



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): IOOF Relief House

Address: 232 Woodside Avenue

Date of Construction: c. 1886

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-31

Current Owner: Eugene O. and Melanie S. Young (H/W jt.)

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

Eligible¹

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

¹ NRHP listed in 1984 as part of Mining Boom Era Residences Thematic District

DESCRIPTION

Architectural Style: **Double cell type / vernacular style**

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: **Assumed to be concrete**

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

Windows/Doors: **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**

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.)

The house at 232 Woodside Avenue is described in a 1984 National Register nomination as follows:

“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 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.”

There have been minimal changes made to the original house since the writing of this description, although a large addition has been constructed on the east side of the house, sometime after the 2008 historic site form was written. The addition is clad and sheathed in the same manner as the rest of the house, though the gable roof includes several different pitches. A decorative barge board truss has been added in the front gable and the square porch posts have been replaced with chamfered wood posts. These elements are not seen in the c. 1940 tax photo and may not be original to the house. The overall form and materiality of the building remains intact and the building retains 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 detailed history of 232 Woodside was written about in the 1984 National Register nomination form as follows:

“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. 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).”

William Warren was killed in a mining accident, and his wife Grace remarried in 1893 to John Richards. No census data for Park City is available on John Richards or Grace Richards and it is assumed that they did not live in the area.

W.R. Jefford appears on the 1920 census, indicating that he did live in this house as well as owned it. He was an immigrant from England, arriving to the US in 1895. He was a merchant, and lived at 232 Woodside with his wife Mary and their three children. The property was transferred to Angelo Fontana in 1923.

Angelo Fontana was born in Italy, and immigrated to the U.S. in 1911. He was the owner of a soft drink parlor in Park City, but nothing else is known of him. He granted the property to Joe Kockner in 1926.

The name Joe Kockner does not appear on any records, and it is possible that it is a misspelling of Joe Kochevar, explaining the quick transfer in 1927. Regardless, the title search shows the property was transferred to Anton Kralich in 1927, and then to Joe Kochevar on the same day. Joe Kochevar was born in Yugoslavia, and arrived in the U.S. in 1913. He was a miner, and he lived in this house until his death in 1965, though the property stayed in his family for several more years.

The house has traded hands several times since it was sold by a member of the Kochevar family in 1978, and is currently owned by Eugene O. and Melanie S. Young.

Legal Description (include acreage): PC 31 LOT 25 BLK 2 PARK CITY SURVEY & TRACT BEG N 23*38' W 12.5 FT FROM S'LY MOST COR LOT 26 BLK 2 PARK CITY; TH N 23*38' 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 CONT 0.04 AC GQC230 M412-614 M31-281 M121-98-100 M205-440 541-102 792-291 1610-665 1797-975 (2030-946)

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: 232 Woodside Avenue. Southwest oblique. 2020



Photo 2: 232 Woodside Avenue. West elevation. November 2013



Photo 3: 232 Woodside Avenue. Northwest oblique. November 2013



Photo 4: 232 Woodside Avenue. Southwest oblique. November 2013



Photo 5: 232 Woodside Avenue. Southwest oblique. 2006



Photo 6: 232 Woodside Avenue. in 1995



Photo 7: 232 Woodside Avenue in 1983 (Utah State Historical Society, Photo by: Debbie Temme)



Photo 8: 232 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 9: 232 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

