

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **John P. Nimmo House**

Address: 334 MARSAC AVE

AKA: 324 Marsac, 320 Marsac

City, County: Park City, Summit County, Utah

Tax Number: PC-442

Current Owner Name: EMENS DOROTHY

Parent Parcel(s):

Current Owner Address: PO BOX 95, PARK CITY, UT 84060-0095

Legal Description (include acreage): ALL LOT 7 & ALL LOT 8; S1/2 LOT 9 BLK 54 PARK CITY SURVEY; 0.09 AC

## 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: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangle block

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), # 1.

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: Dry-stacked stone retaining wall.

Foundation: Stone.

Walls: Drop siding.

Roof: Truncated hipped roof form sheathed in asphalt shingles.

Windows/Doors: single and paired 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 one-story frame rectangular type house has not been significantly altered from what is seen in the earliest photographs, Sanborn Insurance maps, and tax cards. The most significant alteration appears to be the addition of the full-width open porch. A small portion of the deck/porch leading from the parking area to the entry porch was added between 19060 and 1968 according to the tax card and the rest was added before 1995. For general description, see Structure/Site Form dated 1983. The changes are minor and do not affect 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.): The setting has had minor alterations. A parking area was excavated southeast of the house, but the dry-stacked stone retaining wall that runs along the front of the house remains.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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 hipped roof rectangle was a common house type built in Park City during the mining era.

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 built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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. 1898<sup>1</sup>

Builder:  Not Known     Known: (source: )

<sup>1</sup> Summit County Recorder.

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>2</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:** South oblique. Camera facing north, 2006.

**Photo No. 2:** Southwest elevation. Camera facing northeast, 1995.

**Photo No. 3:** Southwest elevation. Camera facing northeast, 1983.

**Photo No. 4:** South oblique. Camera facing north, tax photo.

---

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

Serial No. 442

*Aaberg*

Location \_\_\_\_\_

Kind of Bldg. R.S. St. No. 320 Marceau Ave

Class 43 Type 1 2 3 4 Cost \$ 1571 X 100%

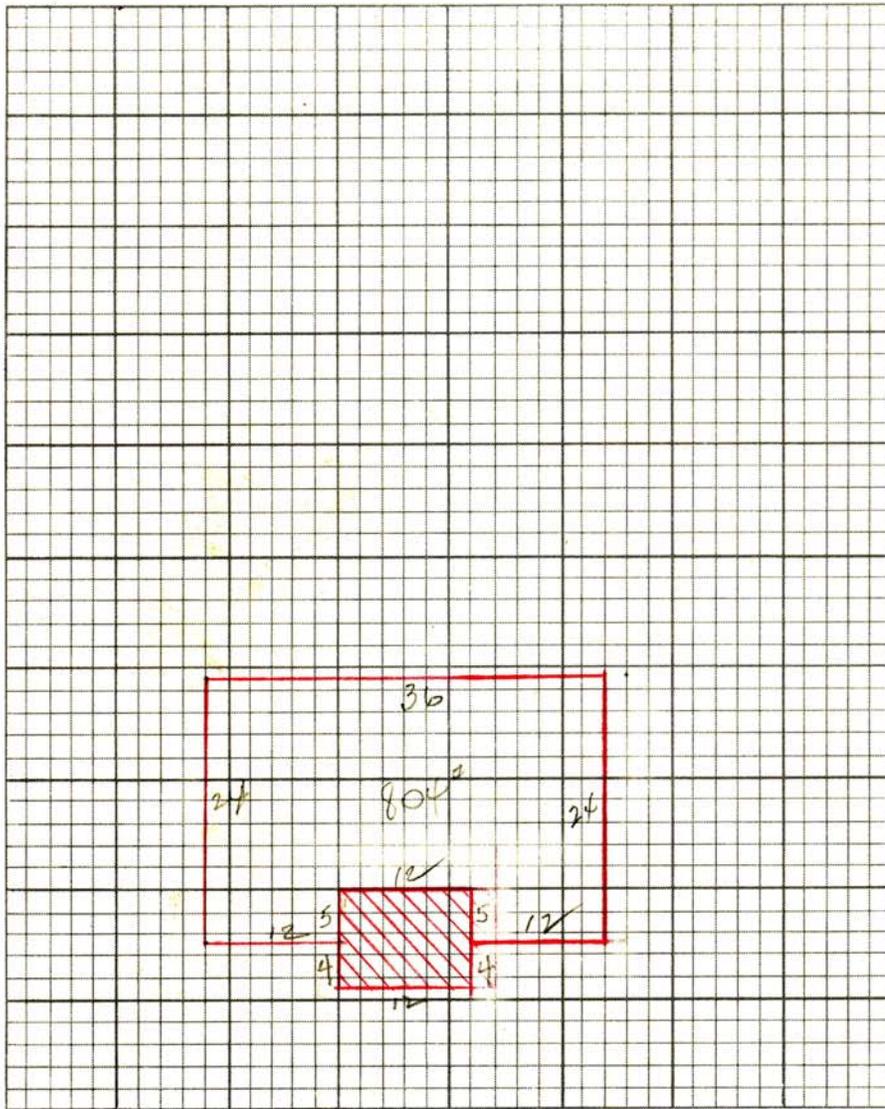
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		<u>204</u>		\$ <u>1571</u>
	x x				
	x x				

