



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): Charles Workman House

Address: 805 Woodside Avenue

Date of Construction: c. 1926

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: 805-WA-1

Current Owner: MDRP Holdings II LLLP

Legal Description (include acreage): LOT 1 805 WOODSIDE AVENUE PLAT AMENDEMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3262 SQ FT OR 0.08 AC 1520-575 1557-599

**STATUS / USE**

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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**

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Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

## DESCRIPTION

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Architectural Style: **foursquare type**

No. Stories: 1

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

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: **Shiplap wood siding, narrow reveal**

Foundation: **Concrete**

Roof: **Originally a hipped roof but has been modified into a variant of gable-oh-hip. Sheathed in asphalt shingles**

Windows/Doors: **Single and paired double-hung, also ribbons with center casement flanked by narrower casement**

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

805 Woodside is a foursquare type house that has undergone minor changes. The foursquare type, also known as a pyramid house, is one of the main three house types built during the historic Park City mining era, and is the most recent of the three, occurring mostly at the end of that time period. A large rear addition has been built onto the house and alters the distinct pyramid roof shape with a short gable end visible above. The addition provides another entrance and a garage. The pyramid roof is sheathed with composition shingles and a large dormer protrudes toward the south façade. The walls are clad with narrow wood shiplap siding

which appears to be original and the concrete foundation can be seen below. The windows on the primary façade have a large central pane flanked by narrow panes, with two of these windows arranged symmetrically with the door between them. The door is obscured by the porch and its type is unknown, though it does appear to have a large upper lite. Unlike most houses in the area, the porch is uncovered, but partially enclosed by a half wall. A stair leads up to the porch parallel to the main street façade. The uncovered porch and stair appear to have been modified, no longer having the two corner piers. A small gable sits over the entry door. The site has a railroad tie retaining wall running parallel to Woodside Avenue. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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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.)

The first individual owner of this property was Jane Kidder. Nothing is known of Jane Kidder except that her husband George was a soldier in the Civil War. The property was sold to Charles Workman in 1926, and that is when it is assumed the original house was demolished and the present house was built.

Charles Workman was a blacksmith for the mines, who lived with his mother and sister on Norfolk Avenue. The 1930 census states that his mother was a boarder, and it is possible that this was one of the houses that they owned for that purpose. The house was not listed on the census that same year, indicating that it may have been vacant at that time. By the time of the 1940 census he was living in the house with his wife Teresa and their daughter. The title search states that he had transferred the property to his sister in 1933, but the census states that he owned the house. At some point the house came under the ownership of his sister Margaret Workman McPhie, owned the house with her husband for several years before selling it in 1943.

The property has changed owners several times since the historic period, and is currently owned by MDRP Holdings II LLC.

## REFERENCES

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- 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

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



Photo 1: 805 Woodside Avenue. East elevation. 2020



Photo 2: 805 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 805 Woodside Avenue. East elevation. November 2013



Photo 4: 805 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 805 Woodside Avenue. East elevation. 2006



Photo 6: 805 Woodside Avenue. in 1995



Photo 7: 805 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 805 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

