# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

## 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  
**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

<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>
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</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>☐ building(s), accessory</td>
<td>☐</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>☐</td>
<td>☐</td>
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</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ✓ eligible

## 3 DOCUMENTATION

**Photos: Dates**

- ✓ tax photo:
- ✓ prints:
- ☐ historic: c.

**Research Sources (check all sources consulted, whether useful or not)**

- ✓ abstract of title
- ☐ city/county histories
- ✓ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ✓ Sanborn Maps
- ☐ USHS Architects File
- ☐ original building permit
- ☐ USHS Architectures File
- ☐ sewer permit
- ☐ LDS Family History Library
- ☐ original plans:
- ☐ city directories/gazetteers
- ☐ Park City Hist. Soc/Museum
- ☐ measured floor plans
- ☐ census records
- ☐ university library(ies):
- ☐ site sketch map
- ☐ biographical encyclopedias
- ☐ other:
- ☐ Historic American Bldg. Survey
- ☐ newspapers
- ☐ other:
- ☐ original plans:
- ☐ obituary index
- ☐ LDS Family History Library
- ☐ other:
- ☐ measured floor plans
- ☐ city directories/gazetteers
- ☐ Park City Hist. Soc/Museum
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- ☐ census records
- ☐ university library(ies):
- ☐ Historic American Bldg. Survey
- ☐ biographical encyclopedias
- ☐ other:
- ☐ original plans:
- ☐ obituary index
- ☐ LDS Family History Library
- ☐ other:

**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 / 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.):


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.
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.

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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)

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<tbody>
<tr>
<td>Foundation—Stone</td>
<td></td>
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<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
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<tr>
<td>Insulated—Floors</td>
<td></td>
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<tr>
<td>Roof—Type</td>
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<tr>
<td>Dormers—Small</td>
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<tr>
<td>Bays—Small</td>
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<tr>
<td>Porches—Front</td>
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<tr>
<td>Collar—Bas'mt</td>
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<tr>
<td>Basement Apts.—Rooms Fin.</td>
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<tr>
<td>Attic Rooms</td>
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<tr>
<td>Plumbing—Traps</td>
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<tr>
<td>Heat—Stove</td>
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<tr>
<td>Air Conditioned</td>
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<tr>
<td>Radiant—Pipeless</td>
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<td>Finish—Hd. Wd.</td>
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<tr>
<td>Cabinets</td>
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<tr>
<td>Tile—Walls</td>
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<tr>
<td>Lighting—Lamp</td>
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</tbody>
</table>

**Total Additions and Deductions:** 857 - 270 = 587

**Net Additions or Deductions:** +587

**REPRODUCTION VALUE:** $2.504

**Age Yrs. by Tenants' Records:** 45-3-4-5-6 7474%

**Remodeled Ext. Cost:** $1054

**Garage—S C Depr. 2% 3% Obsolescence:** $100

**Cars Walls:** $5

**Roof Size x Age:** $20

**Floor Cost Depreciated Value Garage:** $5

**Remarks:** Total Building Value

**Appraised:** 10/12/1949 **By:** A.A.
Serial No. 5A 77

<table>
<thead>
<tr>
<th>Location</th>
<th>Block 8 SA, Lots 74-8</th>
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<tbody>
<tr>
<td>Kind of Bldg.</td>
<td>1 2 3 4</td>
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<tr>
<td>St. No.</td>
<td>1127 Woodlawn Ave</td>
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<tr>
<td>Class</td>
<td>Type 1 2 3 4</td>
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<tr>
<td>Cost $</td>
<td>1935</td>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Gross</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tr>
<td>1</td>
<td>x x</td>
<td>270</td>
<td>$ 1935</td>
<td></td>
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</tbody>
</table>

Gar. — Carport x Flr. — Walls Cl.

