

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 429 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: ELP-B

Current Owner Name: William Elder

Parent Parcel(s): PC-353 & PC-353-B

Current Owner Address: 1800 S Pacific Coast Hwy, #15, Redondo, CA 90277

Legal Description (include acreage): 0.10 acres; LOT B ELDER PARK SUBDIVISION.

## 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:
- historic: c.

### 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 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:

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.

Notarianni, Philip. "429 Woodside Avenue." Structure/Site Information Form. Utah State Historical Society. Salt Lake City: 1978.

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: T/L cottage type

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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: Rustic siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Double-hung sash type with lower single pane and upper ribbon of vertically oriented rectangular panes.

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): The one-story frame T/L cottage has been significantly altered. According to the Sanborn Insurance maps, the house has been added to significantly over the years. In addition, rustic siding was added. It is not clear if the rustic siding covers or replaced the original drop siding. In 2008, a rehabilitation plan was approved that has resulted in the removal of historic materials from the site. The site should be re-evaluated or designation as a Historic Site after the completion of the rehabilitation, reconstruction, additions.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered by the construction--likely c. 1945--of a two-car street front garage and extensive additions.

**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 earliest and 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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site. This assessment was completed before an extensive rehabilitation and partial reconstruction was approved in 2008. The site should be reassessment following completion of the rehabiliation/additions/reconstruction.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1911<sup>1</sup>

Builder:  Not Known     Known: (source: )

<sup>1</sup> Notarianni, page 1.

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.<sup>2</sup>

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:** Empty site. Camera facing west, 2008.

**Photo No. 2:** East elevation. Camera facing west, 2006.

**Photo No. 3:** East elevation - detail. Camera facing west, 2006.

**Photo No. 4:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 5:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Researcher: Philip F. Notarianni  
Date: July, 1978

Site No. SU-10-185

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION

Street Address: 429 Woodside Ave. Plat <sup>south</sup> pcs Bl. 29 Lot of blk  
Name of Structure: T. R. S.  
Present Owner: Joe and Shirley Uriarte UTM:  
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-358

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AGE/CONDITION/USE

Original Owner: Construction Date: @1911 Demolition Date:

Original Use: residential

Present Use: Occupants:

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                   | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Commercial               |                                       |                                    |

Building Condition:

- Excellent  
 Good  
 Deteriorated

- Site  
 Ruins

Integrity:

- Unaltered  
 Minor Alterations  
 Major Alterations

STATUS

Preliminary Evaluation:

- Significant  
 Contributory  
 Not Contributory  
 Intrusion

Final Register Status:

- National Landmark  District  
 National Register  Multi-Resource  
 State Register  Thematic

4

DOCUMENTATION

Photography:

Date of Slides:  
Views: Front  Side  Rear  Other

Date of Photographs:  
Views: Front  Side  Rear  Other

Research Sources:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories                      | <input type="checkbox"/> LDS Church Archives      |
| <input type="checkbox"/> Plat Records      | <input type="checkbox"/> Biographical Encyclopedias            | <input type="checkbox"/> LDS Genealogical Society |
| <input type="checkbox"/> Plat Map          | <input type="checkbox"/> Obituary Index                        | <input type="checkbox"/> U of U Library           |
| <input type="checkbox"/> Tax Card & Photo  | <input type="checkbox"/> County & City Histories               | <input type="checkbox"/> BYU Library              |
| <input type="checkbox"/> Building Permit   | <input type="checkbox"/> Personal Interviews                   | <input type="checkbox"/> USU Library              |
| <input type="checkbox"/> Sewer Permit      | <input type="checkbox"/> Newspapers                            | <input type="checkbox"/> SLC Library              |
| <input type="checkbox"/> Sanborn Maps      | <input type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other                    |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

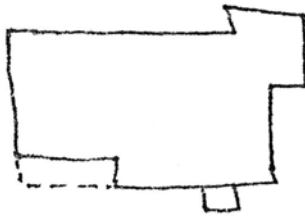
Architect/Builder:

Building Materials:

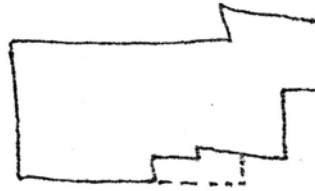
Building Type/Style:

Description of physical appearance & significant architectural features:

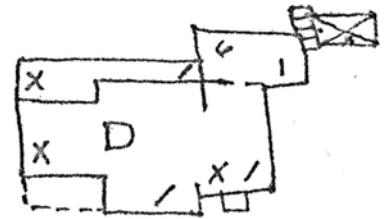
(Include additions, alterations, ancillary structures, and landscaping if applicable)



1949



NOW



1907

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |





TENANT  
PARKING  
ONLY  
NO OTHER VEHICLES  
PERMITTED ON THIS  
LOT WITHOUT THE  
APPROVAL OF THE  
PROPERTY OWNER





BUILDING PERMIT

