

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: **Jesse Morgan House**

Address: 1027 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 1027-WS-1

Current Owner Name: Eric younger

Parent Parcel(s): SA-87

Current Owner Address: 1224 E Mendocino Street, Altadena, CA 91001-2527

Legal Description (include acreage): Lot 1, 1027 Woodside Venue Subdivision; cont 3750 sq ft or 0.09 acres.

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: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995, 2006 & 2008
 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.)

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.
Park City Municipal Corporation. File for application #PL-10-01096. 2010.
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: T/L Cottage

No. Stories: 1

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: December 2010

- 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: The site—primarily the side yards and rear yard—were substantially altered when a large addition was constructed in 1997. The front yard has been altered to accommodate a garage under the living area, but the site was not substantially altered.

Foundation: Concrete

Walls: Wood siding

Roof: The roof form has been significantly altered. Asphalt shingle

Windows/Doors: Wood, double-hung and other typical of window forms used historically in Old Town.

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 structure was originally constructed as a typical T/L cottage. In the 1984 National Register of Historic Places, the State Historic Preservation Office describes the structure 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.”

Photographs from 1995 indicate alterations and improvements to the site, including a garage under the gable wing living space. Photographs from 2006, indicate far greater modifications to the structure; specifically, a second story was added and the T/L building form was altered. According to the property owner, the roof was structurally unsound and was modified from T/L to front gable as a result of the structural deficiencies and to accommodate additional living space. From the planning staff findings of fact from application #10-01096:

“In 1997, the stem wing section of the main roof was modified to create a new front facing gable and additional space in the top story. The “pitch” of the original gable end of the cross-wing has not been altered. Also, the shed roof above the porch has not been altered. Although the roof form has been modified, it is evident that the structure was originally a cross-wing T shaped cottage when viewed from the public right-of-way. The existing structure retains its essential historical form.”

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting in relation to the primary façade and site frontage has been altered, but not substantially. The side yards and rear yard have been significantly altered.

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 lost. The only general elements that remain are the front portion of the gable wing, the porch of the stem wing, and perhaps a portion of the front façade of the stem wing.

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/L house is 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 building was listed on the National Register of Historic Places in 1984 based on the condition of the building at the time of listing. The structure was modified prior to 1995 and again prior to 2006. The extent and cumulative effect of the alterations to the site render it ineligible for listing on the National Register, which means the site does not meet the criteria for designation as a Landmark Site according to criteria set forth in LMC Title 15-11. The site, however, retains its essential historical form and meets the criteria for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1889¹

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. 1: Southeast oblique. Camera facing northwest, 2008.

¹ Summit County Recorder and based on Sanborn maps.

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

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: East elevation. Camera facing west, 1995.

Photo No. 6: East elevation. Camera facing west, 1983.

Photo No. 7: Southeast oblique. Camera facing northwest, tax photo.

Serial No. 5437

Location Block 9-SA Lots 6+7
 Kind of Bldg. RES St. No. 1027 Woodside Ave
 Class 3 Type 1 2 3 4 Cost \$ 1601 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		\$ 1601
	x x				
	x x				

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>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Tab</u> Mtl. <u>Pa-FRR</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> 90 @ 100	90	
Rear <u>Wood Stoop</u> 48 @ 70	34	
Porch <u>—</u> @		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @		
Planters <u>—</u> @		
Cellar-Bsmt. — 1/4 1/2 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 {	350	
		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 <u>—</u>		
Heat—Stove <u>1</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>—</u> Gas <u>1</u> Coal <u>1</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <u>1</u> Hd. Wd. <u>—</u>		
Floor—Fir <u>1</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
	474	

Total Additions			474
Year Built <u>—</u>	Avg. Age <u>54</u>	Current Value	\$ 2075
Inf. by {	Owner <u>—</u> Tenant <u>—</u>	Commission Adj.	%
	Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Cot. (1) 2 3 4 5 6 <u>33</u>	%
Garage—Class <u>X</u>	Depr. 2% 3%	Current Value Minus Depr.	\$ 685
Cars <u>—</u>	Floor <u>X</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>x</u>	Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>			
Total Building Value			\$

Appraised 5-2- 1958 By 1302

5A87
Serial Number

OF
Card Number

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 1027 Woodside Ave
 Class 3 Type 1 2 3 4. Cost \$ 3765 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	819		\$ 3765	\$
	x x				
	x x				

