



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

---

Property Name (if any): **Jesse Morgan House**

Address: **1027 Woodside Avenue**

Date of Construction: **c. 1889**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **SA-87**

Current Owner: **Eric E. and Debra D. Younger (H/W jt.)**

Legal Description (include acreage): **SUBD: PARK CITY BLOCK 9 BLOCK: 9 PLAT: 0S 16 T 2S R 4E LOTS 6 & 7 BLK 9 SNYDERS ADDITION TOPARK CITY SWD551 JWD445 M27-50 M190-51, 88,89 M191-597 351-841 353-379-802357-802 493-777-778 522-573 866-405 1206-723 1287-969; 0.09 AC**

**STATUS / USE**

---

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date: 1984

Not Historic

**DOCUMENTATION**

---

Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

**DESCRIPTION**

---

Architectural Style: **T/L cottage type**

No. Stories: 1

Number of Associated Structures:  Accessory building(s). # 0  Structure(s). # 0

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: , original location: )

Materials: (Describe the visible materials)

Exterior Walls: **Drop-novelty wood siding**

Foundation: **Concrete**

Roof: **Asphalt shingle**

Windows/Doors: **Wood, double hung**

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

---

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1027 Woodside was described in a 1984 National Register nomination form as follows:

“This house is a one story frame T/L cottage with a gable roof. A porch spans the east side of the stem-wing. The porch has simple, slender square porch piers and a straight post balustrade. A pair of one over one double hung sash windows is set into the gable end of the cross-wing. There is a door and a window on the stem wing. A second door, set into the south side of the cross-wing, was partially enclosed, and replaced by a window. A small horizontal rectangular window on the south side of the building is not original, but is an unobtrusive change, and was made within the historic period. There is a shed roof rear extension, which is not original, as is indicated by the difference in siding types and the break in the roofline. The extension has

narrow lap siding, a type of siding that gained popularity in the 1920s, whereas the main section has drop siding, the principle type of siding that was used for all of Park City's houses dating from the 1870's until at least the first decade of the twentieth century. The extension, however, dates within the historic period and is not obtrusive. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension 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. The minor changes made to this house do not affect its original character.”

Since the time of the 1984 nomination, several changes have been made, including a garage addition beneath the cross-wing, and a large gabled rear addition that extends over the original roof, behind the gable front and the cross-wing. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

---

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was given in a 1984 National Register nomination form as follows:

“Built c. 1889, the Jesse Morgan House at 1027 Woodside is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps, having apparently been either built or moved on to this property in 1889 for Jesse Morgan. Morgan purchased this property in May of 1889 and the legal transaction describes the property as “One frame or plank building formerly known as the Burns House now containing four rooms standing on the W'ly side of Wooside[sic] Ave... The premises are now occupied by A.F. Martin of Park City.” None of the previous owners of this property were named Burns, and, since the house does not show up at this location on the 1889 Sanborn Insurance Map, it is likely that the Burns House was moved on to this property when Morgan purchased it. It

is also possible that this house was built later in the 1890s, replacing the Burns House. There is no evidence to support that assumption, however.

Jesse Morgan was a miner who had come to the U.S. in 1861 from England, where he had been born in 1845. Although he owned this house until 1902, the 1900 census records show him living in a rented house on Norfolk with his mining partner, James Mazlin. Nellie J. Morgan, either his daughter or his wife (he was married c. 1872), received title to the property in 1902, but in 1904 sold it to Grace J. Bryant. Bryant sold it in 1906 to Emma and Harry W. Wilson, who owned it until 1968.

Further research has revealed more information on the other owners and occupants of the house. Grace Bryant lived in Park City for just a short time before moving to California. Harry and Emma Wilson were living at the property during the 1910 census with their two daughters. It is noted there that Harry was a teamster working with a department store. They continued to live there during the 1920, 1930, and 1940 censuses. Harry worked for the W.P.A. at the time of the 1940 census. The house stayed in their family until 1968. It is currently owned by Eric and Debra Younger.

## REFERENCES

---

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

## PHOTOGRAPHS

---

(Provide several clear historical and current photos of the property.)



