1 IDENTIFICATION

Name of Property: Ancil Johnson House

Address: 402 Marsac Avenue

City, County: Park City, Summit County, Utah

Current Owner Name: Carolyn & Josephine Fey

Current Owner Address: 2471 Sunny Knoll Ct, Park City, UT 84060

Legal Description (include acreage): Lot 1 402 Marsac Replat Subdivision; cont 3750 sq ft or 0.09 acres.

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>☐ Permit #:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>☐ Full</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Partial</td>
<td></td>
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<tr>
<td>☐ building(s), public</td>
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<tr>
<td>☐ building(s), accessory</td>
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<tr>
<td>☐ structure(s)</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

*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:
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☒ abstract of title
☒ city/county histories
☐ abstract of title
☐ personal interviews
☒ original building permit
☐ Utah Hist. Research Center
☒ sewer permit
☐ USHS Preservation Files
☒ Sanborn Maps
☐ USHS Architects File
☐ site sketch map
☐ city directories/gazetteers
☐ census records
☐ Park City Hist. Soc/Museum
☑ original plans:
☐ biographical encyclopedias
☐ university library(ies):
☐ other:
☐ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House type / Vernacular & Victorian Eclectic  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:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  Date: 12-2008
[☐] 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: House was raised, but not substantially—excavation surrounding the house give a sense of being raised quite a bit higher than original floor level.

Foundation: Concrete.

Walls: Drop siding

Roof: Truncated pyramid form sheathed in asphalt shingles.

Windows/Doors: Double-hung sash type.

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 pyramid house has been significantly altered by a large rear/side addition, but the rehabilitation undertaken in 2006-2007 restored many of the important historic features of the original house. The original house is generally described in the 1983 National Register nomination form attached to this report. By 1995, based on photographs, the house had been clad in asbestos shingles (noted in the 1958 tax card) and the center dormer included a window rather than a door which is seen in the tax photo. The 2006 rehabilitation project restored the siding, the dormer, the door in the dormer, and the porch elements. 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.): A detached garage located northwest of the house was demolished in 2006 and replaced with a two-car garage as part of a larger addition. 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.): Though many features have been restored, 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 Pyramid 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 and site—primarily the scale of the additions and the site excavation—diminishes its association with the past.

This site was listed in the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.
5 SIGNIFICANCE

Architect: ☐ Not Known  ☐ Known: (source: )  Date of Construction: c. 1902

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.¹

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. 7: Southwest elevation. Camera facing northeast, 1983.
Photo No. 8: Southwest elevation. Camera facing northeast, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
 Serializable No.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name: 
Owner's Address: 
Location: 

Kind of Building: 
Street No.: 

Schedule: 
Class: 
Type: 1-2-3-4 
Cost: 

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tr>
<td>1</td>
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<td>147</td>
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<td>147</td>
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<tr>
<td>x x</td>
<td>+5%</td>
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<tr>
<td>x x</td>
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<td></td>
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<td>169</td>
</tr>
</tbody>
</table>

No. of Rooms: 
Condition: Good

Description of Building | Add | Deduct |
------------------------|-----|--------|
Foundation—Stone Conc. None | 118 |        |
Ext. Walls SIDING |        | 35     |
Insulated—Floors Walls Clgs. |        |        |
Roof—Type HIP Mat. |        | 350    |
Dormers—Small—Lg. | 50    |        |
Bays—Small—Lg. | 50    |        |
Porches—Front Rear | 60    |        |
Ceiling—Basm’t—¾ ¾ ¾ ¾ full-floor Conc. | 35 |        |
Basement Apts.—Rooms Fin. |        |        |
Attic Rooms Fin. Unfin. | 267 |        |
Plumbing—Basin Sink Toilet | 35    |        |
Dishwasher Garbage Disposal |        |        |
Heat—Oil H. A. Steam S. Blr. |        |        |
Air Conditioned |        |        |
Radiant—Pipeless |        |        |
Finish—Hd. Wd. Floors—Hd. Wd. | 40 |        |
Cabinets Mantels |        |        |
Tile—Walls Wainscot Floors |        |        |
Lighting—Lamp Drops Fix. | 80    |        |

Total Additions and Deductions: 858 198 1696

Net Additions or Deductions: +650

REPRODUCTION VALUE $2346

Age 38 yrs. by Est. Owner Tenant Neighbors Records | 51/49 |
Depr. 1-2-3-4-5-6 | 1149 |
Remodeled Est. Cost | Remodeling Inc. % |
Garage—S C. Dep. 2% 3% | Obsolescence |
Cars Walls SIDING | Out Bldgs. |
Roof—Size 16 x 20 Age 15 | 177 |
Floor—Cost | Depreciated Value Garage |