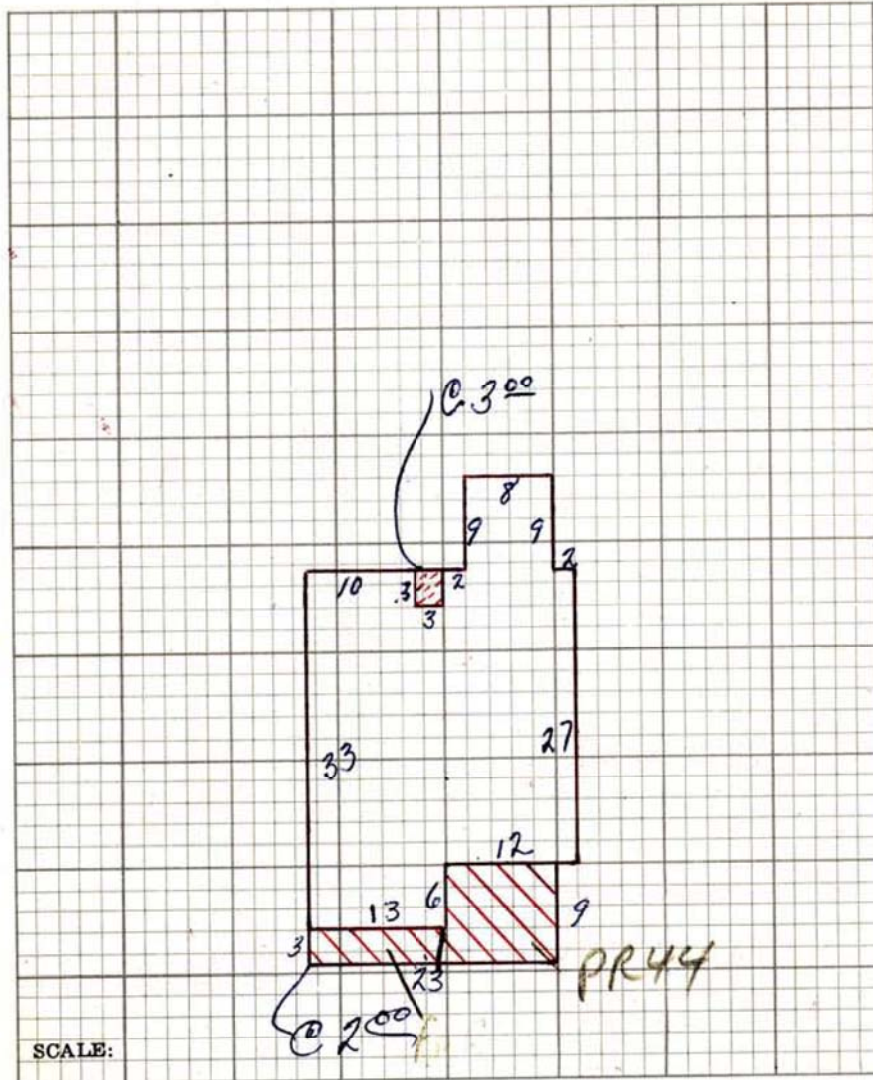
Att. Gar. — C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>gabled</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>129'</u> @ <u>2⁰⁰</u>	<u>258</u>	
Rear <u>9'</u> @ <u>3⁰⁰</u>	<u>28</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
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>	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Rep 11-29-79
 #2272

Total Additions		<u>825</u>
Year Built <u>1904</u>	Avg. 1.	Replacement Cost <u>4600</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	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 10-23 19 68 By 1581 NOV 7 - 1968
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		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 _____



X-291

5437

Property Type: _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1027 Woodside
Park City, Summit County, Utah

UTM: 12 457660 4499730

Name of Structure: Jesse Morgan House

T. R. S.

Present Owner: Weaver W. Hanes

Owner Address: P.O. Box 925, Park City, Utah 84060

Year Built (Tax Record):

Effective Age:

Tax #: SA 87

Legal Description

Kind of Building:

Lots 6 and 7 Block 9, Snyder's Addition to Park City
.09 acres.

STATUS/USE 2

Original Owner: Jesse Morgan

Construction Date: c. 1889

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

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

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

1900 Census Records. Summit County, Park City Precinct, p. 169-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:

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

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 roof line. 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.

Statement of Historical Significance:

Construction Date: c. 1889

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 Ave.... The premises are now occupied by A.F. Martin of Park City."¹ 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.

¹Summit County Records, Title Abstract for Lot 7, Block 9, Snyder's Addition to Park City, May 31, 1889.



Jesse Morgan House
1027 Woodside
Park City, Summit County, Utah

Southeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





1027
RESIDENT
PARKING
ONLY
Permit Required

1027



1637
WOODSIDE AVE.
RESIDENT
PARKING
ONLY
Permit Required

1637



