

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 115 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-399

Current Owner Name: James Holland

Parent Parcel(s):

Current Owner Address: 3 Claim Jumper Ct, Park City, Utah 84060

Legal Description (include acreage): LOT 5 & THE N 6 FT OF LOT 4, BLK 32 PARK CITY SURVEY; 0.05 ACRES.

## 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.

Notarianni, Philip. "115 Woodside Avenue." Structure/Site Information Form. Utah State Historical Society. Salt Lake City: 1978.

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

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: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- 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.):

Foundation: Concrete.

Walls: Drop siding.

Roof: Cross-wing roof form.

Windows/Doors: Double-hung sash type.

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 T/L cottage has been significantly altered over time. The original house appears to have been raised to accommodate a basement addition with garage. A large rear addition rises from the ridgeline of the stem-wing and midpoint of the gable wing; it engulfs the rear of the house. The changes are significant and diminish the site's original design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered by the construction of additions and a driveway to attached garage beneath the gable wing. The dry-stacked stone retaining wall has been replaced with a concrete retaining wall with stone veneer. Small accessory building seen in the tax photo has been demolished.

**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. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1885<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:

### 1. Historic Era:

<sup>1</sup> Notarianni, page 1.

- 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(Google Earth). Camera facing west, 2008.

**Photo No. 2:** East elevation. Camera facing west, tax photo.

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



X-164

Researcher: Philip F. Notarianni  
Date: August 1978

Site No. SU-10-167

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

IDENTIFICATION

Street Address: 115 Woodside Avenue Plat Pcs Bl. 32 Lot 5  
Name of Structure: T. R. S.  
Present Owner: Wolfe A. & Carole B. von Schmidt UTM:  
Owner Address: 1436 Yale Avenue, Salt Lake City, UT Tax #: P.C.-399

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AGE/CONDITION/USE

Original Owner: Unknown Construction Date: possibly, Demolition Date:  
c. 1880's

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            |

STATU

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               |  |   |

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DOCUMENTATION

Photography:

Date of Slides: November 1977  
Views: Front  Side  Rear  Other

Date of Photographs:  
Views: Front  Side  Rear  Other

Research Sources:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Abstract of Title           | <input checked="" 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 checked="" 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 checked="" 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  
Deseret News, May 26, 1942 p. 14, May 27, 1941 p. 20

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Residential

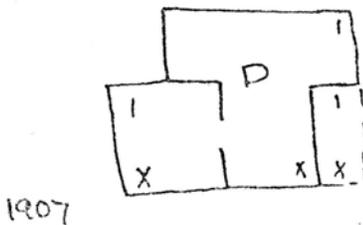
Description of physical appearance & significant architectural features:

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

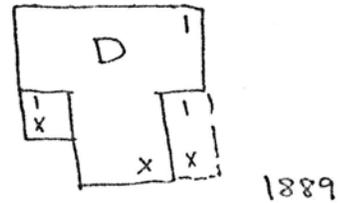
A shed, once located in front of the dwelling's porch, has been removed since the 1940's (Photograph to be attached.)

One-story frame, with bticktex siding, and gable roof. A porch sets on the southeast end. Some frame windows have been replaced with aluminum frames. A shed which was located in front of the porch has been removed since the 1940's.

From Sanborn Maps:



Appeared the same in 1900.



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 checked="" 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                 |   |

In all probability, a pre-1898 fire dwelling that survived the conflagration.

Mayor S. Ascheim, Jewish merchant in Park City, acquired a quit claim on the property in 1883; and in 1889 it went to Mrs. Mary Gray. In 1897 the property was mortgaged by Mary J. Gibney (Gray) and sold to Maria F. Curty in 1901. The home was placed on the tax sale block in 1915; and in 1916 went to William Koivula from Nick Koskula. From Hilma Koskela to D. L. H. D. Grover in 1918.

William Koivula was born in 1883 in Vasa, Finland. He immigrated to the U.S. in 1889, and arrived in Park City in 1914. Koivula worked as a blacksmith for the Park Utah Consildated Mines, Judge Unit, beginning in 1916, and was a member of the I.O.O.F., Eagles, and Woodmen of the World. He died in 1941.

Ding Lung Hing D. Grover, a Chinese entrepreneur, owned numerous homes in Park City which he used as rental properties. Grover bacame a successful businessman, long remembered by Parkites. This structure went to Joe Drover, and then to its present owner.

