

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Hannah Wells House**

Address: 1103 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-73

Current Owner Name: William Forrest, et al.

Parent Parcel(s):

Current Owner Address: 4340 Ledge Avenue, Toluca Lake, CA 91602-2815

Legal Description (include acreage): 0.04 acres; 0S 16 T 2S R 4E LOT 1 BLK 8 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: 7/12/1984 - Mining Boom Era Residences Thematic District)
The site no longer meets the criteria for listing in the National Register.

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.

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

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: Low picket fence.

Foundation: 1949, 1957, and 1968 tax cards indicate no foundation, but assumed to have been upgraded when addition was constructed.

Walls: Drop siding.

Roof: Cross-wing form sheathed in asphalt shingle. Cross-wing addition also sheathed in asphalt shingles.

Windows: Two-over-two double-hung sash type. In original section and in addition.

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. The original portion of the house is largely unchanged from the description in the 1983 National Register nomination form (see Structure/Site Form, 1983); however, since being listing on the NR, a large addition was constructed on the rear and rear roof. 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 since the addition sits atop the original house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905¹

¹ 1907 Sanborn Insurance Map.

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: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, 1983.

Photo No. 5: East elevation. Camera facing west, tax photo.

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>844</u>	<u>\$ -</u>	<u>\$ 1669</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>176</u> Conc. <u>176</u> None <input checked="" type="checkbox"/>		<u>176</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>58" @ 1.25</u>		
Rear _____ @ _____		
Cellar—Basin't <u>1/4 1/2 1/2 3/4</u> full-floor <u>No</u>		<u>40</u>
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>1</u> Urns _____ Ftgs. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</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"/> Hd. Wd. <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>Wallbrd. 5 @ 20"</u>		<u>100</u>
Total Additions and Deductions	<u>390</u>	<u>266</u>
Net Additions or Deductions	<u>-266</u>	<u>1669</u>

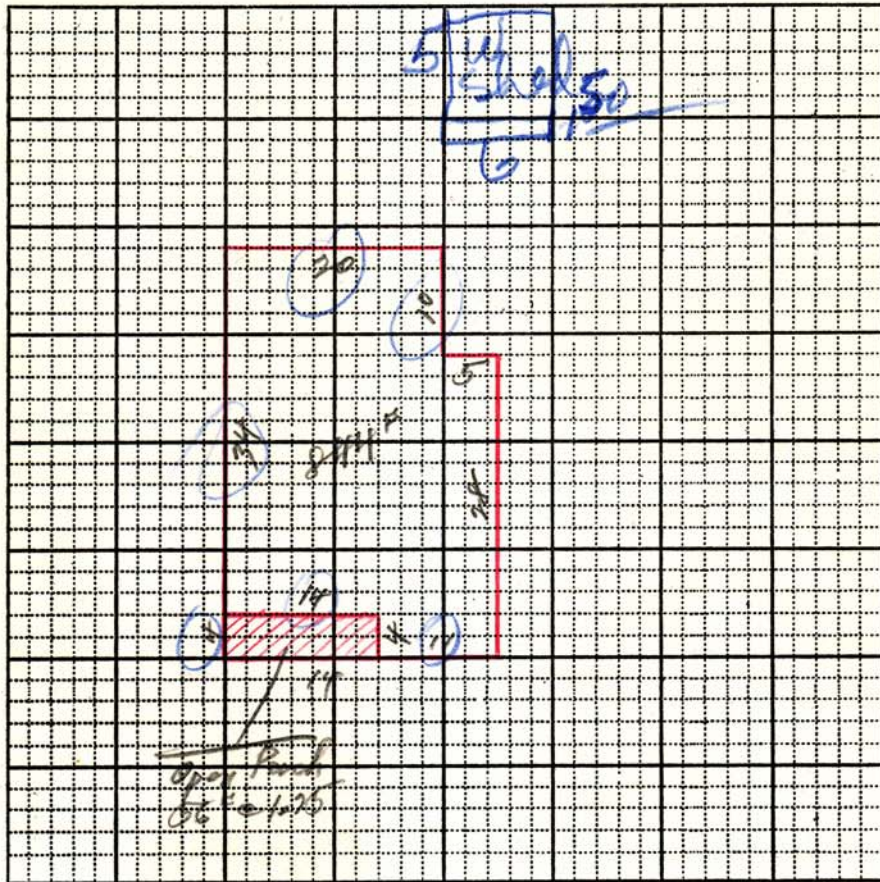
Age 33 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1793
 Depr. 1-2-3-4-5-6 46/34 % \$ _____
 Reproduction Val. Minus Depr. \$ 968

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 _____ Total Building Value _____ \$ _____

Appraised 9/29/1949 By C.A.O. & A.J.



