# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

# **1 IDENTIFICATION**

Name of Property: Address: 1445 Woodside Avenue AKA: *City, County:* Park City, Summit County, Utah Tax Number: FRAND-C *Current Owner Name:* Jennifer Hughey Parent Parcel(s): SA-222, SA-209, SA-217-A & SA-221 Current Owner Address: 2310 W St. Paul, Chicago, IL 60647 Legal Description (include acreage): 0.11 acres; Lot C Frandsen Subdivision. 2 STATUS/USE Property Category Evaluation\* Reconstruction Use ☑ building(s), main □ Landmark Site **Original Use: Residential** Date:  $\Box$  building(s), attached ☑ Significant Site Permit #: Current Use: Residential □ Not Historic □ Full □ Partial  $\Box$  building(s), detached  $\Box$  building(s), public  $\Box$  building(s), accessory \*National Register of Historic Places: I ineligible  $\Box$  structure(s) □ eligible  $\Box$  listed (date: ) **3 DOCUMENTATION** Research Sources (check all sources consulted, useful or not) Photos: Dates  $\Box$  tax photo: □ abstract of title ☑ city/county histories D prints: □ tax card personal interviews □ Utah Hist. Research Cent. □ historic: c. □ original building permit □ USHS Preservation Files □ sewer permit **Drawings and Plans** ☑ Sanborn Maps □ USHS Architects File □ measured floor plans □ obituary index □ LDS Family History Library  $\Box$  site sketch map □ city directories/gazetteers □ Park City Hist Soc/Museum □ Historic American Bldg. Survey □ census records □ university library(ies): □ original plans: □ biographical encyclopedias □ other:

□ 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.

□ newspapers

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: Hall-Parlor / Vernacular style	No. Stories: 1
Additions:  none  minor  major (describe below) Alterations:  none  min	or Ø major (describe below)
Number of associated outbuildings and/or structures: $\Box$ accessory building(s), # _	; □ structure(s), #
General Condition of Exterior Materials:	
Good (Well maintained with no serious problems apparent.)	

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

□ Fair (Some problems are apparent. Describe the problems.):

Describe the 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.):

Foundation: Concrete

Walls: Drop siding

Roof: Gable form sheathed in standing seam metal.

Windows: Double-hung sash type.

Essential Historical Form: I Retains Does Not Retain, due to:

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): Without more information, it is not clear if this one-story frame house has been significantly altered. If it is the house that is reflected on the 1907 Sanborn Insurance map, then it has not been significantly altered in terms of form, but the materials and fenestration patterns appear to be newer. The condition of the siding does not suggest that it is original as it does not exhibit any signs of age. Also, the window trim casing is smaller and narrower than is typically seen on Park City mining era homes. Also, the porch elements--columns and concrete steps--suggest a period revival cottage more than an early mining era home. If it was built c. 1898 as suggested by the Summit County Recorder, then the exterior materials and windows are likely newer. If that is the case, 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 not been altered from what is seen in the 1995 photograph.

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; however, not enough information is available to verify how much, if any of the physical evidence dates from the historic period.

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.): Because an accurate age cannot be determined, it is not possible to provide a direct link between the important historic era and the site.

#### **5 SIGNIFICANCE**

Architect: ☑ Not Known □ Known: (source:)

Date of Construction: c. 1898<sup>1</sup>

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:

<sup>&</sup>lt;sup>1</sup> Summit County Recorder.

### 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.<sup>2</sup>

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.

<sup>&</sup>lt;sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