Remarks: Age on CUB Total Building Value: $1326

Appraised 1949 By 40 & 45
<table>
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<th>Location</th>
<th>Block 55.</th>
<th>Lot 1-2</th>
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<tr>
<td>Class</td>
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<td>Type 1 2 3</td>
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<tr>
<td>Stories</td>
<td>x x</td>
<td>Cu. Ft.</td>
</tr>
<tr>
<td></td>
<td>x x</td>
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</tr>
<tr>
<td>Gar. — Carport</td>
<td>x</td>
<td>Flr. Walls</td>
</tr>
</tbody>
</table>

### Description of Buildings

- **Foundation** — Stone Conc. None
- **Ext. Walls** — Asbestos Siding
- **Insulation** — Floors, Walls, Ceil.
- **Roof Type** — Mtl.
- **Dormers** — Small Med. Large
- **Bays** — Small Med. Large
- **Porch** — Front Rear
- **Metal Awnings** — Mtl. Rail
- **Basement Entr.** — @
- **Planters** — @
- **Cellar-Bsmnt.** — Full Floor
- **Bsmt. Apt. Rooms Fin.** — Unfin. 2800
- **Attic Rooms Fin.** — Unfin. 2800
- **Class Tub Trax**
- **Plumbing** — Basin Sink Toilet
- **Wtr. Sfr. Shr. St. O.T.**
- **Dishwasher** — Garbage Disp. 419
- **Built-in-Appliances**
- **Oil** — Gas Coal Pipeless Radiant
- **Air Cond.**
- **Finish** — Fir Hd. Wd.
- **Floor** — Fir Hd. Wd Other
- **Cabinets** — Mantels
- **Tile — Wainscot Floors**
- **Storm Sash** — Wood D. S. Metal D. S.

### Total Additions

- **Year Built**
- **Avg. Age** 47
- **Reproduction Value** $ 2718
- **Obsol. or Rem. %**
- **Bldg. Value**
- **Depr. Col.** 12 3 4 5 6 40 %
- **Repr. Val. Minus Depr.** $ 1587
- **Remodel Year**
- **Est. Cost**
- **Garage** — Class 1 Depr. 2% 3%
- **Carport** — Factor
- **Cars** — 2 Floor Mail Wals 3d Roof Pet Doors 2
- **Size** — 18 x 20 Age 1934 Cost 161 x 20 % 54
- **Other**

### Total Building Value $
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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</thead>
<tbody>
<tr>
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**TOTAL**

Remarks:

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TC-74 REV. 86 SON
STATE OF UTAH — STATE TAX COMMISSION
<table>
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<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc. Sills X</td>
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<td>Ext. Walls ASA Stake (A)</td>
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<td>Roof Type Hip Mtl. 107</td>
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<td>Dormers—Small Med. Large</td>
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<tr>
<td>Bays—Small Med. Large</td>
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<td></td>
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<tr>
<td>Porches—Front 9 6% @ 12%</td>
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<tr>
<td>Rear 10% @ 100</td>
<td>102</td>
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<td>Porch</td>
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<tr>
<td>Planters</td>
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<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Basmt. 1/4 1/2 1/2 1/4 Full Floor</td>
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<td>Bsm. Gar.</td>
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<td>Attic Rooms Fin. 2 Unfin.</td>
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<td>Plumbing</td>
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<td>550</td>
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<td>Basin 1 Sink 1 Toilet</td>
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<td>Wtr. Sftr. Shr. St. O.T.</td>
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<td>Dishwasher Garbage Disp.</td>
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<tr>
<td>Heat—Stove H.A. FA HW Strk. Elec.</td>
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<td>Oil Gas Coal Pipeless Radiant</td>
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<td>Air Cond. Full 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 Mantels</td>
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<td>Tile—Walls Wainscot Floors</td>
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<td>Storm Sash—Wood D. S.: Metal D. S.</td>
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<td>Awnings Metal Fiberglass</td>
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<table>
<thead>
<tr>
<th>Total Additions</th>
<th>1551</th>
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<thead>
<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Replacement Cost</th>
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<tr>
<th>Age</th>
<th>Obsolescence</th>
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<tr>
<th>Inf. by</th>
<th>Owner - Tenant - Adj. Bld. Value</th>
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<td>Neighbor - Record - Est.</td>
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<th>Replacement Cost—1940 Base</th>
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<tr>
<td>Depreciation Column 2 3 4 5 6</td>
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<tr>
<th>1940 Base Cost, Less Depreciation</th>
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<table>
<thead>
<tr>
<th>Total Value from reverse side</th>
<th>Total Building Value $</th>
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<td>1969</td>
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<p>| | |</p>
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### RESIDENTIAL OUT BUILDINGS

<table>
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<tr>
<th>Age</th>
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<th>Area Factor</th>
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<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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</tbody>
</table>

Garage — Class __________ Depr. 2% 3% __________

Cars __________ Floor __________ Walls __________ Roof __________ Doors __________

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

1940 Base Cost __________ x __________ % Depr. __________

Total __________

REMARKS __________

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Street Address: 402 Marsac
Park City, Summit County, Utah
Name of Structure: Ancil Johnson House
Present Owner: Mr. James R. Stewart
Owner Address: 2470 East 4800 South, Salt Lake City, UT 84117
Year Built (Tax Record): Effective Age: Tax #:
Legal Description Kind of Building: PC 458
Lot 1 Block 55, Park City Survey
Less than one acre.

