# 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

<table>
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<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<tbody>
<tr>
<td>☑ building(s), main</td>
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<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Current Use: Residential</td>
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<tr>
<td>☑ building(s), detached</td>
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<td>☑ Full</td>
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<tr>
<td>☑ building(s), public</td>
<td>☑</td>
<td>☑ Partial</td>
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<tr>
<td>☑ building(s), accessory</td>
<td>☑</td>
<td></td>
<td></td>
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<tr>
<td>☑ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible</td>
<td>☑ eligible</td>
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<tr>
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<td>☑ listed (date: )</td>
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### 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

### 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. 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

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<td>Park City</td>
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<td>CURRENT OWNER:</td>
<td>James Holland</td>
<td>LOT 5 &amp; N 6FT OF LOT 4 BLK 32 PARK CITY SURVEY.</td>
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<tr>
<td>HISTORIC NAME:</td>
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<td>DATE BUILT:</td>
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<th>GRANTEE (buyer)</th>
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Researcher: Dina Blaes
Date: June 2009
Page 1 of 2
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Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 115 Woodside Avenue  
Plates Bl. 32 Lot 5

Name of Structure:  
T. R. S.

Present Owner: Walfe A. & Carole B. von Schmidt  
UTM:

Owner Address: 1436 Yale Avenue, Salt Lake City, UT  
Tax #: P.C.-399

Original Owner: Unknown  
Construction Date: possibly c. 1880's

Original Use: Residential  
Demolition Date:

Present Use:  
Occupants:

☑ Single-Family  ☐ Park  ☐ Vacant
☐ Multi-Family  ☐ Industrial  ☐ Religious
☐ Public  ☐ Agricultural  ☐ Other
☐ Commercial

Building Condition:  
Integrity:

☐ Excellent  ☐ Site  ☐ Unaltered
☐ Good  ☐ Ruins  ☒ Minor Alterations
☐ Deteriorated  ☐ Major Alterations

Preliminary Evaluation:  
Final Register Status:

☐ Significant  ☐ National Landmark  ☐ National Register
☒ Contributory  ☐ District  ☐ Multi-Resource
☐ Not Contributory  ☐ State Register  ☐ Thematic
☐ Intrusion

Photography:  
Date of Slides: November 1977
Views: Front ☒ Side ☐ Rear ☐ Other ☐

Date of Photographs: 
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

☐ Abstract of Title  ☒ City Directories
☐ Plat Records  ☐ Biographical Encyclopedias
☒ Plat Map  ☐ Obituary Index
☐ Tax Card & Photo  ☒ County & City Histories
☐ Building Permit  ☐ Personal Interviews
☐ Sewer Permit  ☐ Newspapers
☒ Sanborn Maps  ☐ Utah State Historical Society Library

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
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 brick tile 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:

![1907 Map](image)

Appeared the same in 1900.

![1889 Map](image)

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. Gibeon (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 Consolidated 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 became a successful businessman, long remembered by Parkites. This structure went to Joe Drover, and then to its present owner.
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

Source Information

Record URL: http://search.ancestry.com/cgi-bin/sse.dll?h=80551720&db=1920usfedcen&indle=1

Source Citation: Year: 1920; Census Place: Park City, Summit, Utah; Roll: T625_1867; Page: 17B; Enumeration District: 127; Image: 741.