

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Carl G. Johnson House**

Address: 147 Swede Alley

AKA: 147 Grant Avenue & 176 Grant Avenue

City, County: Park City, Summit County, Utah

Tax Number: PC-583-B

Current Owner Name: Jeffery J. Barnard

Parent Parcel(s):

Current Owner Address: 1717 Yalecrest Avenue, SLC, UT 84108-1839

Legal Description (include acreage): 0.05 acres; PARK CITY BLOCK 72 (MILLSITE RES) BLOCK: 72BEG AT A PT WH IS N 66}34'E 19.70 FT & S 23}31'E 14.66 FT FR THE SW COR OF LOT23,BLK 72, PARK CITY SURVEY AMENDED, & RUN TH S 76}48' 35" E 41.43 FT; TH S 5}48'16" E 1.24 FT; TH E 7.21 FT; TH S 11.58 FT; TH S 87}58'03" W 2.09 FT; TH S 16} 39'13" W 14.23 FT; TH N 85}00'00"W 56.81 FT; TH N 13}34'W 33.29 FT. TH S 84}19'00" E 23.44 FT; TH N 23}31'00" W 1.07 FT TO PT OF BEG CONT 0.04 AC ALSO BEG AT A PT WH IS N 66}34'00" E 19.70 FT & S 23}31'00" E 51.33 FT FR THE SW COR OF LOT 23,BLK 72 PARK CITY SURVEY AMENDED & RUN TH S 85}00'00" E 26.98 FT; TH N 16}39'13" E 14.23 FT; TH N 87}58'03" E 2.09 FT; TH S 39.42 FT; TH S 79}00'32" W 19.57 FT; TH N 23}31'00" W 34.68 FT TO PT OF BEG

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)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 1995 & 2006
- 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.) Attach copies of all research notes and materials.

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.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor Type / Vernacular style

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.)
- 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.):

Foundation: The 1949 and 1958 tax cards indicate no foundation, but the home underwent rehabilitation between 1983 and 1995 and it is assumed an adequate foundation was added, but has not been verified.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding. A dropped shed-roofed porch spans the front façade with simple square supports. These supports replaced incompatible wrought iron supports visible in the 1983 photo, though were not based on a previous photo because the supports are not visible in the c. 1940 photograph (vegetation completely covers the front façade).

Roof: The house roof and the porch are both sheathed in a standing-seam metal material.

Windows/Doors: The windows are simple two-over-two double-hung sash windows in vertically oriented openings and symmetrically placed on the front façade. The casing is simple in form. The main entry door has been replaced with one that is in keeping with what is traditionally seen in Park City.

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 property has undergone some changes since the 1983 NR nomination was completed, excerpted below:

This house is a one story, frame hall and parlor house with a gable roof and a rear shed extension. The facade is generally symmetrical, with a door set slightly off center between the two windows. The door is particularly distinctive, having arch-topped panels. This type of door was common in Utah in the late 1800s, but few remain in Park City houses, and it is particularly unusual to find this type of door on so modest a dwelling. The windows are the double hung sash type with two over two lights. A porch spans the facade, having unique porch piers and a balustrade across the roof-top. The balustrade is not original, but dates within the historic period, and does not affect the original character of the building. Both the house and the extension are sided with drop siding, but the seam between the two sections and the mismatched siding grooves indicate that the extension is not original. The extension dates from within the historic period and does not affect the building's original character. 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 contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house.

Subsequent alterations include removal of the distinctive door. It was replaced by a paneled door with single light between 1983 and 1995, but the exact date is unknown. Other in-period changes have been altered, including the removal of the porch roof top balustrade and the siding on the rear that indicated the rear extension. While it is unfortunate that the unique entry door was replaced, these alterations do not affect the character of the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is constructed on a narrow building pad that sits well above the finished road grade and is accessed via

steep wooden steps. The steep slope of the lot allows for only natural vegetation including deciduous trees and shrubs along with some native grasses. Like most of the historic houses in Park City, the overall setting is a compact urban streetscape with other homes of similar scale within close proximity. Though the proximity of surrounding homes is greater than usually seen because of the severe slope of the surrounding terrain.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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.

This site was listed on 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, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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): This house is architecturally significant as one of the extant hall-parlor houses in Park City.

