

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1002 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-44

Current Owner Name: John & Constance Desha

Parent Parcel(s):

Current Owner Address: PO Box 4582, Park City, UT 84060-4582

Legal Description (include acreage): 0.09 acres; ALL LOTS 31 & 32 BLK 4 SNYDERS ADDITION.

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: 1995 & 2006
- 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 House type / Vernacular style

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: 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. 1: South elevation. Camera facing north, 2008.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: West elevation. Camera facing east, 1995.

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.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		920	\$	\$ 1775
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>✓</u> Conc. <u>✓</u> None <u>✓</u>		128
Ext. Walls <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>72 @ 1.00</u>	72	
Rear <u>70 @ .80</u>	56	
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. <u>✓</u>		
<u>HOOD LINED</u>		100
Total Additions and Deductions	478	228
Net Additions or Deductions	228	

REPRODUCTION VALUE \$ 2025
 Age 48 Yrs. by AV { Est. Owner, Tenant, Neighbors, Records }
 Depr. 1-2-3-4-5-6 61/39 %
 Reproduction Val. Minus Depr. \$ 789
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolence _____ \$
 Cars 1 Walls SID Out Bldgs. _____ \$
 Roof Til Size 10 x 20 Age 28 _____ \$
 Floor WOOD Cost 156/25 Depreciated Value Garage _____ \$
 Remarks AV AGE 40 YRS. Total Building Value \$ 828
ON OLD CARD. 1941.

Appraised Oct. 1949 By AO & AJ

Serial No. SA 44

Location Block 45A Lots 31+32
 Kind of Bldg. RES St. No. 1002 Woodside
 Class 3 Type 1 2 3 4 3 Cost \$ 1818 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		920		\$ 1818
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gab</u> Mtl. <u>Shg</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>72</u> @ <u>100</u>	<u>72</u>
Rear <u> </u>	<u>20</u> @ <u>80</u>	<u>856</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. <u> </u> $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u> </u> Floor <u> </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>	<u>350</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>	
Built-in-Appliances		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u> </u> Steam <u> </u> Str. <u> </u> Blr. <u> </u>		
Oil <u> </u> Gas <u> </u> Coal <input checked="" type="checkbox"/> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> 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> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
Total Additions		<u>478</u>

Year Built <u> </u> Avg. <u>57</u>	Current Value	\$ <u>2296</u>
<u>Av 1949 1949 49</u> Age <u>57</u>	Commission Adj. <u> </u> %	
Inf. by <u> </u> { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u> </u> Est.-Cost <u> </u>	Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor <u> </u>	Current Value Minus Depr.	\$ <u>689</u>
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Shiplap</u> Roof <u>Tip</u> Doors <u>1</u>		
Size— <u>10</u> x <u>20</u> Age <u>37</u> Cost <u>134</u> x <u>30</u> %		<u>40</u>
Other <u> </u>		
Total Building Value		\$ <u> </u>

Appraised 5-2- 1958 By 1302



Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-391

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

IDENTIFICATION

Street Address: 1000 (1002) Woodside Avenue, Park City Plats Bl. 4 Lot 31-32

Name of Structure: T. R. S.

Present Owner: Paul E. DeGroot UTM:

Owner Address: P.O. Box 1557, Park City, UT 84060 Tax #: SA-44

2

Original Owner: unknown Construction Date: ca. 1900 Demolition Date:

Original Use: residential

Present Use: Occupants:

- | | | |
|---------------------------------------------------|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition: Integrity:

- | | | |
|------------------------------------------|--------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations |

STATL

Preliminary Evaluation: Final Register Status:

- | | | |
|--------------------------------------------------|--------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

4

Photography:

Date of Slides: June 1978 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other

DOCUMENTATION

Research Sources:

- | | | |
|------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

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

Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

Description of physical appearance & significant architectural features:

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

Window and door openings on the front porch have been altered--replaced by multi-paned glass windows and door; original 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.

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 | |

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.





