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

1 IDENTIFICATION

Name of Property:
Address: 919 Woodside Avenue
AKA:
City, County: Park City, Summit County, Utah
Tax Number: SA-102
Current Owner Name: Mahoney Enterprises, LP
Parent Parcel(s):
Current Owner Address: 1193 N State Road 32, Kamas, UT 84036-9713
Legal Description (include acreage): 0.06 acres; LOT 5 & S ½ LOT 6 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>☐ Permit #:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☒ Significant Site</td>
<td>☐ Full</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
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<tr>
<td>☐ building(s), accessory</td>
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<tr>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☒ ineligible ☐ eligible</td>
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3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☐ abstract of title</td>
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<tr>
<td>☑ prints: 1995 &amp; 2006</td>
<td>☐ tax card</td>
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<tr>
<td>☐ historic: c.</td>
<td>☐ original building permit</td>
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<td>☐ sewer permit</td>
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<td>☐ Sanborn Maps</td>
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<td>☐ measured floor plans</td>
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<td>☐ site sketch map</td>
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<td></td>
<td>☐ Historic American Bldg. Survey</td>
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<tr>
<td></td>
<td>☐ original plans:</td>
</tr>
<tr>
<td></td>
<td>☐ other:</td>
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</table>

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


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: Concrete retaining wall, wooden steps from roadway, terraced decks with solid rails.

Foundation: Unable to verify. Tax cards indicate no foundation other than wooden sills.

Walls: Wood sheet & clapboard siding.

Roof: Cross-wing form sheathed in asphalt shingles.

Windows: Aluminum side sliders and aluminum casement. Several are boarded.

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 site and frame T/L cottage has been significantly altered. The entire house is sheathed in wood sheet and clapboard siding that has replaced the wood drop siding visible in the tax photo. The front porch, visible in the tax photo, has been enclosed and extended to the plane of the front gable. The square projecting bay on the front gable is sheathed in wood sheet and lacks any of the decorative elements visible in the tax photo. A striated brick chimney was added to the south elevation. The roof over the enclosed and expanded porch is no longer extends from the principal roof, but rather projects from the midpoint of the stem wing 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 been significantly altered. The typical front yard with gradual rise from a retaining wall at the street edge to the house has been replaced by a series of terraces and entry steps, both with rails made of wood sheet, bead balusters and/or sections of lattice.

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 "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.

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: )

Builder: ☑ Not Known ☐ Known: (source: )

Date of Construction: c. 1904

1 Summit County records.
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, 1995.

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

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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     Street No.

Schedule  Class  Type  1-2-3-4  Cost $  %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
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</table>

No. of Rooms. 51 Bath. Condition. Good.

Description of Building Add Deduct

Foundation—Stone Conc. None 167

Ext. Walls.

Insulated Floors Walls Cigs.

Roof—Type GB Mat.

Dormers—Small Med. Lg.

Bays—Small Med. Lg.

Porches—Front 7V @ 60 163 Rear 2 @ 60 67

Cellar—Basmt 1/2 1/2 1/2 1/2 full-floor 1 187

Basement Apts.—Rooms Fin.

Attic Rooms Fin Unfin.

Plumbing—Class 1 Tub. Trays.

Sink Toilet Urea Pts. Sbr.

Dishwasher Garbage Disp.

Heat—Stove H. A. Steam S. Dlr.

Oil Gas Coal

Air Conditioned Incinerators

Radiant—Pipeless


Floors—Hd. Wd. Wainscot.

Cabinets—Walls Mantels.

Tile—Wainscot Floors.

Lighting—Lamp. Drops Fix.

Add Lined 75 Vol.

Total Additions and Deductions 105 393 2468

Net Additions or Deductions $ 2180

REPRODUCTION VALUE $ 58 4V % $ 915

Age Yrs. by Owner Tenant Depr. 1-2-3-4-5-6.


Remodeled Ext. Cost Remodeling Inc. %

Garage—S G. Depr. 2% 3% Obsolescence $ 40

Cars Walls 8476 Out Bldgs.

