—Class <u>1</u> Depr. <u>2%</u> <u>0%</u> Carport—Factor <u>    </u>			
Cars <u>1</u> Floor <u>Wood</u> Walls <u>5/8</u> Roof <u>SI</u> Doors <u>1</u>			
Size— <u>12</u> x <u>18</u> Age <u>27</u> Cost <u>144</u> x <u>30</u> %			
Other <u>    </u>			
Total Building Value			\$ 533

Appraised 4-30-1948 By 1302

50.00



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: *Porch Removed - Wood Floor - Poor Shape*  
*No one home*

LA 55  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 1162 Woodside Ave  
 Class. 3 Type 1 2 3 4 Cost \$ 36.52 X 109 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	864		\$ 3981	\$
	x x				
	x x				

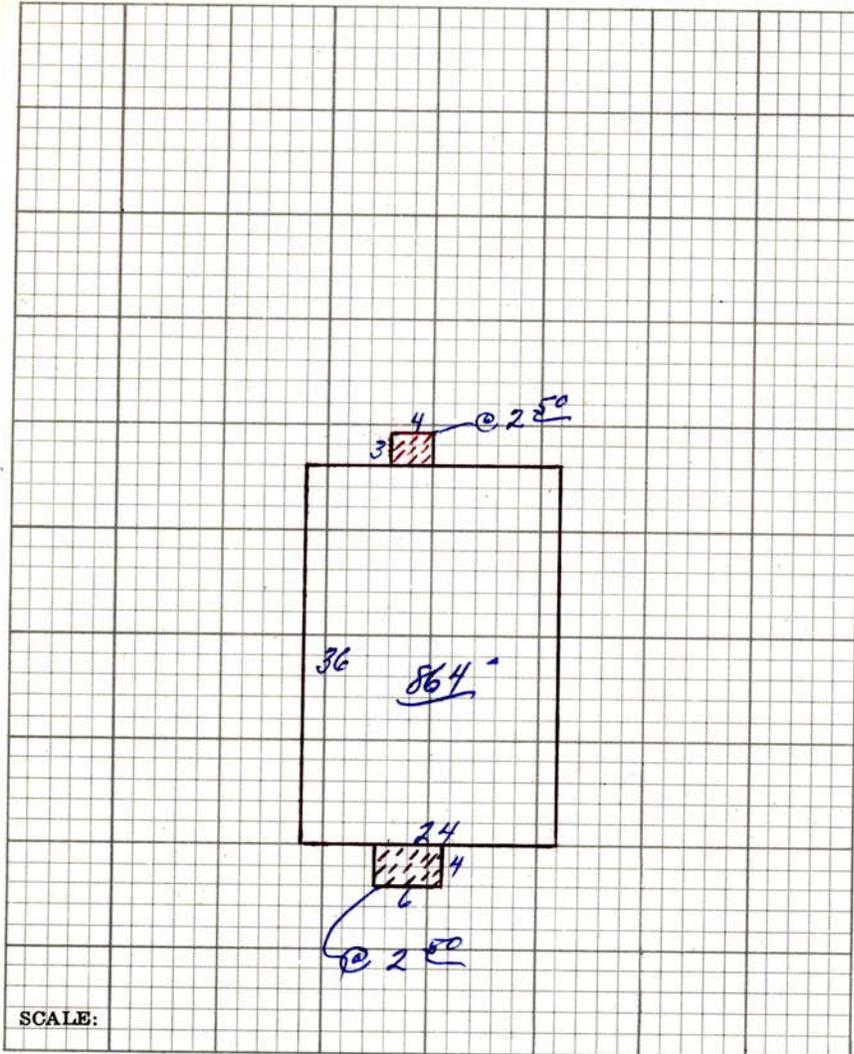
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation <u>(0)</u> Stone <u>ASB Shakes</u> Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>ASB Shakes</u>		
Roof Type <u>MANSARD</u> Mtl. <u>PAT</u>		
Dormers—Small <u>1</u> Med. _____ Large _____	80	
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>24° @ 2.50</u>	60	
Rear <u>12° @ 2.50</u>	30	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
<u>Cellar</u> Bsmt. — ¼ ½ ¾ Full — Floor <u>FLR</u>	60	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>1</u> Unfin. _____	225	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	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. _____	354	
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. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. <u>5</u>	185	
Awnings — Metal _____ Fiberglass _____		

Re-APP - 8-10-79  
 #12256

Total Additions		1544
Year Built <u>1915</u> Avg. 1.	Replacement Cost	5525
Age 2.	Obsolescence	
Inf. by { 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		
Total Building Value \$		

Appraised ① 10-24 19 68 By 1581 JAN 30 1969  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



SA 55

S 41

Old Docters



Woodside Ave.

STOP

1152



Woodside Ave.

12th St.