## 1 IDENTIFICATION

**Name of Property:** IOOF Relief House  
**Address:** 232 Woodside Avenue  
**City, County:** Park City, Summit County, Utah  
**Current Owner Name:** Eugene & Melanie Young  
**Current Owner Address:** PO Box 774, Park City, UT 84060-0774  
**Legal Description (include acreage):** 0.04 acres; LOT 25 BLK 2 PARK CITY SURVEY & TRACT BEG N 23*28'W 12.5 FT FROM S'LY MOST COR LOT 26 BLK 2 PARK CITY; TH N 23*28'W 12.5 FT; N 66*12' E 75 FT M/L; TH S 23*26' E 12.5 FT; S 66*12' W 75 FT M/L TO BEG.

## 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☑ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
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<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible ☑ eligible</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

**Photos: Dates**  
☑ tax photo:  
☐ historic: c.

**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  
☑ city/county histories  
☐ personal interviews  
☐ original building permit  
☐ Utah Hist. Research Center  
☐ sewer permit  
☐ USHS Preservation Files  
☐ Sanborn Maps  
☐ USHS Architects File  
☐ obituary index  
☐ LDS Family History Library  
☐ city directories/gazetteers  
☐ Park City Hist. Soc/Museum  
☐ census records  
☐ university library(ies):  
☐ biographical encyclopedias  
☐ other:

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


## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** Double Cell Type / Vernacular style  
**No. Stories:** 1  
**Additions:** ☐ none ☑ minor ☐ major (describe below)  
**Alterations:** ☐ none ☑ minor ☐ major (describe below)  
**Number of associated outbuildings and/or structures:** ☐ accessory building(s), # _____; ☐ structure(s), # ______.

**Researcher/Organization:** Dina Blaes/Park City Municipal Corporation  
**Date:** November, 08
General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)
☐ 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.):

Site: Lot is steep slope from front to back and house sits partially below finished road grade. Very little vegetation visible from Woodside Avenue, shrubs in front of house and paved parking area south of house. Wooden steps with rails lead to main porch.

Foundation: Not visible from photographs, assumed to be concrete.

Walls: Exterior walls are clad in wood drop siding with corner boards. Decorative gable truss. Front porch has extended shed roof and is supported by square chamfered columns. Simple rail that looks like a picket fence.

Roof: Cross-wing roof form is sheathed in asphalt shingles. Single brick chimney pierces ridge line.

Windows: Single vertically oriented two-over-two double-hung units with simple trim casing and shallow aprons. Also, a multi-pane casement window on south elevation.

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): Double cell frame house with lower story and rear addition that extends beyond the south wall and forms a cross-wing roof. Very little has changed from the tax photo. Decorative elements added—decorative gable truss and it is not clear if the porch posts were originally chamfered or added later. The changes are minor and do not affect the building's character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The house sits on .04 acres and the lot drops sharply from the finished road grade. A paved parking area was added south of the house. Vegetation visible from Woodside Avenue is limited due mainly to the steep slope of the lot. Based on photographs from 1995 and earlier, the site has changed very little.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The double cell was a common house type built in Utah during the late nineteenth and early twentieth centuries.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE
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):

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. 3: Southwest oblique. Camera facing northeast, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

¹ Summit county Tax Assessor.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
<table>
<thead>
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<th>Location</th>
<th>R4a St. No.</th>
<th>232 WOODSIDE</th>
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<td>Class</td>
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<td>X %</td>
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<td>Stories</td>
<td>Dimensions</td>
<td>Cu. Ft.</td>
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<tr>
<td>1</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>2</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Gar.-Carport</td>
<td>x</td>
<td>Flr.</td>
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### Description of Buildings

- **Foundation**: Stone Conc. None
- **Ext. Walls**: Siding
- **Insulation**: Floors Walls Cigs.
- **Roof Type**: Gabl Mtl. Deg
- **Dormers**: Small Med. Large
- **Bays**: Small Med. Large
- **Porches**: Front 112 @ 80 90
- **Rear** @
- **Porch** @
- **Metal Awnings**: Mtl. Rail
- **Basement Entr.** @
- **Plowers** @
- **Cellar-Bsmnt.**: $\frac{1}{4}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ Full Floor Dot 50
- **Bas. Apt.**: Rooms Fin. Unfin.
- **Attic Rooms Fin.**: Unfin.
- **Plumbing**: Class Tub Trays
- **Basin**: Sink Toilet
- **Wtr. Stfr.**: Shr. St. O.T.
- **Dishwasher**: Garbage Disp.