Photo 1: 1027 Woodside Avenue. East elevation. 2020



Photo 2: 1027 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 1027 Woodside Avenue. East elevation. November 2013



Photo 4: 1027 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 1027 Woodside Avenue. Southeast oblique. 2006



Photo 6: 1027 Woodside Avenue. in 1995



Photo 7: 1027 Woodside Avenue in 1981 (Historic Architectural Survey, 1982)



Photo 8: 1027 Woodside Avenue. c. 1941 (Tax Photos, Summit County)



## MAPS

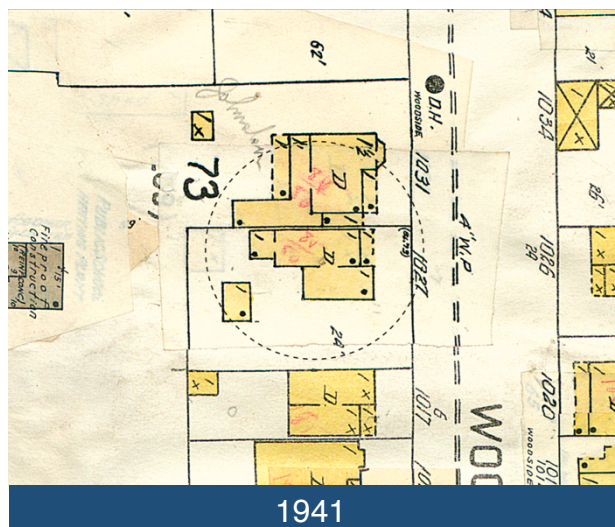
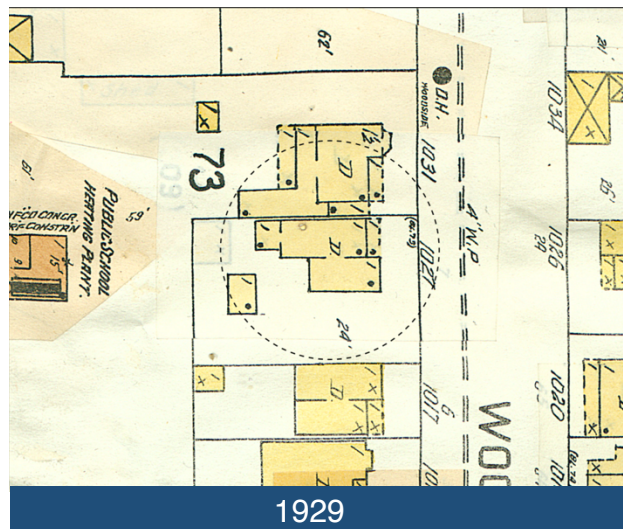
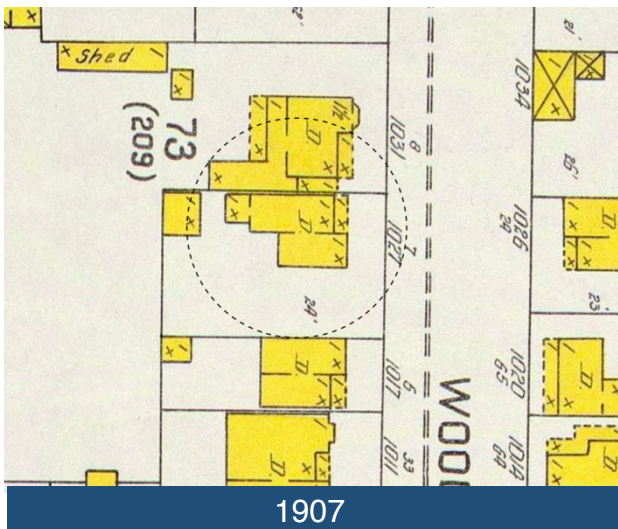
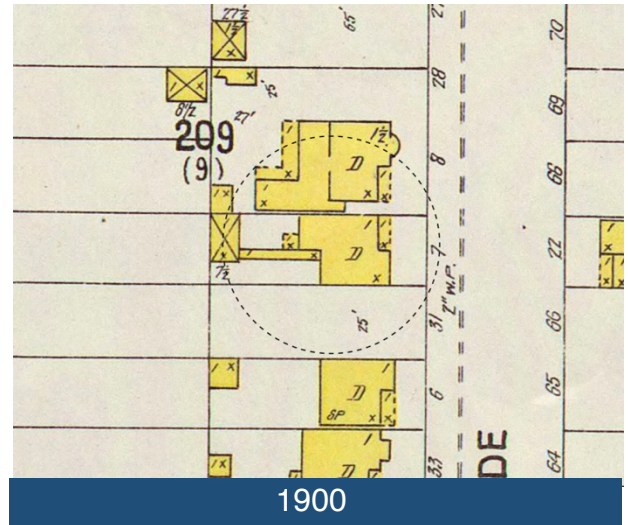
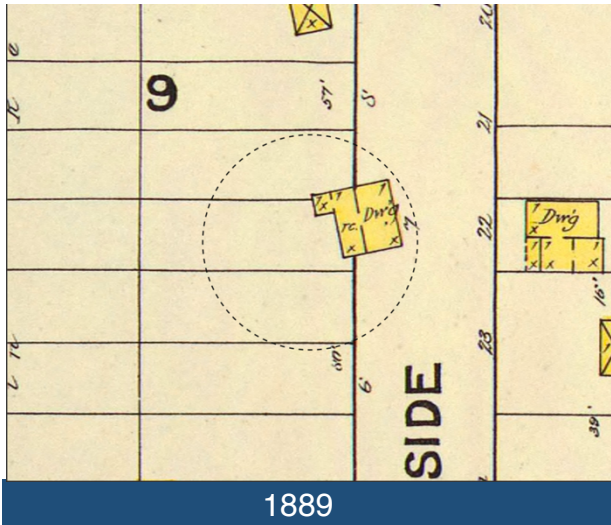
---

