

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1455 Woodside Avenue

AKA: 1453 Woodside Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-226

Current Owner Name: Diane Durham

Parent Parcel(s):

Current Owner Address: PO Box 1946, Park City, UT 84060-1946

Legal Description (include acreage): 0.22 acres; S 9T 2S R 4E BEG AT A PT 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; TH DUE W 65 FT; TH N 34]30' W 80 FT; TH N 55]30' W 183 FT; TH S 34*30'E 11 FT; TH S 55*30' W 130 FT TO PLACE OF BEG EXCEPTING THEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACT ALSO EXCEPTING THEREFORM BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; & RUN TH W 65 FT; TH N 34]30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55]30' E 100 FT; TH S 31]56' E 104.24 FT; TH S 55]33' W 38.46 FT TO PT OF BEG.

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: 1995 & 2006
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: "L" Cottage (crosswing)/Vernacular

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: accessory building(s), # __1__ ; structure(s), # _____.

General Condition of Exterior Materials:

- 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.):

Site: Dry-stacked stone wall runs along frontage.

Foundation: Tax cards indicate no foundation.

Walls: Aluminum/Vinyl siding

Roof: Asphalt shingles

Windows: Aluminum replacement windows

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): This one-story frame "L" cottage has been significantly altered. The walls are clad in aluminum siding, but as indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear. The 1949 building card also indicates that the rear addition was constructed in 1952, that the wooden porch deck had been replaced with a concrete slab. Also, the 1949 card has a note that a basement entrance with concrete stairs was added to the north side of the house. The roof form is intact, as is the dropped hipped roof porch inset into the L at the front of the house. The openings on the primary façade are not original and include a large aluminum side slider type window in the gable end and a large horizontal-paned WWII era window under the porch. 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.): Flat lot, deep setback from street, minimal vegetation. The 1958 tax card includes a note dated 12-9-1968 that describes the concrete block garage. On the 1968 tax card, the garage is shown as having been constructed in 1965.

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 "T" or "L" cottage (also known as a "cross-wing") is 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. 1904

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: East elevation. Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing northwest, 2006

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO. X 48.1

NEW APPRAISAL BASE

RE-APPRAISAL CARD

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. 1455 Woodside Ave
 Schedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		633	\$	\$ 1384
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 + Bath Condition Good

Description of Building	Add	Deduct
124' @ 100 Foundation—Stone Conc. None <input checked="" type="checkbox"/>		124
Ext. Walls <u>Siding</u>		
Insulated—Floors — Walls — Clgs. —		
Roof—Type <u>Gable</u> Mat <u>P. Shingle</u>		
Dormers—Small — Med. Lg.		
Bays—Small — Med. Lg.		
Porches—Front <u>76' @ .70</u>	53	
Rear @		
Basmt—Cellar— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic—Rooms Fin. Unfin.		
Plumbing— { Class <u>1</u> Tub. — Trays Basin — Sink Toilet Urns. — Ftns. Shr. Dishwasher — Garbage Disp.	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. — Steam — S. — Blr. Oil — Gas — Coal Air Conditioned — Incinerators		
Finish— { Hd. Wd. — Floors— { Fir <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> { Conc. —		
Cabinets <u>1</u> Mantels —	40	
Tile— { Walls — { Floors —		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>Lumber & Wallbd lined</u>		112 Fld.
Total Additions and Deductions	338	276
Net Additions or Deductions	-276	\$ + 62

Age <u>45</u> Yrs. by <u>Ave</u>	REPRODUCTION VALUE	\$ 1446
<input checked="" type="checkbox"/> Owner	Depreciation <u>58/42</u> %	\$
<input checked="" type="checkbox"/> Tenant	Reproduction Val. Minus Dep.	\$ 607
<input checked="" type="checkbox"/> Neighbors		
<input checked="" type="checkbox"/> Records		
Remodeled Est. Cost	Remodeling Inc. %	\$
Garage—S 8—C		\$
Cars Walls		\$
Roof Size x Age		\$
Floor Cost	Depreciated Value Garage	\$
Remarks <u>corr. 37 years in 1941</u>	Total	\$ 607
	Obsolesence %	\$
	Total Building Value	\$

Appraised 9/30/49 194 By CTW.