### Built-in Appliances

- **Oil**: Gas Coal Pipeless Radiant
- **Air Cond.**
- **Finish**: Fir Hd. Wd.
- **Floor**: Fir Hu. Wd. Other
- **Cabinets**: Mantels
- **Tile - Walls**: Wainscot Floors
- **Storm Sash**: Wood/D. S. ; Metal D. S.

### Total Additions

- **Floor Area**: 71
- **Total Building Value**: $ 2593

### Current Value

- **Commission Adj. %**:
- **Bldg. Value**: Depr. Code 1 2 3 4 5 6 20 %
- **Current Value Minus Depr.**: $ 780

### Total Building Value

- **Appraised**: 11-27-19 $ 57
- **By**: 1331
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<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
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<td>TOTAL</td>
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Remarks:

TC-71 Rev. 57 25M
STATE OF UTAH STATE TAX COMMISSION
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<td>x x</td>
<td>80 5</td>
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Att. Gar. - C.P. x Flr. Walls Cl. |

- Description of Buildings
- Additions
- Additions

Foundation - Stone Cone. Sills
Ext. Walls E. A. (A)
Roof Type G. A. M. L.
Dormers - Small Med. Large
Bays - Small Med. Large

- Porches - Front 1/2 @ 75 84
- Rear @
- Porch @
- Planters @
- Ext. Base Entry @
- Cellar-Bsm. - 3/4 x 3/4 Full Floor
- Bsmt. Gar. |

Attic Rooms Fin. Unfin.

- Plumbing
  - Class 1 Tubs
  - Basin 1 Sinks
  - Wtr. Sfr. 1 Shr. St.
  - Dishwasher
  - Garbage Disposal
  - H. A. FA X HW Stkr. Elec. 301
- Oil Gas Coal Pipeless Radiant

- Heat - Full Zone
- Air Cond. - Panel
- Finish - Fir. 1/2 H. Wd. Panel
- Floor - Fir. 1/2 H. Wd. Other
- Cabinets 1 Mantels
- Tile-Walls Wainscot Floors
- Storm Sash - Wood 1/2, Metal 1/2
- Awnings - Metal Fiber Glass

Total Additions 925

Total Building Value $134

Year Built 1686 Avg. 1. Replacement Cost 5676

Age 2. Obsolescence

Inf. by Owner - Tenant - Conv. Factor

Replacement Cost - 1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Appraised 16-1 By 4231 1704 DEC 13 1908

Appraised By 1908 1386
## Residential Out Buildings

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<td>2nd floor</td>
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### REMARKS

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<th>Acre</th>
<th>Per</th>
<th>Cost</th>
<th>Conv. Adj. Cost</th>
<th>Value</th>
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<td>Door</td>
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<tr>
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### CRAWL SPACE

- Total: 47 x 47
**Structure/Site Information Form**

**Identification**

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<thead>
<tr>
<th>Property Type:</th>
<th>Site No.</th>
<th>Utah State Historical Society</th>
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<tbody>
<tr>
<td>Historic Preservation Research Office</td>
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**Street Address:**

232 Woodside  
Park City, Summit County, Utah  
UTM: 12 458170 4498790

**Name of Structure:**

IOOF Relief Home

**Present Owner:**

Richard Henning

**Owner Address:**

570 East 300 North, Heber City, Utah 84032

**Year Built (Tax Record):**

Effective Age:

Tax #: PC 31

**Legal Description**

Lot 25 Block 2, Park City Survey, and Tract Beginning North 23 degrees 38 minutes West 12.5 feet from Southerly most corner Lot 26 Block 2, Park City, thence North 23 degrees 38 minutes West 12.5 feet, North 66 degrees 12 minutes East 75 feet, more or less, thence South 23 degrees 26 minutes East 12.5 feet, South 66 degrees 12 minutes West 75 feet more or less to beginning. Less than one acre.

