

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1107 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-74

Current Owner Name: William Forrest & Olga Chapman Parent Parcel(s):

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

Legal Description (include acreage): 0.04 acres; 0S 16 T 2S R 4E LOT 2 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: )

## 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: Bungalow 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: 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.):

Foundation: 1949, 1957, and 1968 tax cards indicate no foundation, but it is assumed to have been upgraded when many elements of the house were restored and the rear addition constructed.

Walls: Wood drop siding.

Roof: Hipped roof form sheathed in asphalt shingle. The projecting hipped roof porch is also sheathed with asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casement windows. The door appears to be the original door as seen in the tax photo.

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 bungalow has been significantly altered, but much of the historic elements were also restored to what is seen in the tax photo. The 1995 photograph shows significant and incompatible changes had been made over time, including replacement of the square porch columns with supports made of open metalwork, the addition of aluminum siding and board & batten siding on the primary façade, and the application of a stone veneer to the front porch. After 1995, these elements were removed and the character-defining features were restored to what is seen in the tax photo. It is not clear when the rear addition was constructed, but it significantly alters 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 altered. The 1949, 1957, and 1968 tax cards indicate a one-car garage on the site, but it is not clear when the accessory building was removed. A large rear addition was constructed after 1995. The site itself has narrow side yards (typical of Park City's older neighborhoods) and the main building is surrounded by homes of similar size and scale (with the exception of the c. 1970s structure to the north).

**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. It is not clear how much of the drop siding used is original or was milled to match. The 1995 photograph shows significant alterations to the front façade, but it is not clear if the original siding was extant under the aluminum and board & batten siding or if what is seen on the house today is new material.

**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.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1916<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:** 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.

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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 \$ \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		744	\$ -	\$ 1460
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4- Condition Good

Description of Building	Add	Deduct
170' @ 120' Foundation—Stone Conc. None ✓		170
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>112" @ 1.25</u>	140	
Rear <u>72" @ 1.25</u>	90	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Part.</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftn. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Blr.</u> Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels <u>—</u>	40	
Tile— Walls <u>—</u> Wainscot. <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>—</u> Drops <u>✓</u> Fix. <u>—</u> <u>Wallbrd. Lined. 4 @ 20"</u>		80
Total Additions and Deductions	655	200
Net Additions or Deductions	-200	

Age 33 Yrs. by { Est. Owner ✓  
Tenant ✓  
Neighbors ✓  
Records ✓ } REPRODUCTION VALUE \$ 1915  
Depr. 2-3-4-5-6 46/54 % \$ 1034  
Reproduction Val. Minus Depr. \$ 1034

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
Garage—S 8 C 7 Depr. 2% 3% \_\_\_\_\_  
Cars 1 Walls Siding \_\_\_\_\_  
Roof T.P. Size 10x17 Age 18 \_\_\_\_\_  
Floor Plank Cost 120/64 Depreciated Value Garage \$ 109

Remarks \_\_\_\_\_ Total Building Value \$ 1143

Appraised 9/29/1949 By Chas. H. J.



SA74

Location Block 8 SA Lots 2 + 30  
Kind of Bldg. RES St. No. 1107 Woodside Ave  
Class 3 Type 1 2 3 4. Cost \$ 1516 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		744		\$ 1516
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>—</u>	
Ext. Walls <u>Siding (Alum)</u>	<u>Front ONLY</u>
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>ASB</u>	<u>1 1/4</u>
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>112°</u> @ <u>125</u>	<u>140</u>
Rear <u>72°</u> @ <u>125</u>	<u>90</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 1/3 1/2 3/4 Full <u>—</u> Floor <u>Rock</u>	<u>600</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>
Wfr. 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>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> 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>	
<u>38 RAILING @ 2.50</u>	
	<u>630</u>

Total Additions			<u>630</u>
Year Built <u>—</u>	Avg. Age <u>42</u>	Reproduction Value	\$ <u>2146</u>
Inf. by <u>Owner - Tenant</u>	Age <u>33</u>	Obsol. or Rem.	% <u>—</u>
<u>Neighbor - Record - Est.</u>		Bidg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>45</u>	% <u>—</u>
Garage—Class <u>1</u>	Depr. 2% <u>8%</u>	Repr. Val. Minus Depr.	\$ <u>966</u>
Cars <u>—</u>	Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>TP</u> Doors <u>1</u>		
Size— <u>10</u> x <u>18</u>	Age <u>27</u> Cost <u>123</u> x <u>30</u> %		<u>37</u>
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 4-30- 19 58 By 1302

