



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Mayor S. Ascheim House

Address: 115 Woodside Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-399

Current Owner: Jennifer B. Melville & Nancy M. Mulligan (trustees)

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Not Historic

DOCUMENTATION

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

DESCRIPTION

Architectural Style: T/L cottage type

No. Stories: 1

Number of Associated Structures: Accessory building(s). # 0 Structure(s). # 0

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding

Foundation: Concrete

Roof: Cross-wing roof form with "pop-top" addition to gable wing. Rear roof form gradually slopes from ridge in a manner similar to "saltbox" roof form

Windows/Doors: Double-hung sash type; some are vertically oriented (those on and near the front of the house) others are fairly squat in proportion (those on the newer parts of the house)

Additions: Major Minor None

Alterations: Major Minor None

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

115 Woodside is a T/L cottage that has undergone major modifications. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The house was raised to make room for a basement level and garage. Another large addition was built to the rear of the house and is visible from the front of the house. The roof is sheathed with standing seam metal, which replaced the shingle material shown in the c. 1940 tax photo. The house is clad with drop-novelty wood siding, replacing what looks to be bricktex siding in the tax photo. The windows on the front façade are all one-over-one double hung sash windows, with two in the front gable end of the original house and one in the basement level under the porch. Another of the same type of window sits left of the door in the porch

area. The porch is covered by a hip roofed extension of the main roof, which is supported by square wood posts. A simple wood railing surrounds the porch and leads down the stairs to the ground level. A stone retaining wall runs parallel to the sidewalk. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

A statement on the history of the house is given in a 1978 National Register nomination:

“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 Consolidated 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.

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

This history conflicts with information found in the title search, so both sets of facts will be presented so that the full truth may be alter ascertained. The title search shows that the house was purchased from W.I Snyder, a representative of the Park City Townsite Corporation, by Hilma Koskela in 1916. Hilma and her husband John lived at the house during the 1920 Census, where it notes that they owned the house, even though the title search states that the house was purchased by D. L. H. D. Grover in 1918. The Koskela family was from Finland, and immigrated to America in 1881, and was naturalized in 1886. Their whereabouts before 1916 are

unknown. John was a farmer, and he and Hilma had six children living with them at the time of the census. Regardless of when the house was purchased, ownership was eventually transferred to D. L. H. D. Grover.

Dong Ling Hing De Grover, also known as D. L. H. D. Grover, was unlikely to have lived in the house, as he was one of Park City's leading rental property owners, holding around "sixty or seventy" Park City houses at the time of his death in 1926. De Grover had been born in San Francisco of Chinese parents, moving to Park City in 1902. His son, Joe Grover, was born in China, moving to Park City at the age of fifteen to live with his father. Joe inherited his father's vast land holdings in 1931 after a court battle in which William Levey and his wife tried to claim De Grover's inheritance but were denied over a suspicious, undated will. The Grovers owned the house until 1937, when Joe Grover sold it to Mabelle Dolbur.

In 1930, while the house was under the Grovers ownership, the census notes that the Munson family lived there. Doyle Munson, and his wife Clara, with their son Doyle Jr, and daughter Elaine, and step children Maxine, Dority, and Perry.

Doyle owned a property used for mining, but not much else is known of him.

The 1940 census shows that the house was then rented by Addison Macey and his wife Mary, with their three children, while under the ownership of Mabelle Dolbur. The property came into the ownership of Summit County in 1951, and was bought by the Addison's in 1953. Not much is known of the Macey's except that they lived in the Park City area until at least 1960. It appears that the ownership of the house was transferred to their daughter, Louise Macy McClellan.

The house transferred between individuals and companies in the succeeding years, and is currently owned by the J.B. Melville and N.M. Mulligan Trust.

Legal Description (include acreage): LOT 5 & THE N 6 FT OF LOT 4 BLK 32 PARK CITY SURVEY TOTAL 0.05 AC M31-34 M66-222 M76-381-584 HQC-597 1953-72 IQC-405 M188-237 368-255 584-456 1228-301 1476-617 1716-564 1894-528 1943-1601 2001-678 2056-880 JENNIFER BETH MELVILLE & NANCY M MULLIGAN TRUSTEES OF THE JENNIFER BETH MELVILLE 2010 TRUST 2056-880

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 115 Woodside Avenue. East elevation. 2020



Photo 2: 115 Woodside Avenue. Northeast oblique. November 2013



Photo 3: 115 Woodside Avenue. East elevation. November 2013



Photo 4: 115 Woodside Avenue. Southeast oblique. November 2013



Photo 5: 115 Woodside Avenue. East elevation. 2009



Photo 6: 115 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 7: 115 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