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				

Serial No. 5473

Location Block 85A - Lot 1
Kind of Bldg. RES. St. No. 1103 Woodside Ave
Class 3 Type 1 2 3 4. Cost \$ 1709 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		<u>844</u>		\$ <u>1709</u>
	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>Gable</u> Mtl. <u>Shg Comp</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>4x14</u> <u>06</u> @ <u>1.25</u> <u>70</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. — ¼ ½ ¾ ⅓ ¼ 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>2</u> Tub <u>1</u> Trays <u>—</u>	<u>430</u>
	Basin <u>1</u> Sink <u>—</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>1</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/>		
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> 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> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> <input checked="" type="checkbox"/> ; Metal D. <u>2</u> S. <u>—</u>		
Total Additions		<u>500</u>

Year Built <u>—</u>	Avg. <u>42</u>	Current Value	\$ <u>2209</u>
<u>Ave Age 1949-33</u>	Age <u>42</u>	Commission Adj.	% <u>—</u>
Inf. by { Owner - Tenant -	Est. <u>—</u>	Bldg. Value	
{ Neighbor - Record -		Depr. Col. (1) 2 3 4 5 6 <u>45</u>	% <u>—</u>
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ <u>994</u>
Garage—Class <u>—</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>—</u>	Floor <u>—</u> Walls <u>—</u>	Roof <u>—</u> Doors <u>—</u>	
Size— <u>—</u> x <u>—</u>	Age <u>—</u>	Cost <u>—</u> x <u>—</u>	% <u>—</u>
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 4-30- 1958 By 1302

5A-73
Serial Number

1 OF 1
Card Number

Owners Name James L. Santy
 Location Park City, Utah
 Kind of Bldg. Res. St. No. 1107 Woodside
 Class 3 Type 1 2 3 4. Cost \$ 3857 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	844		\$ 3857	\$
	x x				
	x x				

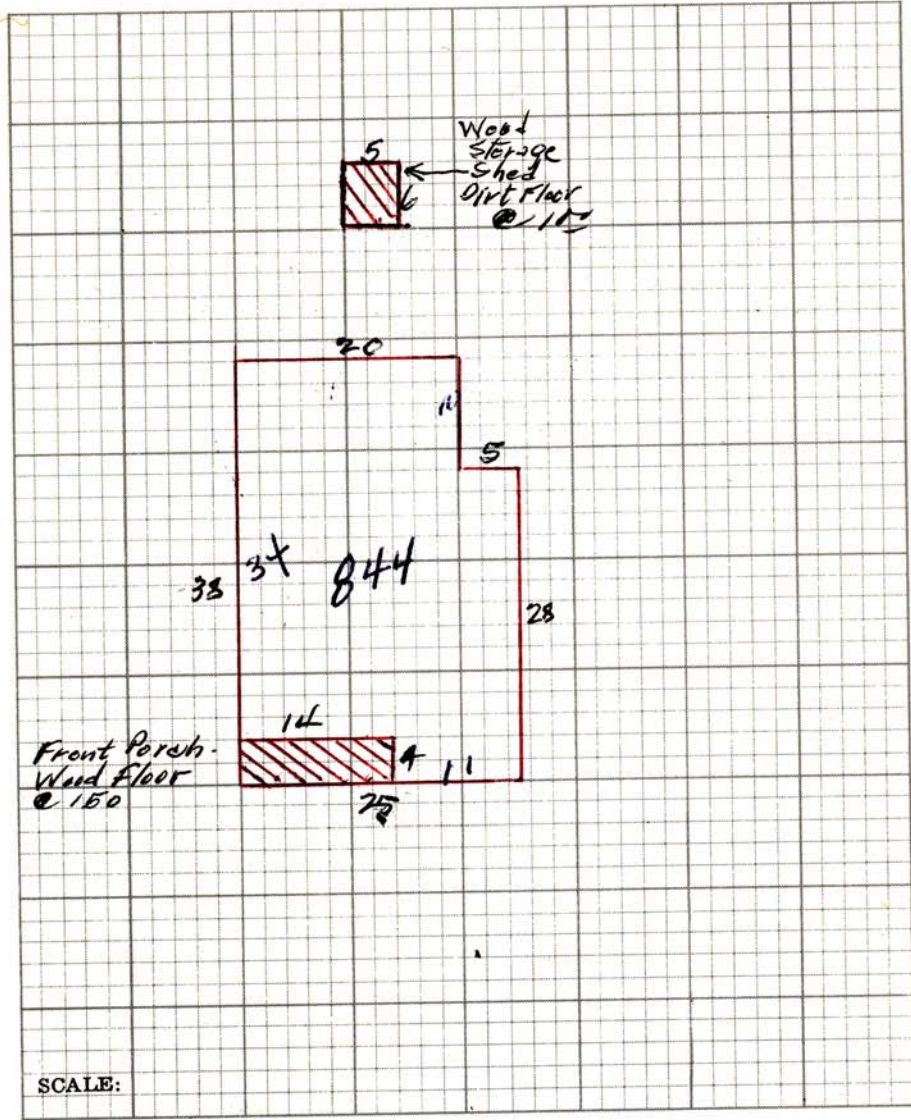
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u> </u> Conc. <u>NONE</u> Sills <u> </u>		
Ext. Walls <u>Siding</u>		
Roof Type <u>gab.</u> Mtl. <u>Comp Shingle</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med <u> </u> Large <u> </u>		
Porches—Front <u>4x14 Wood Floor @ 150</u>	84	
Rear <u> </u>	@	
Porch <u> </u>	@	
Planters <u> </u>	@	
Ext. Base. Entry <u> </u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>NONE</u> Floor <u> </u>		
Bsmt. Gar. <u> </u>		
Basement-Apt. <u> </u> Rms. <u> </u> Fin. Rms. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays <u> </u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sftr. <u> </u> Shr. St. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	650	
Heat—Stove <u> </u> H.A. <u>✓</u> FA <u>✓</u> HW <u> </u> Stkr <u> </u> Elec. <u> </u> Oil <u> </u> Gas <u>✓</u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>	350	
Air Cond. — Full <u> </u> Zone <u> </u>		
Finish—Fir. <u> </u> Hd. Wd. <u> </u> Panel <u> </u>		
Floor—Fir. <u> </u> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u> </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>2</u> S. <u> </u>	60	
Awnings — Metal <u> </u> Fiberglass <u> </u> <u>Storage Shed - 5x6 30 100</u>	30	

