



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Thomas J. McDonald House

Address: 733 Woodside Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: LARMOR-2-A

Current Owner: Essex II LLC

Legal Description (include acreage): LOT 2-A LARREMORE LOT 2 SUBDIVISION; ACCORDING TO THE PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5123 SQ FT OR 0.12 AC 1879-1372

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 / Victorian style

No. Stories: 1.5

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: Novelty wood siding, decorative shingles

Foundation: Concrete

Roof: Cross-wing with gable and gambrel roof form sheathed in standing seam metal

Windows/Doors: Casement with decorative transom units and double-hung units

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 733 Woodside Avenue was described in a 1984 National Register nomination form as follows:

“This house is a one and one half story frame house with an L plan and a combination gable and clipped gable roof. It is larger than most Park City house, and its combination of decorative Victorian elements ties it more closely with Utah's Victorian cottages than with Park City's standard house types. The gable end of the cross-wing of the L plan consists of a three part bay below which is a set of recessed panels, and above which is a pent roof and a gable section of patterned shingles. A broad single pane window with a stained glass transom is set in the center section of the bay. Long, narrow double hung sash windows are set into each of the side sections. The bay is highlighted by the contrasting colors of the walls and the window and

panel frames. The variety of texture and color in this section of the house, in addition to the grand scale of the wrap-around porch and the visual interest of the lathe turned porch piers topped with decorative brackets, combine to more convincingly express the Victorian influence than was common in Park City houses. The stem-wing is unusually broad, and is probably two rooms deep. There are three doors, one on the east side of the stem-wing into the front of the house, one on the south end of the stem-wing, and one on the north wall into a rear shed extension. The door on the east facade is flanked by a broad single sash and transom window. The window is edged with small squares of stained glass. All of the other original windows are the one over one light double hung sash type. A horizontal rectangular window was added to the gable section of the facade bay, and a cinderblock foundation was added. Both are minor changes which do not affect the character of the original building. As mentioned previously, there is a small shed extension attached to the rear of the house. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house is in excellent condition, has received few alterations, and therefore maintains its original integrity.”

The house remains largely as described in 1984, but it has since been raised to construct a basement addition. The lower level has been clad with board-and-batten siding. The side clipped gable has since been modified to a triangle gable. A concrete retaining wall has been built around the site and a concrete stair leads to the main wood stair. 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.)

The house does not appear on any Sanborn maps until 1907, placing its construction date between 1900 and 1907. In 1904 the property was purchased by Maggie McDonald, and the house was likely built around then. It seems that Maggie lived in Salt Lake City with her husband Thomas, but did have relatives in Park City. The house does not appear on the 1910 census, indicating that it may have been vacant at that time. The house was sold to Frank E. Knotts in 1919.

Frank Knotts worked in the motion picture industry, and manager of the Orpheum playhouse; he later enlisted in the army. He lived just a few houses down on Woodside Avenue during the 1920 census. The house was rented to Louis Hartwell, his wife Mary, and their two daughters. Hartwell worked in the mines, and had been a longtime resident of Park City.

The house was sold in 1924 to John and Blanche Simmons. John was born in England and emigrated to the U.S. in 1895. He worked as a millwright for a mine, and was also very active in the politics of Park City. He and his wife lived at the house with their two sons during both the 1930 and 1940 censuses. They sold the house in 1944 to William Denton. Since that time the house has traded hands several times, currently being owned by Essex II LLC.

REFERENCES

- 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

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



Photo 1: 733 Woodside Avenue. East elevation. 2020



Photo 2: 733 Woodside Avenue. East elevation. November 2013



Photo 3: 733 Woodside Avenue. Northeast oblique. November 2013



Photo 4: 733 Woodside Avenue. East elevation. 2006



Photo 5: 733 Woodside Avenue. in 1995



Photo 6: 733 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 7: 733 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

