**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

<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: 2008</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>Permit #: BD-08-13996</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td>☑ structure(s)</td>
<td>☑ National Register of Historic Places: ineligible ☐ eligible</td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ineligible ☐ eligible

### 3 DOCUMENTATION

**Photos: Dates**

☐ tax photo:  
☐ historic: c.

**Drawings and Plans**

☐ measured floor plans  
☐ site sketch map  
☑ Historic American Bldg. Survey

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

☐ abstract of title  
☐ 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.)**


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** Early 21st 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:
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.1 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.

1 Utah State Historical Society, Structure/Site Form, 1984.
5 SIGNIFICANCE

Architect: ☐ Not Known  ☐ Known:  (source: )  Date of Construction: c. 1885

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.3

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. 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. 8: North elevation. Camera facing south, 2008.

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2 Ibid.
3 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Structure/Site Information Form

Street Address: 147 Anchor
Park City, Summit County, Utah

Name of Structure: John Matson House

Present Owner: Michael Fred Nyman

Owner Address: P.O. Box 99, Park City, Utah 84060

Year Built (Tax Record): Effective Age:
Legal Description Kind of Building:
Lots 18 and 19, Block 76, Millsite Reservation to Park City Survey
Less than one acre.

Original Owner: probably John Matson

Original Use: Residence

Building Condition: Integrity:

Excellent □ Site Unaltered □ Significant Not of the Historic Period
□ Good □ Ruins □ Minor Alterations □ Contributory
□ Deteriorated □ Minor Alterations □ Major Alterations □ Not Contributory

Preliminary Evaluation: Final Register Status:

Photography: Date of Slides: 1983

View: □ 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 & Parlor House

Description of physical appearance & 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)

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.