



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): **David Cannon House**

Address: **1013 Woodside Avenue**

Date of Construction: **c. 1885**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **SA-86**

Current Owner: **Erin Elizabeth Hofmann**

Legal Description (include acreage): **ALL LOT 5 BLK 9 SNYDERS ADDITION GWD-115 TWD-537 VWD-372 IQC-471 1956-42 M142-181 310-719 568-760 (1590-239) 1819-991 1997-1732 2011-802; 0.04 AC**

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 / vernacular style

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: Original cross-wing form added to in rear with second story cross-wing

Windows/Doors: : Paired and side-by-side double-hung units with simple trim casing.

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.)

1013 Woodside is a T/L cottage that has undergone significant 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. Between 2006 and 2008, the house was raised and the site excavated to construct a lower garage addition along with a large rear addition. The cross gable roof is clad with composition shingles, as is the complex roof of the addition. The walls are clad with drop-novelty siding, which is shown in the c. 1940 tax photo; however, the original siding was replaced or covered with the horizontal board siding shown in the 1995 photo. The lower level is clad with a stone veneer. The windows have also been changed since the c. 1940 tax photo. The one-over-one double hung sash windows on the front gable end replaced the set of three casement windows shown earlier and the two tall narrow double hung windows replaced a similar set of three casements in the

porch area. The door is a wood frame and panel door, but is different than the door shown in the 2006 photo. The porch is covered by a shed extension of the main roof which is supported by a square wood post in the corner. Concrete steps lead from the porch down to the sidewalk. The site has been necessarily altered by the additions and all that remains is a stone retaining wall. Although the form remains legible, 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.)

This house was built in between 1889 and 1900 and may have been built in conjunction with the house to the south of it, as they appear to be conjoined in the Sanborn maps. It is not known who owned the house at its time of construction, with the Park City Townsite Corporation, David Cannon, and Robert Simpson all having ownership of the property during that time period.

No information could be found on David Cannon. The only information that could be found on Robert Simpson was that he worked for the Silver King mining company, and moved away from Park City in 1900. He sold the house to John Wyckoff in 1902.

John Wyckoff appears on the 1910 census, living in a different house on Woodside Avenue. It is unknown if he rented out the house or ever lived in it. He lived in Park City with his wife Bessie, and their two children. He worked as an assayer for a mine. The property came under the ownership of the county by 1911 and was sold to John Flanagan in that year.

John Flanagan appears on the 1910 census living in a house addressed 1017 Woodside, which may be this house as that house number does not currently exist, but that is speculation. He lived there with his wife Mary and their two daughters. He worked as a millman, and was also involved at the Miner’s Hospital. He sold the house to Alfred Roach in 1926. It appears that he rented out the property, as it was occupied by June McArthur and his wife Agnes during the 1930 census. June worked as a machinist for a mine. The house was bought by Lavar K. Mills at a tax sale in 1935.

Kenneth Lavar Mills owned the house for just a few years, selling it to Joe Grover in 1938. Joe Grover was the son of a Chinese immigrant who grew to be very successful in Park City. Joe owned many properties, some of which inherited from his father, some which he purchased himself, like this one. Joe Grover sold the house in 1949; it has since had several owners, with the current owner being Erin Elizabeth Hofmann.

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.
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- 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: 1013 Woodside Avenue. East elevation. 2020



Photo 2: 1013 Woodside Avenue. East elevation. November 2013



Photo 3: 1013 Woodside Avenue. Northeast oblique. November 2013



Photo 4: 1013 Woodside Avenue. East elevation. 2008



Photo 6: 1013 Woodside Avenue. in 1995



Photo 7: 1013 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 8: 1013 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

