



# HISTORIC SITES INVENTORY

## HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



### IDENTIFICATION

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Property Name (if any): **Harold Tuttle House**

Address: **311 Woodside Avenue**

Date of Construction: **c. 1900**

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

Architect/Builder: **Unknown**

Tax Number: **PC-368**

Current Owner: **Arthur and Pam Bingham (H/W jt.)**

Legal Description (include acreage): **LOT 4 BLK 30 PARK CITY SURVEY CONT .04 AC OWD-356 SWD-476-481 UWD-180 VWD-298 IQC-555 M144-187 M152-610 M268-153-154 686-356 1049-110 1347-405 1423-598 1491-227-248 2003-599**

### 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

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

## DESCRIPTION

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Architectural Style: T/L cottage type / vernacular and classical styles

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 with stone veneer

Roof: The cross-wing roof form is sheathed in asphalt shingles

Windows/Doors: Paired and single double-hung units--appear to be original to the house

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.)

311 Woodside is a T/L cottage that has been modified significantly in recent years. 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. The site was excavated and the house lifted for a basement level addition as well as an addition to the rear. Many material changes were made to the house leading up to 1995, but the recent renovation has served to restore many of the elements that were removed or covered. The cross gable roof is sheathed with composition shingles. The walls of the original house are clad with drop-novelty siding that appears to be newer, while the basement level addition is clad with a stone veneer. The windows are one-over-one double hung sash type windows, with a pair present in the front gable end, one of either side of the cross-wing and one more of the same type on the section of the stem wing extending beyond the cross-wing. The porch is covered by a hip roof extension of the main roof, which is supported by square wood posts. The porch appears to have been rebuilt. A long stair leads from the porch down to the ground level. Left of the stair is a

series of terraces created by railroad tie retaining walls. Right of the stair is a concrete pad used as a parking area. The overall form and materiality of the building remains intact and the building retains 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.)

The house at 311 Woodside does not appear on the 1889 Sanborn Insurance Map, but does appear on the 1900 map. It was under the ownership of the Park City Townsite Company at this time, but in 1901 was sold to Ada Leuzi. No information could be found on her, and the 1900 census did not include house addresses, so it is unknown who lived in the house during these times. The house did undergo a significant rear addition at between 1900 and 1907, presumably under her direction. The property went to a financial institution in 1923 and then to H.O. Tuttle in 1923. The house does not show up on the 1920 census, indicating that it was vacant at that time.

Harold Tuttle married Nellie Lindstrom of Park City in 1920, and they lived in her hometown for several years until eventually moving to Salt Lake. They sold the house to Emily Kemp, who later transferred the ownership to her husband Joseph. Joseph and Emily were both born in England and emigrated to the U.S. in 1866. Joseph worked in the mines of Park City. They sold the house to George W. Garns in 1928.

George Garns lived in the house during the 1930 census with his wife Erminnie, their two children, and his brother Samuel. George grew up in Park City, and was a foreman for a mine. He lived there during the 1940 census as well, though it was only he and his wife in the house at that point. He retired in 1945 due to failing health and moved to California, where he died in 1946.

Ernest Lingman was the next owner of the house, and lived there with his wife Martha and their ten children. He was born in Salt Lake City, as was his wife, and worked as a "Lunch Room Prop." He only owned the property for a short time before selling it to Earl La Var James and his wife.

The property traded hands several more times since the historic period, and is currently owned by Arthur and Pam Bingham.

