

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 332 Woodside Avenue**

Address: 332 Woodside Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: PC-49

Current Owner Name: Summit Leasing East LLC

Parent Parcel(s): N/A

Current Owner Address: 5570 Naples Canal, Long Beach, CA 90803

Legal Description (include acreage): PC 49 ALL LOTS 24 & 25 BLK 3 PARK CITY SURVEY 4 AMI-371 1956-2 IQC-561 600-325

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: single dwelling
- Current Use: single dwelling

- *National Register of Historic Places: eligible ineligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: Nov. 2014 (3)
- historic: c. 1905

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 directory/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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* Pyramid house type, Victorian Eclectic style*No. Stories:* 2*Additions:* none minor major (describe below) *Alterations:* none minor major (describe below)*Number of associated outbuilding and/or structures:* accessory building(s), # 0; structure(s), # 0.*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.)

Foundation: concrete

Walls: drop wood siding

Roof: asphalt shingles

Windows/Doors: double-hung windows (typical) and paneled wood doors with wooden trim

Essential Historical Form: retains does not retain*Location:* original location moved (date: 1991, original location: It was moved several feet to the rear of the property to accommodate the new garage and parking area as part of the 1991 renovation)*Design:* This house is composed of two volumes, each of which is rectangular with a modified pyramid roof that is flat on the top, rather than coming to a central point. The lower (east) volume is the historic house portion, while the upper (west) volume is a two-car garage that was added much later. The house has a porch on its south façade which served as the main entrance before the garage was added. Spindled posts and sawn brackets convey the Victorian style of the house. A lower level and foundation were added to the house in 1991.*Setting:* Set on an east-facing hillside in Old Town Park City. The site overlooks historic Main Street and is on a double-wide 50'x75' lot within the original Park City survey. With small lots, maximized construction, and narrow streets, the neighborhood is relatively dense for a single-family zoned area.*Workmanship:* Utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction.*Feeling:* The addition of a two-car garage in 1991 to the front of the house has reduced its historical integrity to a degree, but the house itself is historic and appears to be in good condition. The basement was added after the construction of the house, but it detracts little from its original character. Skylights have also been added to the historic portion of the house but are not apparent from the street.

Association: The pyramid house type replaced T-cottages as the most popular house form in Park City in the late 1890s, and most of the town's pyramid houses were built between 1895 and 1905.¹ The popularity of this house type is often associated with a popular classical revival as a reaction against the picturesque sentiment of Queen Anne architecture. In Park City, these houses were popular coincidentally with the rebuilding of the town after the Panic of 1893 and the Great Fire of 1898. It is associated, therefore, with the slight boom in housing Park City experienced around the turn of the century.

5 SIGNIFICANCE

Architect: not known known: (source:)

Date of Construction: 1900-1905

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 and Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: N/A

3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Southwest oblique. Camera facing northeast. November 2014.

Photo No. 2: Northwest oblique. Camera facing southeast. November 2014.

Photo No. 3: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 4: Overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)

Photo No. 5: Detail of Photo No. 4, overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)

¹ Randall, 100.

Photo No. 1: Southwest oblique. Camera facing northeast. November 2014.



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Photo No. 4: Overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)



Photo No. 5: Detail of Photo No. 4, overall view of Park City from Masonic Hill. Camera facing west. 1904-1905.
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