

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 543 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-346

Current Owner Name: Smaxski, LLC

Parent Parcel(s):

Current Owner Address: c/o Steve Maxwell, 866 Heards Ferry Road, Atlanta, GA 30328

Legal Description (include acreage): 0.09 acres; LOTS 11 & 12 BLK 28 PARK CITY SURVEY.

## 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: 1995, 2006 & 2008  
 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.

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: Crosswing type / Vernacular & Victorian Eclectic style No. Stories: 1 ½

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

Number of associated outbuildings and/or structures:  accessory building(s), # 2;  structure(s), # 1.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

- 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.):

**Site:** Lot rises from the retaining wall at the roadway. Center curved stair of railroad ties. Informal landscaping deciduous trees.

**Foundation:** Stone and concrete block.

**Walls:** Upper walls clad in drop siding lower level appears to be limestone that has been painted, but also a concrete block material under the porch. Front porch is supported by square columns and a low open rail. A front entry stair is also supported by square columns with a rail of square balusters.

**Roof:** Crosswing roof form sheathed in asphalt shingle.

**Windows:** Windows include paired double-hung units in the lower bay on the primary façade, and horizontally oriented grouped and paired casement units. Doors include a six panel door on the lower level and a mid-century solid door on the upper level.

**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 crosswing frame house has been significantly altered over time. A square projecting bay with a decorative cornice on the main level as seen in the tax photo has been replaced by a grouping of casement windows; the siding has been spliced also indicating the existence of the bay. The fish-scale shingles do not appear to be original. The front partial width porch has been extended and the entry stair no longer projects out into the front yard, but rather runs across the lower façade. The openings on the stem wing have been altered. The tax photo indicates a center door flanked by single double-hung windows and a possible second door on the stem wing or in the gable end. Windows are horizontally oriented paired casement windows and a single, incompatible door. Finally, the area beneath the front porch has been enclosed. The tax cards and 2008 photographs indicate a rear addition at some point after 1968, as well as the existence of a bunk house and shed over a cellar in the rear yard. The bunk house appears on the 1907 Sanborn Insurance map and it, along with the shed and cellar, are noted in the tax cards. The changes are significant and diminish the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. The entry stair has been reoriented and what appear to be stone steps in the tax photo have been replaced by railroad ties. A stone retaining wall running south of the steps has been removed, but it remains north of the steps. A patio has been added at the base of the entry stair on the north side of the primary façade. Like most houses in Park City's older neighborhoods, the side yards are narrow and the house is surrounded by homes of similar (often larger) scale and size.

**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.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1894<sup>1</sup>

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 & 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:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation. Camera facing west, 2008.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 4:** East elevation. Camera facing west, 2006.

**Photo No. 5:** East elevation. Camera facing west, 1995.

**Photo No. 6:** Southeast oblique. Camera facing northwest, tax photo.

<sup>1</sup> Summit County records.

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

**SERIAL NO.  
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 4 Type 1-2-3-4 1 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1009	\$ -	\$ 2697
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

