

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1020 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-41

Current Owner Name: Marilyn Weaver Musick

Parent Parcel(s):

Current Owner Address: PO Box 361, Park City, UT 84060-0361

Legal Description (include acreage): 0.10 acres; 0S 16 T 2S R 4E S 9 FT LOT 27 ALL LOT 28 & 29 BLK 4 SNYDERS ADDITION.

## 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: 1995 & 2006  
 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: Central Passage type

No. Stories: 1 ½

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.): Peeling paint on porch elements
- 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: Tax cards--1949, 1957 & 1968--indicate wooden sills. There is no evidence to suggest the foundation has been upgraded.

Walls: Drop siding. The porch supports are a turned bead-and-reel design.

Roof: Side gable from with asphalt shingles.

Windows: Multi-pane casements and aluminum side sliders.

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 1 ½-story frame house has been significantly altered. A large addition was added to the south side of the house between 1968 and 1995, according to photographs and tax cards. The window openings have also been changed from two vertically oriented openings with double-hung sash type windows located south of a main door to two large horizontally oriented multi-pane casement windows that flank a center door. The double-hung sash type windows in the dormer have also been replaced with one large aluminum side slider type. The porch columns, visible in the tax photo, were replaced by slender columns with a stacked bead-and-reel design sometime before 1995. The changes are significant and diminish the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Though the south addition is large, the overall setting of the original house is not significantly altered. Based on Sanborn Insurance maps and the tax photo, the addition is located where another house was constructed very close to the subject house.

**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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1905<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> Summit County records.

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:** West elevation. Camera facing east, 2006.

**Photo No. 2:** West elevation. Camera facing east, 1995.

**Photo No. 3:** Northwest oblique. Camera facing southeast, tax photo.

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<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 \_\_\_\_\_  
 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
1	x x		717	\$	\$ 1495
	x x			\$	\$
	x x			\$	\$

No. of Rooms 3 Bath Condition FAIR.

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓		138
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>125 @ .90</u>	149	
Rear <u>165 @ .40</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>BRICK</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms <u>1</u> Fin. <u>1</u> Unfin.	163	
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> _____ Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<u>WALLBD &amp; WOOD LINED. - No STUDS</u>		100

Total Additions and Deductions 697 238 1495  
 Net Additions or Deductions 238 \$ + 459

AV Age 45 Yrs. by { Est. Owner  
 Tenant  
 Neighbors  
 Records } REPRODUCTION VALUE \$ 1954  
 Depr. 1-2-3-4-5-6 58/42 % \$ 820  
 Reproduction Val. Minus Depr. \$ \_\_\_\_\_

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C 1 Depr. 2% 8% Obsolescence \_\_\_\_\_ \$  
 Cars 1 Walls SHTG Out Bldgs. \_\_\_\_\_ \$  
 Roof T.P. Size 10 x 20 Age 23 \_\_\_\_\_ \$  
 Floor DIRT Cost 114/31 Depreciated Value Garage \_\_\_\_\_ \$ 35

Remarks AV. AGE RECORDED ON OLD CARD 37 YRS. (1941) Total Building Value \$ 855

Appraised Oct. 194 9 By Chas C AT



Serial No. SA41

Location Block 4 SA. S9 of lot 27 - all lot 28  
 Kind of Bldg. RES St. No. 1020 Woodside  
 Class 3 Type 1 2 3 4 Cost \$ 1515 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		714		\$ 1515
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings		Additions	
Foundation—Stone	Conc. <u>—</u>	None	
Ext. Walls	<u>Siding</u>		
Insulation—Floors	Walls <u>—</u>	Clgs. <u>—</u>	
Roof Type	<u>Gable</u>	Mtl. <u>—</u>	
Dormers—Small	Med. <u>—</u>	Large <u>—</u>	
Bays—Small	Med. <u>—</u>	Large <u>—</u>	
Porches—Front	<u>5x25</u>	<u>125 @ 100</u>	<u>125</u>
Rear		<u>114 @ 120</u>	<u>137</u>
Porch		@	
Metal Awnings	<u>—</u>	Mtl. Rail <u>—</u>	
Basement Entr.	<u>—</u>	@	
Planters		@	
Cellar—Bsmt.	<u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full	Floor <u>brick</u>	<u>50</u>
Bsmt. Apt.	Rooms Fin. <u>—</u>	Unfin. <u>—</u>	
Attic Rooms	Fin. <u>—</u>	Unfin. <u>—</u>	<u>350</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>	
Built-in-Appliances			
Heat—Stove	H.A. <u>✓</u>	Steam <u>—</u>	Stkr. <u>—</u>
Oil <u>—</u>	Gas <u>✓</u>	Coal <u>—</u>	Pipeless <u>—</u>
Air Cond.			<u>Blr. ✓</u>
Finish—Fir	<u>✓</u>	Hd. Wd. <u>—</u>	
Floor—Fir	<u>✓</u>	Hd. Wd. <u>—</u>	Other <u>—</u>
Cabinets	<u>1</u>	Mantels <u>—</u>	
Tile—Walls		Wainseot <u>—</u>	Floors <u>—</u>
Storm Sash—Wood D.	<u>1</u>	S. <u>—</u>	; Metal D. <u>—</u>
			<u>55</u>
Total Additions			<u>1276</u>