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

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

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: Northeast oblique. Camera facing southwest, 1995.

Photo No. 4: East elevation (primary façade). Camera facing west, 1983.

Photo No. 5: East elevation (primary façade). Camera facing west, c. 1940 tax photo.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. 176-Grant Ave
 Schedule 1 Class 145% Type 123-4 Cost \$ 522 x 105%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		380	\$ -	\$ 548
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Shg. T.P.</u>		6
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>80' @ .40</u>	32	
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> Floors— { Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> Conc. _____	11	
Cabinets _____ Mantels _____		
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. Lined 4 @ 30'</u>		120
Total Additions and Deductions	288	126
Net Additions or Deductions	-126	\$ +162

Age 50 Yrs. by { Est. Owner _____
 Tenant _____
 Neighbors _____
 Records } **REPRODUCTION VALUE** \$ 21.0
 Depr. 12-3-4-5-6 63/57 % \$ _____
 Reproduction Val. Minus Depr. \$ 263

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ **Total Building Value** \$ _____

Appraised 10/1949 By C.A. & A.J.

Serial No. PC 583

Location Block 72
 Kind of Bldg. RES St. No. 176 Grant Ave
 Class 2 Type 1 2 3 4. Cost \$ 775 X 00 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		380		\$ 775
	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>Gab</u> Mtl. <u> </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> <u>80'</u> @ <u>'60</u> <u>48</u>		
Rear <u> </u> @ <u> </u>		
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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 {	90	
		Class <u>1</u> Tub <u> </u> Trays <u> </u>
		Basin <u> </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 <input checked="" type="checkbox"/> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>		
Oil <input checked="" type="checkbox"/> Gas <u> </u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u> </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>		
Total Additions	138	

Sale Price \$40 11-26-68
 1333

Year Built <u> </u>	Avg. Age <u>59</u>	Current Value	\$ 913
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u>Ops</u> 20%	183
		Bldg. Value	730
Remodel Year <u> </u> Est. Cost <u> </u>		Depr. Col. 1 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 219
Garage—Class <u> </u> Depr. 2% 3% <u> </u> Carport <u> </u> Factor <u> </u>			
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>			
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %			
Other <u> </u>			
Total Building Value			\$

Appraised 5-16- 19 58 By 1302



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 147 Grant UTM: 12 458320 4498840
 Name of Structure: Park City, Summit County, Utah
 Carl G. Johnson House T. R. S.
 Present Owner: Dale and Linda Nelson
 Owner Address: P.O. Box 742, Park City, UT 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 583
 Legal Description: Kind of Building:
 Northerly 35 feet of Westerly 1/2 Lot 24 Block 72
 Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction 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-Resource
 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.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor

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 gable roof and a rear shed extension. The facade is generally symmetrical, with a door set slightly off center between the two windows. The door is particularly distinctive, having arch-topped panels. This type of door was common in Utah in the late 1800s, but few remain in Park City houses, and it is particularly unusual to find this type of door on so modest a dwelling. The windows are the double hung sash type with two over two lights. A porch spans the facade, having unique porch piers and a balustrade across the roof top. The balustrade is not original, but dates within the historic period, and does not affect the original character of the building. Both the house and the extension are sided with drop siding, but the seam between the two sections and the mismatched siding grooves indicate that the extension is not original. The extension dates from within the historic period and does not affect the building's original character. 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. No alterations have been made which affect the original character of the building.

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Carl G. Johnson House at 147 Grant 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.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. The first recorded transaction involving this property was in 1916, when the Park City Townsite Corporation granted title to the property to Carl G. Johnson as part of their effort to clear up the "extensive property muddle" which had persisted in Park City for almost 40 years. The property muddle came about because many early settlers opposed the townsite proposal and refused to follow legal procedures for owning property.

The Johnsons, about whom nothing is known, probably lived in the house for at least a few years before they received legal title to the property in 1916. Subsequent owners of the house include Andy Vik (1920-24), J.H. Holst (1924-31), and Joe Grover (1931-40). This area along Grant Avenue was part of the Finnish neighborhood in Park City around the turn of the century.¹

¹1900 Census Records.



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24

Carl G. Johnson House
147 Grant
Park City, Summit County, Utah

West facade

Photo: Debbie Temme, October 1983

Negative: Utah State Historical Society





147

04

