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 | Evaluation* | Reconstruction | Use
--- | --- | --- | ---
☑ building(s), main | ☐ Landmark Site | Date: | Original Use: Residential
☐ building(s), attached | ☑ Significant Site | Permit #: | Current Use: Residential
☐ building(s), detached | ☐ Not Historic | ☐ Full ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s) |

*National Register of Historic Places: ☑ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

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

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ city/county histories
☐ tax card
☐ personal interviews
☐ original building permit
☐ Utah Hist. Research Center
☐ sewer permit
☐ USHS Preservation Files
☐ measured floor plans
☐ Sanborn Maps
☐ USHS Architects File
☐ site sketch map
☐ city directories/gazetteers
☐ LDS Family History Library
☐ Historic American Bldg. Survey
☐ census records
☐ Park City Hist. Soc/Museum
☐ original plans:
☐ biographical encyclopedias
☐ other:
☐ other:
☐ newspapers

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


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

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):

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: East elevation.  Camera facing west, tax photo.

1 Summit county Tax Assessor.
2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
### RE-APPRaisal CARD (1940 APPR. BASE)

**Owner's Name:**

**Owner's Address:** 347 Woodlawn

**Location:**

**Kind of Building:**

**Street No.:**

**Schedule:** 1  
**Class:** 3  
**Type:** 1-2-3-4  
**Cost:** $1

<table>
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<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<td>1</td>
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<td>921</td>
<td>$1781</td>
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**No. of Rooms:** 5  
**Condition:** Good

**Description of Building**

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<td>138</td>
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</tbody>
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**Foundation—Stone:**  
**Concrete:** None  
**Walls:** DIRT

**Ext. Walls:** siding

**Insulated—Floors:** Walls: Cigs.

**Roof—Type:** SAB Mat

**Dormers—Small:** Med. 1g.

**Bays—Small:** Med. 1g.

**Porches—Front:** @ 96 86 77

**Rear:**

**Cellar—Basmnt:** 1/2 1/2 1/2 1/2 1/2 full-floor

**Basement Apts.—Rooms Fin.:**

**Attic Rooms—Fin.:** Unfin.

**Plumbing:**

<table>
<thead>
<tr>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
<th>Basin</th>
<th>Sink</th>
<th>Toilet</th>
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**Heating—Stove:** Heat A Steam S Blr.

**Air Conditioned:** Incinerators

**Radiant—Pipeless:**

**Finish—Hd. Wd.:** Floors—Hd. Wd.  
**Fir.:**  
**Conc.:**

**Cabinets:** Mantels

**Tile—Walls:** Wainscot  
**Floors:**

**Lighting—Lamp Drops:** Fix.

**Wood Lined—No Studs**

**Total Additions and Deductions:** 1781

**Net Additions or Deductions:** 263

**REPRODUCTION VALUE:** $1984

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<td>Est. Cept.</td>
<td>Deprec. 1-2-3-4-5-6</td>
<td>%</td>
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<td>38 45</td>
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</table>

**Remodeled:** Est. Cept. Remodeling Inc. % Obsolescence $  
**Garage—S 8 O Depr. 2% 3%**  
**Cars:** Walls  
**Roof:** Size x Age

**Floor Cost:** Depreciated Value Garage $  
**Remarks:**

**Acc. Age Recorded:** Total Building Value $

**On Old Card 37 yrs (1940)**

**Appraised:** Oct. 1949  
**By:** A.J.
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Form T.C. 74
State of Utah State Tax Commission
| Location | Block 3028 |
| Kind of Bldg. | RES |
| Class | 3 |
| St. No. | 3437 Woodside Ave |
| Stories | 3 |
| Dimensions | x x |
| Sq. Ft. | 924 |
| Cost | $1824 |
| Type 1234 | x |
| % | |

