

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1127 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-77

Current Owner Name: Shannon & Melissa O'Neal

Parent Parcel(s):

Current Owner Address: PO Box 4152, Park City, Ut 84060-4152

Legal Description (include acreage): 0.09 acres; 0S 16 T 2S R 4E LOTS 7 & 8, 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:
 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 & Victorian

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, & 1968 tax cards indicate no foundation of foundation of wooden sills. Foundation material not verified.

Walls: Drop siding. Porch supports are turned posts.

Roof: Cross-wing roof form sheathed in metal material.

Windows: Chicago windows and multi-pane casement windows.

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 1 ½-story frame T cottage had been significantly altered in the 1960s, but appears to have had many historic elements restored by 1995. The c. 1968 photograph shows the main building clad in aluminum siding and the windows are also aluminum. In addition, the porch supports were open metalwork and a portion of the porch had been enclosed. By 1995, based on the available photograph, the porch has been restored, the windows replaced, and the siding either replaced or exposed as a result of the removal of the aluminum siding. The building cards indicate that the side addition was originally a screened porch that was enclosed by 1968. The 1949 tax card indicates a structure approximately 12' by 21' that was attached to the northwest corner of the house was moved and made into a garage. A two-car garage appears in the c. 1968 photograph, but is no visible in the 2006 photograph. It's existence is not verified. The changes are minor and there is no evidence to suggest they are based on photographic or written documentation, however, they are compatible with elements found on mining era homes in Park City and do not affect 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 is unchanged from what is seen in earlier photographs. Several large trees are seen in the front yard, the overall the setting is typical of mining era homes in Park City.

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. Some of the materials may be new--porch posts, replacement windows--they are compatible with mining era architecture in Park City.

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.

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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

¹ 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.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.

Photographer: Dina Blaes

Photo No. 1: East elevation. Camera facing west, 2006.

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

Photo No. 3: Southeast oblique. Camera facing northwest, 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>	x x		<u>1022</u>	\$ -	\$ <u>1922</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4+2-Up Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>150</u> Conc. <u>100</u> None <input checked="" type="checkbox"/>		<u>150</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Corb.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. <u>-</u> Lg. _____		
Bays—Small _____ Med. <u>-</u> Lg. _____		
Porches—Front <u>84</u> @ <u>1.25</u>	<u>105</u>	
Rear <u>48</u> @ <u>1.25</u>	<u>60</u>	
<u>Cellar</u> —Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>28</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <u>2</u> Unfin. _____	<u>267</u>	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>Pantry</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Walbd. Lined 6 @ 20"</u>	<u>120</u>	
Total Additions and Deductions	<u>857</u>	<u>270</u>
Net Additions or Deductions	<u>-270</u>	<u>1922</u>

Ave Age 15 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2509
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 1054

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 10/2/1949 By W.A.O. & A.J.

Serial No. SA 77

Location Block 8 SA. Lots 7+8

Kind of Bldg. RES St. No. 1127 Woodlawn Ave

Class 4 Type 1 2 3 4 Cost \$ 1935 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		770		\$ 1935
	x x				
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u> <u>ALUM</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>gable</u> Mtl. <u>ALUM</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>84"</u> @ <u>125</u>	<u>105</u>
Rear <u>60"</u> @ <u>130</u>	<u>78</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>con</u>	<u>218</u>
Bsmt. Apt. <u>—</u> Rooms <u>fin.</u> <u>—</u> Unfin. <u>—</u>	
Attic Rooms <u>—</u> Fin. <u>—</u> Unfin. <u>—</u>	<u>433</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. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</u>
Built-in Appliances <u>—</u>	
Heat—Stove <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	<u>216</u>
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	<u>148</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>2</u> S. <u>—</u> Metal D. <u>2</u> S. <u>—</u>	<u>50</u>
Total Additions	1598

Year Built <u>—</u> Avg. <u>54</u> Current Value <u>—</u> \$ <u>3533</u>
Age <u>41</u> Commission Adj. <u>—</u> %
Inf. by <u>Owner</u> Tenant - Bldg. Value <u>—</u>
Neighbor - Record - Est. Depr. Col. <u>1</u> 2 3 4 5 6 <u>33</u> %
Remodel Year <u>—</u> Est.-Cost <u>—</u> Current Value Minus Depr. <u>—</u> \$ <u>1166</u>
Garage—Class <u>2</u> Depr. 2% 3% Carport—Factor <u>—</u>
Cars <u>2</u> Floor <u>block</u> Walls <u>sid</u> Roof <u>sqg</u> Doors <u>2</u>
Size— <u>20</u> x <u>20</u> Age <u>1950</u> Cost <u>300</u> x <u>76</u> % <u>296</u>
Other <u>22x 40 gas heater @ 200⁰⁰</u>
Total Building Value \$ <u>—</u>

