



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any):

Address: 109 Woodside Avenue

Date of Construction: c. 1889

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-398-A-1

Current Owner: Stephen C. Roy (trustee)

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Not Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style with Victorian Eclectic elements

No. Stories: 1.5

Number of Associated Structures: Accessory building(s). # 1 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: _____, original location: _____)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding

Foundation: Concrete

Roof: The cross-wing (with modifications) roof form is sheathed in wood shingles

Windows/Doors: Windows are vertically oriented two-over-two double-hung wood units with simple trim casings. Also, some of the windows are casement. The front door is a wood frame-and panel unit with paired half-round lights

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

109 Woodside is a T/L cottage that has had several modifications made to it over time. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The house appears to have not changed in formal aspects from 1907 to 1941, as shown on the Sanborn maps, but changes have been made after that period. The cross-wing of the house appears to have had another level added, occurring between 1987 and 1989, and an addition has been built onto the roof that matches the height of the cross-wing and stretches in the direction of the stem wing. The side porch shown on the Sanborn maps was extended, and the rear section of the house was extended to align with the porch. There may have been more modifications done on the rear of the house, but available images make this

difficult to determine. The complex cross gable roof is sheathed with wood shingles. The walls are clad with drop-novelty wood siding, though there is some board-and-batten siding on the rear areas of the house. The windows on the front façade are all two-over-two double hung sash windows, with one in the gable on the upper level of the cross-wing and two situated below it on the ground level. One more window sits right of the door in the porch area. The door is a frame and panel door with two upper lights that are arched on top. The porch is covered by a hipped extension of the main roof that is supported by square wood posts which are topped with decorative brackets. The foundation appears to be concrete. The overall form and materiality of the building remains intact and the building retains its historic value.

A historic garage behind (west of) the house was constructed between 1907 and 1929. Two double swinging garage doors face King Road. The gabled garage roof is clad in sheet metal. The exterior walls are a mix of board-and-batten siding on the east and west elevations and drop wood siding on the south-facing gable end above the garage doors (the north façade was not visible at the time of observation). At the time of this study, the wood-framed garage was showing signs of structural failure from high roof loads. It was in a general state of disrepair, including crooked doors caused by rusty hardware, rotting wood siding, and corrosion in the roof cladding. However, the original materials of the garage and its age provide some amount of historic value to the site.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was present on the 1889 Sanborn map, and it is unknown when exactly it was built. The house was built while the land was still under the ownership of the Park City Townsite Corporation, and was likely used to house workers. As the early censuses did not include house addresses until the 1920 census, it is impossible to determine who, if anyone, lived in the house until that time. The house was rented out until 1976.

The earliest known resident was in the 1920 census, when it is noted that Emil Bjork rented the property with his wife Ida. Emil died shortly after the census, in 1921, and his obituary noted that he had lived in Park City for eighteen years after emigrating from Finland in 1904. He had married Ida Matson in 1907, who survived

him and remarried a year later to a Mr. A. Anderson. They lived in Park City, but moved away from Ida and Emil's home.

The next noted residents are Mary E Rosevear, and GERAL and Velma Peterson, as found on the 1930 Census. It is noted there that Mary Rosevear said she owned the house, but the title search does not show that the house was ever in her name. She was the mother of the postmaster in 1933, and a 1945 newspaper article said that she had lived in the same house for the past 58 years, though the censuses through that time period do not reflect that information. Nothing is known of GERAL and Velma Peterson.

The property traded hands between the Townsite Corporation and the county several times from 1882 until 1959, when Summit County sold it to the United Park Mines Company. It was then sold to the Greater Park City Company in 1971, which then sold it to Ramshire, Incorporated in 1975. It was sold in 1976 to William H. and Karen B. Coleman, the first owners of the house that were not a corporation. The property has changed hands between individuals since that time, and is now owned by Douglas and Elizabeth McGregor.

Legal Description (include acreage): ALL OF LOT 3 & S 19 FT OF LOT 4 BLK 32 PARK CITY SURVEY; ALSO COMM AT THE SW COR OF LOT 2 BLK 32 OF THE AMENDED PLAT OF THE PARK CITY SURVEY; TH N 23°38'00" W A DISTANCE OF 17.00 FT ALONG THE W LINE OF SD LOT 2 TO A PT ON THE N LINE OF KING RD & BEING THE TRUE PT OF BEG; TH LEAVING THE W LINE OF SD LOT 2 S 66°34'00" W A DISTANCE OF 9.09 FT ALONG SD N LINE OF KING RD; TH N 28°52'06" W A DISTANCE OF 33.15 FT TO A PT ON THE N LINE OF LOT 30 OF SD BLK 32; TH LEAVING SD N LINE N 08°56'08" E A DISTANCE OF 22.50 FT TO A PT ON THE W LINE OF LOT 4 OF SD BLK 32; TH S 23°38'00" E ALONG THE W LINES OF LOTS 4, 3 & 2 OF SD BLK 32 A DISTANCE OF 52.00 FT TO THE PT OF BEG CONT 0.01 AC BAL 0.09 AC M76-318-382 605-293 974-415 1431-1862 1510-19 1672-642 2024-834 STEPHEN C ROY TRUSTEE OF THE FAMILY TRUST CREATED UNDER ARTICLE 7 OF THE LAST WILL & TESTAMENT OF CHERYL L ROY 2024-834