Gar.—Carpport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <u>Building</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Hip</u> Mtl. <u>Shg.</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays — Small _____ Med. _____ Large _____	
Porches—Front <u>9x12</u> <u>108</u> @ <u>100</u> <u>108</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> <u>410</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile — Walls _____ Wainscot _____ Floors _____	
Storm Sash— Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>518</u> <u>518</u>

Year Built <u>1898</u>	Avg. Age <u>42</u>	Current Value	\$ <u>2089</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year <u>1919</u> Est. Cost <u>1000</u>		Bldg. Value	
Garage — Class _____ Depr. 2% 3% Carport — Factor _____		Depr. Col. (1) 2 3 4 5 6 <u>45</u> %	
Cars _____ Floor <input checked="" type="checkbox"/> Walls _____ Roof _____ Doors _____		Current Value Minus Depr.	\$ <u>943</u>
Size— x <u>X</u> Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$

Appraised 7 - 28 - 1960 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: No one home.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 442  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location 320 MARBAC  
 Kind of Bldg. Res St. No. \_\_\_\_\_  
 Class 3 Type 1 2 3  Cost \$ \_\_\_\_\_ X 100 %

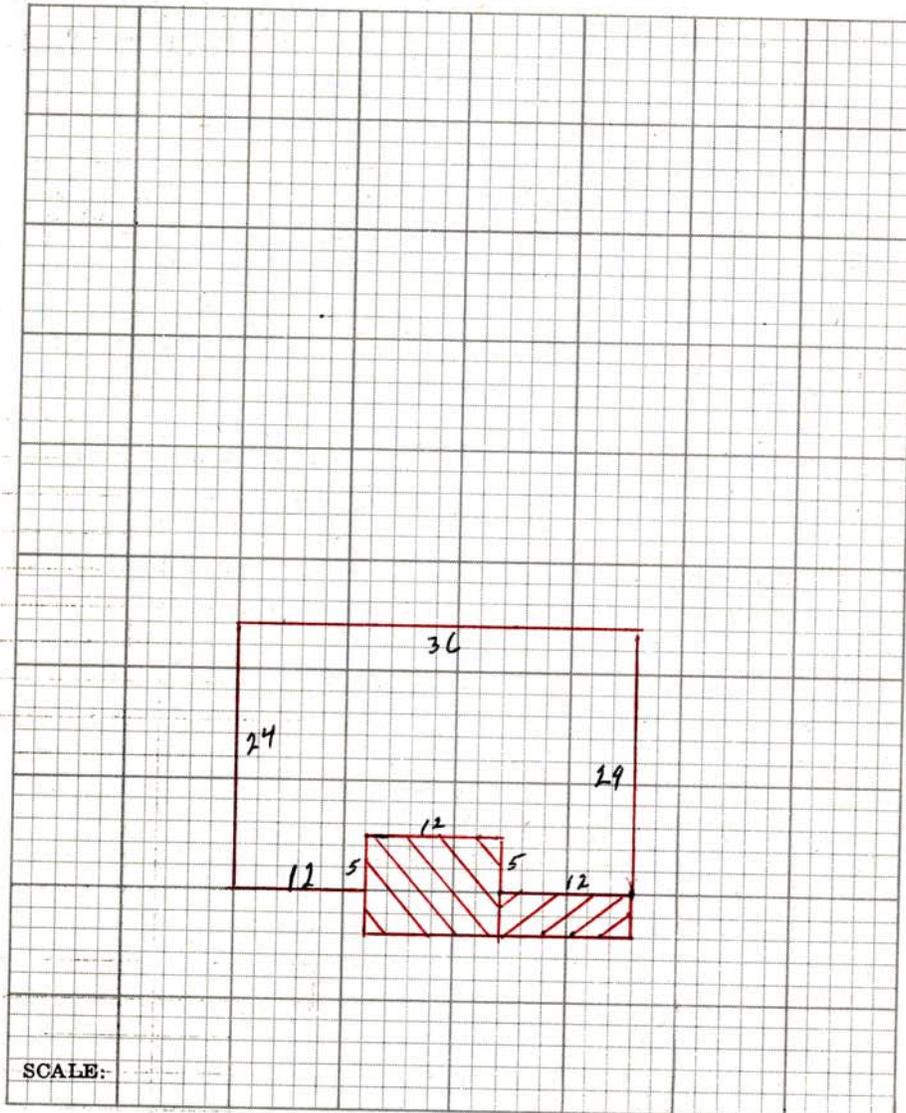
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<u>804</u>		\$ <u>3713</u>	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ Sills _____		
Ext. Walls <u>Siding</u>		<u>a</u>
Roof Type <u>Hip</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>108 @ 1.50</u>	<u>162</u>
Rear _____	<u>48 @ .30</u>	<u>14</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor <u>NOAR</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>650</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>341</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. <u>5</u>	<u>125</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>1292</u>
Year Built <u>1898</u>	Avg. <u>1.92</u>	Replacement Cost	<u>5005</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 10-30 1968 By 1708 DEC 26 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 \_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