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**Description of Buildings**

- **Foundation** — Stone
- **Conc.** — Bldg
- **Ext. Walls** — ALUM
- **Insulation** — Floors
- **Walls** — Clgs.
- **Roof Type** — Table
- **Dormers** — Small
- **Med.** — Mtl.
- **Large** — ALUM
- **Bays** — Small
- **Med.** — Mtl.
- **Large** — ALUM
- **Porch — Front** — 125
- **Rear** — 60
- **Porch** — 2

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**Metal Awnings** — Mtl. Rail

**Basement Entr.** —

**Planters** — @

**Cellar-Bmnt. — 1/4 1/4 1/4 1/4 Full** — Floor


**Attic Rooms Fin.** — Unfin.

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

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**Built-in Appliances**

**Heat** —

- **Stove** —
- **Gas** —
- **Coal** — Pipeless
- **Radiator** —

**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.

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**Total Additions**

- **Year Built** —
- **Avg.** — 54
- **Current Value** — $3538
- **Commission Adj.** —
- **Bldg. Value** —
- **Depr. Col.** — 2 3 4 5 6 — 55
- **Remodel Year** —
- **Est. Cost** —
- **Current Value Minus Depr.** — $1166
- **Garage — Class** —
- **Depr. 2%** —
- **Carport — Factor** —
- **Cars** —
- **Floor** —
- **Walls** —
- **Roof** —
- **Doors** —
- **Size** —
- **x** — Age 1250
- **Cost** —
- **x** — 20%
- **Other** —

**Total Building Value** —

---

**Appraised** — 19

**By** — 1925
<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone Conc. Sills</td>
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<td>Ext. Walls</td>
<td>Aluminum siding</td>
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<td>Roof Type</td>
<td>Gable Mtl. Aluminum</td>
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<td>Dormers—Small Med. Large</td>
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<td>Bays—Small Med. Large</td>
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<tr>
<td>Porches—Front</td>
<td>45° 27° 120</td>
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<td>Rear</td>
<td>60° 45° 240</td>
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<td>Porch</td>
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<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Bsmt.</td>
<td>¼ ½ ⅛ ⅛ ⅛ ⅛ Full</td>
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<td>Bsmt. Gar.</td>
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<td>Attic Rooms Fin.</td>
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<td>Basin 1 Sink 1 Toilet 1</td>
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<td>Wtr. Strr. Shr. St. O.T.</td>
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<td>Dishwasher Garbage Disp.</td>
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<td>Heat—Stove</td>
<td>H.A. FA HW Strkr. Elec.</td>
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<td>Oil</td>
<td>Gas Coal Pipeless Radiant</td>
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<td>Finish—Fir. Hd. Wd. Panel</td>
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<td>Floor—Fir. Hd. Wd. Other</td>
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<td>Cabinets</td>
<td>Mantels</td>
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<td>Tile—Walls</td>
<td>Wainscot Floors</td>
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<td>Storm Sash—Wood D. S. Metal D. S.</td>
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<tr>
<td>Awnings—Metal Fiberglass</td>
<td>garage heater</td>
<td>200</td>
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</tbody>
</table>

Total Additions: 3149

Year Built: 1909 Avg. 1. Replacement Cost: 8017
Age: 2. Obsolescence
Inf. by: Owner Tenant Neighbor Record Est. Adj. Bld. Value Conv. Factor x.47
Replacement Cost—1940 Base
Depreciation Column: 2 3 4 5 6
1940 Base Cost, Less Depreciation
Total Value from reverse side: garage 

Total Building Value: 1569

Appraised: 10-29 1968 By 1581 $1328
<table>
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<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Factor</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<td>Doors</td>
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<td></td>
</tr>
<tr>
<td>Size</td>
<td>22 x</td>
<td>40 Ave</td>
<td>1960 Cost</td>
<td>20,000</td>
<td>x 47%</td>
<td>1940 Base Cost</td>
<td>x 26% Depr.</td>
<td>15,69</td>
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REMARKS

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