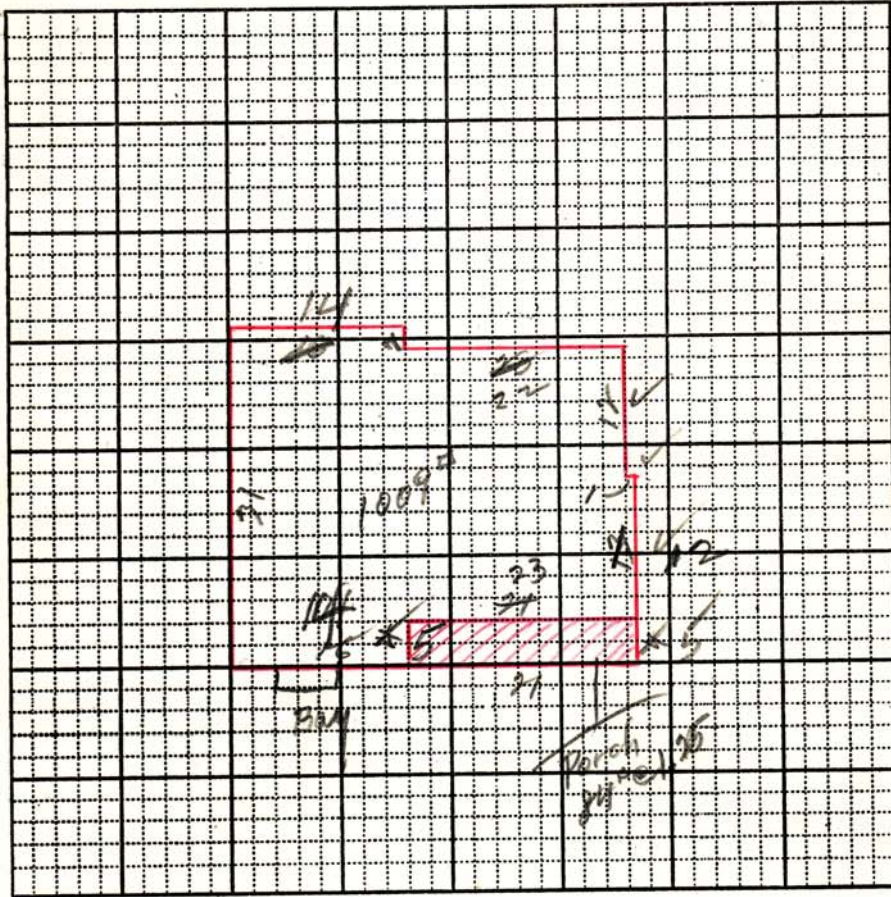
Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input type="checkbox"/>		156
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gal.</u> Mat. <u>Pct. She.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>84" @ 1.25</u>	105	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ <u>full floor</u> <u>Pine</u>	446	45
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	65	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> _____ Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lighted - 5 @ 20"</u>		100
<b>Total Additions and Deductions</b>	616	426
<b>Net Additions or Deductions</b>	-426	

Age 55 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records

REPRODUCTION VALUE \$ 2487  
 Depr. 1-2-3-4-5-6 68/32 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 924

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C Depr. 2% 3% Obsolescence \$ \_\_\_\_\_  
 Cars 2 Walls Sid. Out Bldgs. \$ 90  
 Roof She Size 17x17 Age 33 \$ \_\_\_\_\_  
 Floor Flr Cost 25/25 Depreciated Value Garage \$ 64  
 Remarks (47yr Ave Used-1941) Total Building Value \$ 1078

Appraised 10/1949 By CPD & AJ



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
Bank House - T.P. Sect. Fis. Conc. Cellar	38	17x17	289	1.25	361.25	90
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. 20346

Location Block 28 PC - Lots 11+12  
 Kind of Bldg. Res St. No. 543 Woodside Ave  
 Class 4 Type 1 2 3 4 Cost \$ 2330 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1009		\$ 2330
	x x				
	x x				

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>509</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
<u>150</u> Porches—Front <u>84</u> @ <u>150</u> <u>126</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor <u>Wood</u> <u>436</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>2</u> <u>400</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Flr. _____	
Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
	<u>982</u>

Total Additions			<u>982</u>
Year Built _____	Avg. Age <u>64</u>	Current Value	\$ <u>3292</u>
Inf. by {	Owner - Tenant -	Commission Adj.	%
	Neighbor - Record - Est.	Bldg. Value	
Remodel Year _____	Est. Cost _____	Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
Garage—Class _____	Depr. 2% 3% _____	Current Value Minus Depr.	\$ <u>988</u>
Cars _____	Floor _____ Walls _____	Roof _____	Doors _____
Size—x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 5-6-1958 By 1302


RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
<sup>30</sup> Shed over cellar	47	17 x 17		125		
<sup>27</sup> Wood - Sid - RR - (over Cellar)	47	17 x 17		100		
		x				
		x				
		x				
TOTAL						

Remarks: *No one home.*

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PC 346

Serial Number

GF Card Number

Owners Name Elizabeth W.L. Reed

Location

Kind of Bldg. Res St. No. 543 Woodside Ave

Class. 4- Type 1 2 3 4 Cost \$ 5231 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	974	5.36	\$ 4908	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr.— Walls Cl.—

Description of Buildings Additions Additions

Foundation—Stone ✓ Conc. Sills

Ext. Walls Siding

Roof Type Gabled Mtl. Pat

Dormers—Small Med. Large

Bays—Small 1 Med Large 50

Porches—Front 115 @ 2<sup>nd</sup> 230

Rear @

Porch @

Planters @

Ext. Base. Entry

Cellar-Bsm. 1/4 1/8 1/2 3/8 3/4 Full 1089 @ Floor Concrete 994

Bsm. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub 1 Trays 550 Basin 1 Sink 1 Toilet 130 Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp.

