

# HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

## 1 IDENTIFICATION

Name of Property: **John Matson House**

Address: 147 Ridge Avenue

AKA: 147 Anchor Avenue

City, County: Park City, Summit County, Utah

Tax Number: 147-RA-1

Current Owner Name: Donald Wood

Parent Parcel(s): PC-678-1-H-1, PC-705, PC-700-B-1-A & PC-678-1-H-1

Current Owner Address: PO Box 3567, Park City, UT 84060-3567

Legal Description (include acreage): 0.19 acres; LOT 1 147 RIDGE AVENUE SUBDIVISION.

## 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: 2008  
Permit #: BD-08-13996  
 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: 1983, 1995, 2006, 2008 & 2011  
 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. Planning applications PL-08-00390 and PL-09-00853. 2008 & 2009, respectively.

Preservation Solutions. "Historic Site Form – Historic Site Inventory." Park City Municipal Corporation: 2008.

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: Early 21<sup>st</sup> c. type / Neo-Eclectic style

No. Stories: 2

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # 2;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation

Date: June 2011

- 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:** The lot is located at the apex of a hairpin turn at the top of a ridge. The façade of the initial house is on Ridge Avenue to the west and the garage opens onto Ridge Avenue on the east. Dry stack stone walls edge the lot at the street on all three sides.

**Foundation:** Concrete and faced in stone on the latest addition.

**Walls:** Novelty/drop siding and stone facing. Some older drop siding is visible on the initial house.

**Roof:** The gable and shed roofs are clad in asphalt shingles or standing seam metal roofing materials.

**Windows/Doors:** Replacement double-hung sash, primarily one-over-one.

**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 initial hall-parlor house has been significantly expanded since the photos in 2008 by a gable-roofed two-story addition over a garage at street level to the south of the initial house. The initial house was a single-story hall-parlor with its façade and a two-story rear shed extension to the east.<sup>1</sup> The recent addition is painted white or faced with stone in the 2011 photos and the structures that existed in 2008 are painted yellow. A stone-faced breezeway separates the two sections.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 0.19 acre lot rises slightly from the finished road grade on the west and drops off significantly toward the east. Landscaping includes several evergreen and deciduous trees. At least two accessory buildings (sheds) associated with the main building are visible from the road. The setting has been altered due to the extent of excavation and new construction on the site.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building was Reconstructed, therefore, the physical evidence from the period that defines the typical Park City mining era home has been 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 was 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. The link between the hall-parlor form and the mining era is significantly diminished because of the size, scale, and massing of the additions as well as the modifications to the site.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was originally built within the historic period, defined as 1872 to 1929 in the district nomination. Because of extensive modifications to the main building—Reconstruction and extensive additions--the site does not retain its historic integrity as defined by the National Park Service for listing on the National Register of Historic Places and, therefore, does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. However, the site retains its essential historical form and meets the criteria set forth in LMC Title 15 Chapter 11 for designation as a Significant Site.

<sup>1</sup> Utah State Historical Society, Structure/Site Form, 1984.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1885<sup>2</sup>

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.<sup>3</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: Southeast oblique. Camera facing northwest, 2011.
- Photo No. 2: East elevation. Camera facing west, 2011.
- Photo No. 3: North elevation. Camera facing south, 2011.
- Photo No. 4: West elevation (primary façade). Camera facing east, 2011.
- Photo No. 5: West elevation (primary façade). Camera facing east, 2008.
- Photo No. 6: Northwest oblique. Camera facing southeast, 2008.
- Photo No. 7: Northwest oblique. Camera facing southeast, 2008.
- Photo No. 8: North elevation. Camera facing south, 2008.
- Photo No. 9: Northwest oblique. Camera facing southeast, 2006.
- Photo No. 10: North elevation. Camera facing south, 2006.
- Photo No. 11: Southeast oblique (accessory building). Camera facing northwest, 2006.
- Photo No. 12: West elevation (primary façade). Camera facing east, 1995.
- Photo No. 13: West elevation (primary façade). Camera facing east, 1983 Site Form PDF file.

<sup>2</sup> Ibid.

<sup>3</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Property Type: \_\_\_\_\_

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 147 Anchor Park City, Summit County, Utah UTM: 12 458110 4498460  
 Name of Structure: John Matson House T. R. S.  
 Present Owner: Michael Fred Nyman  
 Owner Address: P.O. Box 99, Park City, Utah 84060  
 Year Built (Tax Record): \_\_\_\_\_ Effective Age: \_\_\_\_\_ Tax #: PC 705  
 Legal Description: \_\_\_\_\_ Kind of Building: \_\_\_\_\_  
 Lots 18 and 19, Block 76 Millsite Reservation to Park City Survey  
 Less than one acre.

STATUS/USE 2

Original Owner: probably John Matson Construct on Date: c. 1885 Demolition Date: \_\_\_\_\_  
 Original Use: Residence Present Use: \_\_\_\_\_  
 Building Condition: \_\_\_\_\_ Integrity: \_\_\_\_\_ Preliminary Evaluation: \_\_\_\_\_ Final Register Status: \_\_\_\_\_  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resourc  
 Deteriorated  Major Alterations  Not Contributory  State Register  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:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records / Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

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

1900 Census Records, Summit County, Park City Precinct, p. 177-B.  
 Summit County Records, Quit Claim Deed Book "B" p. 508.

