

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 905 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-99

Current Owner Name: Thomas & Kimberly White

Parent Parcel(s):

Current Owner Address: 4622 Newman Avenue, Cypress, CA 90630

Legal Description (include acreage): 0.04 acres; LOT 2 BLK 10 SNYDERS ADDITION.

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
- 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: T/L cottage / Vernacular style

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: 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: Retaining walls, wooden steps from roadway to entry porch.

Foundation: Assumed to be concrete.

Walls: Wood clapboard siding. The extended shed roof porch is supported by decorative square columns with rail with tall and narrow balusters.

Roof: Cross-wing form sheathed in asphalt shingles.

Windows: Paired double-hung units under the porch and paired casement windows on the gable end. Two doors are frame-and-panel units with upper lights.

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 site has been significantly altered. The house appears to have been extended south and attached to the neighboring house (901) at some point between 1907 and c. 1940 as indicated by the Sanborn Insurance maps and tax photo. The window openings were altered from a ribbon of windows with a center casement flanked by narrow casements on the gable end to a side slider type window. Under the porch, the ribbon of windows with a center casement flanked by narrow casements was replaced by paired double-hung windows. Also, the tax photo indicates the exterior walls were clad in drop siding, but it appears to have been replaced by a clapboard siding. The porch supports have a square column atop a square paneled pier; they are not typical of the modest homes built during Park City's mining era. 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 original stone retaining wall, visible in the tax photo, has been replaced by two concrete walls, but the entry steps from the roadway remain as seen in earlier photographs.

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, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries, but the porch details are conjectural and replacement windows are not compatible with the site.

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. 1905¹

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.²

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: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: East elevation. Camera facing west, tax photo.

¹ 1907 Sanborn Insurance Map.

² 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 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>706</u>	\$	\$ <u>1485</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 & Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None _____		
Ext. Walls _____ <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>Par. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ <u>60 @ 1.00</u> 60		
Rear _____ <u>9 @ .70</u> 64		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor _____ <u>STONE</u> 35		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____	<u>163</u>	
Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. <input type="checkbox"/> Steam <input type="checkbox"/> S. <input type="checkbox"/> Br. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets _____ Mantels _____	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WOOD LINED</u>		<u>100</u>

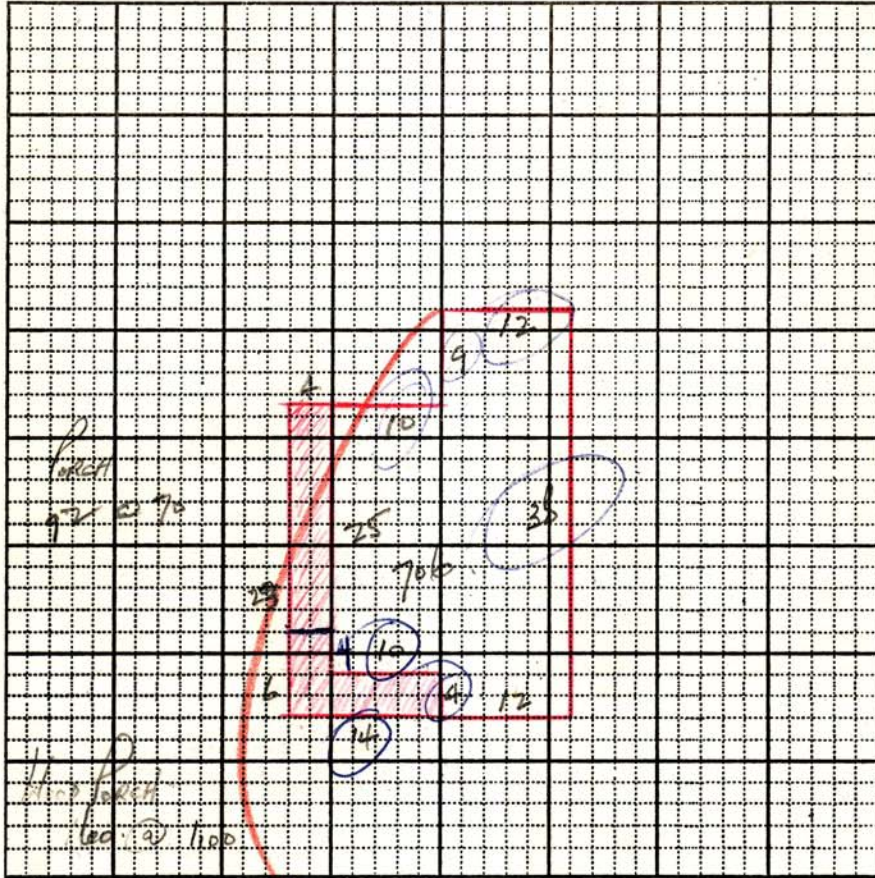
Total Additions and Deductions 712 100 1485
 Net Additions or Deductions 100 \$ + 612

AV 33 Yrs. by { Est. Owner _____
 Tenant _____
 Neighbors _____
 Records } REPRODUCTION VALUE \$ 2097
 Depr. 2-3-4-5-6 46/24 % \$ _____
 Reproduction Val. Minus Depr. \$ 1137

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks AV AGE RECORDED Total Building Value \$ _____
OLD CARD 25 YRS (1941)