1 1/4

58  
42  
16

SA 74  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location Park City  
 Kind of Bldg. Res St. No. 1107 Woodside Ave  
 Class 3 Type 1 2 3 4. Cost \$ 3376 X 102%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	756		\$ 3454	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_  
 Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc \_\_\_\_\_ Sills   
 Ext. Walls Alum Sid 3 FRAME  
 Roof Type HIP Mtl. ALUM 265 @ 35  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front (STONE) 112 @ 5<sup>00</sup> 560  
 Rear 60 @ 3<sup>00</sup> 180  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full \_\_\_\_\_ Floor \_\_\_\_\_ 60

12-4-APP 8-9-79  
 FR 250

Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1 550  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA  HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_ 330  
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

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. \_\_\_\_\_ S. \_\_\_\_\_  
 Awnings—Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_  
38 RAILING @ 2<sup>50</sup> 95

Total Additions 2040

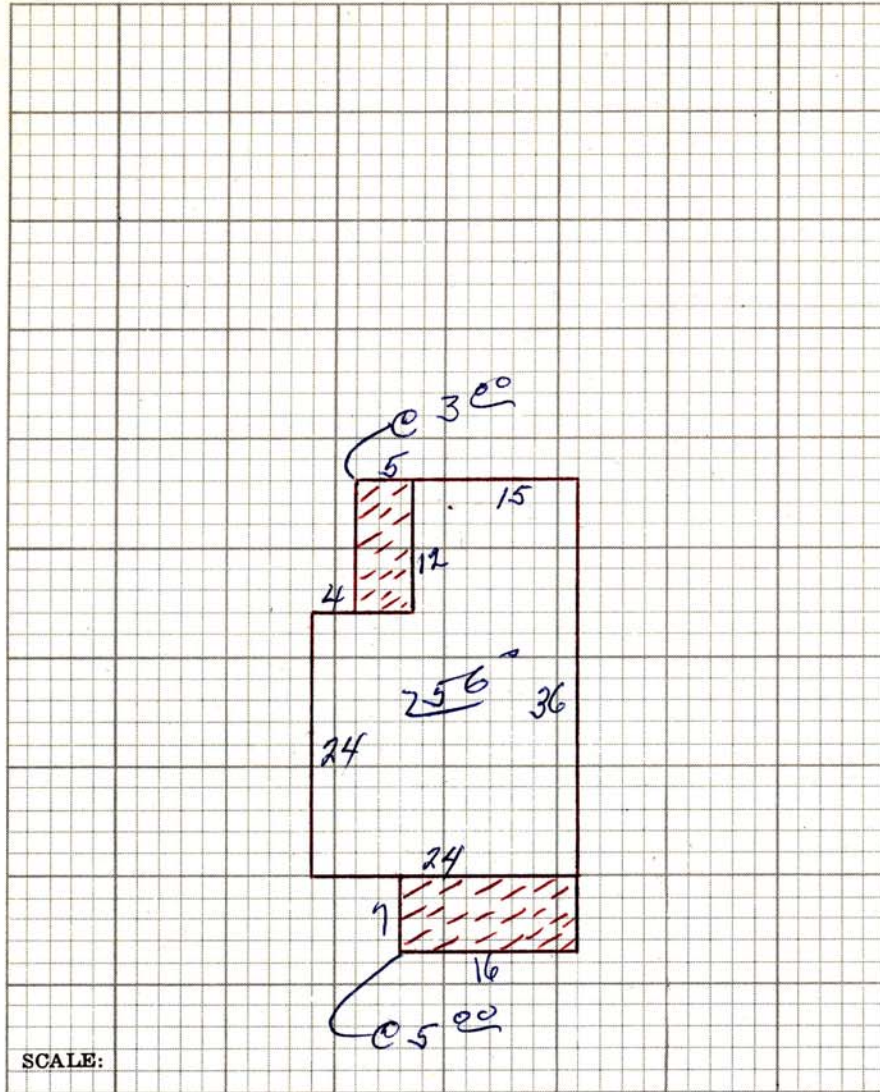
Year Built <u>1916</u>	Avg. 1.	Replacement Cost	5494
	Age 2.	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47

Replacement Cost—1940 Base  
 Depreciation Column 1 2 3 4 5 6  
 1940 Base Cost, Less Depreciation

