

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 311 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-368

Current Owner Name: Mustang Properties, LLC

Parent Parcel(s):

Current Owner Address: PO Box 2080, Park City, UT 84060-2080

Legal Description (include acreage): 0.04 acres; LOT 4 BLK 30 PARK CITY SURVEY.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

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

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type / Vernacular and classical styles

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: The house sits atop a large stepped stone wall to accommodate a parking area in front of the house. Landscaping is non-existent except for a tree located south of the entry steps. Entry steps are located south of the parking area and lead to the main entry porch. The side yards are extremely narrow.

Foundation: Concrete faced with stone.

Walls: Exterior walls are clad in drop siding that appears to be original.

Roof: The cross-wing roof form is sheathed in asphalt shingles.

Windows: Paired and single double-hung units--appear to be original to the house.

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 cross-wing house has been modified significantly in the last 20 years and many of the character defining features have been restored. A 1995 photograph shows the side passage porch to be enclosed, the front window openings altered and the entire house clad in asbestos siding. Many of the original elements have been restored--the open porch, paired double-hung windows and siding--but the changes to the site/setting are substantial. The front yard, formerly with a rise from a stone retaining wall to a level building pad, has been replaced by a large stepped retaining wall/foundation and paved parking area. 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 original setting has been completely destroyed. The hillside upon which the house originally rested has been excavated to accommodate a parking area and large stone retaining wall/foundation. It appears from photographs that the change was made between 1995 and 2006.

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 site 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. 1904¹

¹ Summit County Tax Assessor.

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. 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.

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. _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		694	\$	\$ 1469
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		118
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>COAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60 @ .80</u>	48	
Rear <u>108 @ .60</u>	65	
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>WOOD LINED. NO STUDS</u>		125
Total Additions and Deductions	463	243

Net Additions or Deductions 243 \$ + 320

AV Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1689
 Depr. 1-2-3-4-5-6 50/47 % \$
 Reproduction Val. Minus Depr. \$ 709

Remodeled Est. Cost _____ Remodeling Inc. _____ % \$
 Garage—S 8 C Depr. 2% 3% _____ Obsolescence _____ \$
 Cars Walls _____ Out Bldgs. _____ \$
 Roof Size x Age _____ \$
 Floor Cost _____ Depreciated Value Garage _____ \$

Remarks AV AGE ON OLD CARD. 37 YRS. (1941) Total Building Value \$ _____

Appraised Oct 1949 By CHO & AJ

Serial No. PC 368

Location Block 30 PC Lot 4
 Kind of Bldg. RES St. No. 311 Woodside Ave
 Class 3 Type 1 2 3 4, Cost \$ 1485 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		694		\$ 1485
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Asb Shakes on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>Pat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>150</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar—Bsmt. — ¼ ⅓ ½ ¾ Full <u>—</u> Floor <u>Cont</u> <u>50</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>1</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	400

Year Built <u>—</u> Avg. Age <u>54</u>	Current Value	\$ 1885
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>	Commission Adj.	%
Remodel Year <u>—</u> Est.-Cost <u>—</u>	Bldg. Value	
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>33</u>	%
Cars <u>—</u> Floor <u>X</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>	Current Value Minus Depr.	\$ 622
Size— <u>x</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		\$

Appraised 5-7-58 19 58 By —

1987.3.1663

PC 368
Serial Number

.....OF.....
Card Number

Owners Name F.A. Farley
 Location lot 4 Blk 30 PC
 Kind of Bldg. Res St. No. 411 Wagonway Ave
 Class 3 Type 1 2 3 4 3 Cost \$ 3915 X 104.5 %