**Status/Use**

<table>
<thead>
<tr>
<th>Original Owner:</th>
<th>Construction Date: c. 1890</th>
<th>Demolition Date:</th>
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</thead>
<tbody>
<tr>
<td>Independent Order of Odd Fellows Lodge #7</td>
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</tbody>
</table>

**Original Use:**

Residence

**Present Use:**

**Building Condition:**

| □ Excellent | □ Site | □ Unaltered |
| □ Good | □ Ruins | □ Minor Alterations |
| □ Deteriorated | □ Major Alterations |

**Integrity:**

| □ Significant |
| □ Not of the Historic Period |

**Preliminary Evaluation:**

| □ Contributory |
| □ Not Contributory |

**Final Register Status:**

| □ National Landmark | □ National Register |
| □ District | □ Multi-Resource |
| □ State Register | □ Thematic |

**Photography:**

<table>
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<tr>
<th>Date of Slides:</th>
<th>Slide No.:</th>
<th>Date of Photographs:</th>
<th>Photo No.:</th>
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<td>1983</td>
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<table>
<thead>
<tr>
<th>Views:</th>
<th>□ Front</th>
<th>□ Side</th>
<th>□ Rear</th>
<th>□ Other</th>
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**Research Sources:**

- □ Abstract of Title
- □ Plat Records/Map
- □ Tax Card & Photo
- □ Building Permit
- □ Sewer Permit

- □ City Directories
- □ Biographical Encyclopedias
- □ Obituary Index
- □ County & City Histories

- □ Newspapers
- □ Utah State Historical Society
- □ LDS Church Archives

- □ U of U Library  
- □ BYU Library  
- □ USU Library  
- □ SLC Library  

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

Park Record. August 9, 1890, p. 3.

**Researcher:**

Roger Roper  
**Date:** 4/84
This house is a variant of the one story frame hall and parlor house, a common Park City house type. Hall and parlor houses in Park City and Utah are typically oriented with the broad side of the house facing the street, but this house has its narrow or gable end facing the street. The gable end, however, is not the primary facade. The fenestration on that wall consists of only two simple double hung windows. The south wall, or right side of the building, is the primary facade, as indicated by the door and window arrangement there which link it to the hall and parlor house type. Like the typical hall and parlor house, a porch spans the primary facade. The arrangement of openings on the south wall are irregularly arranged, unlike the symmetrical facade of most hall and parlor houses, therefore it is classified as a variant of that type. The porch which spans the south facade of this house is typical of the hall and parlor house type, although in this instance it is a two story porch. The "second story" is actually beneath the main story of the house, since the slope of the site drops off dramatically from the road grade toward the rear of the house, exposing the lower story on all sides except that facing the road. The fenestration on this lower story facade is also irregular, with a door set between two irregularly spaced windows. There is an additional small window in that area. The two doors on (See continuation sheet)

Built c. 1890, this house at 232 Woodside is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, according to the Sanborn Insurance Maps, having probably been constructed in 1890 by the Independent Order of Odd Fellows Lodge #7 to provide a home for the widow of one of their members. This property was purchased by trustees of the lodge on August 8, 1890, and the following day the Park Record noted that the lodge would soon be constructing a house to be used rent free by Mrs. William Warren. It seems very likely that this house is the one that they constructed, since the lodge did not own much, if any, other property in the residential section of town, and the date of their purchase corresponds with the date of construction. Mrs. Warren's husband, apparently a member of the lodge, had evidently passed away. Providing "insurance" coverage to the dependents of their members was one of the functions of fraternal and social organizations such as the IOOF.

In 1901, this house was sold to W.R. Jefford, who owned it until 1923. Other owners of the house include Angeles Fontana (1923-26) and Joe Kochevar and family (1926-78).

1Park Record, August 9, 1890, p. 3.
the top floor suggest that perhaps the house has a double cell plan consisting of two rooms of equal size. The east end of the porch was enclosed on both stories, and a small shed extension was added to the southeast corner of the building. In-period additions and extensions are part of Park City's architectural vocabulary. Although in many cases an addition 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. Despite the changes made, this house maintains its original character.
I.O.O.F. Relief House
232 Woodside
Park City, Summit County, Utah

Southwest corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society

1 of 2
I.O.O.F. Relief House
232 Woodside
Park City, Summit County, Utah

South facade

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society