Total Value from reverse side garage 67  
 Total Building Value \$

Appraised ① 10-29 1968 By 1581  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

1328



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 1 Depr. 2% 8%

Cars — Floor Wood Walls Sid Roof RR Doors \_\_\_\_\_

Size 10 x 18 Age 37 Cost 223 x 47%

1940 Base Cost \_\_\_\_\_ x 30 % Depr. \_\_\_\_\_

Total \_\_\_\_\_ 67

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

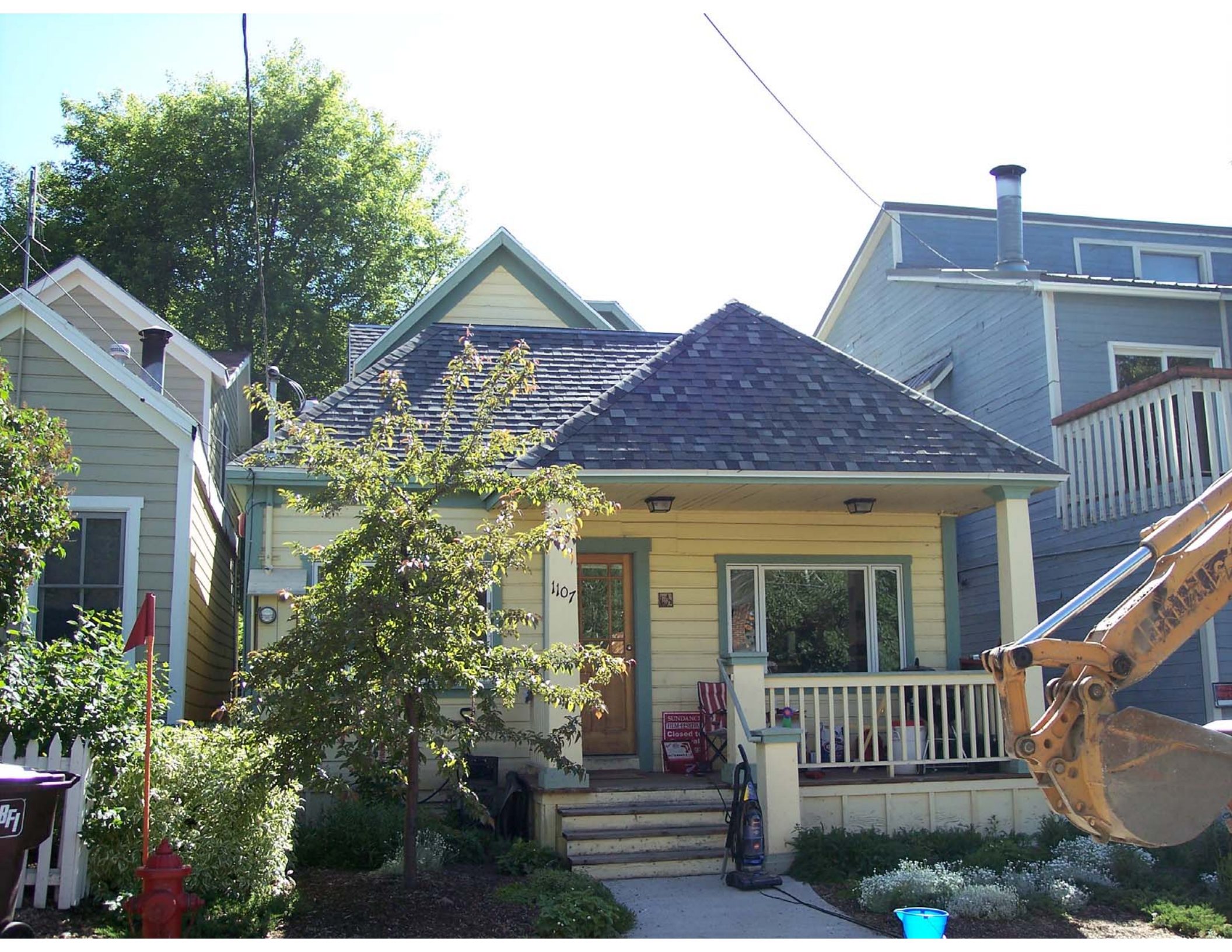


SA 74



559





1107

SUNDANCE HOME CENTER  
Closed to all but residents