Researcher: Roger Roper

Date: 4/84

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

## Description of physical appearance &amp; significant architectural features:

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

This house is a one story, frame hall and parlor house with a two story rear shed extension and a gable roof. The facade is oriented west, and the hillside drops off behind it allowing for one story of the extension to be below grade. It has a symmetrical facade, a door centered between two windows. The roof edge extends beyond the facade forming a porch which is supported on slender piers. Jigsaw cut brackets accent the tops of the piers. There is a single window on each end of the building. All of the windows are the double hung sash type with one over one sashes. The two story rear extension that is set into the hill below the house is original. The two double hung sash windows in the north side of that section, however, are not original, but the change does not affect the building's original integrity. A door on that same wall was replaced, and the smaller of the two windows was originally a door or window that has been shortened. Both changes are barely visible because the infill drop siding was well matched. Only the line of juncture between original and infill siding indicates that changes were made. The second story window dates within the historic period, but the small first story window does not. The small shed roof addition on the north side is not original, but likely dates within the historic period. Because it also has drop siding and is of a small scale, it is unobtrusive. This house is an

(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the John Matson House at 147 Anchor is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

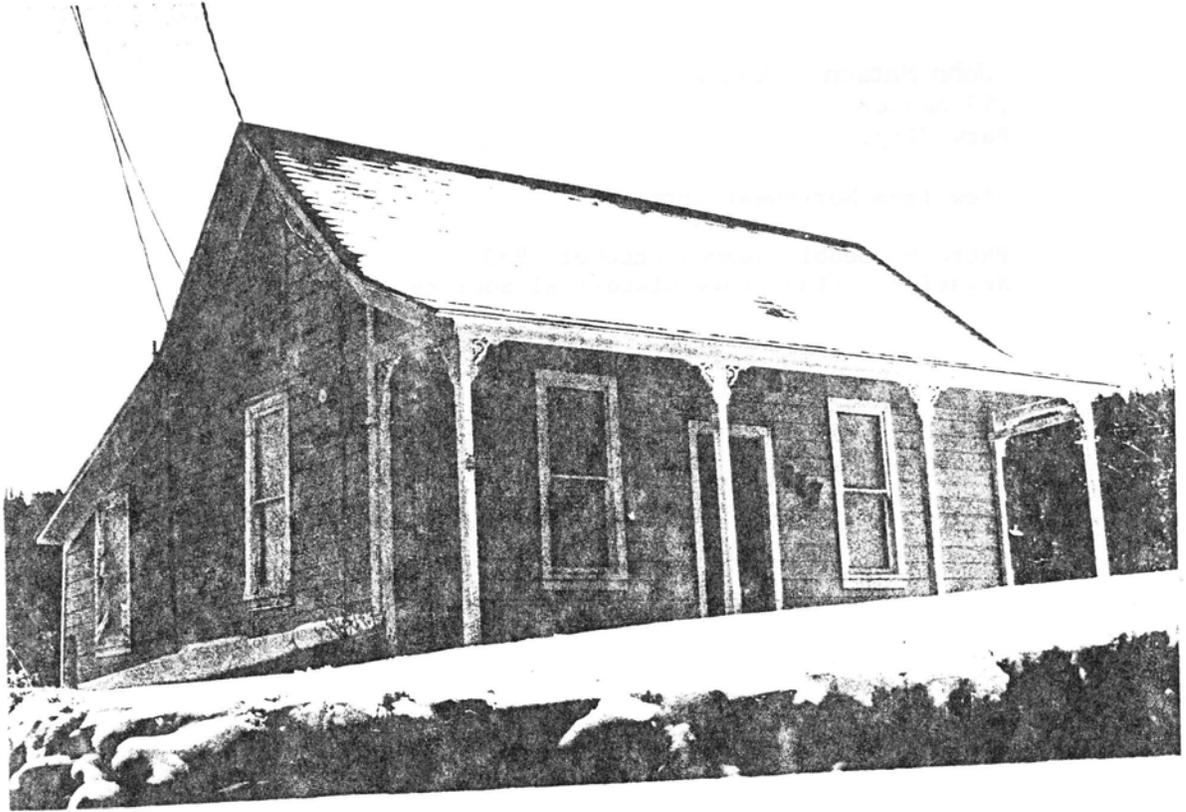
The date of construction and name of the original owner of this house are uncertain. This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, but was probably built in the 1880s or early 1890s as were the majority of Park City's hall and parlor houses. This house was probably first owned by John and Augusta Matson, who were listed in the title abstract records as early as 1893 as owners of a "frame dwelling house containing six rooms and sitting on the ridge between Empire and Woodside Canyons." That location is correct for this house, and subsequent sales of that property lead directly to the current owners of this house. It is unknown when the Matsons first purchased this property or whether they used the house as their own home or as rental property. Nothing is known of the Matsons.

In 1897, the Matsons sold this property to Joseph McGhie and his wife, Christina. Joseph was a native of Utah (b. 1863) and worked as a miner while living in Park City. He and his wife had at least four children. They sold the house in 1905 to Melbourne Potter, who owned it for only a year before selling it to John and Matilda Backman. Both John and Matilda Backman were immigrants from Finland, he in 1886 and she in 1893. John was a miner. The Backmans owned the house until about 1930, when it was purchased by the Nyman family, who have continued as its owners to the present.

147 Anchor

Description continued:

excellent example of a common Park City house type, the hall and parlor house. Because it has received no major alterations, and those that have been made are unobtrusive, it retains its original integrity.











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