**1 IDENTIFICATION**

Name of Property: 1020 Woodside Avenue

Address: 1020 Woodside Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: Marilyn Weaver Musick

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**

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ building(s), main</td>
<td>☐ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐ Full</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☐ Partial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible  ☐ eligible listed (date: )</td>
<td></td>
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</tr>
</tbody>
</table>

**3 DOCUMENTATION**

**Photos: Dates**

☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

**Research Sources (check all sources consulted, whether useful or not)**

☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☐ Sanborn Maps
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers

**Drawings and Plans**

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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


**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. 1905¹

Builder: ☑ Not Known ☐ Known: (source: )

¹ 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.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:** 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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² 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 | Class | Street No.
Schedule | 1     | 2     | Type | 1-2-3-4 Cost | X %
--- | --- | --- | --- | --- | ---
Stories |   |   | Cu. Ft. | Sq. Ft. | Actual Factor | Totals
--- | --- | --- | --- | --- | --- | ---
1 | x | x | $ | $ | $ | 1495
2 | x | x | $ | $ | $ | 
3 | x | x | $ | $ | 

No. of Rooms | 3
Condition | FAIR

Description of Building

- Foundation—Stone, Conc., None: 18
- Ext. Walls: Siding
- Insulated—Floors, Walls, Cigs.
- Roof—Type: Gaf
- Dormers—Small, Med., Lg.
- Bay: Small, Med., Lg.
- Porches—Front, 125 @, 90 @, 149
- Rear: 165 @, 10
- Cellar—Basment: 1/4, 1/4, 3/4, full-floor, Brick: 35
- Basement Area—Rooms: Fin.
- Attic Rooms—Fin., Unfin.: 163
- Plumbing—Basin, Sink, Toilet, Urn., Fts., Shr.: 35
- Dishwasher, Garbage Dispo.
- Oil, Gas, Coal
- Air Conditioned, Incinerators
- Radiant—Pipeless
- Cabinets—Mantels
- Tile—Walls, Wainscot.
- Floors
- Lighting—Lamp, Drip, Fix.

Total Additions and Deductions: 697, 238, -1495

Net Additions or Deductions: -238, +1495

Average Age yrs. by
- Owner
- Tenant
- Neighbors
- Records
- Dep. 1-2-3-4-5-6

Reproduction Value: $1954

- $820
- %

Garage—S. C. 1 Depr. 2%, 8% Other
- %

Cars: Walls, Sheds
- Out Bldgs.

Roof: T.P., Size, x, Age, 23

Floor: DIRT, Cost, 114/31, Depreciated Value, Garage
- $35

Remarks: At Age Recorded, Total Building Value

Appraised: 1949 by Cfo. A. A.
Serial No. 5A41

Location: Block 4, SA 59 of lot 27, All lot 28

Kind of Bid: K
St. No: 1020 Woodside

Class: Type 1 2 3 4 Cost $ 1515

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>714</td>
<td></td>
<td></td>
<td>1515</td>
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</table>

Gar. - Carport   x    Fir. - Walls - Cl.

Description of Buildings

Foundation - Stone  Conc. - None
Ext. Walls
Insulation - Floors - Wall - Cigs.
Roof Type - Mtl.
Dormers - Small - Med. - Large
Bays - Small - Med. - Large
Porches - Front 135 @ 100 135
Rear 114 @ 120 137

Metal Awnings - Mtl. Rail
Basement Entr. -
Planters -

Cellar-Basmt. - 1/2 1/2 1/2 1/2 Full - Floor - Brick 50
Bmt. Apt. - Rooms Fin. - Unfin.
Attic Rooms Fin. - 1 Unfin.
Plumbing -
Class - Tub - Trays
Basin - Sink - Toilet
Wtr. Sfr. - Shr. St. - O.T.
Dishwasher - Garbage Disp.

Built-in Appliances

Oil - Gas - Coal - Pipeless - Radiant

Air Cond. -
Finish - Fir - Hd. Wd.
Floor - Fir - Hd. Wd. - Other
Cabinets - Mantels -
Tile - Walls - Water - Wainscot - Floors -
Storm Sash - Wood D. - S. - Metal H. - S.

Total Additions

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Current Value</th>
<th>$</th>
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<tbody>
<tr>
<td>1945-46</td>
<td>47</td>
<td>2791</td>
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</table>

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

Remodel Year - Est. Cost -

Garage - Class 1 - Depr. 25% - Carport - Factor
Cars 1 Floor - Wood - Walls - Roof - P. R. Doors 1
Size - 10 x 20 - Age - Cost - x 30% - 40
Other - Shop

Total Building Value

Appraised 5-2-58 By 1302
Owners Name: [Name]
Location: PARK CITY

Kind of Block: Res. St. No. 1020 Woodside Ave.
Class: 3

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>7%</td>
<td>$4491</td>
<td>$</td>
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<tr>
<td>14</td>
<td>x x</td>
<td>400</td>
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Att. Gar.—C.P. x Fir. Walls Cl.

Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc. Sills</td>
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<tr>
<td>Ext. Walls</td>
<td>Frame</td>
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<tr>
<td>Roof Type</td>
<td>Galv. Mtl.</td>
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<tr>
<td>Dormers—Small Med. Large</td>
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<tr>
<td>Bays—Small Med Large</td>
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<tr>
<td>Porches—Front 125° @ 2 5/8 250</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear 226° @ 3 7/8 678</td>
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<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Base. Entry</td>
<td></td>
<td></td>
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<tr>
<td>Sellar Bsmt. – 3/4 1/2 5/6 Full – Floor 1/3</td>
<td>60</td>
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<tr>
<td>Bsmt. Gar.</td>
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<tr>
<td>Attic Rooms Fin. Unfin.</td>
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<td>Plumbing</td>
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<td>Class</td>
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<td>1 Trays</td>
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<tr>
<td>Basin</td>
<td>1</td>
<td>Sink</td>
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<td>Wtr. Sftr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disposal</td>
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<td>Heat—Stove H.A. FA HW Strkr. Elec.</td>
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<td>1.57</td>
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<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
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<td>Air Cond.</td>
<td>Full</td>
<td>Zone</td>
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<td>Finish—Fir. Hd. Wd. Panel</td>
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<td>Floor—Fir. Hd. Wd. Other</td>
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<td>Cabinets</td>
<td>Mantels.</td>
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<td>Tile—Walls Wainscot Floors</td>
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<tr>
<td>Storm Sash—Wood D. S.; Metal D. S.</td>
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<tr>
<td>Awnings — Metal Fiberglass</td>
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</tbody>
</table>

Total Additions

Year Built: 1909
Replacement Cost: 6,105

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

Replacement Cost—1940 Base
Depreciation Column 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $1328

Appraised @ 1922 By 15-01 JAN 1928
Appraised @ 1929 By
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Pac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
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<td>x</td>
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</tbody>
</table>

Garage — Class __________ Depr. 2% 3%

Cars __________ Floor __________ Walls __________ Roof __________ Doors __________

Size __________ x __________ Age __________ x __________ Cost __________ x 47%.

1940 Base Cost __________ x __________ % Depr.

Total __________

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
**Utah State Historical Society**
**Historic Preservation Research Office**

**Structure/Site Information Form**

<table>
<thead>
<tr>
<th>Information</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td><strong>Street Address:</strong></td>
<td>1020 Woodside Avenue, Park City</td>
</tr>
<tr>
<td><strong>Name of Structure:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Present Owner:</strong></td>
<td>James W. and Verla D. Simpson</td>
</tr>
<tr>
<td><strong>Owner Address:</strong></td>
<td>P.O. Box 385, Park City, Utah, 84060</td>
</tr>
<tr>
<td><strong>Original Owner:</strong></td>
<td>unknown</td>
</tr>
<tr>
<td><strong>Original Use:</strong></td>
<td>residential</td>
</tr>
<tr>
<td><strong>Construction Date:</strong></td>
<td>ca. 1904</td>
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<tr>
<td><strong>Demolition Date:</strong></td>
<td></td>
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<tr>
<td><strong>Building Condition:</strong></td>
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<td><strong>Integrity:</strong></td>
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<tr>
<td><strong>Occupants:</strong></td>
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<tr>
<td><strong>Final Register Status:</strong></td>
<td>National Landmark, District, National Register, Multi-Resource, State Register, Thematic</td>
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<td><strong>Photography:</strong></td>
<td>June 1978</td>
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<tr>
<td><strong>Research Sources:</strong></td>
<td>Abstract of Title, Plat Records, Plat Map, Tax Card &amp; Photo, Building Permit, Sewer Permit, Sanborn Maps, City Directories, Biographical Encyclopedias, Obituary Index, County &amp; 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</td>
</tr>
</tbody>
</table>

**Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.)**: Summit County Records.
Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

Statement of Historical Significance:
☐ Aboriginal Americans
☐ Agriculture
☐ Architecture
☐ The Arts
☐ Commerce
☐ Communication
☐ Conservation
☐ Education
☐ Exploration/Settlement
☐ Industry
☐ Military
☐ Mining
☐ Minority Groups
☐ Political
☐ Recreation
☐ Religion
☐ Science
☐ Socio-Humanitarian
☐ Transportation

Non-contributory because of age.