



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

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Property Name (if any): Woodside Miner's Lodge

Address: 615 Woodside Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: WDS-2-1

Current Owner: Grand Love Shack LLC

Legal Description (include acreage): see continuation sheet

**STATUS / USE**

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Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible<sup>1</sup>

Significant Site

Site

Listed, Date:

Not Historic

**DOCUMENTATION**

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Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

<sup>1</sup> NRHP listing was denied in 1999

## DESCRIPTION

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Architectural Style: **Other residential type**

No. Stories: 2

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: **Metal**

Windows/Doors: **Paired double-hung and multi-pane casement. Door is Victorian with oval light, not likely original**

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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 615 Woodside Avenue does not closely resemble any of the common house types built during the historic Park City mining era. It was built during the historic era and retains some of the elements associated with that time period; however, it has undergone significant changes. The second story area on the north corner of the house has a gabled roof that was previously a hipped roof. The porch area used to wrap around the house to the shed roofed area on the north façade, but was walled off sometime between the c.1940 photo and the 1995 photo. Several window openings and details on the primary façade have also been altered. The complex roof is sheathed with standing seam metal. The walls are clad with drop-novelty wood siding and the foundation is covered by board-and-batten siding. The windows are primarily one-over-

one double hung sash windows; four windows sit in the projecting square bay, with one on each of the sides and two on the front. A pair of the same type of window sits above the bay on the second story and another pair sits in the porch area. The windows in the porch area replaced the single paned window with a transom shown in the c.1940 tax photo. The second story area above the porch has a group of six casement windows, all of which have six panes. The door is wood, with a large oval lite. The porch is covered by a shed roof and the second story, supported by square wood posts with decorative brackets with a simple wood railing between. The site is sloped up from the road and a stone retaining wall runs parallel to the sidewalk. A stone stair leads to the porch through a retaining wall. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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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 this house and its significance was given in a 1993 National Register nomination as follows:

“...Prior to 1901, the managers of the mines required all of the single miners, as well as married miners whose families lived out of town, to live in the company-owned boarding houses adjacent to the mines. A bill passed in 1901, known as the "Boarding House Bill," revoked the right of the mine managers to require this. Passage of the bill allowed the miners to move into boarding houses in town, which some considered better accommodations than the company boarding houses. This influx of men into town most likely spurred an increase in new construction, as well as conversion of existing dwellings into boarding houses. There are possibly only two remaining pre-boarding-house-bill lodges remaining in Park City, including the c.1889 Silver King Mine Boarding House (located outside of town), and a c.1889 building located at 801 Park Avenue. Extant boarding houses built in town after 1901 include the Alaskan Boarding House at 125 Main Street, the Bogan Boarding House at 221 Main Street, and the Durkin Boarding House at 176 Main Street. These three boarding houses are still standing, and have already been listed in the National Register thematic nomination *Residences of Mining Boom Era Park City*). After 1901, it is not known if the Woodside lodge continued to house Woodside mine-workers only, but possibly in the 1920s the building was converted to a number of apartments to house married miners.

When first built, the miners lodge was two stories with a gable roof, a box bay window and entrance door on the first floor, and a pair of double hung windows on the second floor. Most likely, there was one large room upstairs and one downstairs, both larger, open spaces furnished with bunk beds. At the rear of the building was a shed roof addition kitchen; further out was an outhouse and a blacksmith's barn. The lodge was built with lumber that was leftover from mine construction, which always took the first pick of the available building materials.

According to the abstract of title, on June 14, 1884, there was a building on this property which had to be insured against fire. This was most likely the two story dwelling that is seen on the 1889 Sanborn map, but without the north side addition. The structure had a bay window in front and a lean-to addition to the rear. The 1889 Sanborn map indicates the one-and-one-half-story addition built on to the north side which was recessed back from the two story building and created the front porch that is still present today. The 1900 Sanborn map shows that the front porch was extended to wrap around the now one-story north side addition. Additionally, it appears that a covered walkway was constructed to the previously existing outbuilding at the rear of the lodge, and a second outbuilding was constructed farther west on the lot. The 1907 Sanborn map appears to indicate that the one-story north addition had been extended out farther north. However, it is possible that this is an error in scale on the part of the cartographer, and that the footprint of the building did not change. The 1907 map does show that the west side of the wrap around porch was enclosed, and the covered walkway to the outbuilding was either removed or not drawn. The 1907 Sanborn map was updated in 1945. This map indicates the same footprint as the previous map, but that the north addition was now two stories.

A c.1930s tax assessment photo reveals that the sun room located above the front porch had a hip roof, not a gable as is seen today. When the current owners purchased the house in 1983, the roof over the sun room had received a gable, and the front porch below had been enclosed. It is not known what year this was done, but based on construction materials employed, it was probably sometime in the late 1930s when the building was used as a residence (it served as a single-family residence from 1935-1947). The current owners have recently replaced the later windows in the sun room with six-pane, divided-light, wooden windows similar to those seen in the c.1930s tax photo.

Electricity was installed in the lodge in 1912, and indoor plumbing in 1919. In the c.1920s the lodge was converted into several small apartments and catered to married miners. By the end of the 1920s the mining boom has passed, and much of the population left Park City. In 1935 city attorney L.B. Wight purchased the building for \$49.50 through a tax sale. Wight lived in the lodge for a brief period and his mother also resided there for a time. Wight later became a Utah Supreme Court Justice.

In 1961 Ralph and Bonnie Brown purchased the lodge and built an addition on the rear. The lodge then became Park City's first licensed motel. This addition was one story, with a flat roof, and was built in a faux 'half-timber' style. Then, in the 1970s, the Browns retired to Salt Lake City and converted the motel into apartments and a vacation home.

In 1983 the lodge was purchased by two of the current owners who restored and converted it into a bed & breakfast. In 1988 the 'half-timber' style rear addition was renovated to its current vernacular appearance. This addition is differentiated from the historic front buildings by a vertical batten board (which serves to

visually separate the structures) and a single gable roof. The 1988 renovation is compatible with the historic building, although clearly not historic. The current owners have also selectively replaced several of the wood, double-hung windows with replicas of the originals. Although the rear addition is large, it is sympathetic to the historic portion of the building and does not diminish the historic integrity and, at the rear, is not very visible from the street...”

This history leaves out the first owners of the property, Russell and Hannah Kidder, who purchased the house in 1892, and the second owners, Edwin and Hettie Kidder, who received it after the death of Hannah, Edwin’s mother, in 1907. Edwin worked as a stenographer, and they lived in Salt Lake City during the 1900 census. The house is not shown on the 1910 or 1920 censuses, indicating that it may have been vacant at that time. It was rented by Richard Witherow and his family during the 1930 census. Richard worked as a stationery engineer at a mine. By the time of the 1940 census it had several renters, including the Kallis and Jones families. The current owners of the property are Grand Love Shack LLC.

Legal Description (include acreage): LOT 1 PARCEL 2 WALTER-DANIELS SUBDIVISION AMENDED;  
ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 11,153  
SQ FT 1639-1779 1648-1384 1683-376 1759-1879 1769-16091810-1719; 0.256 AC

## REFERENCES

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- 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

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



Photo 1: 615 Woodside Avenue. East elevation. 2020



Photo 2: 615 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 615 Woodside Avenue. East elevation. November 2013



Photo 4: 615 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 615 Woodside Avenue. East elevation. 2006



Photo 6: 615 Woodside Avenue. in 1995



Photo 7: 615 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 615 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

## MAPS

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(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 615 Woodside Avenue. (ESRI 2020)

# Sanborn Maps