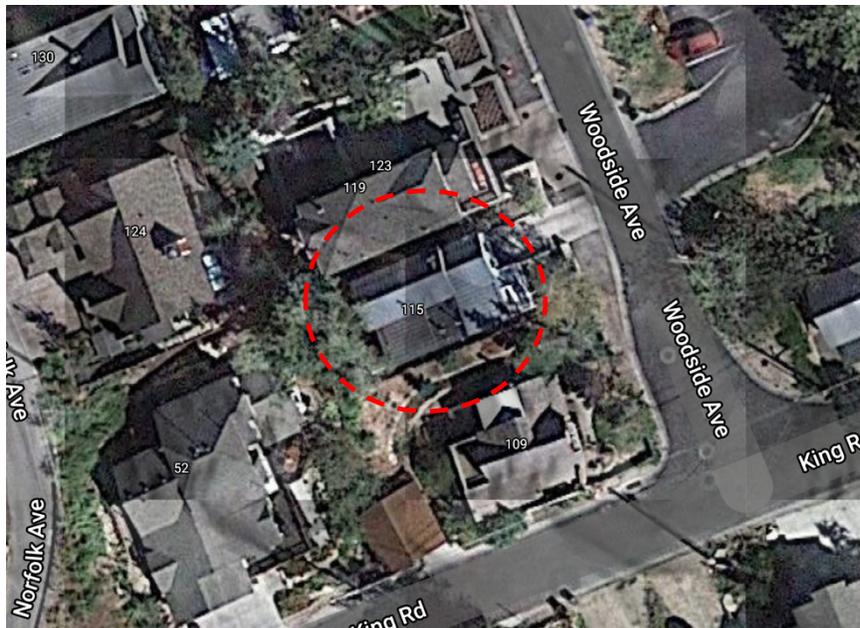
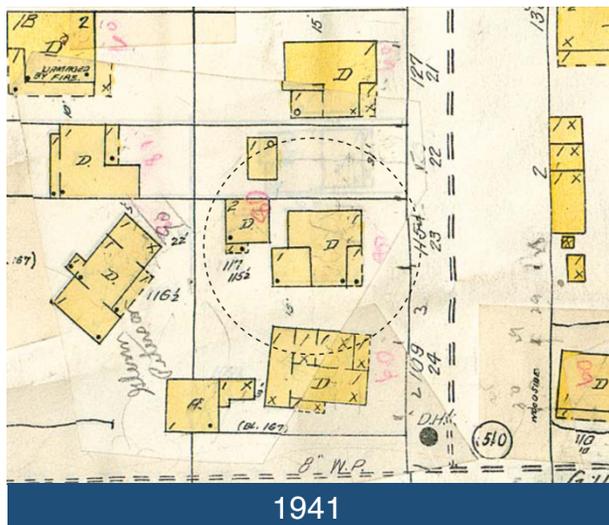
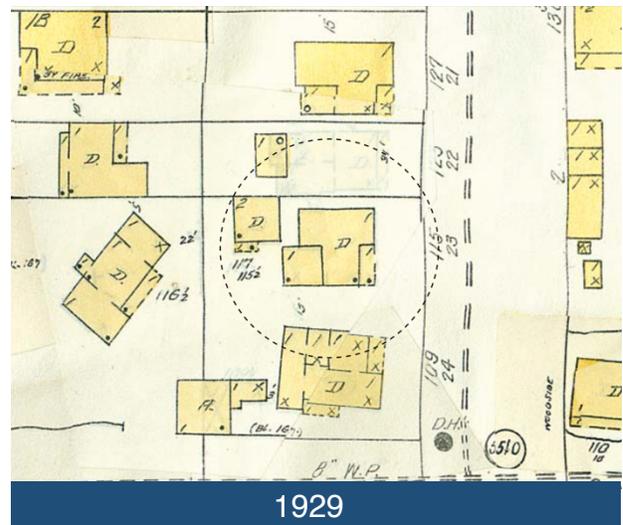
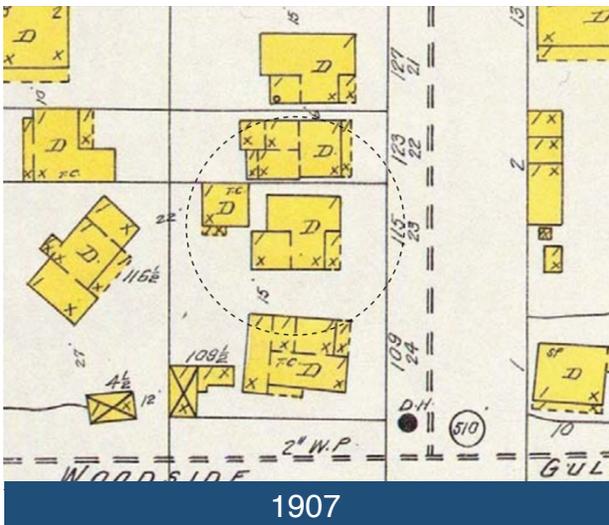
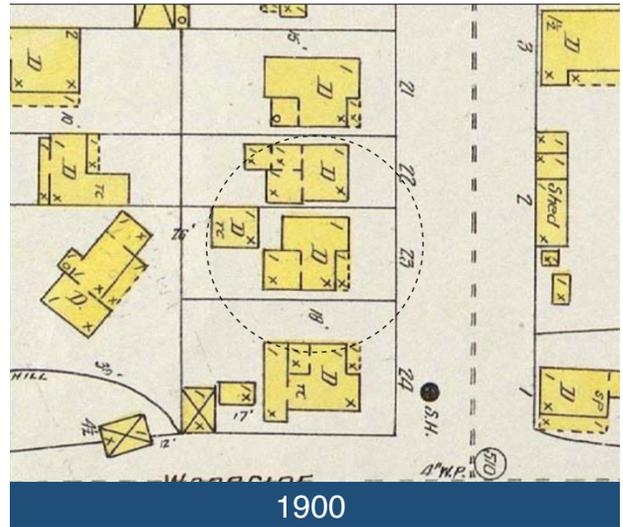
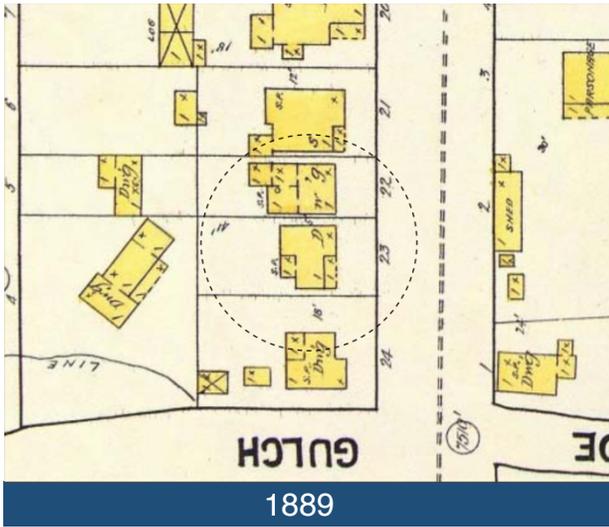