Original Owner: probably Ancil Johnson
Original Use: Residence
Building Condition: Integrity:
☐ Excellent ☐ Site ☐ Shattered
☐ Good ☐ Ruins ☐ Minor Alterations
☐ Deteriorated ☐ Major Alterations ☐ Significant
☐ National Landmark ☐ Not of the Historic Period
☐ National Register ☐ Contributory
☐ Multi-Resource ☐ Not Contributory
☐ State Register ☐ Thematic

Construction Date: c. 1902 Demolition Date:
Present Use:

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
☐ Plat Records / Map ☐ City Directories ☐ Utah State Historical Society
☐ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews
☐ Building Permit ☐ Obituary Index ☐ LDS Church Archives
☐ Sewer Permit ☐ County & City Histories ☐ LDS Genealogical Society
☐ Other ☐ Census Records
☐ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record, March 23, 1934, p. 3. Ancil Johnson obituary.

Researcher: Roger Roper Date: 4/84
This house is a one and one half story frame pyramid house. Typical of the pyramid house, it has the four room square plan, a generally symmetrical facade with a door set slightly off-center between two windows, and a porch with a low pitch hip roof that spans the facade. All of the windows are the one over one double hung sash type, and the porch has lathe turned porch piers and balusters, and decorative brackets at the tops of the piers. Some of the porch elements may not be original, but they were accurately designed to resemble elements of porches of the period in which the house was built. The common type of pyramid house in this case was modified to allow for additional floor space. The roof is a hip roof instead of a pyramid roof, which was modified to form a gable at the rear. That gable section opens up the space of the top half story, and makes it usable. In addition, there is a single dormer on the front of the building. There is a door between two windows on the south side of the building. Of the two original windows on the north side, one was enlarged within the last ten years, and sliding glass doors were inserted. That change is not visible from the road, and does not affect the original character of the building. There is a one story extension attached to the rear of the house. The extension was added after the original construction, but within the historic period. In-period rear extensions are (See continuation sheet)

Ancil Johnson purchased this property in 1902 and soon after probably built this house. It is similar in appearance to neighboring houses which were also constructed around that same time as the area was being rebuilt after the great fire of 1898, which wiped out most of the houses in this area.

Born in Sweden in 1854, Ancil Johnson came with his parents to the U.S. and to Utah in 1863 because his mother was a convert to Mormonism. The family settled in Salt Lake City, but, due to their poverty, Ancil began working at the age of 9 on farms throughout Summit County. During his teen-age years he drove ore wagons for the newly discovered Park City mines, and in 1873 he moved to the year-old town of Park City and started working for the Ontario Mill. In 1880, Ancil married Mary Louise Hendrickson of Salt Lake City. She died in 1910, and three years later he married Emma Elizabeth Erickson. They had four children. Ancil worked as a teamster for a number of years, a miner, a cowpuncher, a Park City policeman for eight years, and in his later years as a watchman at the Judge Mine. He apparently lived in this house until his death in 1934, at which time he was claimed to be the oldest resident of Park City, both in terms of age and length of residence. Emma Johnson continued to own the property until 1941.
402 Marsac
Description continued:

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 the house because it documents the most common and acceptable method of expansion of the small Park City house. The extension of 402 Marsac spans the width of the building, and extends beyond the south wall. A door is set into the west wall of that extension, and opens into a coal shed. Another door opens into the rear extension from the north side of the house. The back wall of the extension is set into the hill, and was constructed of stone.

The interior space of the house was originally divided into four rooms which are almost square. The two rooms on the south side of the house are the dining room and kitchen, and those on the north side were probably either two living rooms or a living room and a bedroom. The partition between the rooms on the north side of the house was removed in order to create one long living room space. Stairs to the top half story are located along the east wall of the north side of the house. There are two rooms on the top half story. The space of the rear shed extension was used for a root cellar, a coal shed, storage, and one small section was converted into a bathroom. The house was built of single wall construction, the original exterior walls measuring two to three inches in width, and interior walls measuring only one inch in width. In the 1950s or early 1960s, the house was sided with composition siding in an effort to provide exterior insulation. Although it obscures the original drop siding, it does not change the character of the house. The present owner has added 2 x 4 framing on the interior in order to further insulate the house. That change was essential to allow for continued use of the house, and it too does not affect its original character.
Ancil Johnson House
402 Marsac
Park City, Summit County, Utah

West facade

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