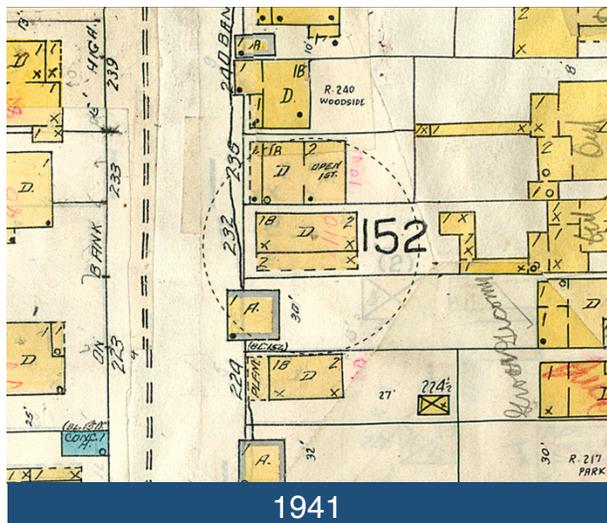
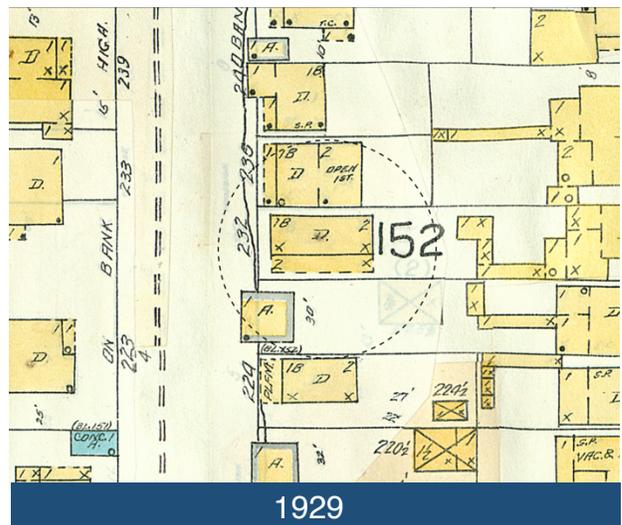
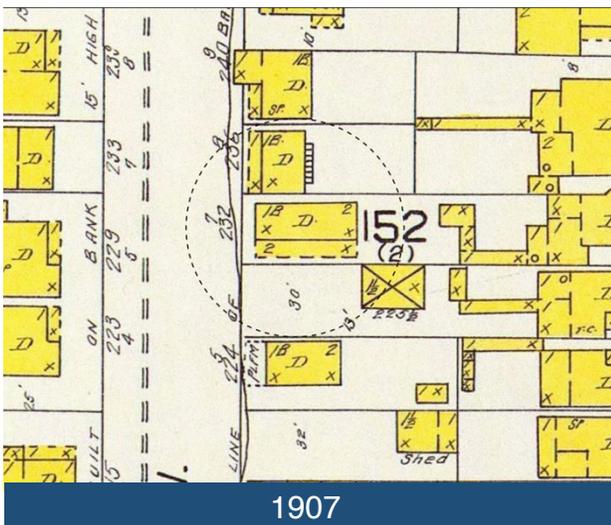
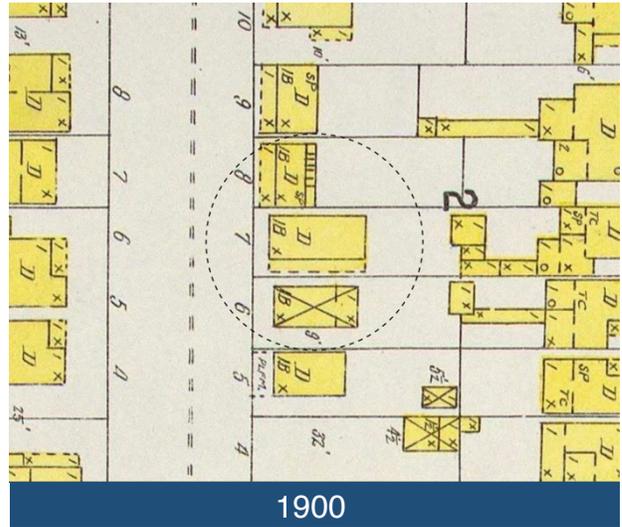
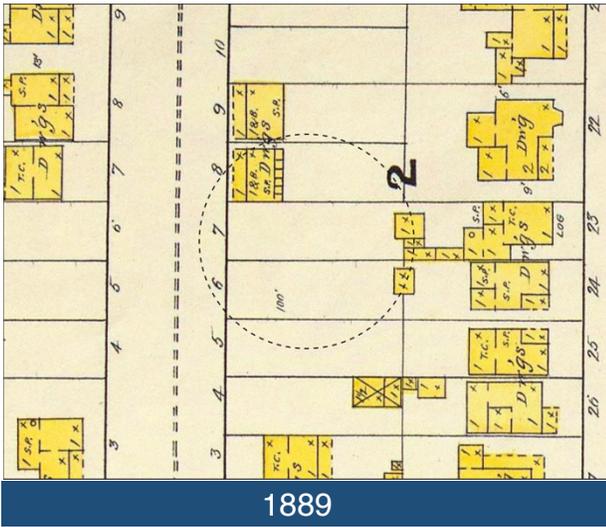
MAPS

(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 232 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 232 Woodside Avenue

City: Park City, UT

Current Owner: Eugene O. and Melanie S. Young (h/w jt.)

Address: (see historic site form for address)

Tax Number: PC-31

Legal Description (include acreage): PC BK2 L25 & N1/2 L26 [house on L25] (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	W		
9/8/1890	D.C. & Henrietta McLaughlin	W.I. Snyder, et al	W		"25"
8/28/1901	W.I. Snyder, et al	W.R. Jefford	W.D.		
10/19/1903	W.R. Jefford & wife	Western L. & S. Co.	Mortgage		
2/26/1923	W.R. Jefford et ux	Angeles Fontana	W.D.		
8/7/1926	Angelo Fontana	Joe Kockner	W.D.		
10/18/1927	Joe Kockner	Anton Kralich	W.D.		
10/18/1927	Anton Kralich	Joe Kochevar	W.D.		
6/14/1965	District Court	Est: Joe Kochevar	Decree		
6/28/1965	Mary M. Kochevar (widow), et al	Anthony Joseph Kochevar	Q.C.D.		
10/10/1978	Kay C. Kochevar, P.R.	Mary Ann & Richard A. Henning (jt.)	W.D.		"25, 26, 27"
12/9/1981	Mary Ann & Richard A. Henning (jt.)	Richard Henning	W.D.		[All L25, N1/2 L26, rest of form]
11/1/1989	Richard Henning	Brent & Melanie Werling	W.D.		
4/5/2004	Brent D. Werling	Melanie S. Werling	W.D.		
6/14/2006	Melanie S. Werling	Eugene O. & Melanie S. Young	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 12/16/2014