Appraised 4-78 19 58 By 1302

SA 77
Serial Number

OF
Card Number

1907.2

Owners Name _____
Location Park City
Kind of Bldg. Res St. No. 1127 Woodside Ave
Class. 4 Type 1 2 3 4. Cost \$ 4659 x 104%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	826	5.67	\$ 4868	\$
	x x				
	x x				

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

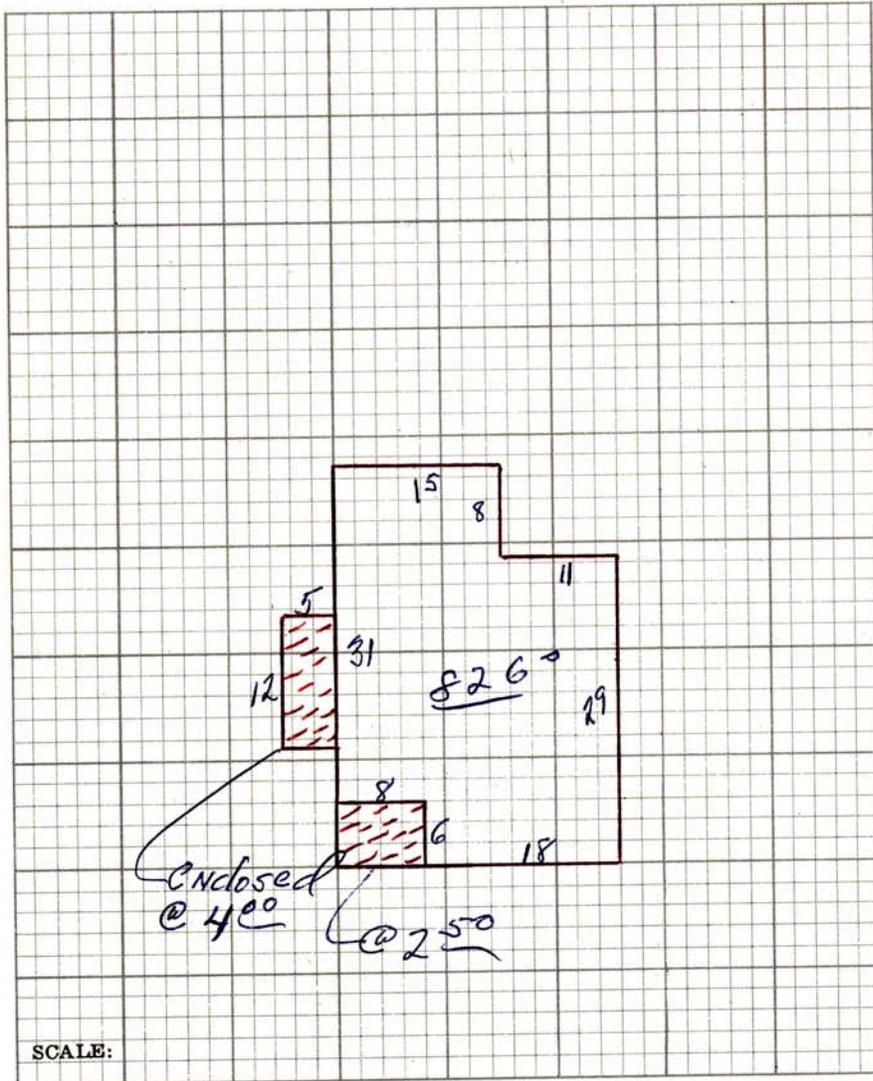
Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____
 Ext. Walls Alum Siding
 Roof Type gable Mtl. Alum Sng 289 359
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front 45' @ 25' 120
 Rear 60' @ 4' 240
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor Conc 659
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. 2 Unfin. 525
 Plumbing { Class 2 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1 650
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. 346
 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. 2 S. 120
 Awnings — Metal _____ Fiberglass _____
garage heater FD 200

REF-APP 8-79
62756

Total Additions		3149
Year Built <u>1904</u>	Avg. 1.	Replacement Cost <u>8017</u>
	Age 2.	Obsolescence
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</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 <u>garage</u>	1569	
Total Building Value		\$

