HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 901 Woodside Avenue
AKA: 
City, County: Park City, Summit County, Utah
Tax Number: SA-98
Current Owner Name: 901 Woodside, LLC
Parent Parcel(s): 
Current Owner Address: PO Box 4581, Park City, UT 84060-4581
Legal Description (include acreage): 0.04 acres; LOT 1 BLK 10 SNYDERS ADDITION.

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>☑ Original Use: Residential</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td></td>
<td>☑ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>*National Register of Historic Places: ☑ ineligible</td>
<td>☑ eligible</td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑ listed (date: )</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
☒ tax photo: ☑ abstract of title
☒ prints: ☑ city/county histories
☐ historic: c. ☑ original building permit
☐ measured floor plans ☑ Utah Hist. Research Center
☐ site sketch map ☑ sewer permit
☐ Historic American Bldg. Survey ☑ USHS Preservation Files
☐ original plans: ☑ city directories/gazetteers
☐ other: ☑ Park City Hist. Soc/Museum
☐ other: ☑ census records
☐ other: ☑ LDS Family History Library
☐ other: ☑ university library(ies):
☐ other: ☑ biographical encyclopedias
☐ other: ☑ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing / Victorian Eclectic 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, center entry steps to front porch, informal landscaping.

  Foundation: Stone, according to the tax card.

  Walls: Wood drop siding and fishscale shingles. Porch is supported by square columns and narrow balusters.

  Roof: Cross-wing form sheathed in shingles.

  Windows: Narrow double-hung wood units in the projecting bay, small paired double-hung units in the second story enclosed porch.

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 two story frame house has not been significantly altered. The tax photo indicates an open two-story porch with narrow horizontal openings, but the house had been sheathed in bricktex. Siding was restored sometime between 1958 and 1995 as noted on the tax card. The two-story porch was enclosed sometime between 1958 and 1995, as indicated on the tax cards. The changes are not significant 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 has not been significantly altered. A two-car frame garage is noted on the 1949 tax card, but appears to have been demolished by 1958. The entry steps appear in the tax photo as they do now and a low retaining wall is noted in the tax photo as well.

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, 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. 1905¹

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 Structure appears on the 1907 Sanborn Insurance Map; Summit County records indicate a construction date of 1909
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. 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: 4 
Type: 1-2-3-4 
Cost: $ 

<table>
<thead>
<tr>
<th>Stores</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/5</td>
<td>x x</td>
<td>379</td>
<td>$</td>
<td>$</td>
<td>2862.</td>
</tr>
</tbody>
</table>

No. of Rooms: 4.5 
Condition: Good

Description of Building
Add Deduct

Foundation: Stone 
Concrete: None
Exterior Walls: BrickTex
Insulated: Floors 
Walls: Cln.
Roof: Type 
Mat.: $112 
Dormers: Small 
Med.: Lg.
Bays: Small 
Med.: Lg.
Porches: Front 
2.5 x 6 @ 1.65 = 29.12
Rear 
1.25 @ 1.00 = 1.25
Cellar: Basement 
Basem't: 1/4 1/2 1/2 1/2 full-floor 
Condition: 115
Basement Apts.: Rooms Fin.
Attic Rooms: Fin. 
Unfin.
Plumbing: 
Class 
Tub: 
Trv: 
Sink: 
Toilet: 
Ura: 
Fm: 
Shr: 
Dishwasher: Garbage Disp.
Heat: 
Stove: H. A. 
Steam S. Blr.
Oil: 
Gas: 
Coal:
Air Conditioned 
Incinerators:
Radiant Pipeless
Finish: 
Hd. Wd: 
Fir:
Fir:
Cabinets: 1 
Mantels: 125
Tile: 
Wainscot:
Floors:
Lighting: 
Lamp: Drops 
Fix:
Wood Lined (Field):

Total Additions and Deductions: 554 275 2866:

Net Additions or Deductions: + 275

REPRODUCTION VALUE 
$ 3125

Age: Yrs. by 
Owner 
Tenant 
Neighbors 
Records 
Depr. 1-2-3-4-5-6. 
53/47 
% 
Reproduction Val. Minus Depr. 
1468
Remodeled: Est. Cost: 
Remodeling Inc. %
Garage: S 8 C 
Depr. 2% 3%
Obsolescence:
Cars: 
Walls 
Slate:
Roof: 
Size 
Age: 77
Floor: Cost: 
Depreciated Value Garage 
83
Total Building Value: 1531

Appraised: Oct. 1949 By: 8.15
Serial No. SA 98

Location
Block 108 A - Lot 1
Kind of Bldg. RE 8
St. No. 901 Woodside Ave
Class A
Type 1 2 3 4
Cost $ 2733

Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
1/2 x x 739 8 2733
x x
x x

Gar. - Carport x x Flr. - Walls Cl.

Description of Buildings
Foundation - Stone  Yes  Conc.  None
Ext. Walls  IMIT BRICKER SIDING
Insulation - Floors  Walls  Cigs.
Roof Type  Mtl.
Dormers - Small  Med.  Large
Bays - Small  Med.  Large
Porch - Front  4' x 14'  6'  175  $ 344
Rear  5' x 5'  125  @ 100  $ 25
Porch
Metal Awning
Basement Entr. @
Planters @
Cellar-Batt. 1/2 3/4 3/4 3/4 Full  Floor
Attic Rooms Fin.  Unfin.
Class 1-2 3 4 5 6 7 8
Trays
Basin  1-2 3 4 5 6 7 8
Sink  1-2 3 4 5 6 7 8
Toilet  1-2 3 4 5 6 7 8
Wtr. Sttr.  1-2 3 4 5 6 7 8
Shr. St.  1-2 3 4 5 6 7 8
O.T.
Dishwasher
Garbage Disp.
Built-in Appliances
Heat - Stove  H.A. Steam  Stkr.  Blr.  Oil  Gas  Coal  Pipeless  Radiant

Air Cond.
Finish - Fir  Hd. Wd.
Floor  Fir  Hd. Wd.
Cabinets  Mantels
NTile - Walls  Wainscot  Floors
Storm Sash - Wood D. S. S. ; Metal D. S. S.

Total Additions
Year Built 1949
Avg. Age 19
Current Value
Commission Adj. % $ 4353
Inf. by Owner - Tenant - Neighbor - Record - Ext.
Remodel Year Est. Cost
Garage - Class 1 2 3 4 5 6
Depr. 2% 3%
Carport - Factor
Cars Floor
Walls  Roof  Doors
Size  x  Age  Cost  x %
Other

Total Building Value

Appraised 5-2-58 By 1302

Map 11-27-79

# 1983