## 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: 311 Woodside Avenue. East elevation. 2020



Photo 2: 311 Woodside Avenue. Northeast oblique. November 2013



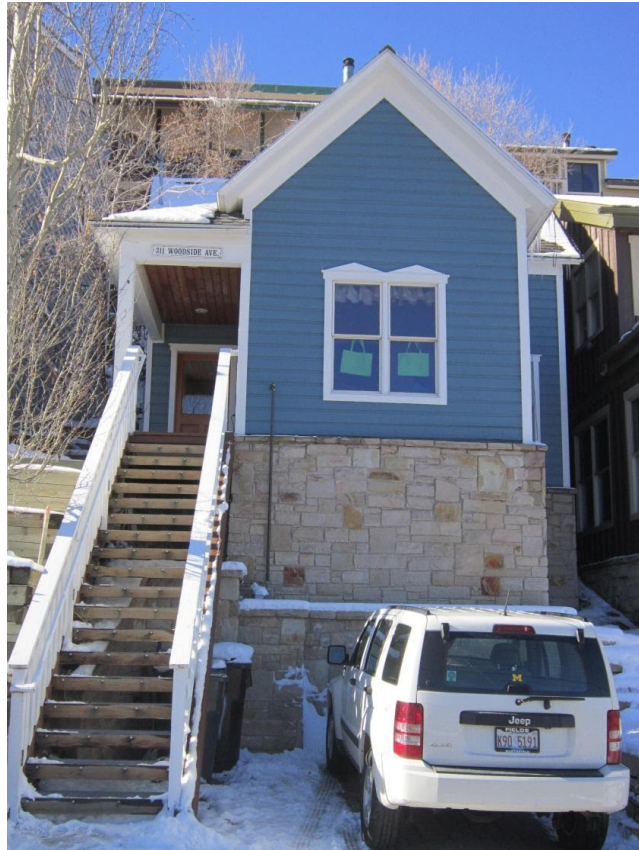


Photo 3: 311 Woodside Avenue. East elevation. November 2013

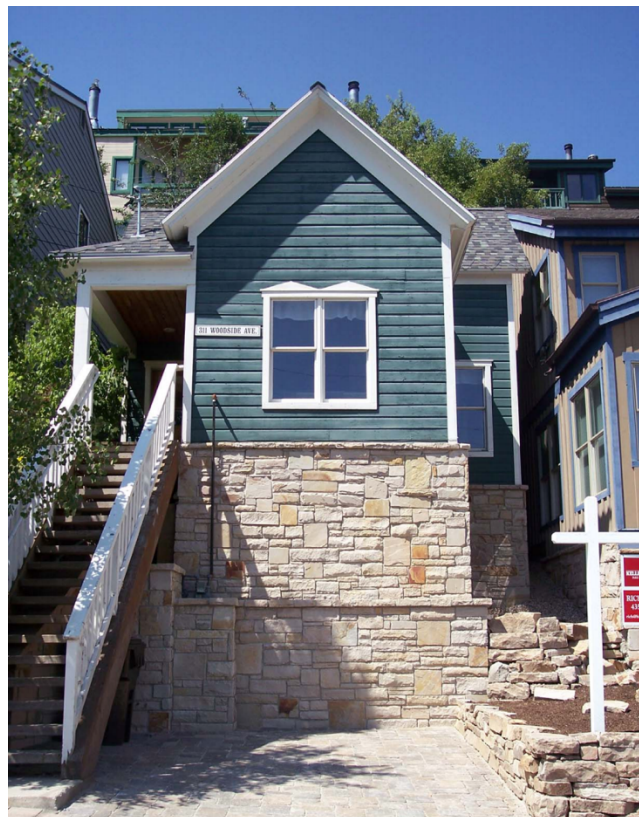


Photo 4: 311 Woodside Avenue. East elevation. 2006



Photo 5: 311 Woodside Avenue. in 1995



Photo 6: 311 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)





