**HISTORIC SITE FORM - HISTORIC SITES INVENTORY**

**PARK CITY MUNICIPAL CORPORATION (10-08)**

### 1 IDENTIFICATION

<table>
<thead>
<tr>
<th>Name of Property:</th>
<th>Address: 1002 Woodside Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AKA:</td>
</tr>
<tr>
<td>City, County:</td>
<td>Park City, Summit County, Utah</td>
</tr>
<tr>
<td></td>
<td>Tax Number: SA-44</td>
</tr>
<tr>
<td>Current Owner Name:</td>
<td>John &amp; Constance Desha</td>
</tr>
<tr>
<td></td>
<td>Parent Parcel(s):</td>
</tr>
<tr>
<td>Current Owner Address:</td>
<td>PO Box 4582, Park City, UT 84060-4582</td>
</tr>
<tr>
<td>Legal Description (include acreage):</td>
<td>0.09 acres; ALL LOTS 31 &amp; 32 BLK 4 SNYDERS ADDITION.</td>
</tr>
</tbody>
</table>

### 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></td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

| Listed (date: ) | |

### 3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title</td>
</tr>
<tr>
<td>☑ prints: 1995 &amp; 2006</td>
<td>☑ tax card</td>
</tr>
<tr>
<td>☑ historic: c.</td>
<td>☑ original building permit</td>
</tr>
<tr>
<td>☑</td>
<td>☑ sewer permit</td>
</tr>
<tr>
<td>☑</td>
<td>☑ Sanborn Maps</td>
</tr>
<tr>
<td></td>
<td>☑ public records</td>
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<tr>
<td></td>
<td>☑ city directories/gazetteers</td>
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<td></td>
<td>☑ census records</td>
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<tr>
<td></td>
<td>☑ obligations</td>
</tr>
<tr>
<td></td>
<td>☑ biographical encyclopedias</td>
</tr>
<tr>
<td></td>
<td>☑ obituary index</td>
</tr>
<tr>
<td></td>
<td>☑ original plans:</td>
</tr>
<tr>
<td></td>
<td>☑ other:</td>
</tr>
<tr>
<td></td>
<td>☑ newsgapers</td>
</tr>
</tbody>
</table>

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


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

<table>
<thead>
<tr>
<th>Building Type and/or Style: T/L House type / Vernacular style</th>
<th>No. Stories: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additions: ☑ none ☑ minor ☑ major (describe below) Alterations: ☑ none ☑ minor ☑ major (describe below)</td>
<td></td>
</tr>
<tr>
<td>Number of associated outbuildings and/or structures: ☑ accessory building(s), # _____; ☑ structure(s), # _____.</td>
<td></td>
</tr>
<tr>
<td>General Condition of Exterior Materials:</td>
<td></td>
</tr>
</tbody>
</table>

**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/Ruins

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: Corner lot, slopes from north to south.

Foundation: Stone veneer (assumed to be over concrete).

Walls: Clapboard siding.

Roof: Cross-wing form sheathed in standing seam metal material.

Windows: Ribbon of multi-pane casement in gable end, multi-pane casement, and single light casement.

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 house has been significantly altered. A large rear addition was constructed between 1958 and 1995 according to tax cards and photographs. The partial-width inset front porch with slender square supports and decorative brackets, seen in the tax photo, has been replaced by an entry porch with pediment. The siding in the tax photo appears to be drop siding and the house is currently clad in clapboard siding. 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 also been significantly altered. A large addition constructed between 1958 and 1995 occupies the majority of the lot. A tin roof single car garage noted on the 1949 and 1958 tax cards has been demolished and replaced with an attached two-car garage and addition. The house sits very close to the roadway and is obscured by large evergreen and deciduous trees.

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: )  Date of Construction: c. 19101

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

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. 4: West elevation. Camera facing east, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
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>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>920</td>
<td>$</td>
<td>$ 177</td>
</tr>
<tr>
<td></td>
<td>x x</td>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>x x</td>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

No. of Rooms 4 Bed Condition: Good.

Description of Building Add Deduct.

Foundation—Stone Conc. None 128
Ext. Walls

Insulated—Floors Walls Clgs.
Roof—Type Mat. 31/8
Dormers—Small Med. Ig.
Bays—Small Med. Ig.
Porches—Front 77 @ 1.00 77
Rear 7 @ 1.00 76
Cellar—Basmt—1/4 1/2 1/2 3/4 full-floor
Basement Apts.—Rooms Fin.
Attic Rooms—Fin. Unfin.
Plumbing—
Class Tub. Trays
Basin Sink Toilet
Url. Fns. Shr.
Dishwasher Garbage Disp.
Heat—Store H. A. Steam S. Blr.
Oil Gas Coal
Air Conditioned Incinerators
Radiant Pipeless
Finish—
Hd. Wd. Wainscot
Flrs. Conc.
Cabinets Mantels
Tile—
Walls Floors
Lighting—Lamp Drops Fix.

