



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): James Cavanaugh House

Address: 564 Woodside Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: PC-87

Current Owner: John D. Plunkett and Barbara J. Kuhr (H/W jt.)

Legal Description (include acreage): ALL LOT 31 BLK 5 PARK CITY SURVEY M94-222 TWD-301 QWD-242

GQC-394 IQC-354 1954-6 M4-250 M155-228 544-562 696-84 1249-639 1790-1769 1935-1062-1074 2159-642; 0.04 AC

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: **Pyramid house 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: **Concrete**

Roof: **Truncated pyramid sheathed in standing seam metal material**

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

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 564 Woodside Ave was described in a 1984 National Register nomination form as follows:

“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.”

The house appears to have been altered since the 1984 description. An addition has been built on the rear of the house. The site has been altered, with a parking spot and a new stair leading to the house. A shed roofed porch has been constructed which spans the length of the façade. It is supported by square wood posts and replaced the “gable roof hood” described in 1984. This was not extant in the tax photo from 1968, however the Sanborn maps show a covered porch, which was removed before the tax photo. The windows, although not in their original location, appear consistent with the period of the house, being two-over-two double hung sash types, which are the same type shown in the 1968 tax photo. The hipped roof is currently sheathed with standing seam metal, as is porch. The overall form and materiality of the house remains intact and the house 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.)

This house was built in between the drawing of the 1889 and 1900 Sanborn maps. The land was first owned by the Park City Townsite Corporation and was likely used to house workers, if it was in fact occupied at all. The first individual to own the house was Esther Cavanaugh, who purchased it in 1892. She retained the property until 1923, except for short amount of time that the property was sold to Timothy Halloran and then sold back to Esther Cavanaugh. The property was transferred to James Cavanaugh in 1923. There is no record of either James or Esther Cavanaugh living in Park City, and it appears that they rented the house out. It does not appear on the 1920 census, indicating that it was likely vacant at that time.

An article in the Park Record indicates that the Cavanaughs both died in 1923, and it is assumed the property went to the county at that point. In the 1930 census the house was occupied by Hensley Lefler, who was renting the house with his wife Evelyn and their three children. Lefler bought the house in 1935. Hensley was noted as being a miner in the 1930 census, and as a Watchman Operator in the 1940 census. They continued to live in the house until 1946 when the house was put on a tax sale. Since the historic period, the house has had many owners, with the current owners being John Plunkett and Barbara Kuhr.

REFERENCES

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- 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: 564 Woodside Avenue. Southwest oblique. 2020



Photo 2: 564 Woodside Avenue. Southwest oblique. November 2013



Photo 3: 564 Woodside Avenue. West elevation. November 2013



Photo 4: 564 Woodside Avenue. Northwest oblique. November 2013



Photo 5: 564 Woodside Avenue. West elevation. 2006



Photo 6: 564 Woodside Avenue. in 1995



Photo 7: 564 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 564 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

