

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1013 Woodside Avenue

AKA: 1017 Woodside Avenue (Sanborn map)

City, County: Park City, Summit County, Utah

Tax Number: SA-86

Current Owner Name: David & Holly Carlson

Parent Parcel(s):

Current Owner Address: 3304 Silverfork, SLC UT 84121

Legal Description (include acreage): 0.04 acres; 0S 16 T 2S R 4E ALL LOT 5 BLK 9 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 & 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: T/L cottage / vernacular style

No. Stories: 2

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 wall, concrete steps, driveway to garage under living space.

Foundation: Concrete

Walls: Drop siding and Stone veneer over foundation and retaining walls. Front partial-width inset porch supported by thick square columns with box base and capitals.

Roof: Original cross-wing form added to in rear with second story cross-wing.

Windows: Paired and side-by-side double-hung units with simple trim casing..

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 and one-story frame house have been significantly altered. The roof pitch over the stem wing had been altered (according to 1995 & 2006 photographs) from a gable roof with extended shed porch to a single run from the ridge line out over the porch. The original roof form has been restored. However, the window openings have been altered from the ribbons of three rectangular windows to side-by-side and paired double-hung sash types. The siding appears to be new material and the porch supports have been altered from slender square posts to thick square columns with piers and box capitals. The large rear and basement addition were added after 2006. The house is likely an inaccurate reconstruction. 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 been significantly altered with the addition of a driveway leading to the basement garage. A portion (south side of façade) of the older retaining wall remains, but the rest of the site has been re-graded to accommodate the basement garage/addition.

**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 and site 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. 1910<sup>1</sup>

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

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.

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<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 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>636</u>	\$ -	\$ <u>1388</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>112</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gabi</u> Mat. <u>1 1/2</u>	-	-
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>60" @ 1.15</u>	<u>69</u>	
Rear <u>36" @ 1.50</u>	<u>54</u>	
Cellar—Basmt— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. —		
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> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>150</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lincol. No Studs—4 @ 35.00</u>		<u>140</u>
<b>Total Additions and Deductions</b>	<u>513</u>	<u>252</u>
<b>Net Additions or Deductions</b>	<u>252</u>	<u>1388</u>

REPRODUCTION VALUE \$ 1649  
 Ave Age 38 Yrs. by { Est. Owner, Tenant, Neighbors, Records }  
 Depr. 1-2-3-4-5-6 51/49 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 808  
 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 (30yr Ave Used—1941) **Total Building Value** \$ \_\_\_\_\_

Appraised 10/1949 By C.A.O. & A.J.



Serial No. SA 86

Location Block 9 SA All Lot 5  
 Kind of Bldg. RES St. No. 1013 Woodside Ave  
 Class 3 Type 1 2 3 4. Cost \$ 1464 X' — %

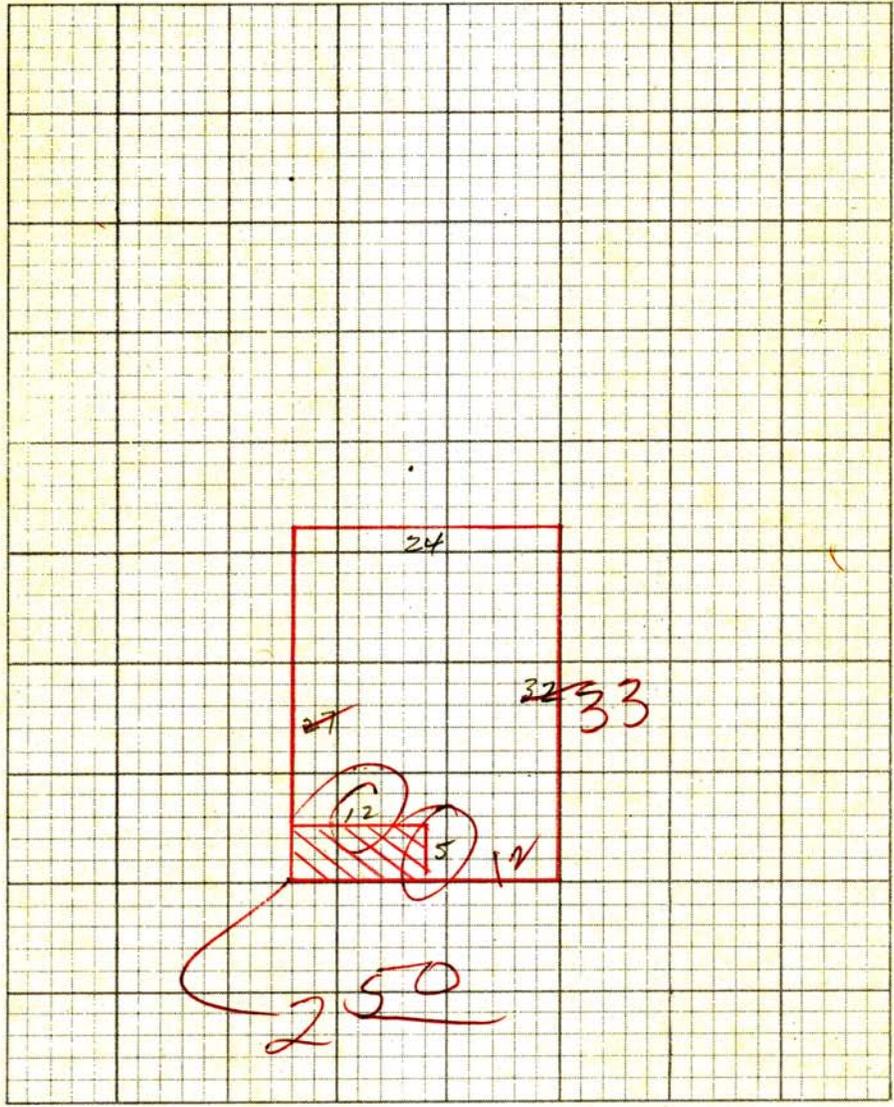
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		708		\$ 1464
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>114</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x12</u> <u>60</u> @ <u>80</u> <u>48</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> <u>350</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>	
Heat—Stove <u>H.A.</u> <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	<u>398</u>

