

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 347 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-375

Current Owner Name: George Nitse & Carol Carter

Parent Parcel(s):

Current Owner Address: PO Box 2073, Park City, UT 84060-2073

Legal Description (include acreage): 0.11 acres; N 20 FT O LOT 12, ALL OF LOT 13 & S ½ OF LOT 14 BLK 30 PARK CITY SURVEY.

## 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:
- prints:
- 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
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- 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 and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style:

No. Stories:

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:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

- 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:** House sits above road grade on a basement addition with garage. The lot rises gradually from a stone retaining wall at the street edge and is landscaped with evergreen shrubs and grasses. A center stair leads to the main entry porch and a driveway leads to the garage located under the front gable.

**Foundation:** Assumed to be concrete.

**Walls:** Walls are clad in drop siding with simple corner boards. The basement/garage level is clad in board & batten siding. The extended shed roof porch is supported by square columns with decorative brackets.

**Roof:** The cross-wing roof form in the front and complex roof form in the rear are sheathed in asphalt shingles.

**Windows:** Windows are double-hung two-over-two units that are not original. The door is a glazed frame-and-panel door with single large light.

**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 cross-wing frame house has been significantly modified from the form what is seen in the 1995 photograph with many of the character-defining details being restored. Sometime during the mid-century, the house was significantly altered--window openings changed, siding covered with aluminum siding, windows replaced with aluminum, and the front porch enclosed. Between 1995 and 2006, the front porch was restored and openings were reconfigured to resemble the tax photo. However, a basement addition was constructed after 1995 along with a large ½-story addition to the rear. The addition springs from the ridgeline of the original house and extends back to the rear of the site. A smaller addition was brought forward on the south side of the house and serves to extend the front façade to the south. A small deck above the a garage was added and resulted in a low handrail running across the front gable. The changes to the site are significant and diminish the sites original character.

**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 significantly. The gradually rising front yard has been replaced with a driveway access to basement garage, open center steps, and terraced planting areas. The stone retaining wall has been rebuilt using what appears to be new materials.

**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 evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

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.<sup>2</sup>

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. 1:** East elevation. Camera facing west, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

**Photo No. 3:** East elevation. Camera facing west, tax photo.

<sup>1</sup> Summit county Tax Assessor.

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

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address 347 Woodside  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>924</u>	\$	\$ <u>1781</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>69x2x1.00</u> Conc. <u>None</u> ✓		<u>138</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>96 @ .80</u>	<u>77</u>	
Rear _____ @ _____		
Cellar—Basmt' <u>1/4 1/2 3/4 full-floor</u> <u>DIRT</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. _____ Fir. _____ Conc. _____	<u>40</u>	
Cabinets _____ Mantels _____		
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>WOOD LINED — NO STUDS</u>		<u>125</u>

Total Additions and Deductions 467 263 1781  
 Net Additions or Deductions 263 + 204

Age 45 Yrs. by { Est. Owner \_\_\_\_\_  
 Tenant \_\_\_\_\_  
 Neighbors \_\_\_\_\_  
 Records \_\_\_\_\_ } REPRODUCTION VALUE \$ 1985  
 Depr. 1-2-3-4-5-6 58/45 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 824

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

Remarks AV. AGE RECORDED Total Building Value \$ \_\_\_\_\_  
ON OLD CARD 37 YRS (1941)

Appraised Oct 194 9 By [Signature] & AJ



PC-375

Location Block 307C  
 Kind of Bldg. RES St. No. 347 Woodside Ave  
 Class 3 Type 1 2 3 4 4 Cost \$ 1824 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>924</u>		<u>\$ 1824</u>
	<u>x x</u>				
	<u>x x</u>				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Brick on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>Flat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>—</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	<u>350</u>

Year Built <u>—</u> Avg. Age <u>54</u>	Reproduction Value	<u>\$ 2174</u>
<u>Ave Age 1949-45</u> Age <u>54</u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>33</u>	%
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>	Repr. Val. Minus Depr.	<u>\$ 717</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>—</u> x <u>X</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		<u>\$</u>

Appraised 5-7- 1958 By 1302

Owners Name Earl Heatham  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 347 Woodside ave  
 Class. 3 Type 1 2 3 0 Cost \$ 4142 x 10.45 %

