



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



**IDENTIFICATION**

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Property Name (if any): **Matthew Bailey House**

Address: **1127 Woodside Avenue**

Date of Construction: **c. 1895**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **SA-77**

Current Owner: **Emily White**

Legal Description (include acreage): **see continuation sheet**

**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: T/L cottage type / vernacular style

No. Stories: 1

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: Cross-wing roof form sheathed in metal material

Windows/Doors: Two over two double hung paired windows on the gable front first floor and a single two over two double hung on the second floor and in the front porch.

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.)

1127 Woodside is a T/L cottage that has undergone minor modifications. 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 has a small addition on its south side that was originally a covered porch, but was enclosed sometime before 1968. A portion of the porch area was enclosed prior to the tax photo but has since been opened, similar to what is shown on the 1929 Sanborn map. The cross-gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the early tax photos. The walls are clad with drop-novelty wood siding. The window on the primary gable façade was a casement flanked by two one-over-one double sash windows. A window similar to this used to be under the porch area to the left of the door. A multi-pane

casement window was in the upper front gable and another three windows of the same type are found in the side addition. Sometime between 2013 and 2020 the windows were replaced by a pair of two over two double hung window on the front gable and single two over two on the second floor and the front porch. The door is a wood frame and panel door. The porch is covered by a shed extension of the main roof, which is supported by lathe turned wood posts. The site is surrounded by a wood picket fence. The overall form and materiality of the building remains intact and the building retains its historic value.

The garage present on the property was originally attached to the house, but was moved and made into a garage, according to notes on a 1949 tax card that appear to have been made at a later date. The 1958 tax card dates the garage construction to 1950. It was modified sometime after 2006 to be taller, with livable space above the garage.

**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.)

It is likely that this house was built while under the ownership of Matthew Bailey and his wife Mary, as a mortgage was taken out by them in 1895 for the property. Matthew was a miner, and it appears that they rented the house out. The 1900 census shows they lived on Norfolk Avenue with their five children at that time. They sold the house in 1909 to Jacob Hoffman.

Jacob Hoffman, also called Jake, appears on the 1910 census, living in this house with his wife Mary and their daughter Lucille. He worked as a salesman for a department store. Not much else is known of them or their family. The house somehow came under the ownership of James Archibald by the time of the 1920 census.

James Archibald was a teamster for Hopkins Coal Company, and lived at this house with his wife Marie and their two children. They had moved by the time of the 1930 census and it is unknown when they sold the property. It appears that is somehow came under the ownership of the county, and was sold to Dan Kanold in 1929.

No information could be found regarding Dan Kanold, except that he sold the house in 1929 to Eric and Shirley Wallberg. They lived in the house at the time of the 1930 census with their three children. Eric worked as a miner, but not much else is known of their family. They owned the house for many years, but by the time of the 1940 census were renting it out. It was occupied in that year by H.O. Wright and his four daughters. Nothing else is known of them. The property has changed hands several times since the historic period, and is currently owned by Emily White.

**Legal Description (include acreage):** LOTS 7 & 8 BLK 8 SNYDERS ADDITION TO PARK CITY TWD-542 M40-497 OWD-445 SWD-321 UWD-445 CWD-617-18 XMIC-264 M142-849M143-17 M194-374 M215-408 M233-789 416-344 613-455 656-266 765-161976-750-760 1327-1204 1720-1264 SHANNON P O'NEAL & MELISSA O'NEAL AS TRUSTEES OF THE O'NEAL FAMILY TRUST 1720-1264; 0.09 AC

## 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: 1127 Woodside Avenue. East elevation. 2020



Photo 2: 1127 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 1127 Woodside Avenue. East elevation. November 2013



Photo 4: 1127 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 1127 Woodside Avenue. East elevation. 2006



Photo 6: 1127 Woodside Avenue. in 1995



Photo 7: 1127 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 8: 1127 Woodside Avenue. c. 1968 (Tax Photos, Summit County)