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- 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.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 109 Woodside Avenue. Southeast oblique. 2020



Photo 2: 109 Woodside Avenue. East elevation. November 2013



Photo 3: 109 Woodside Avenue. Southeast oblique. November 2013



Photo 4: 109 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 109 Woodside Avenue. Northeast oblique. 2006



Photo 6: 109 Woodside Avenue. Southeast oblique. 2006



Photo 7: 109 Woodside Avenue. in 1995



Photo 8: 109 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 9: 109 Woodside Avenue. c.1920 (Summit County)



Photo 10: 109 Woodside Avenue.in 1890s, detail of photo below (Park City Historical Society & Museum)

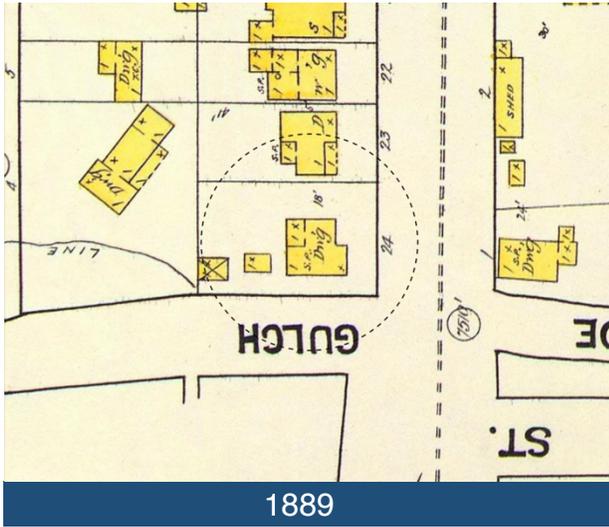
MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

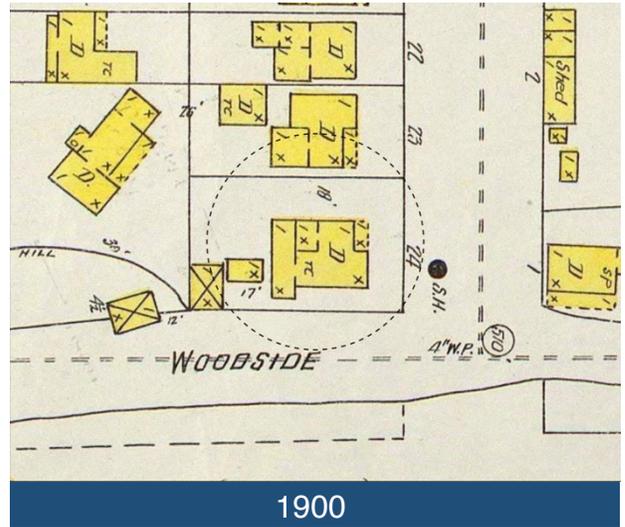


Figure 1: Aerial view showing the location of 109 Woodside Avenue. (ESRI 2020)

