

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 115 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-399

Current Owner Name: James Holland

Parent Parcel(s):

Current Owner Address: 3 Claim Jumper Ct, Park City, Utah 84060

Legal Description (include acreage): LOT 5 & THE N 6 FT OF LOT 4, BLK 32 PARK CITY SURVEY; 0.05 ACRES.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 2008 and 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps (viewed digitally)
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories (gen. ref.)
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes.

1920 United States Federal Census record for D.L.H. De Grover
Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007. Pages 3-5.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:
University of Utah Graduate School of Architecture and Utah State Historical Society, 1991. Page 37.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998. Pages 308-310.
Notarianni, Philip. "115 Woodside Avenue." Structure/Site Information Form. Utah State Historical Society. Salt Lake City: 1978.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of
Historic Places Inventory, Nomination Form. 1984. Pages 1, 3 and 15-16.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type / Vernacular

No. Stories: 1.5

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 06-2009

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Wood drop siding, wood corner boards and trim--window, door and porch.

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)

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T cottage has been substantially altered over time (dates of alterations unknown). The original house was rehabilitated to accommodate several additions including a basement addition with garage. A large roof top addition rises from the midpoint of the gable wing and continues west to meet the rear wall of the house. The "pop-top" addition and basement addition--including changes to the front entry steps--diminish the integrity of the house, though the "pop-top" addition was executed in such a way as to retain an outline (on the north elevation) of the original roof form. The slight eave on the north side and the limitation of the addition to the gable wing of the house enables the original form to be observed. Also, a comparison between the footprint seen in the 1907 Sanborn map and the aerial photograph suggests the rear addition extended the footprint only slightly beyond what was extant in 1907.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been altered by the construction of additions and a driveway to the attached garage beneath the gable wing. The lot has been graded such that the severe rise from the retaining wall to the front porch--as seen in the tax photo--has been lost. The dry-stacked rubble stone retaining wall (seen in the tax photo) has been replaced with a concrete retaining wall with stone veneer. Small accessory building seen in the tax photo has been demolished.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the period has been replaced with new materials that appear to match the types of materials that define the typical Park City mining era home; specifically, the drop siding, simple window trim, square porch posts, square porch balusters, etc... None of the materials on the house appear to be original, but the new materials reflect the physical characteristics of the surrounding historic homes.

Feeling (Describe the property's historic character.): The physical elements of the site--primarily the change to the site grading, alterations to the front steps, addition beneath the extended porch and the "pop-top" addition--diminish the sites ability to convey a strong sense of life in a western mining town of the late nineteenth and early twentieth centuries; however, effort was made to design the new elements, garage, etc., with modest impact on the overall historic character of the site. In addition, raising buildings to accommodate foundations and additional living space--and in more modern times, the automobile--has been a common development approach in Park City.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era. While the alterations are significant, efforts to retain important elements of the T cottage were successful--the roof addition, though an incompatible intrusion, is set back and allows the general form of the original house to be observed.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places and therefore unable to be designated to the Historic Sites Inventory as a Landmark Site. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation to the Historic Sites Inventory as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): The site is associated with prominent Chinese businessman Ding Lung Hing De Grover who owned several properties in Old Town in the early part of the twentieth century.

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, tax photo, c. 1940.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: East elevation. Camera facing west, 2009.

Photo No. 4: South elevation. Camera facing north, 2009.

Photo No. 5: Southeast oblique. Camera facing northwest, 2009.

Photo No. 6: Southwest oblique. Camera facing northeast, 2009

¹ Notarianni, page 1.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

TITLE SEARCH FORM

ADDRESS:	115 Woodside Avenue		TAX NUMBER:	PC-399
CITY:	Park City		LEGAL DESCRIPTION AND ACREAGE: 0.05 acres LOT 5 & N 6FT OF LOT 4 BLK 32 PARK CITY SURVEY.	
CURRENT OWNER:	James Holland 3 Claim Jumper Court, Park City, Utah 84060			
HISTORIC NAME:	-----	DATE BUILT:		c. 1885

Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
1943 1601	8/4/2008	Cool Water Resort Properties, LLC	James Holland	WD		
1894 0528	10/11/07	William D. Hinz, II & Kelley J. Hinz	Cool Water Resort Properties, LLC	WD		
1716 0564	7/14/05	Caroline Kirksey Kaeske	William D. Hinz, II & Kelley J. Hinz	WD		
0476 0617	9/30/02	Sweeney Land Company	Caroline Kirksey Kaeske	WD		
1228 0301	2/9/99	Patrick J. Sweeney	Sweeney Land Company	QCD		
ENT332026	1990	Ron Mazik	Patrick J. Sweeney	WD		
ENT244206	1985	Garvene H. Eriksen	Ron Mazik	WD		
4 298	5/28/81	Wolfe A. & Carole B. von Schmidt	Garvene H. Eriksen	WD		
		Joe Drover (likely Grover, not Drover)	Wolfe A. & Carole B. von Schmidt			From 1978 USHS Form
		Ding Lung Hing D. Grover (likely De Grover)	Joe Drover (likely Grover, not Drover)			From 1978 USHS Form
	1918	Hilma Koskula	Ding Lung Hing D. Grover (likely De Grover)			From 1978 USHS Form
		Chain of title unclear based on 1978 form	---			From 1978 USHS Form
	1916	Nick Koskula	William Koivula			From 1978 USHS Form
	1915		Tax Sale			From 1978 USHS Form

