



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **Frederick Rasband House**

Address: **823 Woodside Avenue**

Date of Construction: **c. 1885**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **SA-124**

Current Owner: **823 Woodside LLC**

Legal Description (include acreage): **N1/2 LOT 5 & ALL LOT 6 BLK 11 SNYDERS ADDITION TO PARK CITY
 OWD-291 YWD-15 M127-14 M147-689 M196-304 348-349 419-511 491-264 724-795 1609-1791 1625-760
 1751-708 2063-1573 2076-1818; 0.06 AC**

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Not Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 1

Number of Associated Structures: Accessory building(s). # 0 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding

Foundation: Not verified

Roof: Cross-wing covered with asphalt shingles

Windows/Doors: Paired double hung under the gable . Entry door is a frame and panel door with upper light

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

823 Woodside is a T/L cottage house that has had significant changes made to it over time. The T/L cottage, also known as a cross-wing is one of the main three house types built during the historic mining era. A small shed extension on the south side of the house was previously a covered porch that was enclosed sometime after the c. 1940 photo. The cross gable roof used to be sheathed with standing seam metal, which replaced the shingle material shown in the c. 1940 tax photo. It is now covered with asphalt shingles. The walls are clad with drop-novelty wood siding. The large sliding window in the front gable end replaced two one-over-one double hung sash windows shown in the early photo sometime after 1940s but it restored to the original shape between 2013 and 2020. The window in the porch area also has been restored to its original shape as well. The windows used to have a decorative trim, with a pediment over the window in the gable end, which

was not original to the house. The door is a wood frame and panel door with an upper light. The porch is covered by a shed extension of the main roof. Another major change to the house is the new parking which is created by raising the house and the stairway that provide the access to the house through the porch on the south east corner.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built before the 1889 Sanborn map was drawn, possibly while the land was under the ownership of the Park City Townsite Corporation. George Tait acquired the land that the house is on in 1887, and it is also possible that the house was built while under his ownership. He worked as a carpenter, and moved to Butte shortly after selling the house to Frederick Rasband in 1889.

Frederick Rasband was the first bishop in the Park City area, and also worked in a butcher store during the 1920 census, but not much else is known about him. It is unknown if he ever lived at the property, but he does not appear on any of the censuses that occurred during the time he owned the house. An addition to the rear of the house was built while he was the owner. He sold it to George and Mary Smith in 1909. George worked as a butcher at that time, though previous records state he was a provision dealer. They were living in the house during the 1910 census with their five children. They sold the house back to Frederick Rasband in 1913, and he sold it in 1914 to William Lewis.

William Lewis lived in the house with his wife Ethel and four children during the 1920 census. He worked as a coal merchant at that time; no other information could be found on him or his family. He sold the house in 1928 to Don Petersen.

It appears that Don Petersen did not live in the house but rented it out from that time forward. In 1930 the house was rented by Byron Jones and his family. Byron worked as a music teacher for the local school. He was highly involved with the orchestra in the city and helped with the music aspect of many events. The house was rented by Clarence and Hazel Nichols at the time of the 1940 census. Clarence was an assayer with a mine, and they lived at the home with a son and a daughter.

The house was owned by Peteresen until 1961, and has changed hands many times since then, being currently owned by 823 Woodside LLC.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 823 Woodside Avenue. East elevation. 2020



Photo 2: 823 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 823 Woodside Avenue. East elevation. November 2013



Photo 4: 823 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 823 Woodside Avenue. East elevation. 2006



Photo 6: 823 Woodside Avenue. in 1995



Photo 7: 823 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 823 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