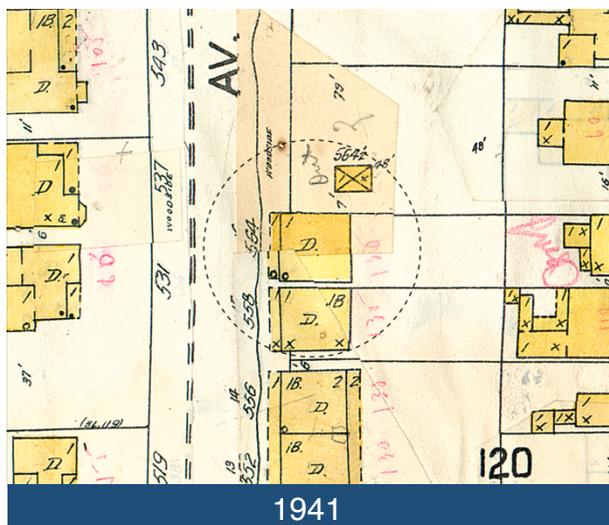
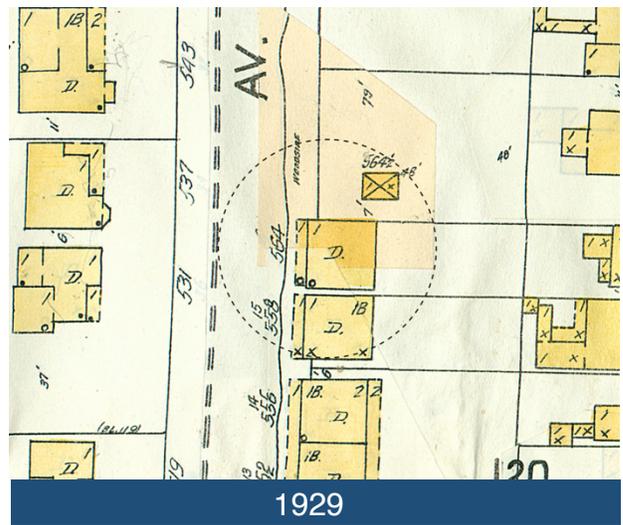
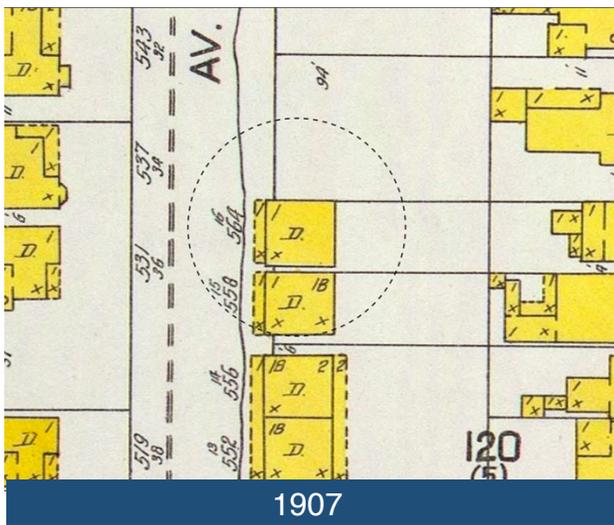
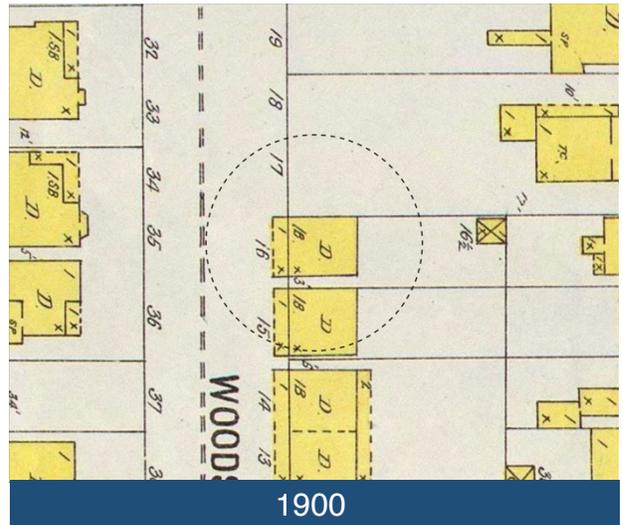
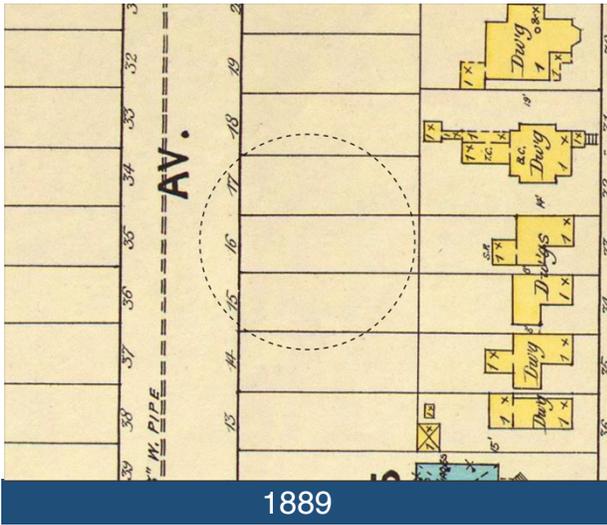
MAPS

(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 564 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 564 Woodside Avenue

City: Park City, UT

Current Owner: John D. Plunkett and Barbara J. Kuhr (h/w jt.)

Address: (see historic site form for address)

Tax Number: PC-87

Legal Description (include acreage): PC BK5 L31 (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			[L1, L5, L7, L9, L24-46]
4/19/1892	D.C. & Henrietta McLaughlin	Esther Cavanaugh	W		"31,32"
7/16/1892	Esther Cavanaugh	Timothy Halloran	W		"31,32,33,34"
6/29/1893	Timothy Halloran	Esther Cavanaugh	W		"31,32,33,34"
5/15/1923	Esther Cavanaugh	James Cavanaugh	W.D.		"31,32,33,34"
11/4/1935	Summit County	Thos. Paul	Red. Cert.		
9/7/1935	Thomas H. Paul	Hensley K. Lefler, et ux	W.D.		
5/20/1947	Robert Essex, et ux	Aaron G. Labrum, et ux	Q.C.D.		[following tax sale]
9/7/1948	Aaron G. Labrum, et ux	Earne Anderson, et ux	W.D.		
5/29/1959	Summit County	Sarah Beckstead	Q.C.D.		[under 1954 tax sale]
1/7/1966	Sarah Beckstead	Neal & Naomi Sproule	Q.C.D.		
5/16/1977	Neal & Naomi Sproule	Sol & Beatrice Gault	W.D.		
3/28/1980	Sol & Beatrice Gault	Sheila Purdom	Q.C.D.		
12/4/1989	Sheila Purdom	Nedra D. Sengelmann	W.D.		
11/25/1992	Nedra Dee Roney	Stephen B. Sengelmann	W.D.		
4/20/1999	Stephen B. Sengelmann	J.D. Plunkett & B.J. Kuhr	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015