Year Built <u>—</u>	Avg. Age <u>54</u>	Current Value	\$ <u>2791</u>
<u>Av. Age 1949-45</u>	Age <u>54</u>	Commission Adj.	% <u>—</u>
Inf. by <u>Owner - Tenant -</u>	<u>Neighbor - Record - Est.</u>	Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. <u>1 2 3 4 5 6</u>	<u>33</u> %
Garage—Class <u>1</u>	Depr. <u>2%</u> <u>3%</u>	Current Value Minus Depr.	\$ <u>921</u>
Cars <u>1</u>	Floor <u>Wood</u>	Walls <u>Siding</u>	Roof <u>RR</u>
Size— <u>10</u> x <u>20</u>	Age <u>1924</u>	Cost <u>134</u>	x <u>30</u> %
Other <u>Shop</u>			<u>40</u>
Total Building Value			\$ <u>el</u>
Appraised <u>5-2-58</u>	By <u>1302</u>		

Owners Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1020 Woodside Ave  
 Class 3 Type 1 2 3/4 Cost \$ \_\_\_\_\_ X 100%

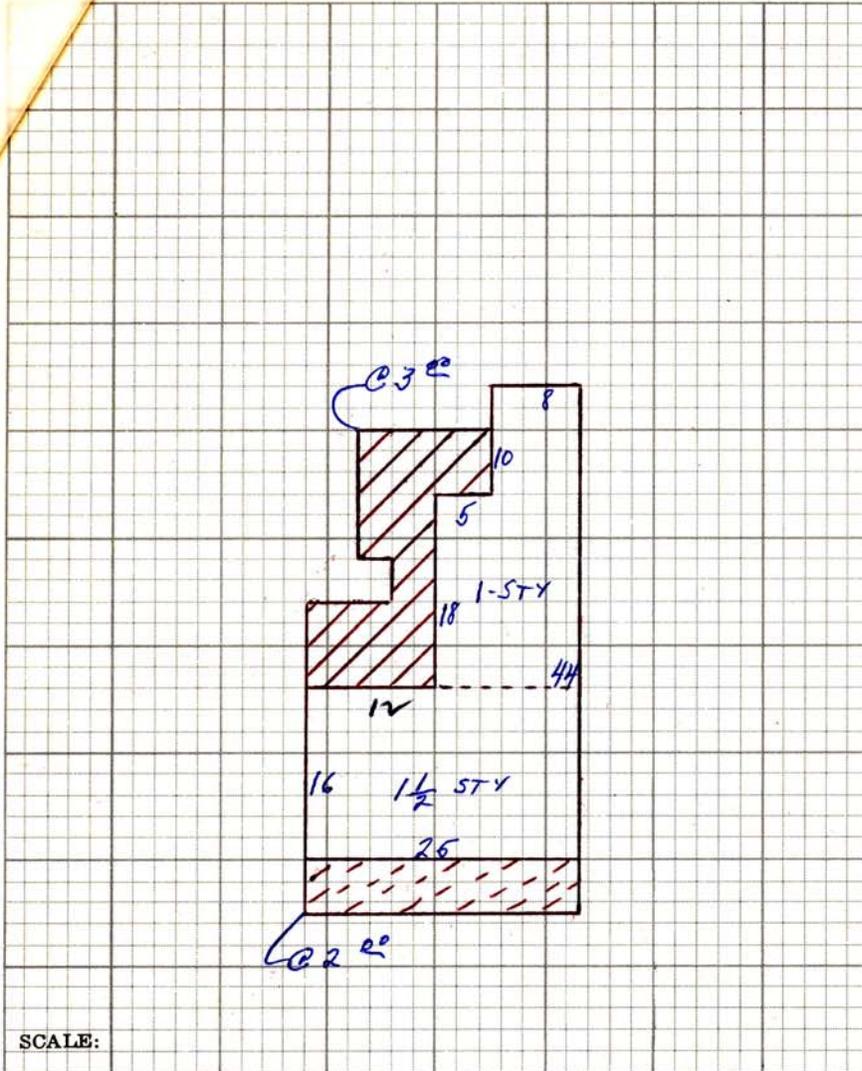
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>714</u>		\$ <u>4491</u>	\$
<u>1 1/2</u>	x x	<u>400</u>			
	x x				