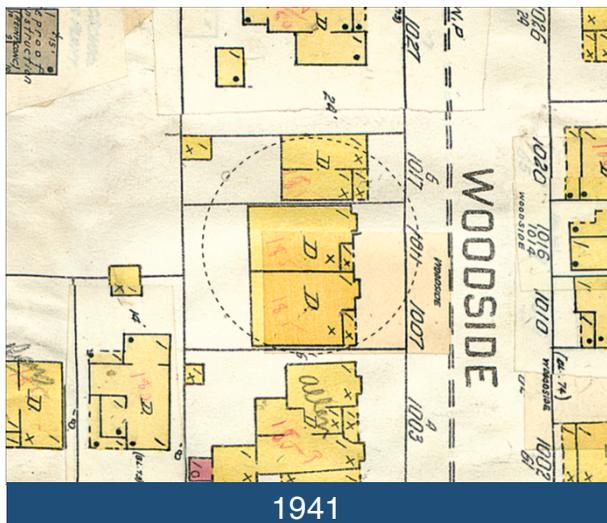
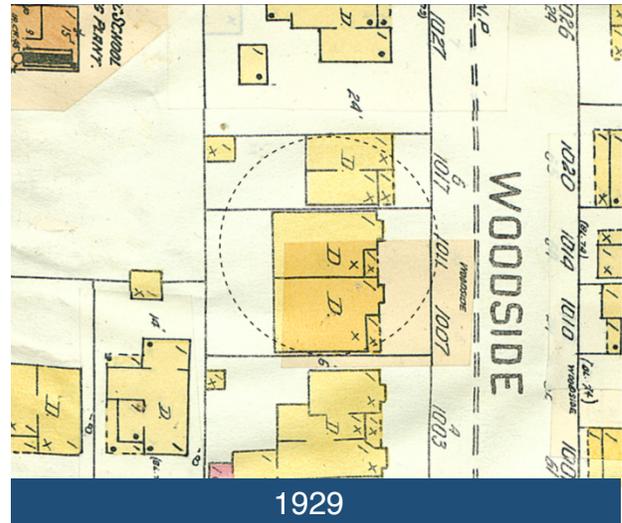
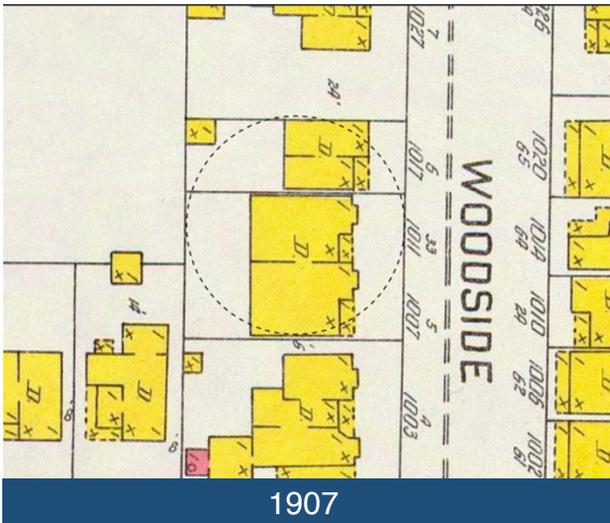
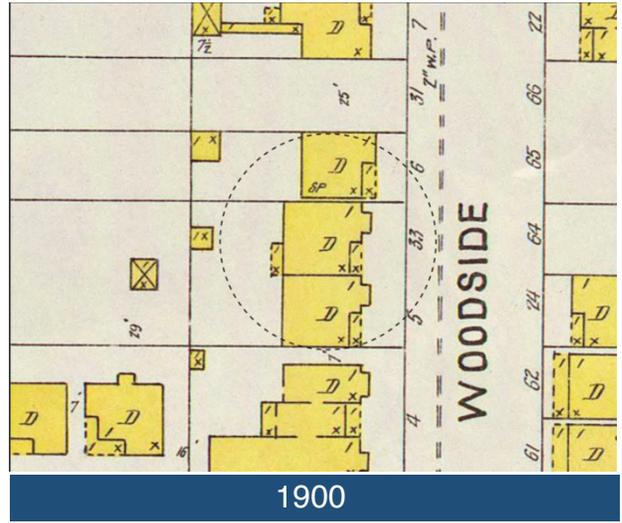
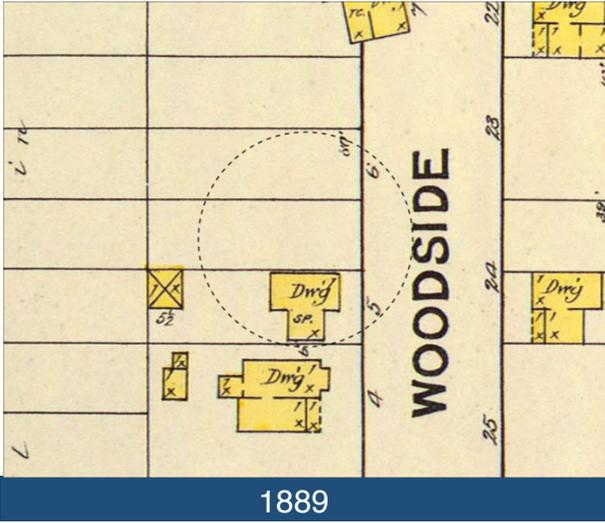
MAPS

(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 1013 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 1013 Woodside Avenue

City: Park City, UT

Current Owner: Erin Elizabeth Hofmann

Address: (see historic site form for address)

Tax Number: SA-86

Legal Description (include acreage): SA BK9 L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-32]
5/28/1891	D.C. & Henrietta M. McLaughlin	David M. Cannon	W.		"5"
5/31/1894	David M. Cannon & wife	Robert M. Simpson	W.		"5"
9/13/1902	Robert M. Simpson	John A. Wyckoff	W.D.		"5"
12/18/1911	County Treasurer	Summit County	Tax Sale		"Assessed to John Flanagan"
8/26/1926	J.F. Flanagan, et ux	Alfred Roach	Q.C.D.		
12/21/1935	Co. Treasurer	Summit County	Tax Sale		"Lavor K. Mills"
[filed] 9/22/1938	Kenneth Lavor Mills	Joe Grover	Q.C.D.		
1/27/1949	Joe Grover	John L. Simpson, et ux	W.D.		
4/2/1958	John L. & Nora J. Simpson	Ruby I. Johnson	W.D.		
9/26/1979	Ruby I. Johnson	R.L. Johnson & G.G. Zmuda (son)	W.D.		
8/9/1984	Gregory George Zmuda	Ruby I. Henrion	W.D.		
6/22/1990	Ruby I. Henrion	Bruce Juhl	W.D.		
9/26/2006	Bruce Juhl	David & Holly Carlson	W.D.		
8/13/2009	David & Holly Carlson	Hofmann Properties LC	W.D.		
11/25/2009	Hofmann Properties LC	Erin Elizabeth Hofmann	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/8/2015

Joe Grover, Mountain Chinaman Dies Near Evergreen, Colorado

Editor's Note: Joe Grover, a long time resident of Park City died June 19 at his cabin near Evergreen, Colorado where he had resided since leaving Park City. The following is a story reprinted from the Evergreen Canyon Courier. It appears courtesy of that newspaper and was written by Sally Bassett.