TITLE SEARCH FORM, continued

ADDRESS:	115 Woodside Avenue	TAX NUMBER:	PC-399
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS
	1901	Mary J. Gibney Gray	Maria Curty			From 1978 USHS Form
	1897	Institution unknown	Mary J. Gibney Gray	Mortgage		From 1978 USHS Form
	1889	Mayor S. Ascheim	Mrs. Mary Gray			From 1978 USHS Form
	1883		Mayor S. Ascheim	QCD		From 1978 USHS Form













Researcher: Philip F. Notarianni
Date: August 1978

Site No. SU-10-167

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 115 Woodside Avenue

Plat Pcs Bl. 32 Lot 5

Name of Structure:

T. R. S.

Present Owner: Wolfe A. & Carole B. von Schmidt

UTM:

Owner Address: 1436 Yale Avenue, Salt Lake City, UT

Tax #: P.C.-399

2
AGE/CONDITION/USE

Original Owner: Unknown

Construction Date: possibly, c. 1880's Demolition Date:

Original Use: Residential

Present Use:

Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations |

STATU

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

4
DOCUMENTATION

Photography:

Date of Slides: November 1977
Views: Front Side Rear Other

Date of Photographs:
Views: Front Side Rear Other

Research Sources:

- | | | |
|--|---|--|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input checked="" type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Records
Sanborn Maps, Park City, Utah, 1889, 1900, 1907
Deseret News, May 26, 1942 p. 14, May 27, 1941 p. 20

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Residential

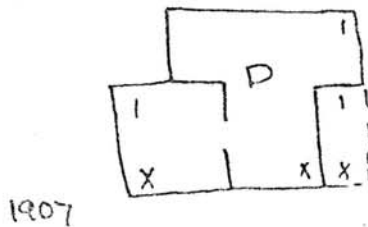
Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

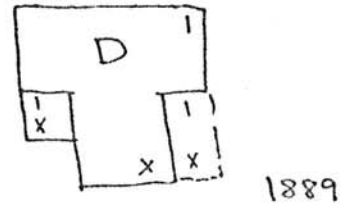
A shed, once located in front of the dwelling's porch, has been removed since the 1940's (Photograph to be attached.)

One-story frame, with bticktex siding, and gable roof. A porch sets on the southeast end. Some frame windows have been replaced with aluminum frames. A shed which was located in front of the porch has been removed since the 1940's.

From Sanborn Maps:



Appeared the same in 1900.



Statement of Historical Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

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 Consildated 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.

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

1920 United States Federal Census record for D L H De Grover

DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS
 FOURTEENTH CENSUS OF THE UNITED STATES, 1920-POPULATION

Enumeration District No. 127
 Sheet No. 17 B

NAME OF INCORPORATED PLACE: *Park City, Utah*
 CITY: *Park City, Utah*
 COUNTY: *Wasatch*
 STATE: *Utah*

DATE OF PREPARATION: *1920*
 BY: *R. B. De Grover*

NAME	RELATION	SEX	AGE	ETHNICITY	RECORD	REMARKS
<i>D L H De Grover</i>	<i>Head</i>	<i>M</i>	<i>58</i>	<i>White</i>	<i>1</i>	<i>born in Utah</i>
<i>Wife</i>	<i>Wife</i>	<i>F</i>	<i>54</i>	<i>White</i>	<i>2</i>	<i>born in Utah</i>
<i>Children</i>	<i>Son</i>	<i>M</i>	<i>12</i>	<i>White</i>	<i>3</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>10</i>	<i>White</i>	<i>4</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>8</i>	<i>White</i>	<i>5</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>6</i>	<i>White</i>	<i>6</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>4</i>	<i>White</i>	<i>7</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>2</i>	<i>White</i>	<i>8</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>1</i>	<i>White</i>	<i>9</i>	<i>born in Utah</i>
<i>Daughter</i>	<i>Daughter</i>	<i>F</i>	<i>0</i>	<i>White</i>	<i>10</i>	<i>born in Utah</i>

#54
 Grant Avenue.

Record Index

Name: D L H De Grover
 Home in 1920: Park City, Summit, Utah
 Age: 58
 Estimated Birth Year: abt 1862
 Birthplace: California
 Relation to Head of House: Head
 Father's Birth Place: California
 Mother's Birth Place: California
 Marital Status: Married
 Race: Chinese
 Sex: Male
 Home owned: Rent
 Able to read: Yes

able to write: yes
image: 747

Source Information

Record URL: <http://search.ancestry.com/cgi-bin/ssse.dll?h=80551720&db=1920usfedcen&indiv=1>
 Source Citation: Year: 1920; Census Place: Park City, Summit, Utah; Roll T625_1867; Page: 17B; Enumeration District: 127; Image: 741.
 Source Information: Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2005. For details on the contents of the film numbers, visit the following NARA web page: [NARA](http://www.nara.gov).
 Note: Enumeration Districts 819-839 on roll 323 (Chicago City. Original data: United States of America, Bureau of the Census. Fourteenth Census of the United States, 1920. Washington, D.C.: National Archives and Records Administration, 1920. T625, 2,076 rolls.