## MAPS

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

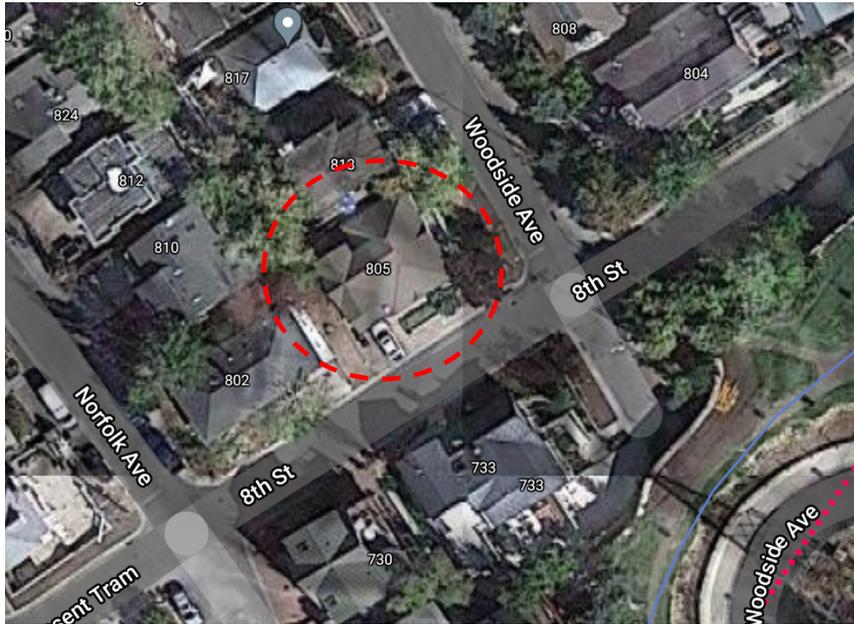
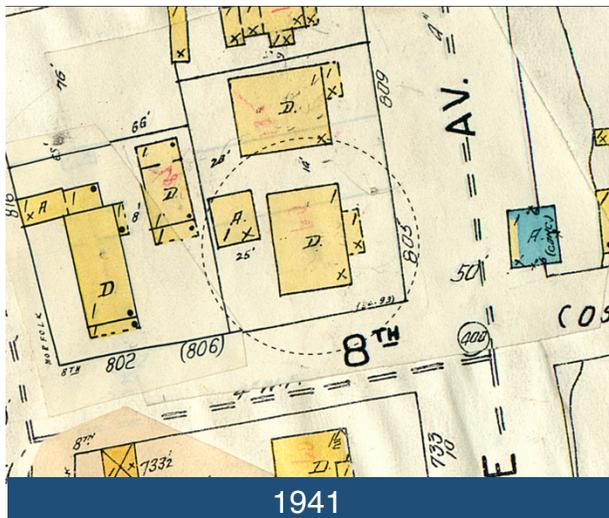
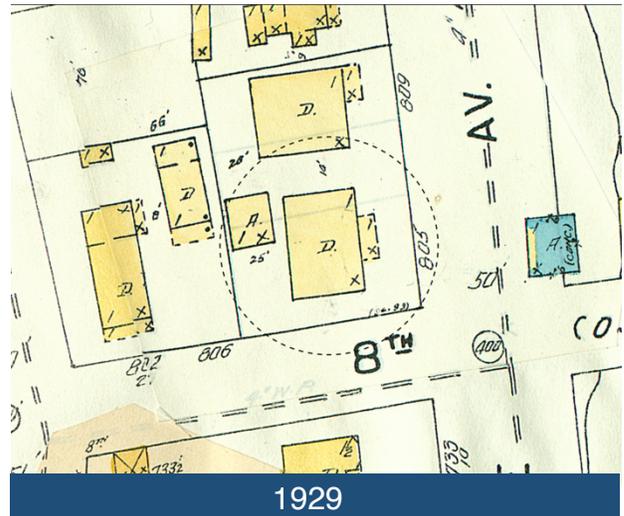
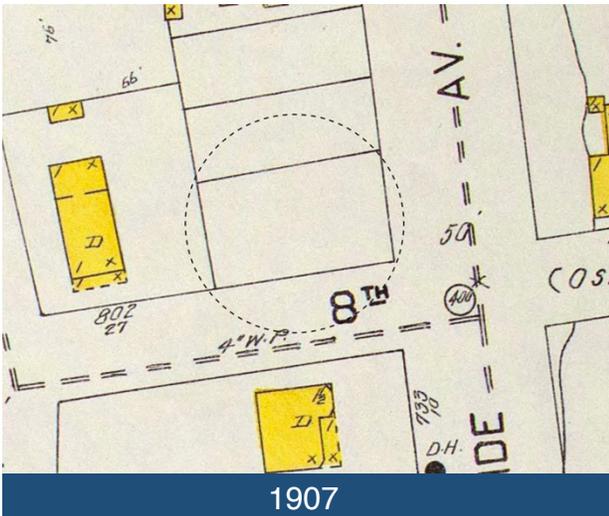
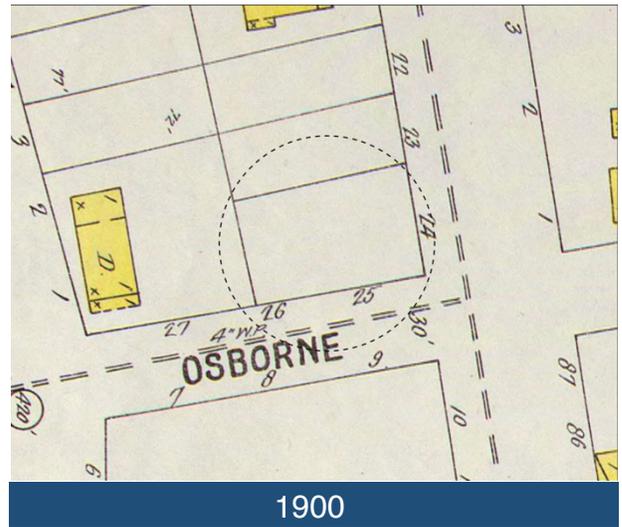
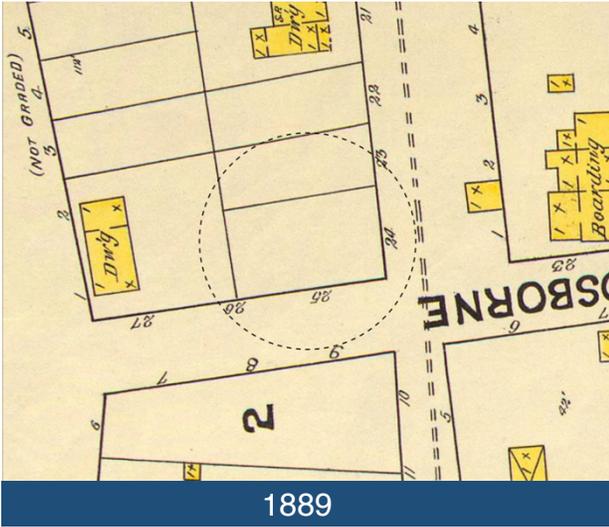