Photo 7: 311 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

### MAPS

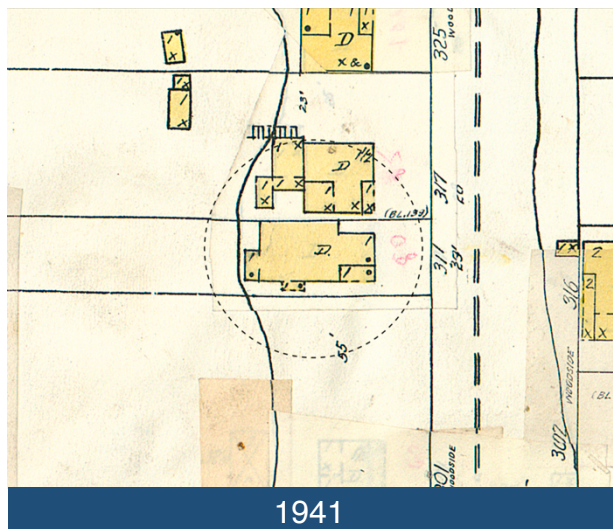
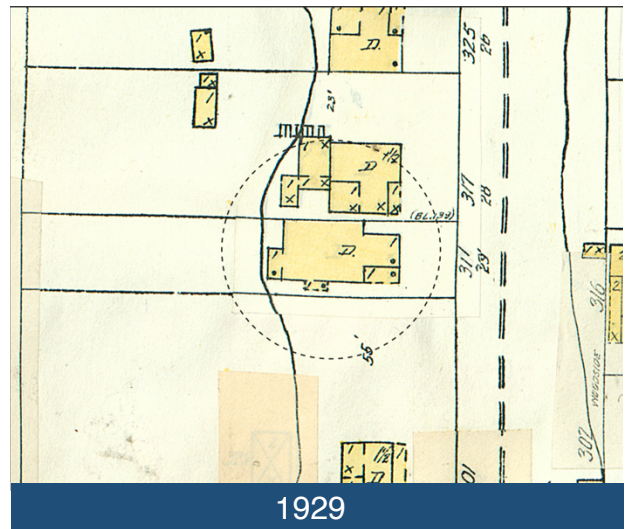
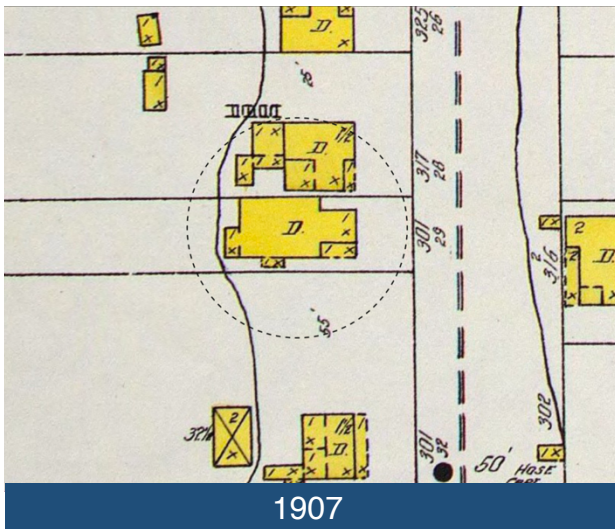
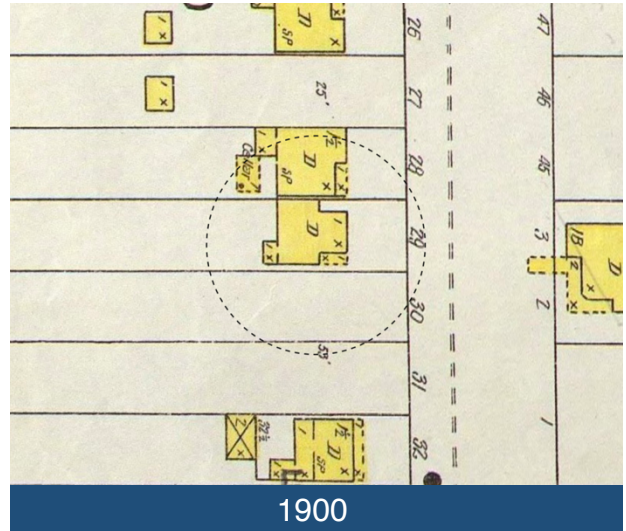
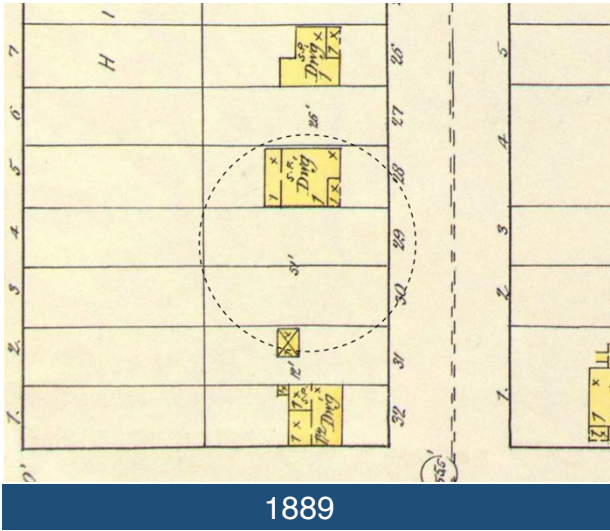
(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 311 Woodside Avenue. (ESRI 2020)