His 100-year old log cabin is tucked away in the far reaches of north Beaver Brook Canyon in the shadow of hills he loved to roam and mine.

Not 100 yards away sits a tiny lean-to where he spent cold winters that rendered the cabin too big to heat.

Few, save some Beaver Brook neighbors, know those romantic structures remain, now serving to salute Joe Grover and the solitary life he led here since 1937. Few besides, may know that Joe Grover died the week of June 18, 1979, at the age of 76, the victim of cancer that had afflicted him for nearly a year. He leaves behind no relatives and little in the way of material possessions.

Grover was one of those rare, early residents; the grandson of a Spanish-American War veteran; the son of a man who once owned half the main street of Park City, Utah; a consistent contributor to churches and charities; and "so big-hearted, that's why he didn't have anything." Though reportedly unsuccessful at it, he was an unrelenting miner of mica and feldspar in the hills around his home, simply because he loved the occupation.

The little that anyone knows about Grover is largely the treasure of Jim and Gertrude Mohlman, his next-door neighbors and friends of nine years who took care of him. They appear to be the sole keepers of what precious little this quiet, independent Chinese mountain man wished to impart about his past and his present.

Grover died as inconspicuously as he lived, having asked the Mohlmans that there be no services for him. What remains are his cabin, the many books he hungrily devoured learning English and American history pictures and papers. There are only relics of the Chinese heritage he left behind to join his father in the United



Joe Grover Photo by Buddy Lange

west, steaming food devoured there amid the din of rattling dishes, and raucous conversation, for prices that are nothing more than a dream now. The most costly item on a list of entrees dated February 4, 1937, is T-bone steak with bacon for 65 cents.

Grover was a landlord in Park City during the Great Depression when his tenants

were hard pressed to eat, much less pay the rent. His attorney, Mohlman said, would advise him to evict them. Not only did Grover let them stay, he instructed them to charge supplies to him. Relates Mohlman, "He said he would tell them to go down to the store and say, 'Charge to Joe Grover!' and then he would laugh...He might make a deal with someone and seal it with just a handshake. He was so big-hearted; that's why he didn't have anything." Someone once told Mohlman they had pecked into the Cadillac Grover drove in his earlier Beaver Brook years and seen mounds of soft silk shirts piled in the back seat.

While in Park City, he bought 120 acres of Beaver Brook land with a mine on it from a woman whose son was a tenant. According to Mohlman, Grover had prospected all around the west and loved that pursuit, though he was never successful at it.

Beaver Brook Canyon is spectacular, remarkably reminiscent of the Aspen area; Mohlman sits in the afternoon sunshine on the deck of his home that looks directly onto Grover's little cabin. He surveys the surrounding mountainsides and observes, "You know, in 1937, he could have bought all these hills around here for what he spent on mining. But he loved it."

He also hungered for learning, constantly struggling with his English, his friend remembers. It was a long time before Grover ventured to call Gertrude Mohlman, by her nickname "Gert", because he feared it would come out "dirt."

Most of the books the Mohlmans have found among Grover's belongings are American history. But he apparently read anything with a vengeance. And, they said, he had beautiful handwriting and was a pretty

good one-finger typist.

Mohlman is the retired head of the rotogravure department at the Denver Post. One day he brought home a pamphlet about the photo process for Grover's perusal. For days, Grover inquired about it. "He asked me more questions than any journeyman I ever had," Mohlman recalls with a chuckle. "He just wanted to learn, learn."

There was a time, Mohlman remembers, when he would observe a stranger going to and from Grover's cabin every Wednesday. Finally, after one such visit, Grover remarked about him, "Well, he won't be back again," he said to his neighbors. It turned out the man was from the Jehovah's Witnesses. Grover allowed him to visit each week but finally explained he had no intention of joining the

religion. All he wanted, he said, was to receive some more English and learn to read the Bible.

Grover retired from mining in 1960 and remained pretty active, his friends say, until about a year ago when he became ill. His lifestyle was his own; the Mohlmans shopped and cooked for him, drove him to and from the hospital and paid visits. But he slept when he was tired, ate when hungry and remained a loner to the last.

There were no services for Joe Grover the week of his death. It's the way he wanted it. He asked that his body be cremated and his ashes put in his old mine. He wanted to be remembered as he was, he said.

And the Mohlmans, who cared for him to the very end, honored that request as well.

Park Record, 8/23/1979