

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **IOOF Relief House**

Address: 232 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-31

Current Owner Name: Eugene & Melanie Young

Parent Parcel(s):

Current Owner Address: PO Box 774, Park City, UT 84060-0774

Legal Description (include acreage): 0.04 acres; LOT 25 BLK 2 PARK CITY SURVEY & TRACT BEG N 23\*28'W 12.5 FT FROM S'LY MOST COR LOT 26 BLK 2 PARK CITY; TH N 23\*28'W 12.5 FT; N 66\*12'E 75 FT M/L; TH S 23\*26' E 12.5 FT; S 66\*12' W 75 FT M/L TO BEG.

## 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints: 1983, 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: Double Cell 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), # \_\_\_\_\_.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

**General Condition of Exterior Materials:**

- 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:** Lot is steep slope from front to back and house sits partially below finished road grade. Very little vegetation visible from Woodside Avenue, shrubs n front of house and paved parking area south of house. Wooden steps with rails lead to main porch.

**Foundation:** Not visible from photographs, assumed to be concrete.

**Walls:** Exterior walls are clad in wood drop siding with corner boards. Decorative gable truss. Front porch has extended shed roof and is supported by square chamfered columns. Simple rail that looks like a picket fence.

**Roof:** Cross-wing roof form is sheathed in asphalt shingles. Single brick chimney pierces ridge line.

**Windows:** Single vertically oriented two-over-two double-hung units with simple trim casing and shallow aprons. Also, a multi-pane casement window on south elevation.

**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): Double cell frame house with lower story and rear addition that extends beyond the south wall and forms a cross-wing roof. Very little has changed from the tax photo. Decorative elements added--decorative gable truss and it is not clear if the porch posts were originally chamfered or added later. The changes are minor and do not affect the building's character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on .04 acres and the lot drops sharply from the finished road grade. A paved parking area was added south of the house. Vegetation visible from Woodside Avenue is limited due mainly to the steep slope of the lot. Based on photographs from 1995 and earlier, the site has changed very little.

**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.

**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.): The double cell was a common house type built in Utah during the late nineteenth and early twentieth centuries.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known    Known: (source: )

Date of Construction: c. 1886<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:

- 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:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 2:** Southwest oblique. Camera facing northeast, 1995.

**Photo No. 3:** Southwest oblique. Camera facing northeast, 1983.

**Photo No. 4:** West elevation. Camera facing east, tax photo.

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<sup>1</sup> Summit county Tax Assessor.

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

Location 232 Woodside  
 Kind of Bldg. Res St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

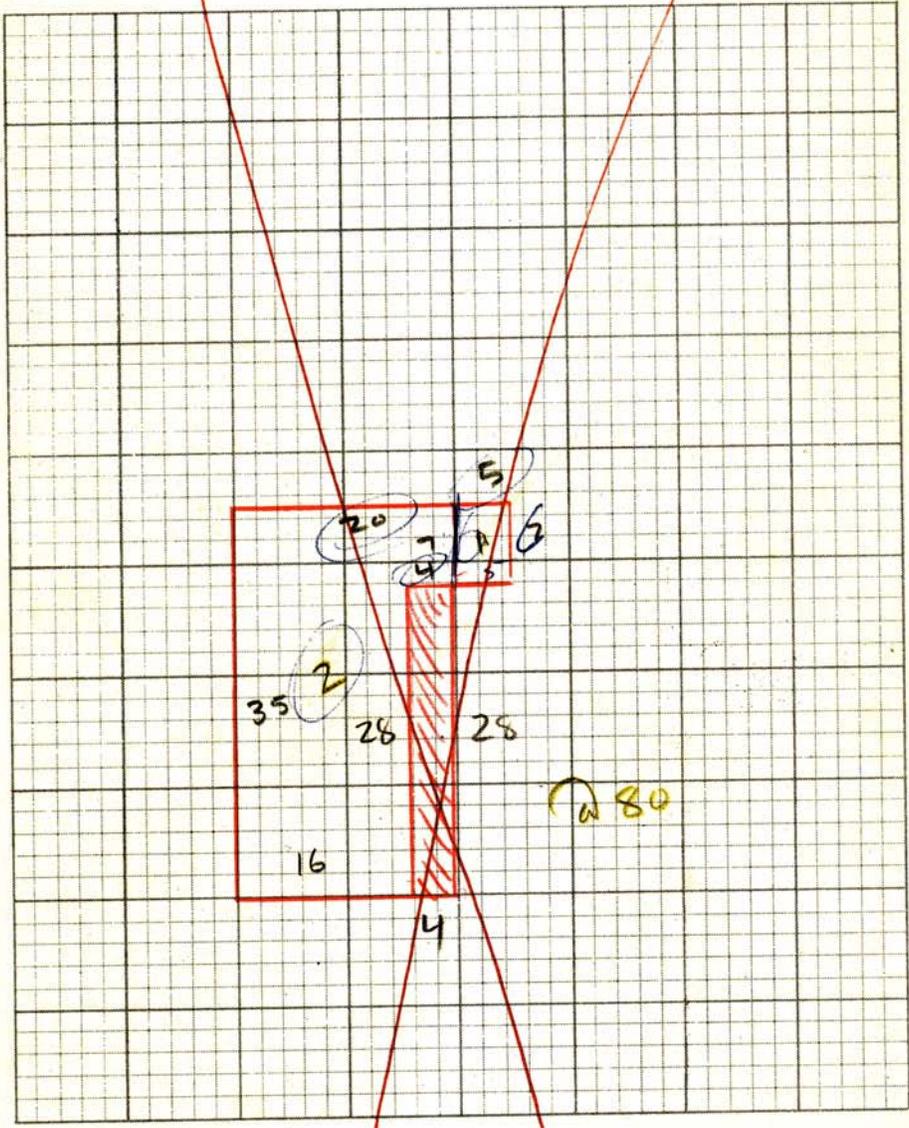
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		623		\$ 1340
2	x x		588		853
	x x				

Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Galb</u> Mtl. <u>Blg</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>112</u> @ <u>80</u> <u>90</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dent</u> <u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub _____ Trays _____
	Basin _____ Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances	
Heat <u>Stove</u> <u>Oil</u> <u>Gas</u> <u>X</u> Coal _____ Pipeless _____ Radiant _____	
H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u>	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions	<u>400</u>

Year Built _____	Avg. Age <u>71</u>	Current Value	\$ <u>2593</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. _____ %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
		Depr. Col. <u>1</u> <u>2</u> <u>3</u> <u>4</u> <u>5</u> <u>6</u> <u>30</u> %	
		Current Value Minus Depr.	\$ <u>780</u>
Garage—Class _____ Depr. 2% 3% Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— _____ x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____

Appraised 11-27 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 232 Woodside

Class. 3 Type 1 2 3 4. Cost \$ 2936-1805 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	623		\$ 2936	\$
2	x x	558		1805	
	x x				

Att. Gar.—C.P. x Flr. Walls Cl. Cl.

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. ✓ Sills \_\_\_\_\_

Ext. Walls sid (A)

Roof Type gab Mtl. pat

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 1127 @ .75 84

Rear \_\_\_\_\_ @ \_\_\_\_\_

Porch \_\_\_\_\_ @ \_\_\_\_\_

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full \_\_\_\_\_ Floor \_\_\_\_\_

Bsmt. Gar. \_\_\_\_\_

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_

Plumbing { Class 1 Tub. 1 Trays \_\_\_\_\_

Basin 1 Sink 1 Toilet 1 550

Wtr. Sftr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_

Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Heat—Stove 1 H.A. FA X HW Stkr Elec. 301

Oil \_\_\_\_\_ Gas X Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir. ✓ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir. \_\_\_\_\_ Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_