RE-APP 8-8-79
 AT 250

Total Additions		1174
Year Built <u>1916</u>	Avg. <u>1916</u>	Replacement Cost <u>5026</u>
	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est }	Adj. Bld. Value	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 11/1/68 By CPM JAN 31 1969
 Appraised ② 19 By 1328



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

Garage — Class _____ Depr. 2% 3% _____

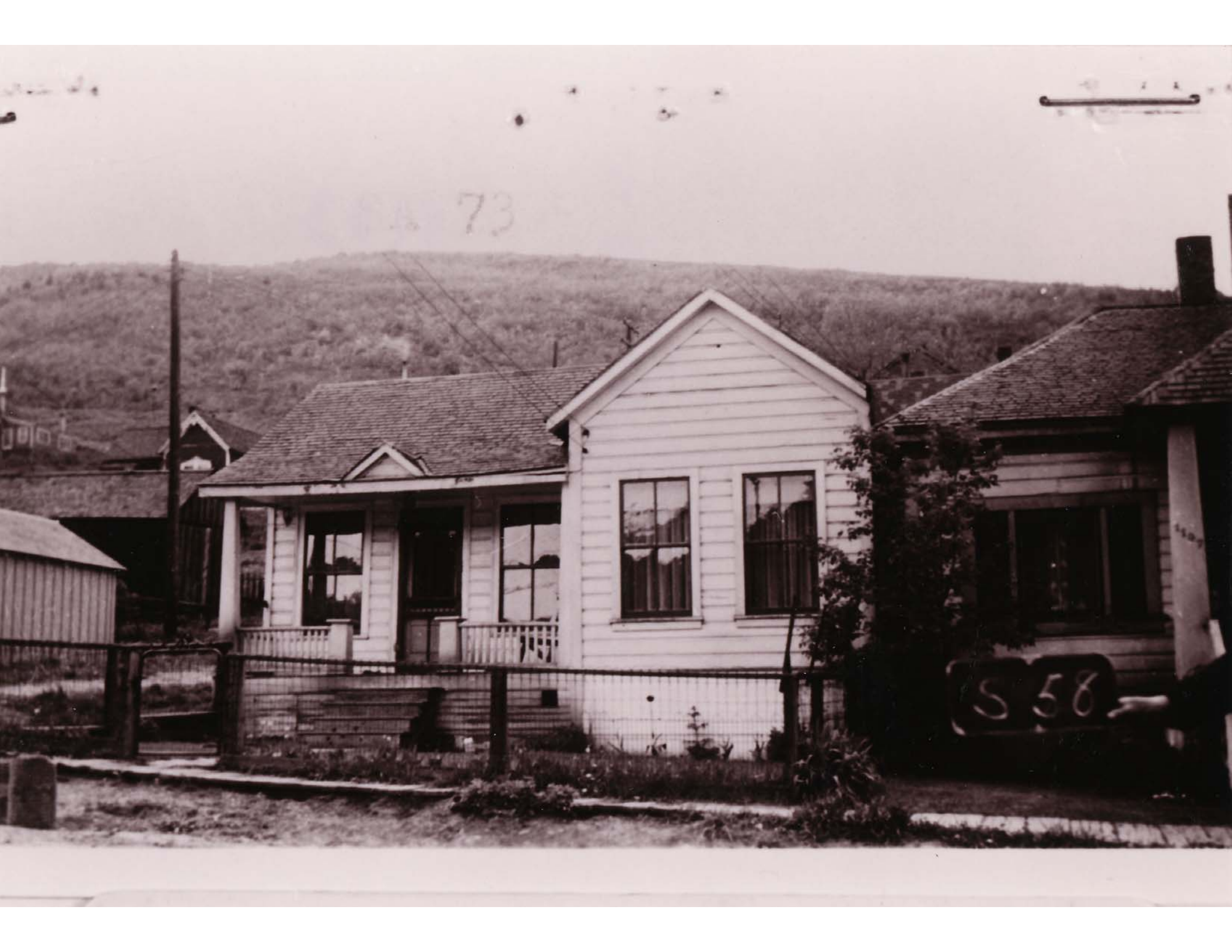
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