# Sanborn Maps



## TITLE SEARCH FORM

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

Tax Number: PC-368

Legal Description (include acreage): PC BK30 L4 (see historic site form for complete legal description)

Address: 311 Woodside Avenue

City: Park City, UT

Current Owner: Arthur and Pam Bingham (h/w jt.)

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd P. Ferry	David C. McLaughlin	W		[entire Block 30]
5/21/1901	David C. McLaughlin & wife	Ada Leuzi	Q.C.		"4" [rest of form]
5/28/1901	Ada Leuzi & husband	Western Loan and Savings Co.	Mortgage	\$725.00	
2/24/1908	Ada Leuzi & husband	Western L. and S. Co.	W.D.		
5/1/1923	Western L. and B. Co.	H.O. Tuttle, et ux	W.D.		
12/12/1923	H.O. Tuttle, et ux	Julius Frankel, Inc.	Mtg.		
6/21/1926	Harold Tuttle, et ux	Emily Kemp	W.D.		
12/16/1926	Mrs. Emily Kemp	Joseph Kemp, Jr.	W.D.		
6/30/1928	Joseph Kemp, Jr. et ux	George W. Gams	W.D.		
9/21/1945	George W. Gams, et ux	Ernest G. Lingmann	W.D.		
3/29/1946	Ernest G. Lingmann	Earl La Var James, et ux	W.D.		
6/17/1949	Earl La Var James, et ux	Heber Dale Durrant, et ux	W.D.		
2/11/1958	Heber Dale & Betty L. Durrant	Ford A. & Donna S. Farley	W.D.		
2/29/1980	Ford A. & Donna S. Farley	Charles R. Bell, et al	W.D.		
10/1/1992	Charles R. Bell, et al	Heidi Gatch	W.D.		
5/27/1997	Heidi Gatch	Robert J. & Lana J. Martino	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015



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## Geo. W. Garns Dies In El Segundo, Cal.

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After a lingering illness George W. Garns, for many years a resident of this city, passed to his final rest at 8:30 a.m. Thursday, November 14 at the home of his daughter in El Segundo, California.

Mr. Garns was born in Mendon, Utah, September 18, 1880, and was married to Erminnie Roach April 10, 1904. Most of his life was spent in or around Park City. Except for two separated periods when he was foreman of the Salt Lake Ico company for thirteen years and two years when he and his brother operated an ice plant in Idaho Falls, Idaho. He followed the occupation of mining here. In the years 1904 and 1905 he worked at the Silver King Coalition and the remainder of his mining career was followed at the Park Utah Consolidated Mines company, where he became shift boss, foreman, and assistant superintendent.

Mr. Garns retired in October 1945, because of ill health and moved to Los Angeles, California, where his health failed steadily until his death.

Services were held at the L. D. S. chapel in Inglewood, California, with interment in the Inglewood Park cemetery.

He is survived by the following: His wife, Erminnie Garns; two sons, Wm. G. Garns, Bell Gardens, California; Paul L. Garns, Los Angeles; one daughter, Mrs. V. L. McCarthy, El Segundo, California; one brother, Martin Garns, Idaho Falls, Idaho; five sisters, Della Bates, Idaho Falls; Jane Garns and Zotia Ryneerson of Los Angeles; Lillian Anderson, Portland, Oregon; and Cecelia Pfister, Santa Barbara, California.

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Park Record, 11/21/1947