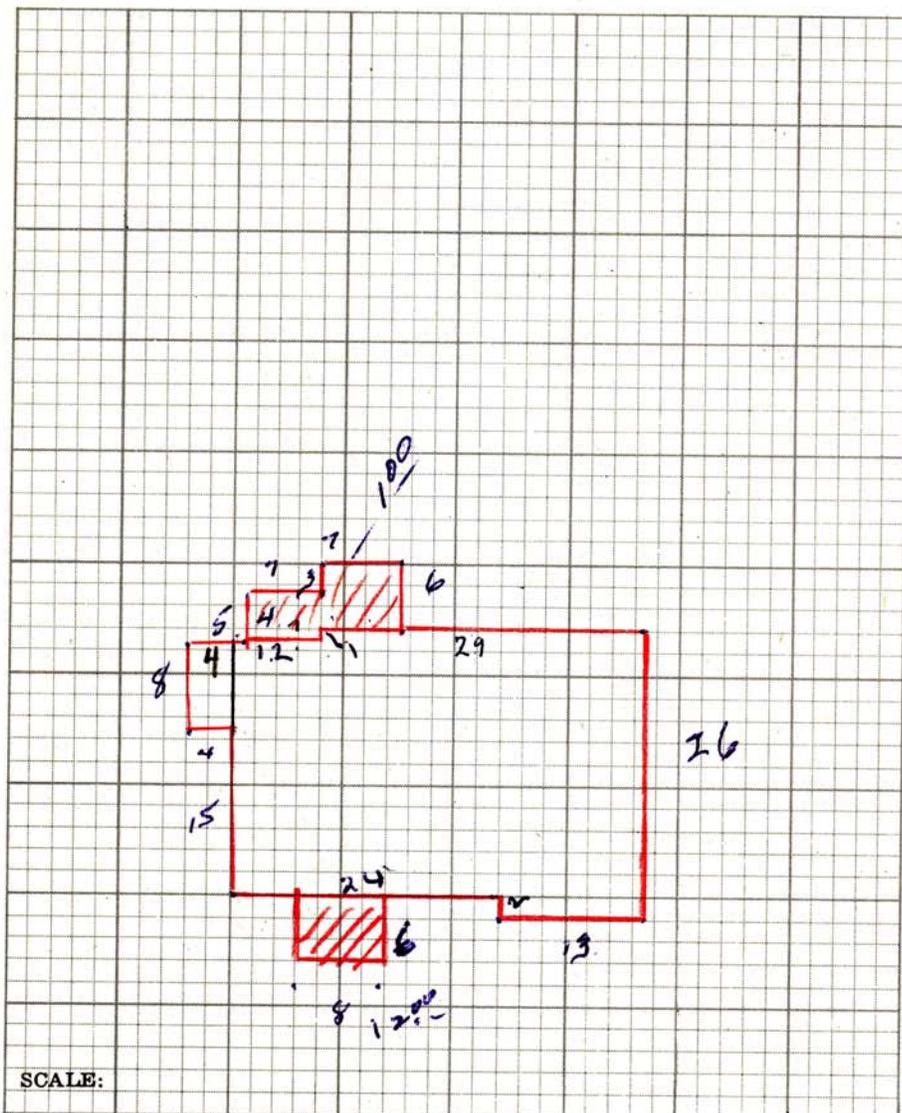
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	938		\$ 4328	\$
	x x				
	x x				

Att. Gar.—C.P. x Fr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>blue siding</u>		
Roof Type <u>Gable</u> Mtl. <u>Al. tin-Prot</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	48 @ 200	96
Rear _____	71 @ 100	71
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/4 3/8 1/2 Full _____ Floor _____		
Bsmt. Gar. <u>T</u>		
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>1</u>		225
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink _____ Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. <u>1</u>	
	Dishwasher _____ Garbage Disp. _____	580
Heat—Stove _____ H.A. <u>Gas</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____		370
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____		60
Awnings — Metal _____ Fiberglass _____		
Total Additions		1402

Year Built <u>1904</u>	Avg. <u>1915</u>	Replacement Cost	<u>5730</u>
<u>1964</u>	Age <u>2</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-28 1968 By 1333 DEC 10 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



PC 375

Researcher: Philip F. Notarianni  
Date: July, 1978

Site No. SU-10-182

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

IDENTIFICATION

Street Address: 347 Woodside Ave. Plat<sup>PCS</sup> Bl. 30 Lot S14 N12-13  
Name of Structure: T. R. S.  
Present Owner: Earl and Darlene Leatham UTM:  
Owner Address: Box Holder, Park City, Utah 84060 Tax #: PC-375

AGE/CONDITION/USE

Original Owner: Construction Date: @1900 Demolition Date:  
Original Use: residential  
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

STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION

Photography: 11/77 Date of Slides: Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps 1889, 1900  Utah State Historical Society Library  Other  
1907

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

Summit County Records.  
Salt Lake Tribune, July 23, 1950, p. B-3.

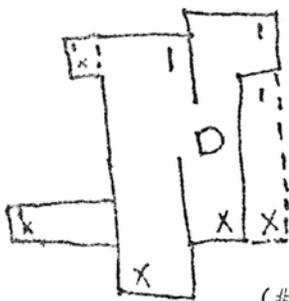
Architect/Builder: UNKNOWN

Building Materials: wood Building Type/Style: residential

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame home with gable roof, and aluminum siding and windows. The front porch, with decorative wood posts, once extended about three-fourths the length of the front, but has been removed. A section has been added to the northwest portion of the building.

From Sanborn Maps:



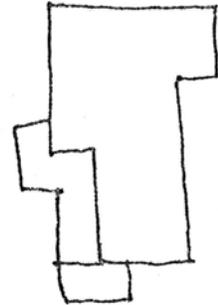
Similar in 1900;  
completely different  
in 1889.

(#349, no #347)

1907



1940's



Now

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 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        |   |

The dwelling appears in shape similar to the original, and contributes in basic design to the rest of the residences in the district.

David C. McLaughlin land owner in 1882. The property, with additional lots, held in McLaughlin estate, through litigation; and in 1915 to W.S. Snyder. Additional property was involved but no mention made of a dwelling. In 1932 ownership to Bernice May Shanley et.al. (Miles A. Shanley), but in 1937 put up for tax sale. Purchased in 1940 by J. Patrick McKeivitt, and in 1943 by George Ross.

J. Patrick McKeivitt, a later owner, was an Irish immigrant, both in County Down, Ireland in 1891, who arrived in Park City in 1906.