SA 73

S 58

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1103 Woodside Park City, Summit County, Utah

UTM: 12 457600 4499800

Name of Structure: Hannah Wells House

T. R. S.

Present Owner: William Forest

Owner Address: 4340 Ledge Avenue, Toluca Lake, California 91602

Year Built (Tax Record):

Effective Age:

Tax #: SA 73

Legal Description

Kind of Building:

Lot 1 Block 8, Snyder's Addition to Park City Survey. less than one acre

STATUS/USE 2

Original Owner: probably Hannah Wells

Construction Date: c. 1892

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellence, Site, Unaltered, Significant, Not of the, National Landmark, District, Good, Ruins, Minor Alterations, Contributory, Historic Period, National Register, Multi-Resource, Deteriorated, Major Alterations, Not Contributory, State Register, Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other

Research Sources:

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

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

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. A porch spans the east side of the stem-wing. It has tapering squared off porch piers and a simple straight post balustrade, both of which may be original. The simple pediment attached to the porch roof is a more recent addition, one that is in keeping with the character of the building. The house was probably built in two sections because the general proportions of the house and the window arrangement of the stem-wing are atypical of a house that was built as an original T/L cottage. A cross-wing was probably added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house. The hall and parlor house, the older folk type, was effectively changed to resemble the popular T/L cottage. Both the hall and parlor house and the added cross-wing were built between 1889 and 1900, because the house first shows up as a T/L cottage on the Sanborn Insurance map in 1900. A slight bump in the roof line indicates where the two roof sections were joined. Houses that were built as T/L cottages usually have only a single window and door on the stem-wing. T/L cottages by addition, however, usually reflect the facade arrangement of the original hall and parlor house on the stem-wing. Such is the case with this house. The door centered between two windows is the typical facade
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1892

Built c. 1892, the Hannah Wells House at 1103 Woodside is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been built c. 1892, the year Hannah Wells purchased this property from the Park City Townsite Corporation. Hannah Wells, about whom nothing is known, owned the house until 1908. It is unknown whether she used this as her own residence or as rental property. Subsequent owners of this house include A.F. Redding (1908-c.1930), and George Sykes (c.1930-1946).

1103 Woodside

Description continued:

arrangement of a hall and parlor house. The proportions of the cross-wing and its windows are well matched with those of the original section so that the alteration is barely discernible. There are double hung sash, two over two light windows on both the gable end of the cross-wing and the windows of the stem-wing. There is a shed roof rear extension which may have been part of the original house. It was built of the same drop siding as the main section of the house and does not have a visible seam that would indicate that it is an addition. Whether original or not, in-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house does not maintain its original integrity as a hall and parlor house. It, however, was altered early within the historic period, prior to 1900, and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.



Hannah Wells House

1103 Woodside

Park City, Summit County, Utah

Southeast corner

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society





1103

The
Charm
Lodge





737 MNP

386-ELL