Total Additions and Deductions 178 228
Net Additions or Deductions $ 1775 250

Reproduction Value $ 2025

Age Yrs. by Tenant Depr. 1-2-3-4-5-6. 61/39 % $ 78 789

Remodeled Est. Cost Remodeling Inc. % $ 6
Garage—S 8 C. Depr. 2% 9% Obsolescence $ 6
Cars—Walls 60/28 60/28 Out Bldgs. $ 6
Roof—Size 156.28 28.28 156.28
Floor Wood Cost Depreciated Value Garage 63

Remarks

Total Building Value $ 5 28

Appraised 1949 By:

Old Card 1941
<table>
<thead>
<tr>
<th>Location</th>
<th>Block 454, lots 31-32</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kind of Bldg.</td>
<td>R23</td>
</tr>
<tr>
<td>St. No.</td>
<td>1002 Woodside</td>
</tr>
<tr>
<td>Class</td>
<td>3</td>
</tr>
<tr>
<td>Type</td>
<td>1 2 3 4</td>
</tr>
<tr>
<td>Cost $</td>
<td>1818</td>
</tr>
<tr>
<td>Stories</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cu. Ft.</td>
</tr>
<tr>
<td>1</td>
<td>x</td>
</tr>
<tr>
<td>Gar.—Carport</td>
<td>x</td>
</tr>
</tbody>
</table>

### Description of Buildings

- **Foundation:** Stone
- **Ext. Walls:** Sidew.
- **Insulation:** Floors
- **Walls:** Cigs.
- **Roof Type:** Gns.
- **Dormers:** Small Med. Large
- **Bays:** Small Med. Large
- **Porches—Front:** @ 100
- **Rear:** @ 50
- **Porch:** @
- **Metal Awnings:** Mtl. Rail
- **Basement Entr.:** @
- **Planters:** @
- **Cellar-Basmt.:** 3/4 3/4 3/4 3/4 Full Floor
- **Bsm. Apt.:** Rooms Fin. Unfin.
- **Attic Rooms Fin.:** Unfin.

### Plumbing

- **Class:** 1 Tub 1 Trays
- **Basin:**
- **Sftk:**
- **Toilet:**
- **Wtr. Sftk.:**
- **Shr. St.:**
- **O.T.:**
- **Dishwasher:**
- **Garbage Disp.:**

### Built-in Appliances

- **Heat:** Stove H.A.
- **Steam:**
- **Strk.:**
- **Bld.:**
- **Oil:** Gas Coal Pipeless Radiant

### Air Cond.

- **Finish:** Fir
- **Hd. Wd.:**
- **Floor:** Fir
- **Hd. Wd.:**
- **Other:**
- **Cabinets:**
- **Mantels:**
- **Tile:**
- **Walls:**
- **Wainscot:**
- **Floors:**
- **Storm Sash:** Wood D. S.
- **Metal D. S.

### Total Additions

- **Total Additions:** 478

### Current Value

- **Value:** $ 1296
- **Commission Adj.:** %
- **Bldg. Value:**
- **Depr. Coll.:** 12 3 4 5 6 8 0
- **Current Value Minus Depr.:** $ 684
- **Total Building Value:** $
### Structure/Site Information Form

**Street Address:** 1000 (1002) Woodside Avenue, Park City

**Name of Structure:**

**Present Owner:** Paul E. DeGroot

**Owner Address:** P.O. Box 1557, Park City, UT 84060

**Plat:** SA Bl. 4, Lot 31-32

**UTM:** T. R. S.

**Tax #:** SA-44

**Original Owner:** unknown

**Construction Date:** ca. 1900

**Demolition Date:**

**Original Use:** residential

**Present Use:**

- Single-Family
- Multi-Family
- Public
- Commercial
- Park
- Industrial
- Agricultural
- Vacant
- Religious
- Other

**Building Condition:**

- Excellent
- Good
- Deteriorated

- Site
- Ruins

**Integrity:**

- Unaltered
- Minor Alterations
- Major Alterations

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**Preliminary Evaluation:**

- Significant
- Contributory
- Not Contributory
- Intrusion

**Final Register Status:**

- National Landmark
- District
- National Register
- Multi-Resource
- State Register
- Thematic

**Photography:**

- Date of Slides: June 1978
- Views: Front ☐ Side ☐ Rear ☐ Other ☐

**Date of Photographs:**

- Views: Front ☐ Side ☐ Rear ☐ Other ☐

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**Research Sources:**

- Abstract of Title
- Plat Records
- Plat Map
- Tax Card & Photo
- Building Permit
- Sewer Permit
- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories
- Personal Interviews
- Newspapers
- LDS Church Archives
- LDS Genealogical Society
- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other

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

- Summit County records.
- Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Window and door openings on the front porch have been altered—replaced by multi-paned glass windows and door; originally double hung.

One-story frame L-shape with gable roof construction. Gable end facing west on the north end of the building with the porch to the south. Alterations as described above.

Contributory to the Park City residential district as an early turn-of-the-century mining cottage—compatible in style and scale.

Early ownership of land as follows: David C. McLaughlin, 1883; W. S. Snyder, 1890; Cora E. Evans, 1900 (back to Wilson I. Snyder the same year); Joseph Halvorson, 1918. Redeemed in 1936 by Ed and Violet Woods; and in 1943 to George Cossey; and after other activity to present owners.

A search of obituary files produced no information on owners.