Roof Size $ 16

Floor Cost 85 40 Depreciated Value Garage $ 40

Remarks: Age Recorded Total Building Value $ 915

On OLD CARD 3/1/15 (1941)

Appraised 104 9 By 2 4
Serial No. SA102

| Location | 1605 K 1-o A 4 116o5-5 10 Lot 6 |
| Kind of Bldg. | Res St. No. 919 Woodside Ave |
| Class | 3 |

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Gar.—Carport x Flr. —Walls Cl.

Description of Buildings

- Foundation—Stone Conc. None
- Ext. Walls
- Insulation—Floors Walls Cigs.
- Roof Type Mtl.
- Dormers—Small Med. Large
- Bays—Small Med. Large
- Porches—Front 12" @ 80 59
- Rear 13" @ 60 83
- Porch @
- Metal Awnings Mtl. Rail
- Basement Entr. @
- Planters @
- Collar-Basmt. ¼ ½ ¾ Full Floor
- Attic Rooms Fin. Unfin.

Plumbing

- Class Tub Trays
- Basin Sink Toilet
- Wtr. Sfr. Shr. St. O.T.
- Dishwasher Garbage Disp.

Built-in-Appliances

- Oil Gas Coal Pipeless Radiant
- Air Cond.

Finish—Fir V Hd. Wd.
Floor—Fir V Hd. Wd. Other
Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash Wood D. S. Metal D. S.

Total Additions

- Total Building Value $2,806

Appraised 5–2–1938 By 1802
<table>
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<tr>
<th>Owners Name</th>
<th>Mary E. Ley</th>
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<tbody>
<tr>
<td>Location</td>
<td>Lot 5, Blk 6, Lt 10SA</td>
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<tr>
<td>Kind of Bldg.</td>
<td>1st Fl.</td>
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<td>St. No.</td>
<td>7171 N. Wabash AVE</td>
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<tr>
<td>Type</td>
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<tr>
<td>Cost $</td>
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<td>Total</td>
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Att. Gar.—C.P. x Flr. Walls. Cl.

### Description of Buildings

- **Foundation:** Stone, Conc., Sills
- **Ext. Walls:** Ceder Shakes
- **Roof Type:** Roll
- **Dormers:** Small, Med., Large
- **Bay:** Small, Med., Large
- **Porches—Front:** 12 @ 125 = 90
- **Rear:**
- **Porch:**
- **Planters:**
- **Ext. Base. Entry:**
- **Dollar-Basmt.:** 1/4 1/6 1/6 1/3 Full Floor
- **Basmt. Gar.:**
- **Basement-Apt.:** Rms., Fin. Rms.
- **Attic Rooms:** Fin., Unfin.

### Plumbing

- **Class:** 1, Tub., 1 Trays
- **Basin:** 1 Sink, 1 Toilet
- **Wtr. Sftr.:** Shr. St., O.T.
- **Dishwasher:** Garbage Disip.

### Heating

- **Oil:** Gas, Coal, Pipeless
- **Air Cond.:** Full, Zone
- **Finish—Fire:** V, Hd. Wd., Panel, Mantles
- **Floor—Fire:** V, Hd. Wd., Other
- **Cabinets:** Wainscot, Floors
- **Storm Sash—Wood D. S.:** Metal B. S.
- **Awnings:** Metal, Fiberglass

### Total Additions

- 840

### Year Built

- 1964
- Age: 2

### Replacement Cost

- $5,003

### Total Building Value

- $8,400

### Appraisal

- 12-4, 1968
- By: 1333

### Dec 18, 1968
RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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Garage — Class Depr. 2% 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47% 1940 Base Cost x % Depr.

Average Year of Construction Computation:

REMARK Year 1926 $ 4503 = 92% x 61 Year = 5495
Year 1944 $ 5000 = 10% x 1 Year = 50

Average Year of Construction 1910

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION