

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Thomas J. McDonald House**

Address: 733 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: LARMOR-2-A

Current Owner Name: Essex II, LLC

Parent Parcel(s): SA-136

Current Owner Address: 3800 Howard Hughes Pkwy, Ste 1200, Las Vegas, NV 89169-5965

Legal Description (include acreage): 0.12 acres; LOT 2-A LARREMORE LOT 2 SUBDIVISION.

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 Cottage / Victorian style

No. Stories: 1 ½

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: Flat lot with low retaining wall.

Foundation: Assumed to be concrete, but entire foundation is covered in a board & batten material.

Walls: Wood drop siding and decorative panels and shingles in gable end.

Roof: Cross-wing with gable and gambrel roof form sheathed in standing seam metal.

Windows: Casement with decorative transom units and double-hung units.

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 house is largely unchanged from the description provided in the 1983 National Register nomination form (see form attached). The hip-on-gambrel roof element has been altered; the clipped element has been removed. Many changes made to the house in the past have been removed and decorative elements, window openings, doors, and siding have been restored what is visible in the tax photo. After 1995, it appears that the house was raised to accommodate a basement addition, though it is unclear if the house was raised substantially or the south yard was excavated away to accommodate a detached garage. The changes to the site 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 site was re-graded to accommodate a detached garage located south of the house. The landscaping is largely unchanged from earlier photographs, but the changes to the site are significant.

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 roof form, the informal landscaping, and the restrained ornamentation.

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 "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.

While the restoration of the house has re-established many of the important historical elements, the alterations to the site--would render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905

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.¹

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.

Photo No. 3: Southeast oblique. Camera facing northwest, date unknown.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



X-334

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 733 Woodside UTM: 12 457840 4499460
 Name of Structure: Park City, Summit County, Utah
 Thomas J. McDonald House T. R. S.
 Present Owner: Ted Laramore
 Owner Address: P.O. Box 1417, Park City, Utah 84060

Year Built (Tax Record): _____ Effective Age: _____ Tax #: SA 136
 Legal Description: _____ Kind of Building: _____

All Lots 4 and 5, Parts of Lots 3 and 6 North of a line from a point North 23 degrees 28 minutes West 4 feet from Southwest corner Lot 6 to a point North 31 degrees 48 minutes West 14 feet from Southeast corner of Lot 3, Block 12 Snyder's Addition to Park City. Less than one acre.

STATUS/USE 2

Original Owner: probably Thomas J. McDonald Construction Date: c. 1904 Demolition Date: _____

Original Use: Residence Present Use: _____

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

- | | | | | | | |
|---|--------------------------------|---|---|--|--|---|
| <input checked="" 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 type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> 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 Images: 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 type="checkbox"/> Plat Record / Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input 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"/> SLIC 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, October 20, 1949, p. 1. Margaret McDonald obituary.
Salt Lake Tribune, January 15, 1944, p. 19. Thomas J. McDonald obituary.

Architect/Builder: probably Thomas J. McDonald

Building Materials: Wood

Building Type/Style: Mansion

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story frame house with an L plan and a combination gable and clipped gable roof. It is larger than most Park City houses, and its combination of decorative Victorian elements ties it more closely with Utah's Victorian cottages than with Park City's standard house types. The gable end of the cross-wing of the L plan consists of a three part bay below which is a set of recessed panels, and above which is a pent roof and a gable section of patterned shingles. A broad single pane window with a stained glass transom is set in the center section of the bay. Long, narrow double hung sash windows are set into each of the side sections. The bay is highlighted by the contrasting colors of the walls and the window and panel frames. The variety of texture and color in this section of the house, in addition to the grand scale of the wrap-around porch and the visual interest of the lathe turned porch piers topped with decorative brackets, combine to more convincingly express the Victorian influence than was common in Park City houses. The stem-wing is unusually broad, and is probably two rooms deep. There are three doors, one on the east side of the stem-wing into the front of the house, one on the south end of the stem-wing, and one on the north wall into a rear shed extension. The door on the east facade is flanked by a broad single sash and transom window. The window is edged with small squares of

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1904

Built c. 1904, the Thomas J. McDonald House at 733 Woodside is architecturally significant as one of only three well preserved examples of large, relatively ornate houses in Park City proper, the only houses that qualify as Park City's mansions. The other two houses of this type are the Raddon House at 325 Park and the Ephraim D. Sutton House at 713 Norfolk.¹ Several other large houses are extant, but do not retain their original integrity. The total number of extant houses of this scale in Park City, however, is probably less than ten.

This house was built between 1900 and 1907, as indicated by the Sanborn Insurance Maps, having probably been constructed in 1904 by Thomas J. McDonald. Thomas and Margaret McDonald purchased this property in 1904 and immediately thereafter took out a mortgage for \$896, apparently to finance the construction of this house. Thomas, who was listed as a carpenter in the 1910 census records, probably built this house himself. The McDonalds owned this house until 1919, when they moved to Salt Lake City, where Thomas had obtained a job with the Utah State Road Commission.

Thomas James McDonald was born in Philadelphia in 1874 and came to Park City as a young man to work in the mines. In 1899 he married Margaret Slone Mawhinney, a native of Park City. He worked for a time as a carpenter in the town, and later was employed by the Silver King Coalition Mining Company, where he apparently held a relatively important, well-paying position in order to afford a house of this scale and quality. Subsequent owners of this house include Frank E. Knots (1919-24), John Simmons (1924-44), William F. Denton (1944-51), and Theodore W. Larremore (1951-present).

733 Woodside

Description continued:

stained glass. All of the other original windows are the one over one light double hung sash type. A horizontal rectangular window was added to the gable section of the facade bay, and a cinderblock foundation was added. Both are minor changes which do not affect the character of the original building. As mentioned previously, there is a small shed extension attached to the rear of the house. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension 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. This house is in excellent condition, has received few alterations, and therefore maintains its original integrity.

¹The William M. Ferry Mansion, another excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock.





CONSTR DATE MAT.#2 SITE TYPE DRG. NO.

