

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 359 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-374

Current Owner Name: William H. Deeben

Parent Parcel(s):

Current Owner Address: PO Box 776, Park City, UT 84060-0776

Legal Description (include acreage): 0.05 acres; ALL LOT 15 & S ½ LOT 16 & N 13 FT LT 16 BLK 30 PARK CITY SURVEY.

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: Foursquare type / Vernacular style

No. Stories: 1 ½

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: The site is typical of uphill lots in Park City's historic neighborhoods. Gradual rise from the roadway to a narrow building pad and hillside continuing behind the house. Landscaping is minimal and informal. Concrete retaining wall along the street front.

Foundation: Uncertain, but assumed to be concrete, though it is covered with a stamped aluminum material that resembles board & batten pattern.

Walls: Walls are clad in aluminum siding. The partial-width front porch is supported by open metalwork supports and has an open metalwork rail.

Roof: The flat-topped hipped roof is sheathed in asphalt shingles. And a chimney is located on the north elevation.

Windows: Windows are side slide aluminum units and the centered gable dormer has paired double-hung wood windows. The front door appears to be an unglazed solid door.

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 foursquare frame house has been significantly altered. The tax photo shows a foursquare with full-width porch with extended roof supported by turned posts topped with decorative brackets. In addition the porch rail was also turned balusters. The windows are not visible in the tax photo, but are presumed to have been wood double-hung or a tri-partied configuration. The walls were clad in wood drop siding which may exist under the aluminum siding. The entry stair remains on the south end of the site and the house appears to have only one small rear shed roofed addition. Sanborn Insurance maps from 1907 indicate the addition does not extend the length of the rear façade, but it is unverified. These 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 is nearly unchanged from the original. The exterior steps have been altered, but not in their location. The stone retaining wall, visible in the tax photo, has been replaced with a concrete wall, but remains in the same location. The vegetation is informal and not significantly different than what is seen in the tax photo.

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 foursquare was a common house type built in Utah during the late nineteenth and early twentieth centuries; 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. 1910¹

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: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Tax Assessor.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		240	\$	\$ 2254
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Bath Condition Good

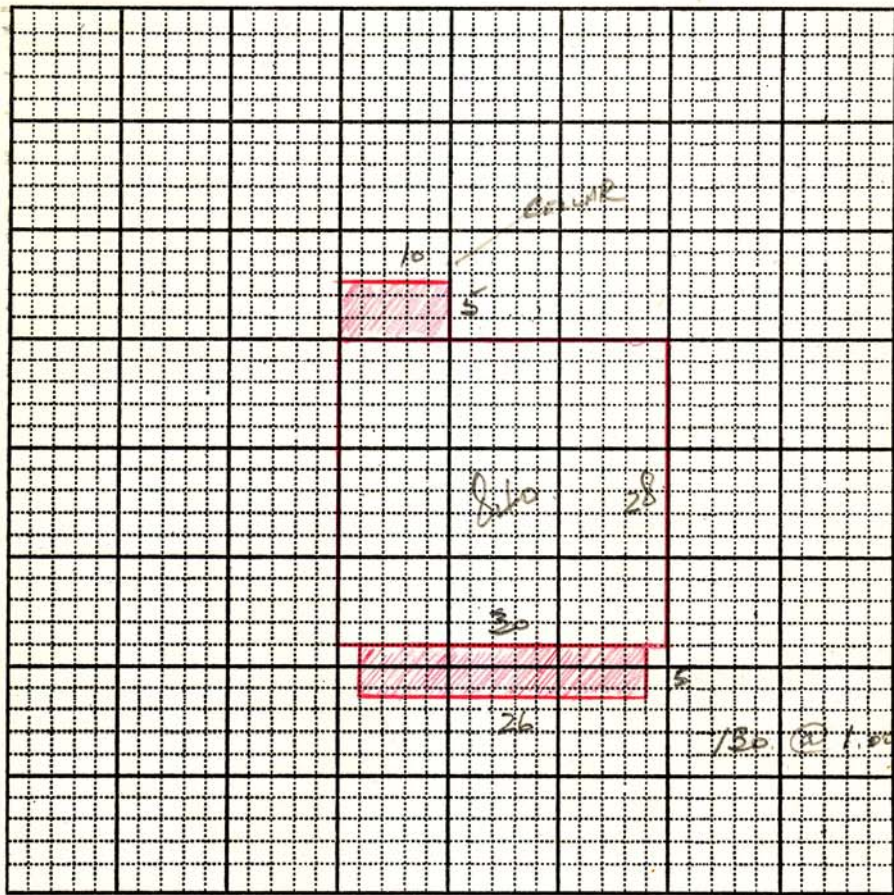
Description of Building	Add	Deduct
58 x 2 x 1.15 Foundation—Stone Conc. None		133
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. <u>2</u> Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>130 @ 1.00</u>	130	
Rear @		
Cellar—Basmt' <u>1/4 1/2 3/4</u> full-floor <u>Code</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms <u>4</u> Fin. <u>4</u> Unfin.	656	
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> Urin. <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>1</u> Floors— <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED</u>		100. <u>1/2</u>
Total Additions and Deductions	821	358
Net Additions or Deductions	358	\$ + 463.