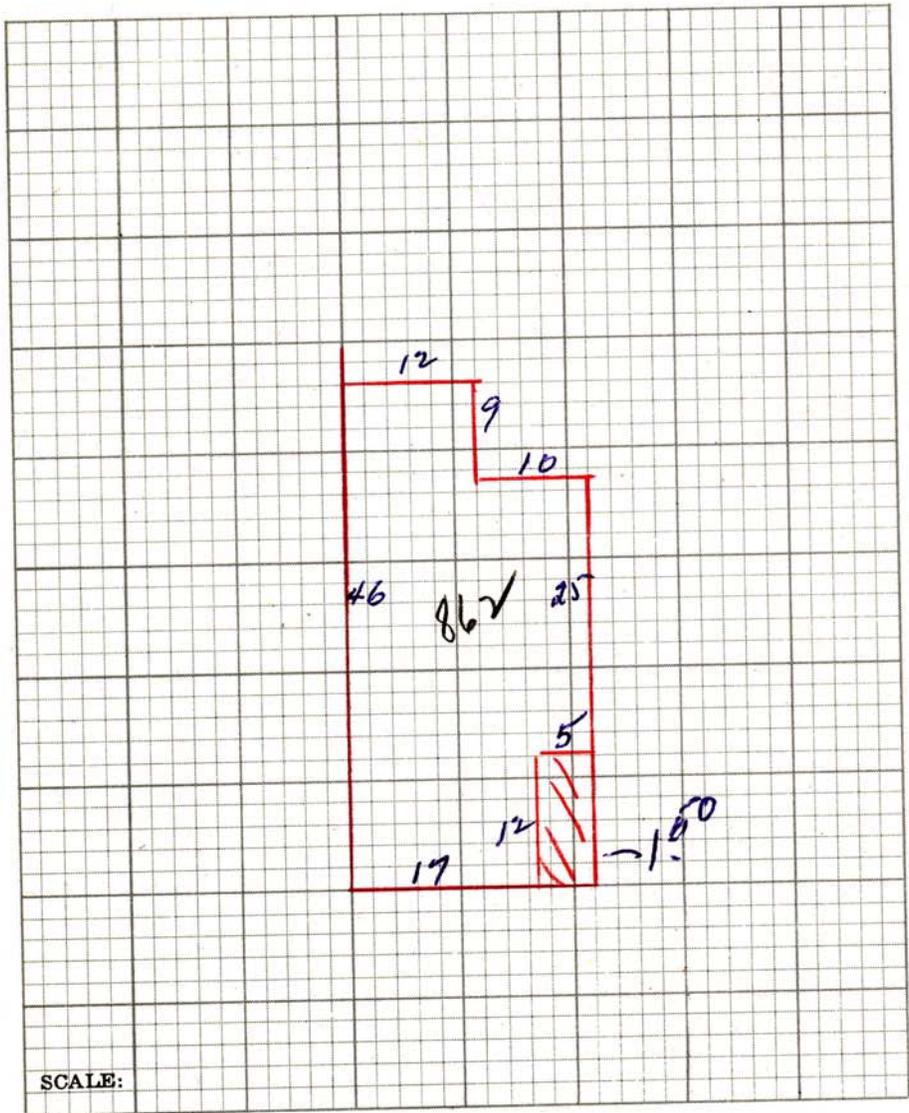
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	862		\$ 4091	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> Sills <input type="checkbox"/>		
Ext. Walls <u>Asb. Shakes</u>		
Roof Type <u>Gable</u> Mtl. <u>Asb.</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>60 @ 150</u>	<u>90</u>	
Rear <input type="checkbox"/>	@	
Porch <input type="checkbox"/>	@	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Cellar—Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <u>Conc</u>	<u>80</u>	
Bsmt. Gar. <input type="checkbox"/>		
Basement—Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <input type="checkbox"/>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	<u>550</u>
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>		
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> FA <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	<u>354</u>	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <input checked="" type="checkbox"/> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <u>L</u> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>	<u>25</u>	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions	<u>1912</u>	<u>1099</u>
Year Built <u>1904</u>	Avg. 1. <u>1904</u>	Replacement Cost <u>5190</u>
<u>196 @ ADNS</u>	Age 2. <u>ADNS</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
{	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <input checked="" type="checkbox"/>		
Total Building Value \$		

Appraised ① 10-28 19 68 By 1333 **DEC 10 1968**
 Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: July, 1978

Site No. SU-10-178

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: @263 Woodside Ave. Plat PCS Bl. 31 Lot 15-16
Name of Structure: T. R. S.
Present Owner: Blanche D. Buck c/o Fraser Buck UTM:
Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC-386

2

AGE/CONDITION/USE

Original Owner: Construction Date: @1925 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4

DOCUMENTATION

Photography: 11/77 Date of Slides: Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps 1907 Utah State Historical Society Library Other

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

Summit County Records.
Thompson, George A. and Buck, Fraser. Treasure Mountain Home. A Centennial History of Park City, Utah. Salt Lake City, 1963.

Architect/Builder: unknown

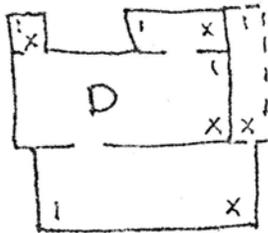
Building Materials: wood

Building Type/Style: residential/bungalow

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story wood bungalow (hip roof). The porch, and window and door placements and materials appear the same as in a 1940's tax photo. The home was constructed on a slight hill and has a wood stairway leading to the front porch. Bricktex siding has been added.



