

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **James Cavanaugh House**

Address: 564 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-87

Current Owner Name: John & Barbara Plunkett

Parent Parcel(s):

Current Owner Address: PO Box 2237, Park City, UT 84060-2237

Legal Description (include acreage): 0.04 acres; ALL LOT 31 BLK 5 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: 7/12/1984 - Mining Era Residences Thematic District)
The site has been significantly altered, but would still be eligible for NR.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995, 2006 & 2008
 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. "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: Pyramid house / vernacular

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 slightly below the roadway. Front yard is paved to accommodate a parking area.

Foundation: Assumed to be concrete.

Walls: Clad in drop siding. Porch supports are square columns with box capitals.

Roof: Truncated pyramid sheathed in standing seam metal material.

Windows: single two-over-two double-hung. Door is a frame-and-panel with single large upper light.

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 appears to have been restored to what is seen in the tax photo and is indicated by the 1907 Sanborn Insurance map; namely a square frame structure with full-width projecting porch. The 1983 National Register nomination describes the house as follows:

Typical of the pyramid house is the square plan and the door set slightly off-center between two groups of windows. The windows are horizontal bands, each with three lights. There is a small gable roof hood over the door. Single windows on both the north and south sides of the building have been eliminated by an infill of drop siding that matches the original siding of the house. The lines of juncture, however, reveal that an alteration was made. Those changes are the only alterations of the exterior of the building, and do not affect its original character.

This description corresponds to the descriptions on the tax cards from 1957 and 1968, but does not reflect what is seen in the tax photo. And these alterations may have been made in the 1920s to adapt the façade to the stylistic trends (the bungalow) being used on new homes in Park City and Utah in general. Based on the tax photo of the house on the parcel #PC-87 (the parcel noted on the NR form), the house was originally built as a square frame house with truncated pyramid roof, full-width porch; openings on the façade have been changed over time (evidence in the tax photo indicates changes to window and door placement) but appear to have been single, vertically oriented two-over-two double-hung windows with the door at one end of the façade. The changes to the building are not significant and serve to restore the building to a period before 1957. Further research and investigation would also serve to determine if the house has been reconstructed or retains historic materials.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has no been significantly modified. A parking area has been added to the front yard.

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 Pyramid house is one of the three most common house types built in Park City during the mining era.

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. 1884¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: West elevation (primary façade). Camera facing east, 1983.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

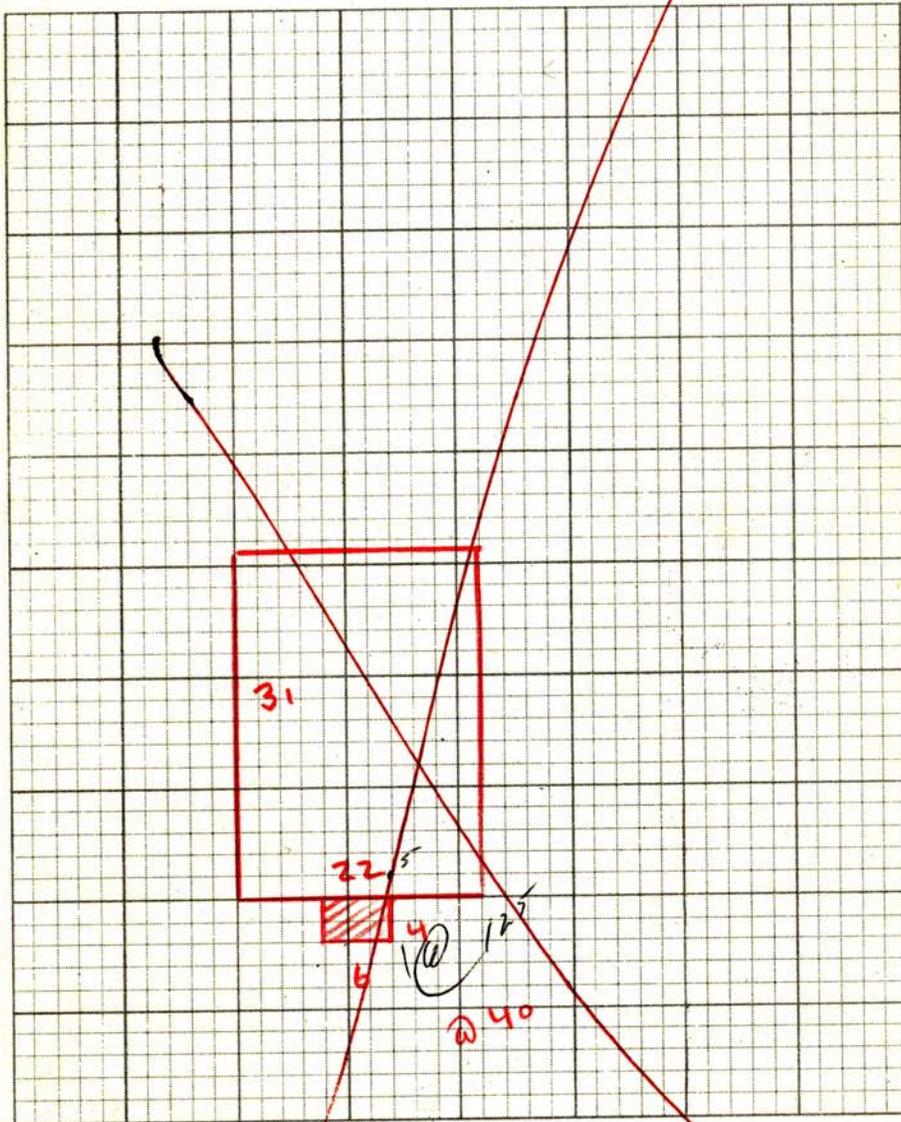
¹ Summit County records.

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

Location _____
 Kind of Bldg. Rgs St. No. 564 Woodside
 Class 3 Type 1 2 3 4 Cost \$ _____ X _____ %
 Stories _____ Dimensions _____ Cu. Ft. _____ Sq. Ft. _____ Factor _____ Totals _____
 1 x x 682 \$ 1397
 x x
 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>dup</u> Mtl. <u>GI</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front _____ <u>24</u> @ _____ <u>40</u> _____ <u>10</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>conc</u> _____ <u>50</u>		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	_____	
		Class <u>1</u> Tub <u>1</u> Trays _____
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____		
Total Additions	<u>410</u>	

Year Built _____	Avg. Age <u>63</u>	Current Value	\$ <u>1807</u>
Inf. by <u>Owner</u> - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____ Est. Cost _____		Bldg. Value	
		Depr. Col <u>1 2 3 4 5 6</u> <u>30</u> %	
		Current Value Minus Depr.	\$ <u>542</u>
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____			
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____			
Size— _____ x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$ _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC-87
Serial Number

OF
Card Number

Owners Name _____
 Location _____
 Kind of Bldg. Rm St. No. 564 Woodside
 Class 3 Type 123 4. Cost \$ _____ X 100 %

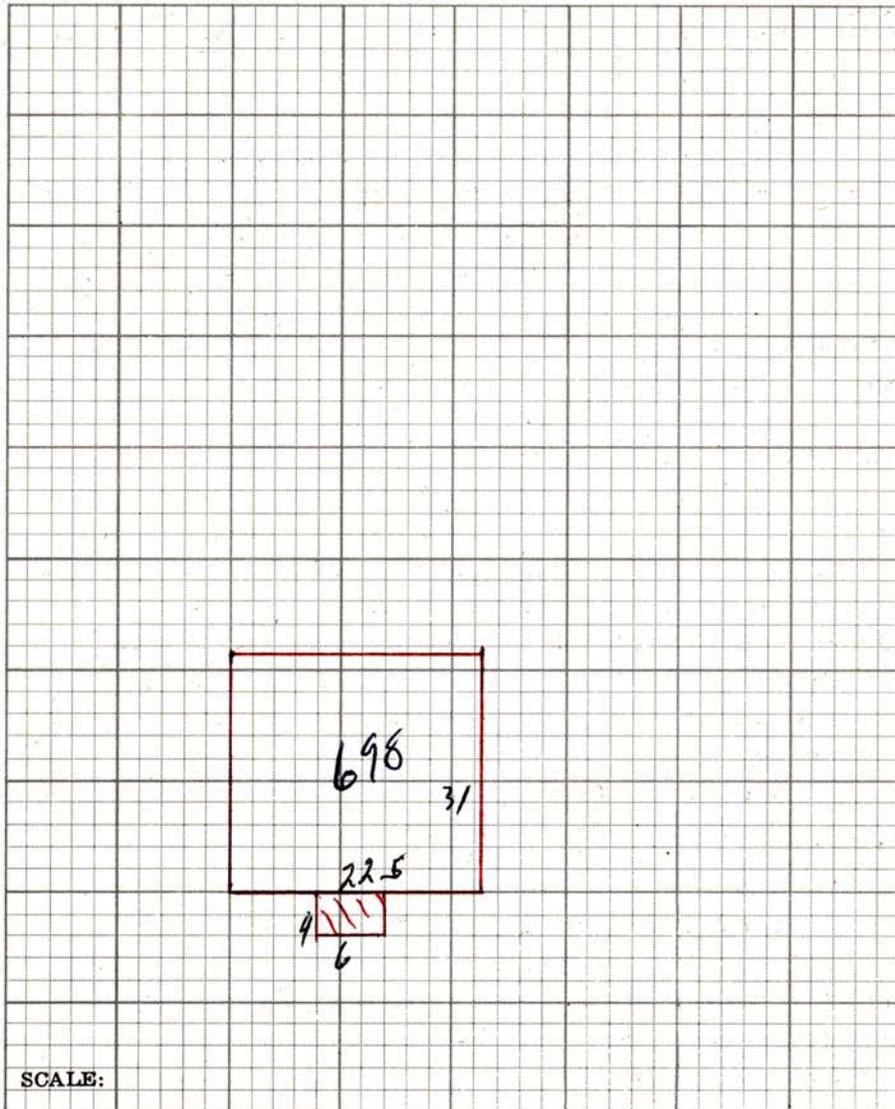
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	698		\$ 3115	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding (A)</u>		
Roof Type <u>HIP</u> Mtl. <u>GI</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>24' @ 125'</u>	30	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar Bsmt. — 1/4 1/2 1/2 3/4 Full _____ Floor _____	80	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	318	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		978.
Year Built <u>1884</u>	Avg. 1.	Replacement Cost <u>4093</u>
	Age 2.	Obsolescence
Inf. by { Owner <u>Tenant-</u> Neighbor <u>Record</u> Est.		Adj. Bld. Value
		Conv. Factor <u>450</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 10-21 1968 By 1708 **DEC 17 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 _____

PC 87

X-26



Property Type:

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 564 Woodside
 Park City, Summit County, Utah
 UTM: 12 457980 4499240

Name of Structure: James Cavanaugh House
 T. R. S.

Present Owner: Sherla Purdom

Owner Address: 2319 Comstock, Park City, Utah 84060

Year Built (Tax Record):
 Legal Description: Effective Age: Tax #: PC 87
 Kind of Building:

All of Lot 31 Block 5, Park City Survey
 Less than one acre.

2 STATUS/USE

Original Owner: probably James Cavanaugh Construction Date: c. 1891 Demolition Date:

Original Use: Residence Present Use:

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

Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

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

Views: Front Side Rear Other Views: Front Side Rear Other

3 DOCUMENTATION

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 checked="" 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.):
 1900 Census Records, Summit County, Park City Precinct, p. 155-B.

Street Address: 564 Woodside

Site No:

4 ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:

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

This house is a one story frame pyramid house with a truncated pyramid roof. Typical of the pyramid house is the square plan and the door set slightly off-center between two groups of windows. The windows are horizontal bands, each with three lights. There is a small gable roof hood over the door. Single windows on both the north and south sides of the building have been eliminated by an infill of drop siding that matches the original siding of the house. The lines of juncture, however, reveal that an alteration was made. Those changes are the only alterations of the exterior of the building, and do not affect its original character.

5 HISTORY

Statement of Historical Significance:

Construction Date: c. 1891

Built c. 1891, the James Cavanaugh House at 564 Woodside is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built between 1889 and 1900, according to the Sanborn Insurance Maps, having probably been constructed in 1891 as investment property by James and Esther Cavanaugh. The Cavanaughs received title to this property in February of 1891, but in July of that year they sold the land and the "house thereon" to Timothy Halloran. However, Halloran sold it back to the Cavanaughs in 1893, and they continued to own it until 1911. The 1900 census records show the Cavanaughs living in a house in this area along Woodside Avenue, so it is possible that at that time they were living in this house rather than renting it out. James Cavanaugh (b. 1851) was a miner who had come to the U.S. from his native Ireland in 1875. His wife, Esther, whom he married c. 1878, was also from Ireland (b. 1853).¹

Other owners of the property include Thomas H. Paul (1911-35) and Hensley K. Lefler (1935-40s).

¹The 1900 census records inexplicably show James Cavanaugh's wife's name as Teresa instead of Esther.



James Cavanaugh House
564 Woodside
Park City, Summit County, Utah

Northwest corner

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



DANGER
CONSTRUCTION
AREA
KEEP OUT