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 1027 Woodside Avenue. (ESRI 2020)

Sanborn Maps



### TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1027 Woodside Avenue

City: Park City, UT

Current Owner: Eric E. and Debra D. Younger (trustees)

Address: (see historic site form for address)

Tax Number: 1027-WS-1 (parent: SA-87)

Legal Description (include acreage): 1027 Woodside Avenue Sub. (2007) (SA BK9 L6 & L7) (see historic site form for complete legal description)

| TRANSACTION DATES | GRANTOR (SELLER)                | GRANTEE (BUYER)                 | TYPE OF TRANSACTION | DOLLAR AMOUNT | COMMENTS |
|-------------------|---------------------------------|---------------------------------|---------------------|---------------|----------|
| 11/14/1883        | Geo. G. Snyder                  | David C. McLaughlin             | W                   |               | [L-1-32] |
| 9/23/1904         | 3rd District Court              | Grace A. Bryant                 | O. of S.            |               | "6,7"    |
| 5/8/1905          | H. McEmery, Admin.              | Grace A. Bryant                 | Deed                |               | "6,7"    |
| 1/31/1906         | Grace A. Bryant and Husband     | R.L. Richardson                 | W.D.                |               |          |
| 2/15/1906         | R.L. Richardson, et ux          | Emma Wilson                     | W.D.                |               |          |
| 1/26/1914         | Harry W. Wilson                 | Margaret F. Stephensen          | Mtg.                | \$250.00      |          |
| 8/5/1946          | Emma Wilson                     | Harry W. Wilson                 | W.D.                |               |          |
| 5/13/1968         | Harry W. & Nydia M. Wilson      | Ray, Minnie R., Hyrum M. Patten | W.D.                |               |          |
| 1/31/1981         | Ray, Minnie R., Hyrum M. Patten | Minnie R. Patten (widow)        | Q.C.D.              |               |          |
| 7/7/1981          | Minnie R. Patten (widow)        | Weaver W. Hanes                 | Q.C.D.              |               |          |
| 8/19/1985         | Weaver W. Hanes                 | Cornelius B. Vanderhout         | W.D.                |               |          |
| 10/15/1985        | Cornelius B. Vanderhout         | D.E. Myers & C.B. Vanderhout    | Q.C.D.              |               |          |
| 9/21/1988         | D.E. Myers & C.B. Vanderhout    | Robert O. Elbert                | W.D.                |               |          |
| 5/26/1989         | Robert O. Elbert                | Donald & Mary F. Davidson       | W.D.                |               |          |
| 2/7/1995          | Donald & Mary F. Davidson       | Mary F. Davidson                | Q.C.D.              |               |          |
| 3/27/2007         | Mary F. Davidson                | Eric E. & Debra D. Younger      | W.D.                |               |          |

Researcher: John Ewanowski, CRSA Architecture

Date: 1/8/2015