Heat—Stove H.A. HW Stkr Elec.

Oil Gas Coal Pipeless Radiant 278

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. Metal D. 1 #2 30

Awnings — Metal Fiberglass

Total Additions 2362

Year Built 1894 Avg. 11900 Replacement Cost 7270

1961 Age 2. Obsolescence

Inf. by { Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

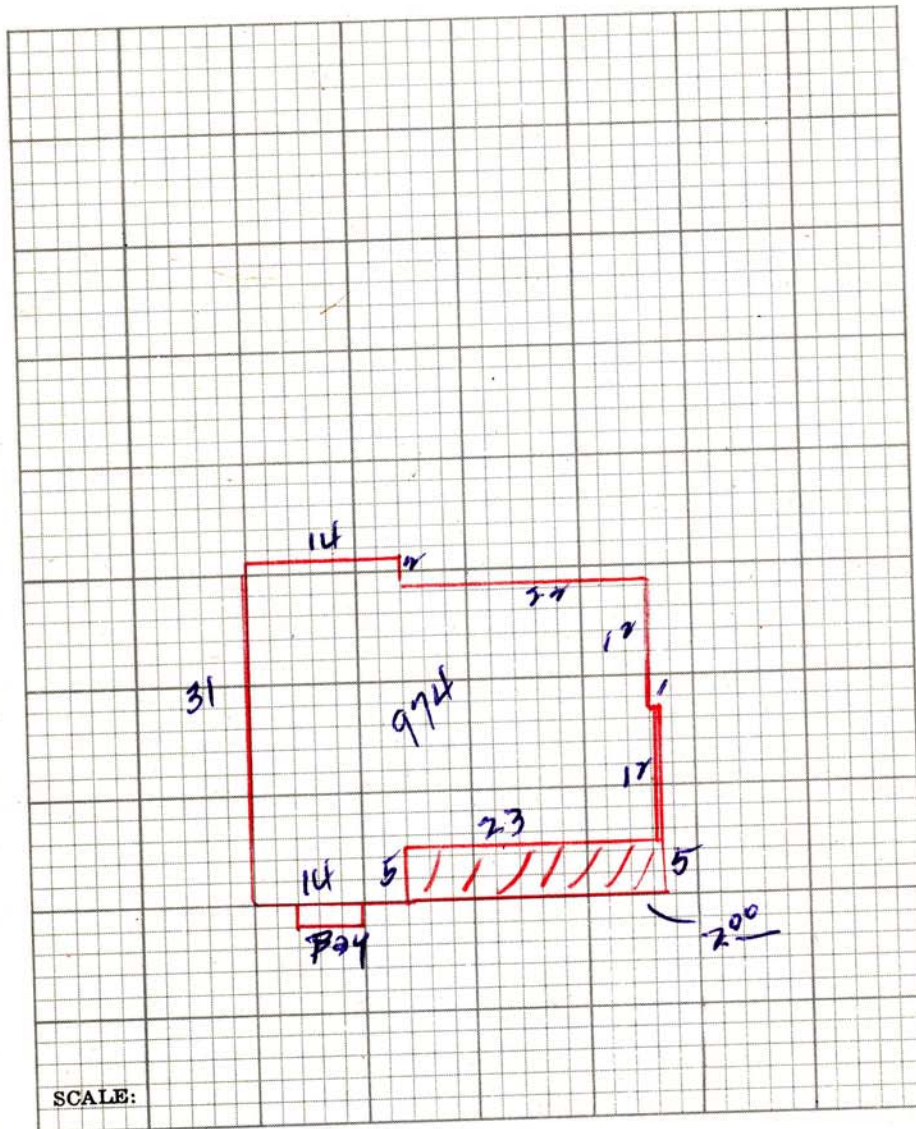
Appraised ① 10-24 1968 By 1333

Appraised ② 19 By 1328

Receipt 11-14-79

DEC 11 1968





RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>old shed No value</i>		x					.47	
		x					.47	
		x					.47	
		x					.47	
		x					.47	
		x	5				.47	

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 \_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

REMARKS Average Year of Construction Computation:  
 Year 1894 \$ 6800 = 93 % X .67 Year = 62.31  
 Year 1961 \$ 480 = 7 % X .1 Year = .07  
Average Year of Construction 1900 62.38  
68



X-213

20-315