Appraised Oct 9 194 9 By CHO & AJ



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

W

Serial No. SA99

Location Block 10 SA Lot 2

Kind of Bldg. Pass St. No. 905 Woodside Ave

Class 3 Type 1 2 3 4. Cost \$ 1503 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		706		\$ 1503
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings Additions

Foundation—Stone ✓ Conc. — None

Ext. Walls Siding

Insulation—Floors — Walls — Clgs. —

Roof Type Gable Mtl. Pat ✓

Dormers—Small — Med. — Large —

Bays — Small — Med. — Large —

Porches—Front 156° @ 125 195

Rear — @ —

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor Stone 50

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub 1 Trays

Basin 1 Sink 1 Toilet 1 350

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove H.A. — Steam — Stkr. — Blr. —

Oil ✓ Gas — Coal — Pipeless — Radiant —

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets — Mantels —

Tile — Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. — ; Metal D. — S. —

—

—

Total Additions 595

Year Built — Avg. 42 Current Value \$ 2098

Ave Age 49-33 Age Commission Adj. %

Inf. by { Owner - Tenant - Bldg. Value

{ Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 45 %

Remodel Year Est. Cost Current Value Minus Depr. \$ 944

Garage — Class — Depr. 2% 3% Carport — Factor —

Cars — Floor — Walls — Roof — Doors —

Size — x — Age — Cost — x — %

Other —

Total Building Value \$

Appraised 5-2-1958 By 1302

58
42
16

FA 99
Serial Number

GF
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 905 Woodside
 Class 3 Type 1 2 3 4. Cost \$ 5664 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	790		\$ 3664	\$
	x x				
	x x				

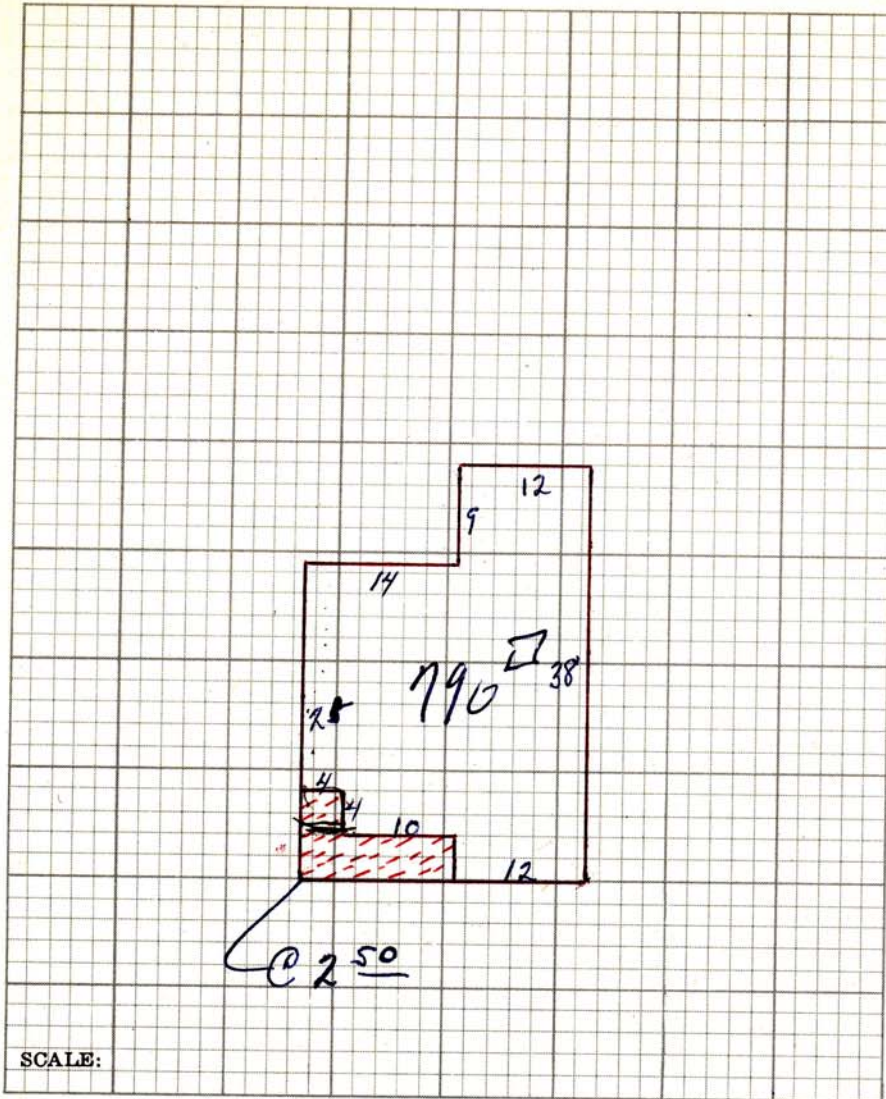
Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone <u>✓</u> Conc. _____ Sills _____		
Ext. Walls _____		
Roof Type <u>gable</u> Mtl. <u>Asph</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>72'</u> @ <u>250</u> 180		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full _____ Floor <u>— Fd 60</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> 550 Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>✓</u> HW _____ Stkr _____ Elec. _____ Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____ 338		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>✓</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Reapp 11-27-79
 #2272

Total Additions		1128
Year Built <u>1916</u>	Avg. 1.	Replacement Cost <u>4794</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est. <u>✓</u>	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-21 19 68 By 1-5-81 NOV 6 1988
 Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____





RESIDENTIAL
PARKING
ONLY
905 Woodside