Age 39 Yrs. by { Est. Owner, Tenant, Neighbors, Records }
REPRODUCTION VALUE \$ 2717
 Depr. 1-2-3-4-5-6 52/48 % \$
 Reproduction Val. Minus Depr. \$ 1304

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 ON OLD CARD 31 YRS (1941) **Total Building Value** \$ _____

Appraised Oct 194 9 By Chas J AS



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				

PC 374

Location Block 30 PC N¹/₂ lot 14, all 15 + 5¹/₂ 16.
 Kind of Bldg. RES St. No. 359 Woodside Ave
 Class 4 Type 1 2 3 4 Cost \$ 1945 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>840</u>		<u>\$ 1945</u>
	<u>x x</u>				
	<u>x x</u>				

Gar.—Carport x Fr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding Apr</u>		
Insulation—Floors <u> </u> Walls <u> </u> Cigs. <u> </u>		
Roof Type <u>Hip</u> Mtl. <u> </u>		
Dormers—Small <u> </u> Med. <u>2</u> Large <u> </u>	<u>90</u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u> </u> <u>130</u> @ <u>100</u>	<u>130</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. — <u>1</u> / ₄ <u>1</u> / ₂ <u>2</u> / ₃ <u>3</u> / ₄ Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u>3</u> Unfin. <u> </u>	<u>595</u>	
Plumbing {	<u>350</u>	
		Class. <u> </u> Tub <u> </u> Trays <u> </u>
		Basin <u> </u> Sink <u> </u> Toilet <u> </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 <input checked="" type="checkbox"/> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>		
Oil <input checked="" type="checkbox"/> Gas <u> </u> 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> </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>1165</u>	

Total Additions			<u>1165</u>
Year Built <u> </u>	Avg. Age <u>48</u>	Reproduction Value	<u>\$ 3110</u>
Inf. by <u>Owner - 1949. 39</u>	Neighbor - Record - Est.	Obsol. or Rem. <u>Obs - 15</u> %	<u>467</u>
Remodel Year <u> </u>	Est. Cost <u> </u>	Bldg. Value	<u>2643</u>
		Depr. Col. <u>1 2 3 4 5 6</u> <u>39</u> %	
		Repr. Val. Minus Depr.	<u>\$ 1031</u>
Garage—Class <u> </u> Depr. <u>2% 3%</u>	Carport—Factor <u> </u>		
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> %			
Other <u> </u>			
Total Building Value			<u>\$</u>

Appraised 5-7- 19 58 By 1302

PC 374
Serial Number

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

Owners Name E-P Darden
 Location NW 1/4 Sec 15 T15S R16E PC Blk 30
 Kind of Bldg. Res St. No. 3579 Woodside Lane
 Class 4 Type 1 @ 3 4. Cost \$ 4468 X 1045%