Figure 1: Aerial view showing the location of 805 Woodside Avenue. (ESRI 2020)

# Sanborn Maps



# TITLE SEARCH FORM

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

Address: 805 Woodside Avenue

City: Park City, UT

Current Owner: MDRP Holdings II LLLP

Address: (see historic site form for address)

Tax Number: 805-WA-1 (parent: SA-120)

Legal Description (include acreage): 805 Woodside Avenue Sub. (2002) (SA BK11 L1 & S1/2 L2) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/26/1883	Geo. G. Snyder	George C. Kidder	W		"1,2,3,20,21,22"
4/17/1887	George C. Kidder	Jane L. Kidder	W		"1,2,3,20,21,22"
1/6/1926	Jane L. Kidder (widow)	Charles Workman	W.D.		"1,2,3,20"
6/22/1933	Charles W. Workman	Margaret Eve Workman	Q.C.D.		"1,2,3,20"
3/21/1940	3rd Jud. Dist Court	Margaret Workman McPhie	Jdgmt. & Decree		"L1, S1/2L2, L20"
2/8/1943	Merrill Grant McPhie, et ux	Jack H. Derry	W.D.		"L1, S1/2 L2" [rest of form]
7/31/1947	Jack H. & Maud C. Derry	New Park Mining Co.	W.D.		
8/2/1947	New Park Mining Co.	Alfonso Sanchez et ux	W.D.		
12/8/1987	Max Merrill Sanchez (P.R.)	Francis J. Zambito	W.D.		[estate of Eva Lucin Sanchez]
2/17/1993	Francis J. Zambito	Michael G. LeClerc	W.D.		
12/14/2001	Michael G. LeClerc	MDRP Holdings II LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

## Going On Mission



**MISS MARGARET WORKMAN**

At the L. D. S. church on Wednesday night, November 15th, a missionary farewell will be tendered to Miss Margaret Workman, a prominent and esteemed young lady of this community, daughter of the late Mr. and Mrs. Charles Workman, who will leave in the near future on a mission to old Mexico.

The following program has been arranged for the occasion: Vocal trio, Mrs. Viola McArthur, Jeddy Jones and Betty Egan; reading, Dixie Reese; violin selection, Oral Stevens; remarks, President Zach J. Oblad; duet, LaVolda and DeLas Workman; trombone selection, Kenneth Duke; violin selection, Joe Dean; remarks by the Missionary, Miss Workman; remarks, Bishop H. Fred Egan.

Following the program a dance will be given in the L. D. S Amusement Hall, Harmony Serenaders furnishing the music.

Park Record, 11/10/1933