**Description of Buildings**

- Foundation: Stone, Conc., None
- Ext. Walls: Brighton on side
- Insulation: Floors, Walls, Clo.
- Roof Type: Grub, Mtl.
- Dormers: Small, Med., Large
- Bays: Small, Med., Large
- Porches: Front, Rear, Porch
- Metal Awnings, Mtl. Rail
- Basement Entr.
- Planters
- Cellar-Bmt.: ¼ ½ ¾ ¾ Full
- Bmt. Apt., Rooms Fin.
- Attic Rooms Fin.
- Built-in Appliances
- Oil, Gas, Coal, Pipeless, Radiant
- Air Cond.
- Finish: Fir, Hd. Wd.
- Floor: Fir, Hd. Wd., Other
- Cabinets
- Tile: Walls, Wainscot, Floors
- Storm Sash: Wood D., S., Metal D., S.

**Total Additions**

- Year Built: 1949
- Avg. Age: 54
- Reproduction Value: $2174
- Obsol. or Rem.: %
- Bldg. Value: %
- Depr. Col.: 123456
- Repr. Val. Minus Depr.: $717
- Carport — Factor
- Garage — Class
- Depr. 2% 3%
- Cars
- Floor
- Walls
- Roof
- Doors
- Size: x
- Age
- Cost: x
- Total Building Value $
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<th>Class</th>
<th>Type 1 2 3 4 Cost</th>
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Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

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<td>Bays</td>
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<td>Porches</td>
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<td>Rear</td>
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<td>Fin. Rms. 1</td>
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<td>Fin. Unfin.</td>
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<td>Plumbing</td>
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<td>Wtr. Sfr. 1</td>
<td>Shr. St. 1</td>
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<td>HW. 3</td>
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<td>Hd. Wd. 1</td>
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<td>Hd. Wd. 1</td>
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<td>Metal D. 1</td>
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<td>Awnings — Metal</td>
<td>Fiberglass</td>
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Total Additions 140

Year Built: 1904
1964

Avg. 1915 Replacement Cost 5730

Inf. by Owner - Tenant - Neighbor - Record - Est.

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $1328

Appraised 10-28 1968 By 1339 DEC 10 1968
Appraised 19 1968 By
## Residential Out Buildings

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<th>Age</th>
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**Garage — Class:** Depr. 2%/3%

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<tr>
<th>Cars</th>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
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<tbody>
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<td>x</td>
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</table>

**Size:** x

**Age:**

**Cost:** x 47%

1940 Base Cost: x % Depr.

**Total**

**Remarks**

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**TC-74 REV. 61**

**STATE OF UTAH — STATE TAX COMMISSION**
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 347 Woodside Ave.
Name of Structure:
Present Owner: Earl and Darlene Leatham
Owner Address: Box Holder, Park City, Utah 84060
Original Owner: Construction Date: @1900

Present Use: residential

Occupy Dates:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

Status:

Photography:

Date of Slides: 11/77
Views: Front ☐ Side ☐ Rear ☐ Other ☐

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

Research Sources:

☐ Abstract of Title ☐ Plat Records
☑ Plat Map ☐ Tax Card & Photo
☐ Building Permit ☐ Sewer Permit
☑ Sanborn Maps 1889, 1900, 1907

☐ City Directories ☐ Biographical Encyclopedias
☐ Obituary Index ☐ County & City Histories
☐ Personal Interviews ☐ Newspapers
☐ Utah State Historical Society Library

☐ LDS Church Archives ☐ LDS Genealogical Society
☐ U of U Library ☐ BYU Library
☐ USU Library ☐ SLC Library
☐ Other

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

Summit County Records.
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.

1907

(#349, no #347)

1940's

Now

Statement of Historical Significance:

☐ Aboriginal Americans ☐ Communication ☐ Military ☐ Religion
☐ Agriculture ☐ Conservation ☐ Mining ☐ Science
☐ Architecture ☐ Education ☐ Minority Groups ☐ Socio-Humanitarian
☐ The Arts ☐ Exploration/Settlement ☐ Political ☐ Transportation
☐ Commerce ☐ Industry ☐ 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 McKevitt, and in 1943 by George Ross.

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