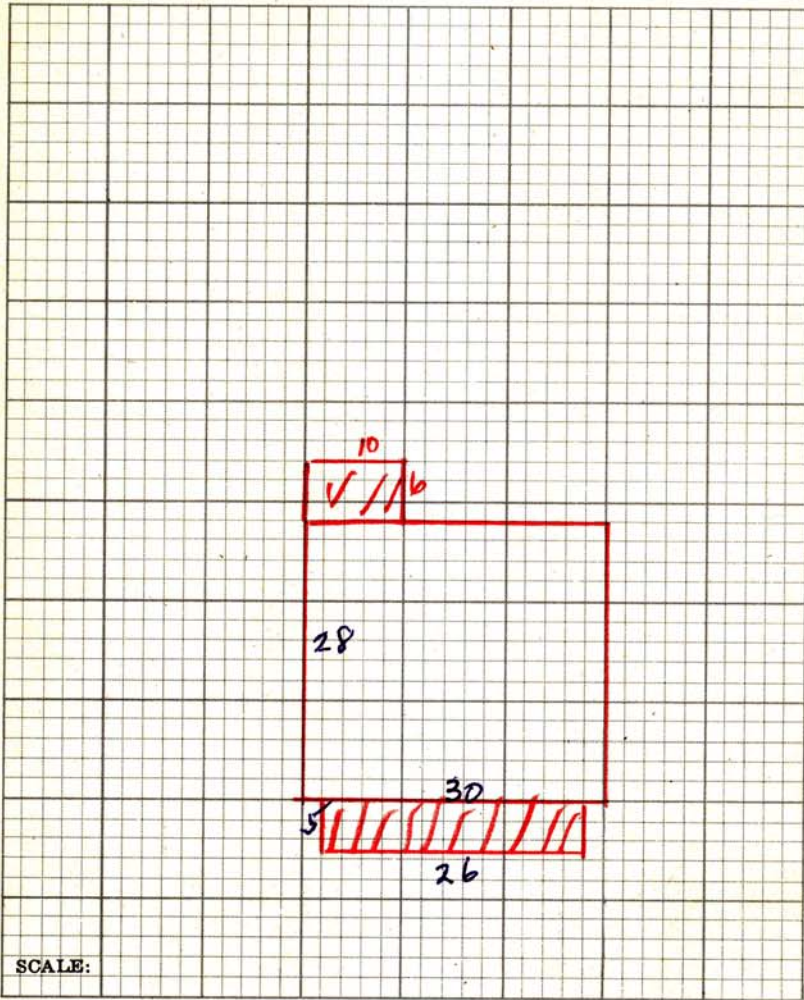
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	840	532	\$ 4669	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>color siding</u>		
Roof Type <u>Hip</u> Mtl. <u>metal</u>		
Dormers—Small <input type="checkbox"/> Med. <u>2</u> Large <input type="checkbox"/>	240	
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>5x26</u> <u>130 @ 200</u>	260	
Rear <input type="checkbox"/>		
Porch <input type="checkbox"/>		
Planters <input type="checkbox"/>		
Ext. Base. Entry <input type="checkbox"/>		
Cellar-Bsmt. <input checked="" type="checkbox"/> 1/4 <input checked="" type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 Full <input type="checkbox"/> Floor <u>Conc</u>	437	
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> <u>3</u> Unfin. <input type="checkbox"/>	735	
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <input type="checkbox"/>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	550
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
<u>15</u> Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	349	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <input checked="" type="checkbox"/> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <u>1</u> S. <input type="checkbox"/>	30	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions		2601
Year Built <u>1910</u>	Avg. <u>1916</u>	Replacement Cost <u>7270</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-28 1968 By 1333 **DEC 10 1968**
 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 _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS *dugout under Ford. in area*



PC 374

X-196

Researcher: Philip F. Notarianni
Date: July, 1978

Site No. SU-10-183

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 359 Woodside Ave. Plat PCSBI, 30 Lot N14-15 S16
Name of Structure: T. R. S.
Present Owner: Opal Deeban UTM:
Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC-374

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1907 Demolition Date:
Original Use: residential Occupants:
Present Use:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps 1900, 1907. Utah State Historical Society Library Other

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

Summit County Records.

Architect/Builder: unknown

Building Materials: wood

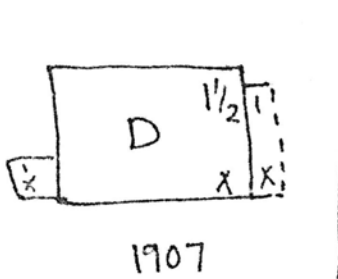
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-and-a-half story frame home with hip roof, aluminum siding, and aluminum window frames. Two medium roof dormers remain, and the general shape of the structure has also apparently remained close to the original. The decorative front porch has been replaced with iron.

Sanborn Maps:



Does not appear on the 1900 map.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

A dwelling appearing close to its original condition, and also one which exhibits a simplicity in style as do other residences in this mining district.

David C. McLaughlin owned this parcel in 1882. See SU-10-182, this property also involved in the sale to W.D. Snyder in 1915. In 1940 to Bernice May Shanley, then in 1943 to Edgar P. Deeben.





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