Location SEC 9-25-4E
 Kind of Bldg. RES St. No. 1455 Woodside Ave.
 Class 3 Type 1 2 3 4 4 Cost \$ 1346 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		801		\$ 1346
	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>Siding + Asph Shakes.</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gable</u> Mtl. <u>ST</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u>250</u>		
Porches—Front <u>76</u> @ <u>125</u>	95	
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 1/8 1/2 3/4 Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing {	410	
		Class <u> </u> Tub <u> </u> Trays <u> </u>
		Basin <u> </u> Sink <u> </u> Toilet <u> </u>
		Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
Dishwasher <u> </u> Garbage Disp. <u> </u>		
Built-in-Appliances		
Heat—Stove <u> </u> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>	220	
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>	30	
	755	

Total Additions			755
Year Built <u> </u>	Avg. <u>54</u>	Current Value	\$ 2101
<u>Aug 9 1949-45</u>	Age <u>54</u>	Commission Adj.	%
Inf. by {	210	Bldg. Value	
Owner - Tenant - Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>33</u> %	
Remodel Year <u> </u>	Est. Cost	Current Value Minus Depr.	\$ 693
Garage—Class <u>3</u>	Depr. 2% 3%	Carport	Factor
Cars <u>2</u>	Floor <u> </u> Walls <u> </u> Roof <u> </u>	Doors <u>2</u>	
Size <u>24</u> x <u>24</u>	Age <u>3</u>	Cost	x %
Other <u> </u>			
		Total Building Value	\$

Appraised 4-28-1958 By 1302

5A-226
Serial Number

1 OF 1
Card Number

Owners Name Russell M. Horan
 Location Park City, Utah
 Kind of Bldg. Res St. No. 1455 Woodside
 Class B Type 1 2 3 4 4 Cost \$ 42,490 ~~100%~~ 5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	987		\$ 4355	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u>None</u> Conc. <u>None</u> Sills		
Ext. Walls <u>Sid and 175b. Shook</u>		
Roof Type <u>Grb</u> Mtl. <u>Pat shgls</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>76</u> @ <u>250</u>	<u>190</u>	
Rear _____ @ _____		
Porch <u>Basement East 8'</u> @ <u>250</u>	<u>20</u>	
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 <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. <input checked="" type="checkbox"/> FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>380</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>419</u>	
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. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>1270</u>
Year Built <u>1904</u>	Avg. 1 <u>1904</u>	Replacement Cost <u>5425</u>
	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	<u>Garage</u>	<u>1790</u>
Total Building Value \$ <u>1790</u>		

Appraised ① 12/9/68 By CGW.
 Appraised ② _____ 19 _____ By _____

1328
JAN 7 1969

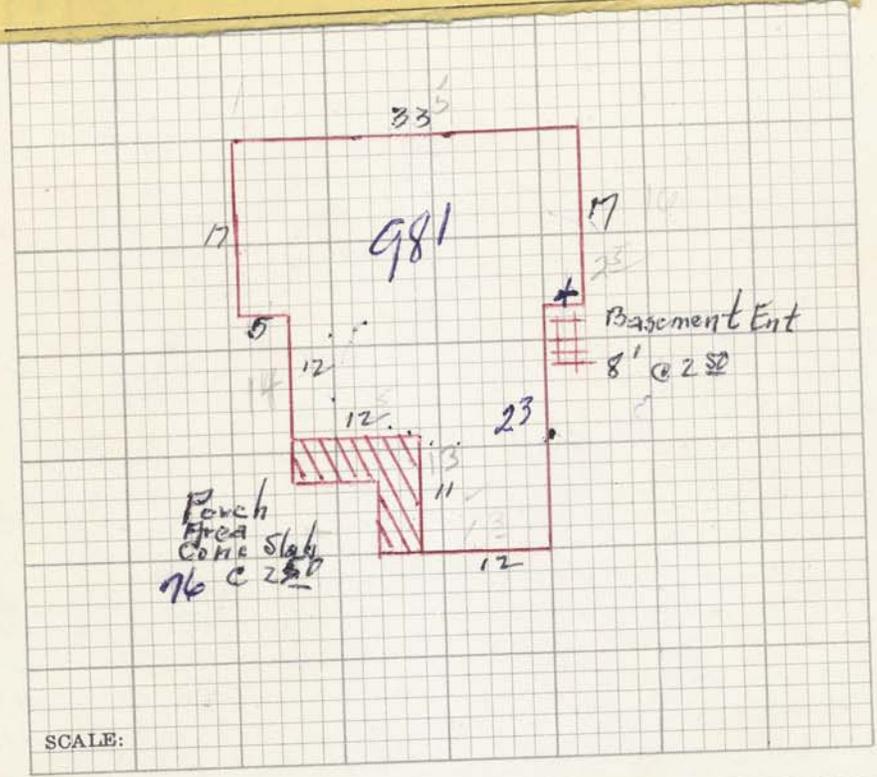
RECORD OF ASSESSMENT OF IMPROVEMENTS

SUMMIT COUNTY SERIAL NO. SA 226 481

OWNER'S NAME Russell M Horan
 MC AFFEE CLARENCE SAMUEL

OWNER'S ADDRESS PARK CITY

LOCATION #1455, WOODSIDE AVE
 SEC. 9, 25, 4E.



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 3 Depr 2% 3%
 Cars 2 Floor @ 100 Walls @ Block Roof Pal. Slat. Doors 2
 Size 24 x 24 Age 1965 Cost 1904 x 47% 1904
 1940 Base Cost x 94 % Depr. Total 1790

REMARKS