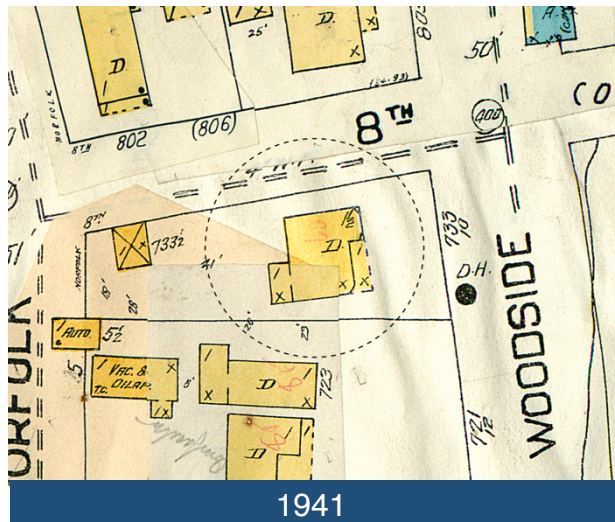
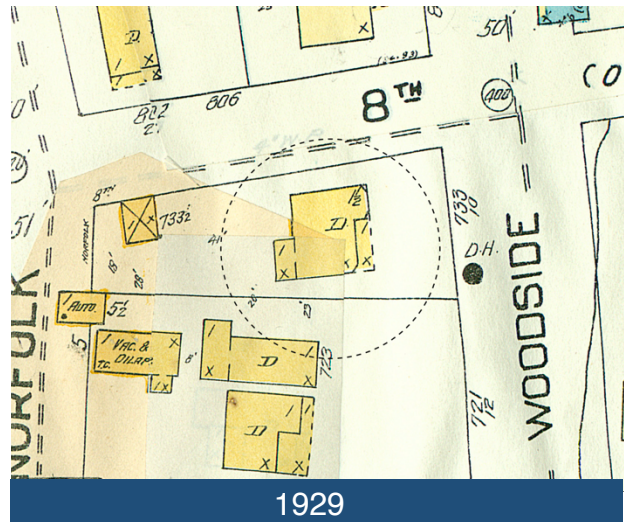
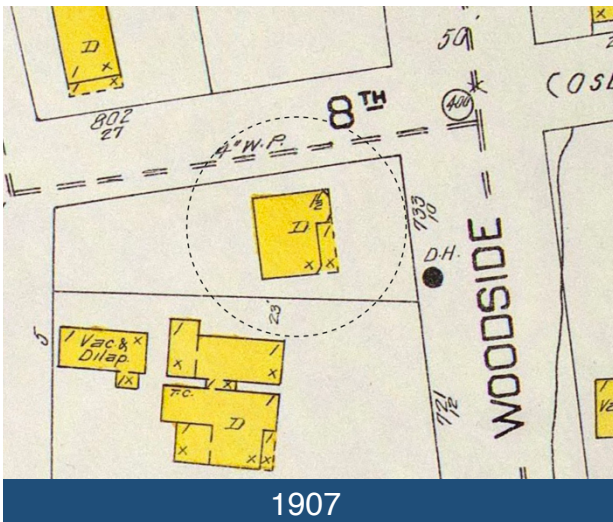
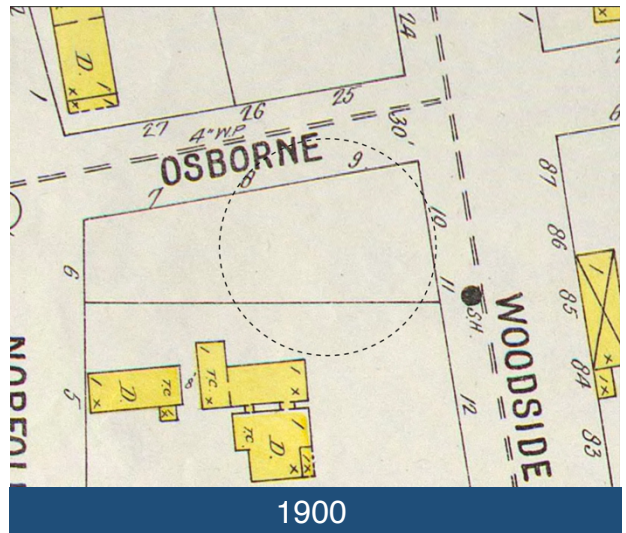
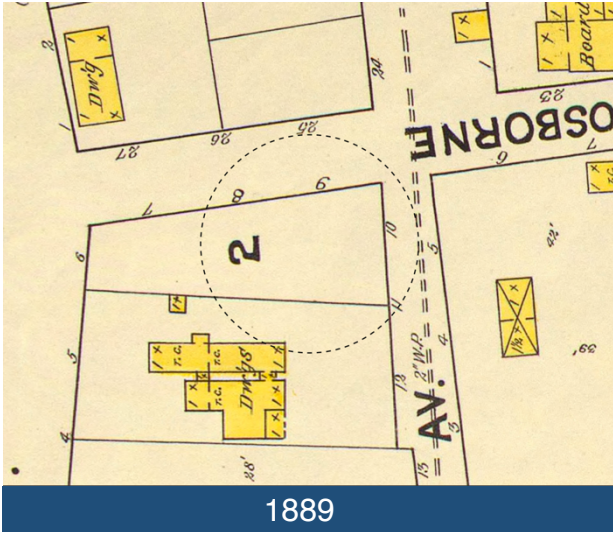
MAPS

(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 733 Woodside Avenue. (ESRI 2020)

Sanborn Maps



TITLE SEARCH FORM

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

Address: 733 Woodside Avenue

City: Park City, UT

Current Owner: Essex II LLC

Address: (see historic site form for address)

Tax Number: LARMOR-2-A

Legal Description (include acreage): Lot 2-A, Larremore Sub. (2002) (SA BK12 L4) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
1/11/1883	George G. Snyder	David L. Tuttle	W		[L3-6]
5/17/1888	David L. & Harriet M. Tuttle	Bishop of Episcopal Church	W		[L3-6]
3/14/1890	Bishop of Episcopal Church	M. Belle Rice	W		[L3-6]
5/31/1904	M. Belle Rice & husband	Maggie McDonald	W.D.		"pt.3,4,5,pt.6" [rest of form]
5/14/1904	Maggie S. McDonald & husband	Western Loan & Savings Co.	Mortgage	\$896.00	
10/14/1919	Maggie McDonald	Frank E. Knotts	W.D.		
3/10/1924	Frank E. Knotts, et ux	John & Blanche Simmons	W.D.		
5/25/1944	John & Blanche Simmons	William F. Denton	W.D.		
11/19/1951	William F. Denton et ux	Theodore W. Larremore et ux	W.D.		
7/27/2007	Theodore William Larremore	Essex II LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015