## MAPS

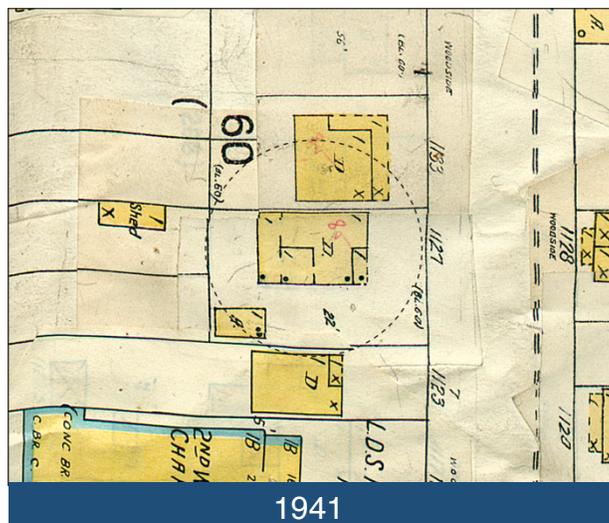
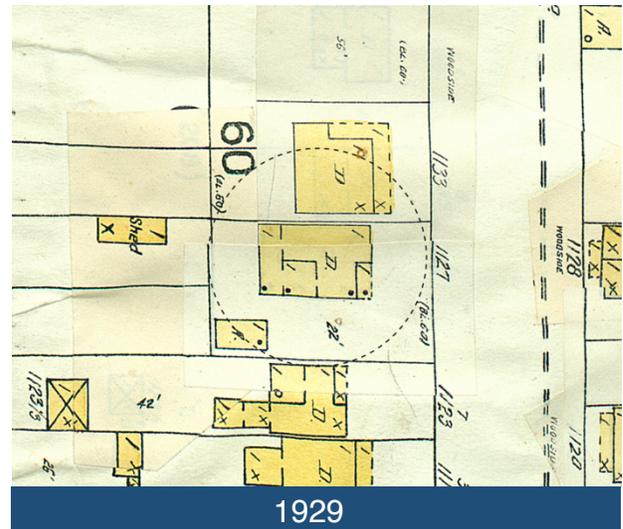
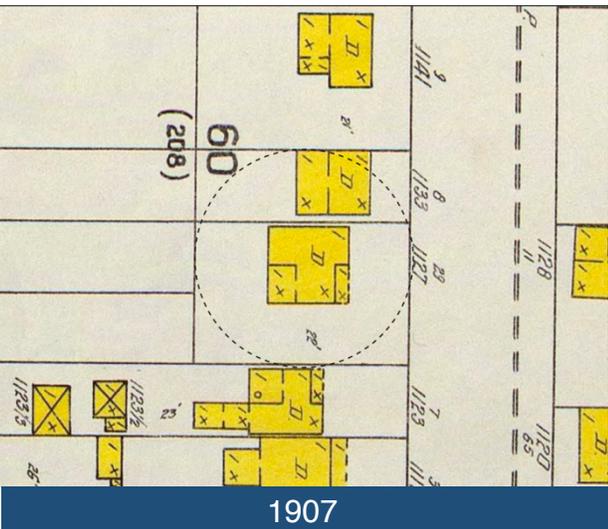
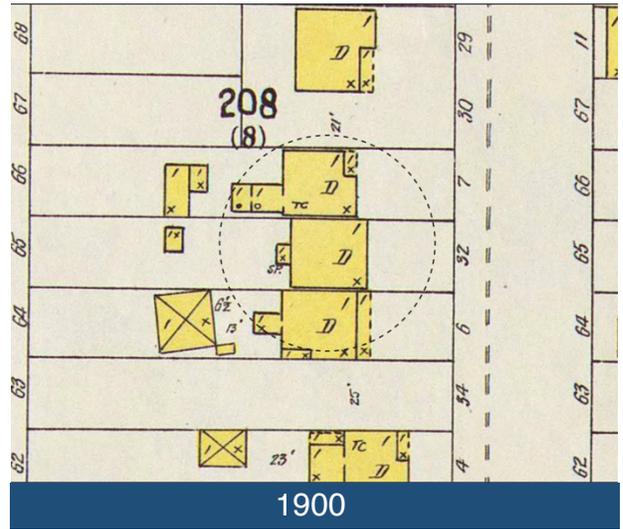
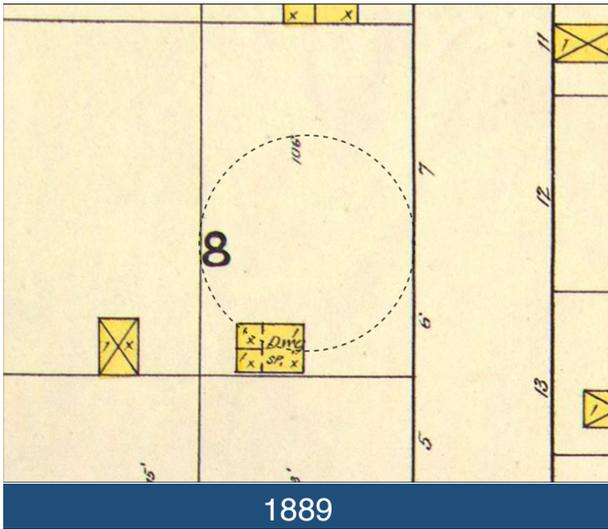
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(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 1127 Woodside Avenue. (ESRI 2020)

Sanborn Maps



## TITLE SEARCH FORM

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

Address: 1127 Woodside Avenue

City: Park City, UT

Current Owner: Emily White

Address: (see historic site form for address)

Tax Number: 1127-WS-1

Legal Description (include acreage): SA BK8 L7, L8, L25 & L26 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-32]
10/24/1893	D.C. & H.M. McLaughlin	Matthew Bailey	W		"7,8"
4/16/1895	Matthew Bailey & wife	Geneva H. Kimball	Mortg.	\$400.00	"7,8"
12/10/1909	M.U. Bailey & wife Mary	Jacob Hoffman	W.D.		"7,8"
3/12/1929	Summit County	Dan Kanold et ux	Q.C.D.		"7,8" [under 1911 Tax Sale]
1/5/1929	Dan Kanold et ux	Eric & Shirley Wallberg	W.D.		"7,8"
1/31/1944	Co. Sheriff Geo. M. Fisher	Am. Savings & Loan Co.	Sheriff's Deed		"7,8"
3/29/1945	Am. Savings & Loan Co.	Albert L. Sorensen, et ux	W.D.		"7,8"
6/5/1950	Albert L. Sorensen, et ux	Peter Jaralemon, et ux	W.D.		"7,8"
7/1/1954	Peter Jaralemon, et ux	Russell E. & Ruth R. Green	W.D.		"7,8"
8/17/1972	Russell E. & Ruth R. Green	William T. & Juli M. Bertagnole	W.D.		"7,8,25,26" [rest of form]
10/5/1979	William T. & Juli M. Bertagnole	Summit County Resources	W.D.		
10/5/1979	Summit County Resources	Ennis J. & Barbara E. Gibbs	W.D.		
9/24/1982	Ennis J. & Barbara E. Gibbs	Donald C. & Mary Johnston	W.D.		
5/21/1986	Donald C. & Mary Johnston	First Security Bank of Utah	W.D.		
1/30/1987	First Security Bank of Utah	Warren H. Lortie	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/9/2015