Appraised ① 10-29 19 68 By 1581 DEC 20 1968 1328
Appraised ② _____ 19 _____ By _____



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 3 Depr. 2% 3%

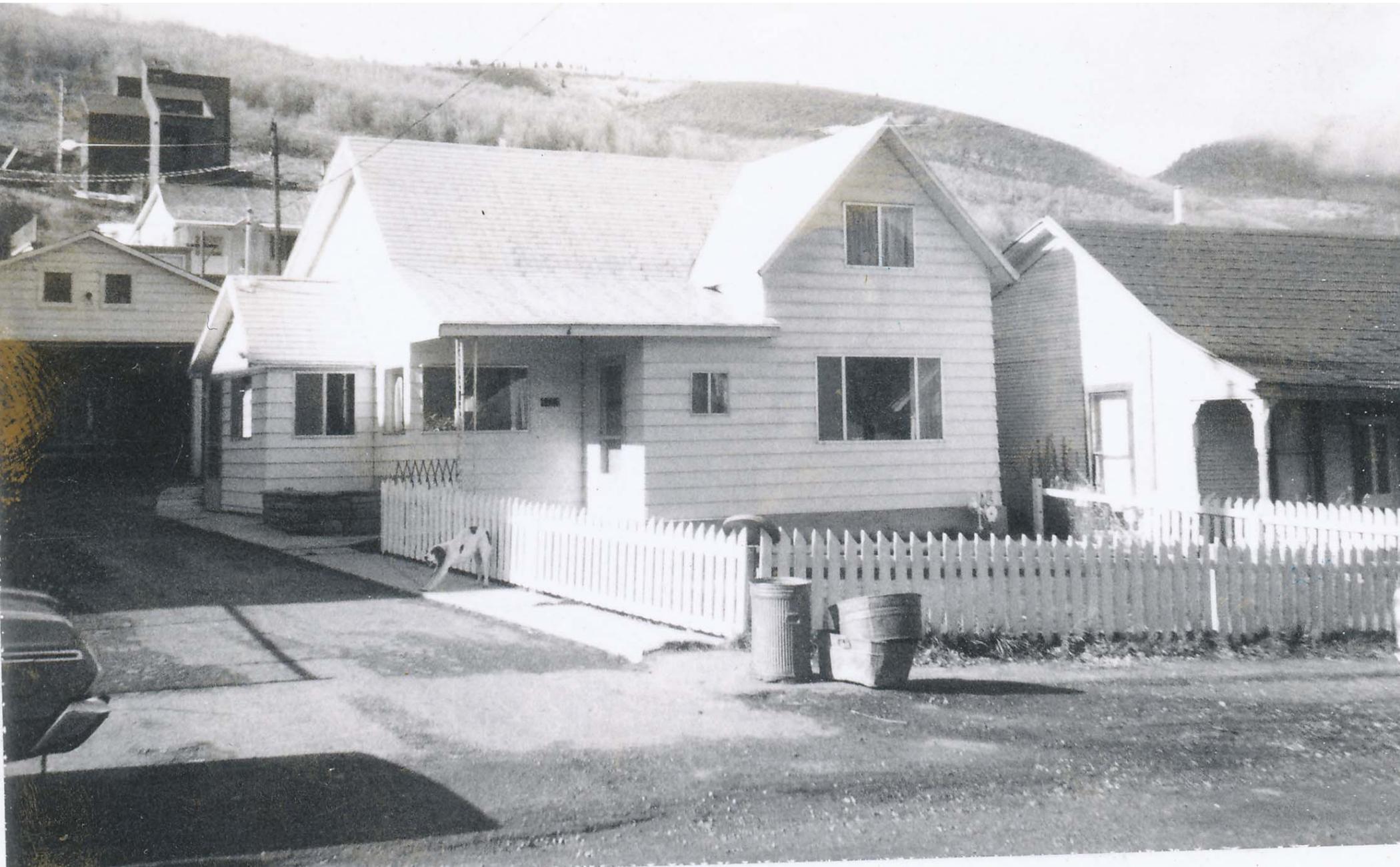
Cars — Floor Conc Walls FR Roof Slg Doors _____

Size 22 x 40 Age 1960 Cost 2000 x 47%

1940 Base Cost _____ x 26 % Depr. 1569

Total _____

REMARKS _____







1127

nck
aving
CODDEN, UTAH

DYNAPAC

CC122