This structure appears "near or on" the site (#263 Woodside Ave.), in 1907, according to the 1907 Sanborn Map.

Statement of Historical Significance:

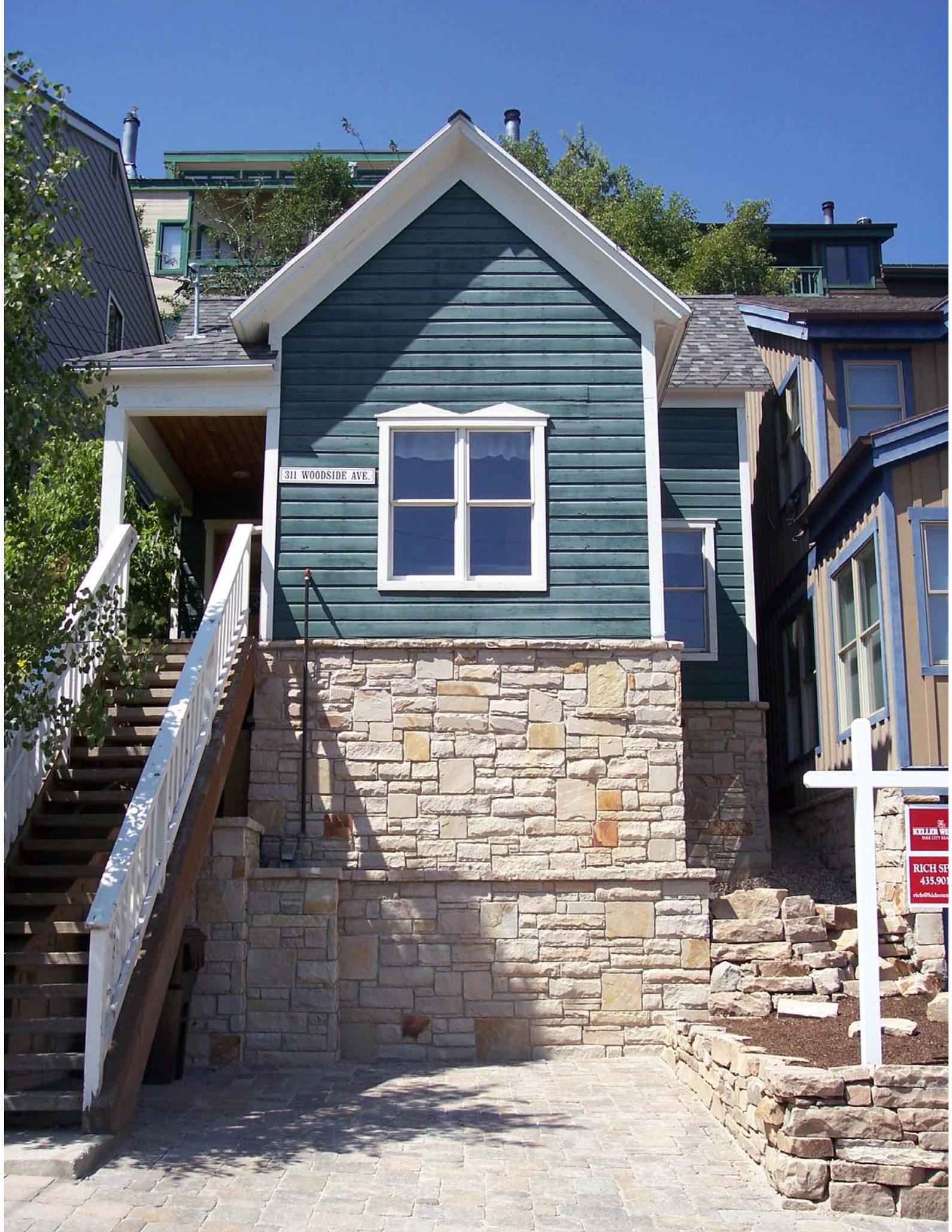
- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

A later mining town dwelling, constructed in wood, but exhibiting the then (1920's) popular Bungalow style.

One ELIza Waters owned the property and probably the previous dwelling from the turn of the century; and in 1925 purchased by Fraser Buck.

Fraser Buck has had a long association with Park City. Associated with the firm of Welsh, Driscoll and Buck, a general merchandise store, he is also the nephew of a prominent Park City and Utah mining entrepreneur David Keith. Busk has also co-authored a history of Park City.





311 WOODSIDE AVE.

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RICH SP
435.90
rich@hls.com