Year Built <u>—</u> Avg. <u>47</u>	Current Value	\$ <u>1862</u>
Age <u>47</u>	Commission Adj.	% <u>—</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. (1) 2 3 4 5 6 <u>40</u>	% <u>—</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>	Current Value Minus Depr.	\$ <u>845</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		<u>547</u>
Size—x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		\$ <u>—</u>

Appraised 5-2- 1958 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x		250		
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SAS6  
Serial Number

.....OF.....  
Card Number

Owners Name \_\_\_\_\_  
Location Park City  
Kind of Bldg. Res St. No. 1013 Woodside  
Class 3 Type 1 2 3/4 Cost \$ 3297 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	732		\$ 3297	\$
	x x				
	x x				

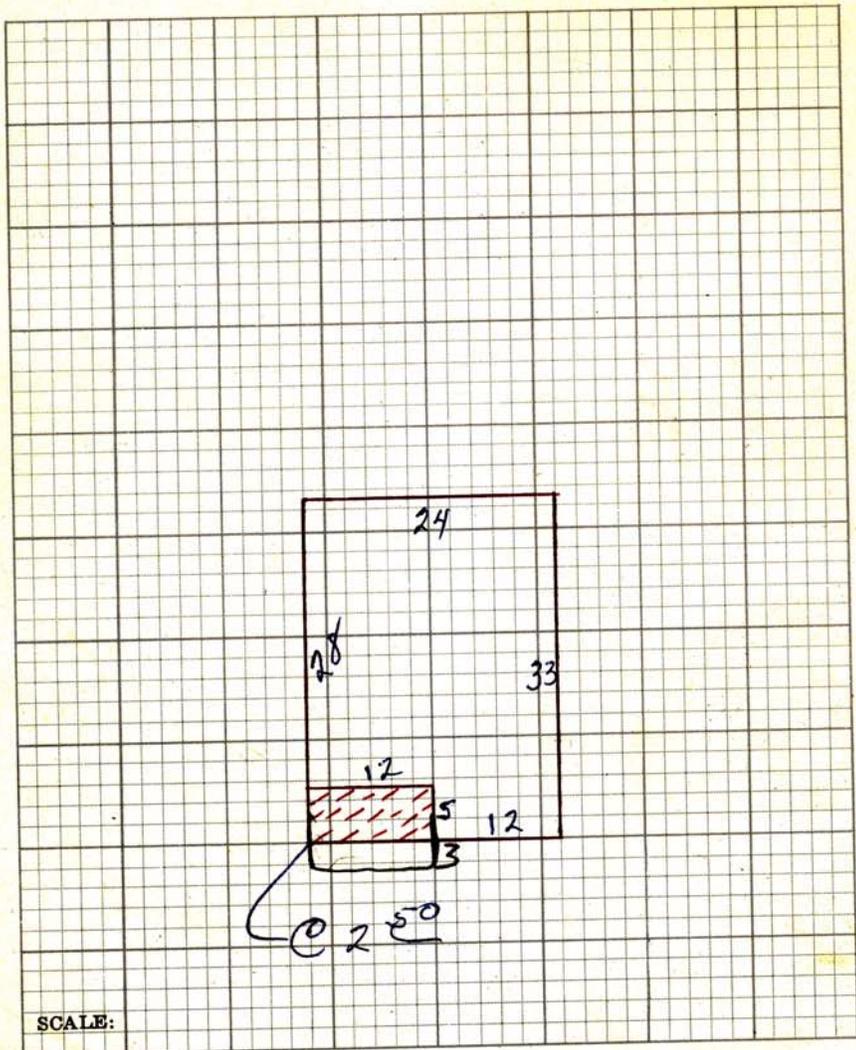
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls _____ <u>Tiding</u>		
Roof Type <u>gable</u> Mtl. <u>TIN</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>60"</u> @ <u>250</u>	150	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	325	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

*(Handwritten note in a circle)*  
10/2/11  
2-11-11

Total Additions	<u>uo</u>	1025
Year Built <u>1911</u>	Avg. <u>1914</u>	Replacement Cost <u>4322</u>
<u>FURN + ADDS</u>	Age <u>2.</u>	Obsoloscence
Inf. by <u>Owner - Tenant -</u>	Neighbor - Record - Est.	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 10-23 19 68 By 15-81 CPW  
Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ JAN 9 1969 1325



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		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 \_\_\_\_\_



SA 86





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