Figure 1: Aerial view showing the location of 115 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 115 Woodside Avenue

City: Park City, UT

Current Owner: Jennifer B. Melville & Nancy M. Mulligan (tr.)

Address: (see historic site form for address)

Tax Number: PC-399

Legal Description (include acreage): PC BK32 N6ft. L4, L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	Q.C.D.		"1,2,3,4,5 and unsubdivided W1/2 Block"
12/18/1905	County Treasurer	Summit County	Tax Sale		[L1-5, etc]
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L1-5, 12, 14-16, 18, 20-23, etc.]
4/11/1916	W.I. Snyder	Hilma Koskela	W.D.		"5"
8/24/1918	Hilma Koskela	D.L.H.D. Grover	W.D.		"5"
2/26/1932	3rd Jud. Dis. Court	Joe Grover, Adm.	Decree		[following death of D.L.H.D. Grover]
10/8/1937	Joe Grover	Mrs. Mabelle Dolbur	W.D.		
5/31/1951	County Auditor	Summit County	A.D.		
6/1/1953	Summit County	Addison & Mary Macy	jQ.C.D.		
5/31/1958	County Auditor	Summit County	A.D.		
5/2/1960	Summit County	Louise Macy McClellan	Q.C.D.		
3/23/1971	Louise Macy McClellan	William H. & Karen B. Coleman	W.D.		
2/3/1976	William H. & Karen B. Coleman	Wolff A. & Carole B. Von Schmidt	W.D.		"N'y 6 ft 4, 5"
5/28/1981	Wolff A. & Carole B. Von Schmidt	Garvene H. Eriksen	W.D.		
12/30/1985	Garvene H. Erikson	Ronald R. Mazik	W.D.		
10/26/1990	Ronald R. Mazik	Patrick J. Sweeney	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 12/15/2014

Daniel Cunningham Dies Suddenly

Early last Sunday morning at his home in this city, Daniel Cunningham, a beloved and well known resident of this city since 1909, died suddenly from hemorrhage of the lungs.

Mr. Cunningham had just got up and was building a kitchen fire when he was stricken, and succumbed almost immediately.

Deceased was born in Greencastle, County Down, Ireland, on May 23, 1889, the son of Daniel and Ellen Sloan Cunningham, and was in his 46th year. He came to Park City 27 years ago, and was in the employ of the Silver King Coalition the greater part of that time. Because of failing health, he accepted a position as janitor at the Lincoln school building four years ago, and held that position at the time of his death.

Mr. Cunningham was a true Christian, and a worthy citizen, and his sudden death brings sincere sorrow to his loved ones and his many friends.

In this city on May 22, 1917, he was married to Miss May Crowley. Besides his widow he is survived by one son, Joseph; his mother, and three brothers, John, Thomas and Nicholas, residing in Ireland, and two brothers, James and Peter, of this city; also one sister, Mrs. Pat Murnin, of Jordan, Mon-

Park Record, 3/6/1936