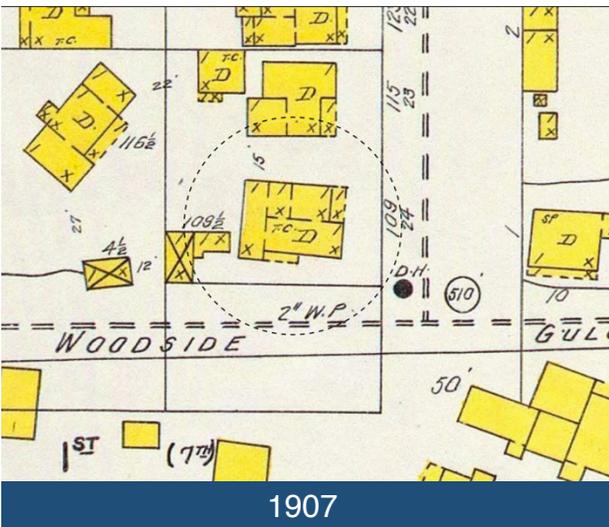
Sanborn Maps



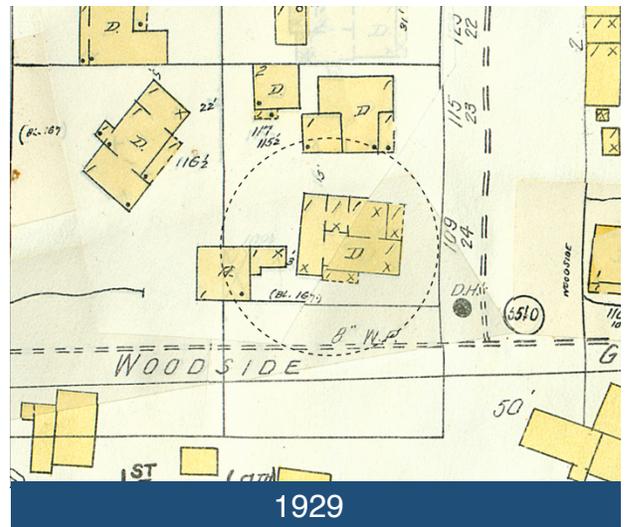
1889



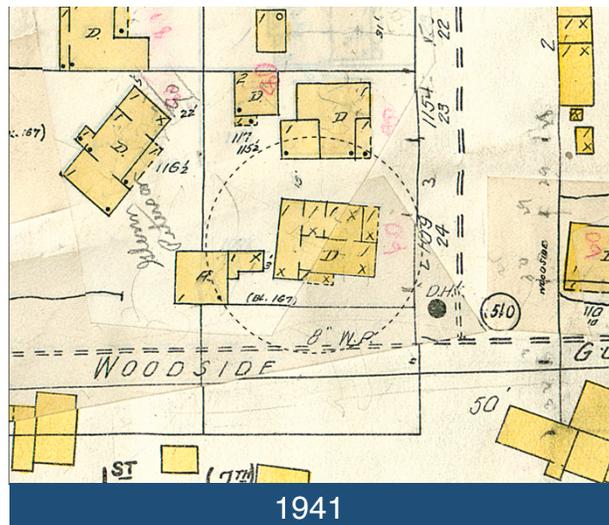
1900



1907



1929



1941

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 109 Woodside Avenue

City: Park City, UT

Current Owner: Stephen C. Roy (trustee)

Address: (see historic site form for address)

Tax Number: 109-WS-1

Legal Description (include acreage): Lot 1 109 Woodside Sub., platted 2012 (BK32 L3, 19ft. L4 & E'ly parcel) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin			"1,2,3,4,5 and unsubdivided W1/2 Block"
12/18/1905	County Treasurer	Summit County	Tax Sale		[L1-5, etc]
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L1-5, 12, 14-16, 18, 20-23, etc.]
12/21/1932	Co. Treasurer	Summit County	Tax Sale		[3,4, 30, etc...]
12/28/1935	Summit County	Park City Townsite	red cert		"3,4,30, N1/2 31"
12/21/1935	County Treasurer	Summit County	Tax Sale		"3,4,30, N1/2 31, PC Townsite"
5/25/1940	County Auditor	Summit Co	A.D.		"3,4,30, N1/2 31"
12/7/1959	Summit County	United Park City Mines Co.	Q.C.D.		[3,4, et al]
6/11/1971	United Park City Mines Co.	Greater Park City Co.	Sp. W.D.		[3,4, et al]
6/12/1975	Greater Park City Co.	Ramshire, Inc.	Sp. W.D.		[3,4, et al]
1/19/1976	Ramshire, Inc.	William H. & Karen B. Coleman	Q.C.D.		"3,4"
1/22/1976	William H. & Karen B. Coleman	Donald R. & Virginia Huggard	Q.C.D.		"3, S19ft. 4"
2/6/2003	George & Marlana Huggard	Greg Brown	W.D.		[est. of Donald Huggard]
3/15/2010	Greg & Christy Mobbs Brown	Stephen C. Roy (tr.)	W.D.		
5/22/2012	Stephen C. Roy (tr.)	Douglas P. & Elizabeth McGregor	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 12/15/2014

Biographical Research

Emil Bjork Passes On

This morning at his home in this city, after a long illness, Mr. Emil Bjork passed away. Mr. Bjork had made his home in this city for the past eighteen years and was highly respected, and his death will be mourned by many friends.

Deceased was born in Kronoby, Finland, on August 19, 1884. He came to America in 1904, locating in Park City, and with the exception of a short stay in Oregon and Nevada, lived here since that time.

He was married in 1908, and is survived by his widow and one son. He has also three brothers living in the old country. Sympathy is extended to the sorrowing ones in their bereavement.

Funeral services over the remains will be held at the Lutheran Church Monday afternoon at 1 o'clock, to which friends are invited.

Mr. Bjork was a cousin of Mr. Simon Hillstrom of this city.

Park Record, 10/07/1921