REMARKS <sup>see 60</sup> **Average Year of Construction Computation:**  
 Year 1918 \$ 4664 = 93 % X .47 Year = 4371  
 Year 1964 \$ 341 = 7 % X .1 Year = 407  
**Average Year of Construction 192.1** 4378



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 334 Marsac  
Park City, Summit County, Utah

UTM: 12 458340 4499030

Name of Structure: John P. Nimmo House

T. R. S.

Present Owner: Doug Muir

Owner Address: 1893 Millbrooke, Salt Lake City, Utah 84106

Year Built (Tax Record):  
Legal Description

Effective Age:  
Kind of Building:

Tax #: PC 442

All Lot 7 and all Lot 8; South half Lot 9 Block 54, Park City Survey.  
Less than one acre.

PHOTOGRAPHIC

2 STATUS/USE

Original Owner: probably John P. Nimmo		Construction Date: c.1902	Demolition Date:		
Original Use: Residence		Present Use:			
Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:		
<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Unaltered <input type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations	<input checked="" type="checkbox"/> Significant <input type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory	<input type="checkbox"/> Not of the Historic Period <input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register	<input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic

3 DOCUMENTATION

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:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> SU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> CL Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> Other Census Records

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

Park Record, February 17, 1911, p. 1. John P. Nimmo obituary.  
 Salt Lake Tribune, December 3, 1956, p. 31. Margaret Gray Nimmo obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story frame rectangular building with a hip roof. Its design is unique in Park City. Houses like this that date from the beginning of the twentieth century generally have an attached porch or side inset porch, but this house has a centered, rectangular, recessed vestibule. There are two entrances off of the vestibule, one into the north end of the building, and one into the east side of the building. A window flanks the east entrance. There are pairs of double hung sash windows on the facade. A simple porch was added to the front of the vestibule which in scale and massing is in keeping with the character of the house, and therefore does not affect the original character of the building. Except for the addition of the porch, the building is essentially unaltered, therefore it maintains its original integrity.

Statement of Historical Significance:

Construction Date: c.1902

Built c. 1902, the John P. Nimmo House at 334 Marsac is architecturally significant as one of only five well preserved examples of a variant of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era and was built with a number of variations. This variant is characterized by the typical square form and clipped gable, hip or pyramid roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the total number of pyramid houses are included in this nomination.

This house was probably constructed in 1902 by John Nimmo soon after he purchased this and the adjacent property. A c.1880 house which had previously been on this property was probably destroyed in the great fire of 1898, which wiped out most of the houses in this part of town. The design of this house, though unique in some ways, generally conforms to that of neighboring houses which were also constructed around the turn of the century.

John Nimmo was born in Scotland in 1850, and came to the U.S. as a young man, working first in the mines in Nevada. He came to Park City in 1882, where he also followed his life-long occupation of mining. In 1883 he married Margaret Gray (b. 1865), who had immigrated to Nevada from Scotland with her parents in 1877. John Nimmo served as a supervisor in several of the Park City mines, including the Ontario, Daly-Judge, Daly-West, and Little Bell mines. He died in 1911, a victim of miners consumption. Margaret Nimmo continued to live in this house until her death in 1957.