Cabinets 1 Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 935

Year Built 1884 Avg. 1. Replacement Cost 5676

Age 2. Obsolescence \_\_\_\_\_

Inf. by { Owner - Tenant - Adj. Bld. Value 5676

{ Neighbor - Record - Est. Conv. Factor 115%

Replacement Cost—1940 Base \_\_\_\_\_

Depreciation Column 1 2 3 4 5 6 \_\_\_\_\_

1940 Base Cost, Less Depreciation \_\_\_\_\_

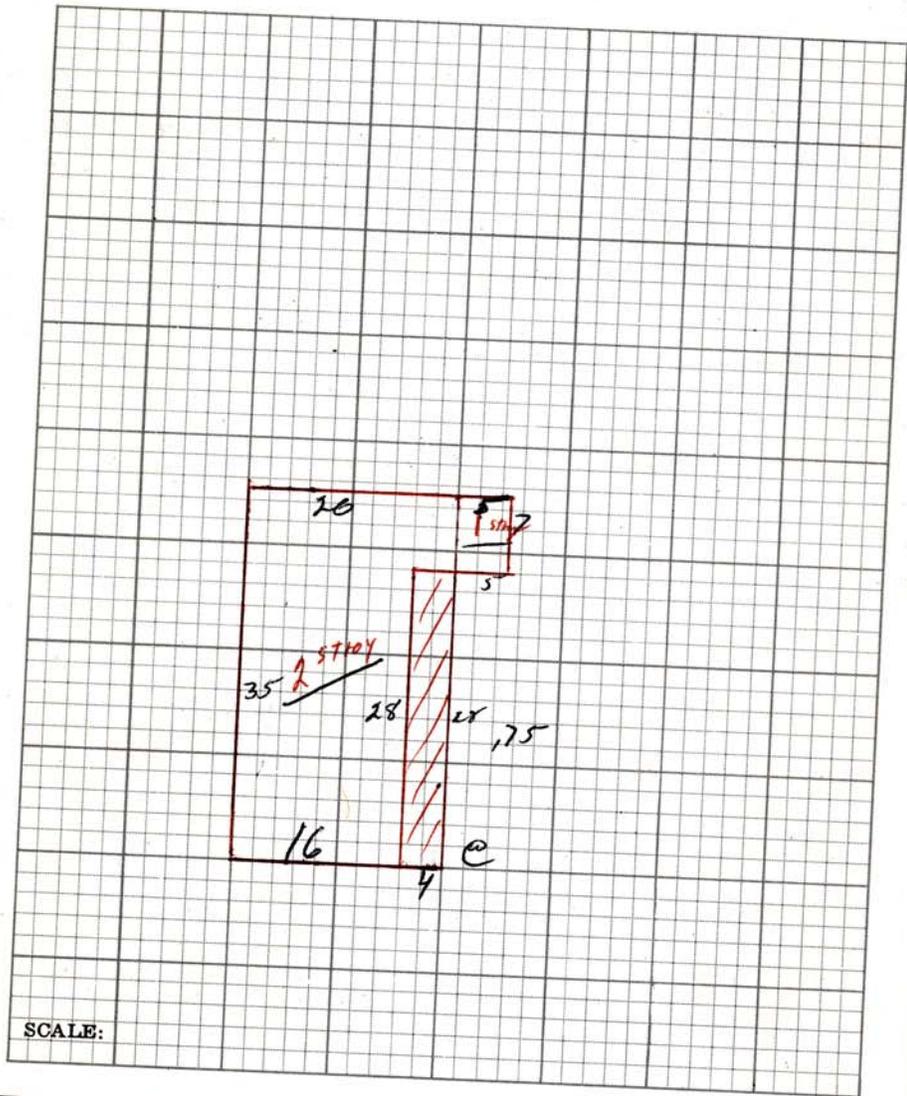
Total Value from reverse side \_\_\_\_\_

Total Building Value \$ \_\_\_\_\_

Appraised ① 10-15 1968 By 1708 DEC 13 1968

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328

535  
3/21



SCALE:

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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 232 Woodside UTM: 12 458170 4498790  
 Park City, Summit County, Utah  
 Name of Structure: IOOF Relief Home T. R. S.  
 Present Owner: Richard Henning  
 Owner Address: 570 East 300 North, Heber City, Utah 84032

Year Built (Tax Record): Effective Age: Tax #: PC 31  
 Legal Description Kind of Building:

Lot 25 Block 2, Park City Survey, and Tract Beginning North 23 degrees 38 minutes West 12.5 feet from Southerly most corner Lot 26 Block 2, Park City, thence North 23 degrees 38 minutes West 12.5 feet, North 66 degrees 12 minutes East 75 feet, more or less, thence South 23 degrees 26 minutes East 12.5 feet, South 66 degrees 12 minutes West 75 feet more or less to beginning. Less than one acre.

STATUS/USE 2

Original Owner: Independent Order of Odd Construction Date: c. 1890 Demolition Date:  
 Fellows Lodge #7  
 Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- |  |                                |   |   |                                     |  |   |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory           | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated    |                                | <input type="checkbox"/> Major Alterations            | <input type="checkbox"/> Not Contributory       |                                     | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

**Research Sources:**

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

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

Park Record, August 9, 1890, p. 3.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

## Description of physical appearance &amp; significant architectural features:

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

This house is a variant of the one story frame hall and parlor house, a common Park City house type. Hall and parlor houses in Park City and Utah are typically oriented with the broad side of the house facing the street, but this house has its narrow or gable end facing the street. The gable end, however, is not the primary facade. The fenestration on that wall consists of only two simple double hung windows. The south wall, or right side of the building, is the primary facade, as indicated by the door and window arrangement there which link it to the hall and parlor house type. Like the typical hall and parlor house, a porch spans the primary facade. The arrangement of openings on the south wall are irregularly arranged, unlike the symmetrical facade of most hall and parlor houses, therefore it is classified as a variant of that type. The porch which spans the south facade of this house is typical of the hall and parlor house type, although in this instance it is a two story porch. The "second story" is actually beneath the main story of the house, since the slope of the site drops off dramatically from the road grade toward the rear of the house, exposing the lower story on all sides except that facing the road. The fenestration on this lower story facade is also irregular, with a door set between two irregularly spaced windows. There is an additional small window in that area. The two doors on  
(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1890

Built c. 1890, this house at 232 Woodside is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, according to the Sanborn Insurance Maps, having probably been constructed in 1890 by the Independent Order of Odd Fellows Lodge #7 to provide a home for the widow of one of their members. This property was purchased by trustees of the lodge on August 8, 1890, and the following day the Park Record noted that the lodge would soon be constructing a house to be used rent free by Mrs. William Warren.<sup>1</sup> It seems very likely that this house is the one that they constructed, since the lodge did not own much, if any, other property in the residential section of town, and the date of their purchase corresponds with the date of construction. Mrs. Warren's husband, apparently a member of the lodge, had evidently passed away. Providing "insurance" coverage to the dependents of their members was one of the functions of fraternal and social organizations such as the IOOF.

In 1901, this house was sold to W.R. Jefford, who owned it until 1923. Other owners of the house include Angeles Fontana (1923-26) and Joe Kochevar and family (1926-78).

<sup>1</sup>Park Record, August 9, 1890, p. 3.

232 Woodside

Description continued:

the top floor suggest that perhaps the house has a double cell plan consisting of two rooms of equal size. The east end of the porch was enclosed on both stories, and a small shed extension was added to the southeast corner of the building. In-period additions and extensions are part of Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Despite the changes made, this house maintains its original character.



I.O.O.F. Relief House  
232 Woodside  
Park City, Summit County, Utah

Southwest corner

Photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society

1 of 2



I.O.O.F. Relief House

232 Woodside

Park City, Summit County, Utah

South facade

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society

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