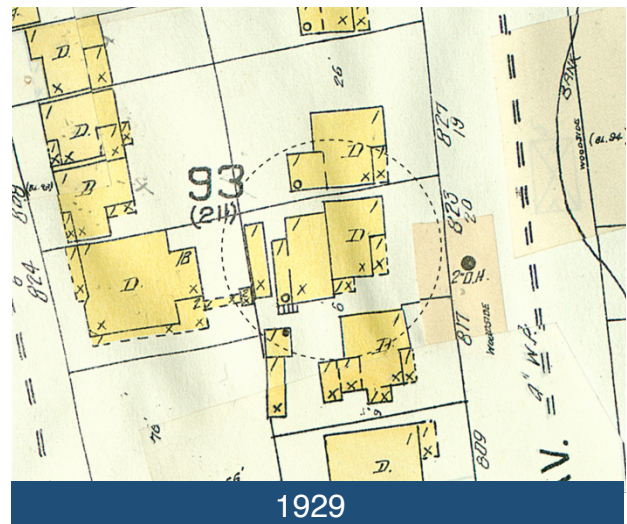
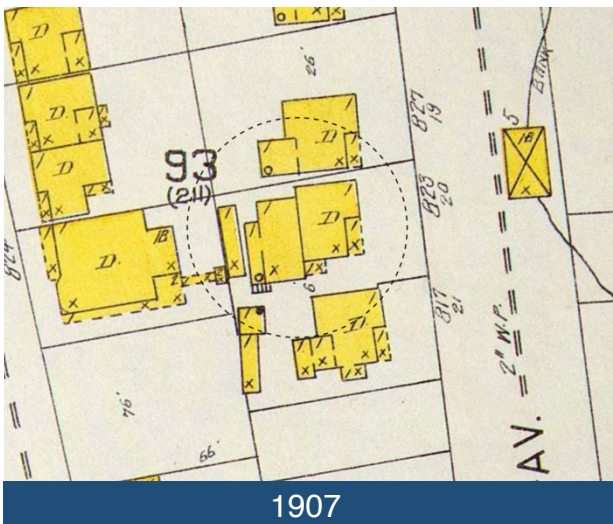
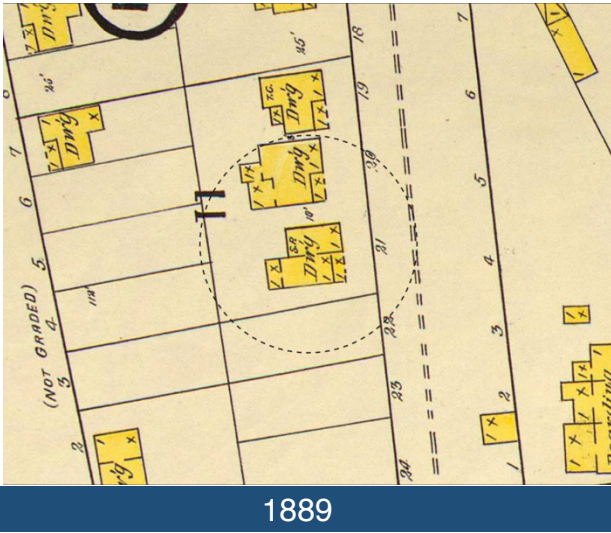
MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 823 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 823 Woodside Avenue

City: Park City, UT

Current Owner: 823 Woodside LLC

Address: (see historic site form for address)

Tax Number: SA-124

Legal Description (include acreage): SA BK11 N1/2 L5 & L6 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L4-19]
8/16/1887	David C. McLaughlin	George G. Tait	W		"4,5,6"
6/13/1889	George G. Tait	Frederick Rasband	W.D.		"pt. 5, 6" [rest of form]
10/14/1909	Frederick Rasband & wife	Mary Ann Smith	W.D.		
10/14/1909	Mary Ann Smith	Frederick Rasband	Mtg.	\$975.00	
12/22/1913	Mary Ann Smith	Fred Rasband	W.D.		
2/7/1914	Frederick Rasband, et ux	William J. Lewis	W.D.		
5/8/1928	William J. Lewis, et ux	Don H. Petersen	W.D.		
12/29/1961	Don H. & Rose W. Petersen	James E. & Donna Sweatfield	W.D.		
1/19/1979	James E. & Donna Sweatfield	Shelia Purdom	W.D.		
12/7/1979	Shelia Purdom	F.W. Irving & L.L. Benner	W.D.		
8/17/1981	Frank W. Irving, et al	Larry L. & Kathy Benner	Q.C.D.		
2/15/1985	Prudential Fed. Savings & Loan	Larry L. & Kathy Benner	Notice of Default		
2/23/1987	Prudential Fed. Savings & Loan	Timothy L. Lee	W.D.		
5/11/1993	Timothy L. Lee	Old Town Realty Co. LLC	W.D.		
4/2/2004	Old Town Realty Co. LLC	Cynthia D. La Roche	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

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6/3/2004	Cynthia D. La Roche	C.D. La Roche & Z.A. Cox	W.D.		
11/15/2005	C.D. La Roche & Z.A. Cox	CoxRoche LLC	Q.C.D.		
12/30/2010	CoxRoche LLC	Steep N Deep Properties LLC	W.D.		
4/13/2011	Steep N Deep Properties LLC	823 Woodside LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 1/7/2015