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

Description of Buildings	Additions	Additions				
Foundation—Stone _____ Conc. _____ Sills <u>✓</u>						
Ext. Walls _____						
Roof Type <u>Frame</u> <u>gable</u> Mtl. <u>Part</u>						
Dormers—Small _____ Med. <u>1 (11'2)</u> Large _____						
Bays—Small _____ Med _____ Large _____						
Porches—Front _____ <u>125' @ 2<sup>00</sup></u>	<u>250</u>					
Rear _____ <u>226' @ 3<sup>00</sup></u>	<u>678</u>					
Porch _____ @ _____						
Planters _____ @ _____						
Ext. Base. Entry _____ @ _____						
Cellar—Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>Flr</u>	<u>60</u>					
Bsmt. Gar. _____						
Basement—Apt. _____ Rms. _____ Fin. Rms. _____						
Attic Rooms Fin. _____ Unfin. _____						
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>550</u>	<u>11/20/79</u>			
				Heat—Stove _____ H.A. _____ FA <u>✓</u> HW _____ Stkr _____ Elec. _____	<u>321</u>	<u>1.57x</u>
				Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____		
				Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____						
Floor—Fir. _____ Hd. Wd _____ Other _____						
Cabinets <u>✓</u> Mantels _____						
Tile—Walls _____ Wainscot _____ Floors _____						
Storm Sash—Wood D. <u>1</u> S. _____; <u>ck. 2</u> Metal D. <u>1</u> S. _____	<u>55</u>					
Awnings — Metal _____ Fiberglass _____						
Total Additions		<u>1914</u>				

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	<u>6405</u>
	Age 2.	Obsolescence	
Inf. by <u>Owner</u> Tenant - <u>Neighbor - Record - Est.</u>		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-22 19 68 By 1581 JAN 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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. 41



Researcher: Philip F. Notarianni  
Date: September 1978

Site No. SU-10-398

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

1 IDENTIFICATION

Street Address: 1020 Woodside Avenue, Park City Plat SA Bl. 4 Lot 28-29 S27  
Name of Structure: T. R. S.  
Present Owner: James W. and Verla D. Simpson UTM:  
Owner Address: P.O. Box 385, Park City, Utah, 84060 Tax #: SA-41

2 AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1904 Demolition Date:

Original Use: residential

Present Use:

- |   |                                       |                                    |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park         | <input type="checkbox"/> Vacant    |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public                   | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Commercial               |                                       |                                    |

Occupants:

Building Condition:

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Site  |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins |
| <input type="checkbox"/> Deteriorated    |                                |

Integrity:

- |   |
|---|
| <input type="checkbox"/> Unaltered                    |
| <input type="checkbox"/> Minor Alterations            |
| <input checked="" type="checkbox"/> Major Alterations |

3 STATUS

Preliminary Evaluation:

- |  |
|--|
| <input type="checkbox"/> Significant                 |
| <input type="checkbox"/> Contributory                |
| <input checked="" type="checkbox"/> Not Contributory |
| <input type="checkbox"/> Intrusion                   |

Final Register Status:

- |  |   |
|--|---|
| <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

4 DOCUMENTATION

Photography:

Date of Slides: June 1978  
Views: Front  Side  Rear  Other

Date of Photographs:  
Views: Front  Side  Rear  Other

Research Sources:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Abstract of Title           | <input type="checkbox"/> City Directories                      | <input type="checkbox"/> LDS Church Archives      |
| <input checked="" type="checkbox"/> Plat Records     | <input type="checkbox"/> Biographical Encyclopedias            | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map         | <input type="checkbox"/> Obituary Index                        | <input type="checkbox"/> U of U Library           |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories               | <input type="checkbox"/> BYU Library              |
| <input type="checkbox"/> Building Permit             | <input type="checkbox"/> Personal Interviews                   | <input type="checkbox"/> USU Library              |
| <input type="checkbox"/> Sewer Permit                | <input type="checkbox"/> Newspapers                            | <input type="checkbox"/> SLC Library              |
| <input type="checkbox"/> Sanborn Maps                | <input type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other                    |

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

Summit County Records.

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

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 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      |   |

Non-contributory because of age.





1102