

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Ancil Johnson House**

Address: 402 Marsac Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 402-MAR-1

Current Owner Name: Carolyn & Josephine Fey

Parent Parcel(s): PC-458

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

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)
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
 - 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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: 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. 1: Southwest elevation. Camera facing northeast, 2008.

Photo No. 2: South oblique. Camera facing north, 2008.

Photo No. 3: West oblique. Camera facing east, 2008.

Photo No. 4: West oblique. Camera facing east, 2007.

Photo No. 5: West oblique. Camera facing east, 2006.

Photo No. 6: Southwest elevation. Camera facing northeast, 1995.

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.

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES Street No. _____

Schedule 1 Class 345% Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>867</u>	\$	\$ <u>1615</u>
	x x	<u>+5%</u>		\$	\$ + <u>.81</u>
	x x			\$	\$ <u>1696</u>

No. of Rooms 4 Condition Good

Description of Building			Add	Deduct
<u>59 x 2 x 1.00</u>				<u>118</u>
Foundation—Stone	Conc.	None		
Ext. Walls	<u>SIDING</u>			
Insulated—Floors	Walls	Cigs.		
Roof—Type	HIP	Mat.	<u>546</u>	
Dormers—Small	Med.	Lg.	<u>80</u>	
Bays—Small	Med.	Lg.		
Porches—Front			<u>96 @ .80</u>	<u>76</u>
Rear		@		
Cellar—Basm't	<u>1/4 1/3 1/2 2/3 3/4</u>	full-floor	<u>Conc.</u>	<u>35</u>
Basement Apts.—Rooms	Fin.			
Attic Rooms	<u>✓</u>	Fin.	<u>✓</u>	Unfin.
Plumbing—	Class.	Tub	Trays	
	Basin	Sink	Toilet	
	Urns.	Ftns.	Shr.	
	Dishwasher	Garbage Disp.		
Heat—Stove	H. A.	Steam	S. Blr.	
	Oil	Gas	Coal	
Air Conditioned	Incinerators			
Radiant—Pipeless				
Finish—	Hd. Wd.	Floors—	Hd. Wd.	
	Fir.		Fir.	
			Conc.	
Cabinets	<u>✓</u>	Mantels		<u>40</u>
Tile—	Walls	Wainscot		
	Floors			
Lighting—Lamp	Drops	Fix.		
<u>Wood & Wall Bd LINED</u>			<u>80</u>	<u>VAC.</u>

Total Additions and Deductions 848 198 1696

Net Additions or Deductions 198 \$ + 650 2346

Age <u>38</u> Yrs. by	Est. Owner Tenant Neighbors Records ✓	REPRODUCTION VALUE		\$ <u>1149</u>
		Depr. <u>1-2-3-4-5-6</u>	<u>51/49</u> %	

Remodeled Est. Cost Remodeling Inc. % \$

Garage S 8 C ✓ Depr. 2% 3% Obsolescence \$

Cars ✓ Walls SIDING Out Bldgs. \$

Roof Pat Shg Size 18 x 20 Age 15 \$

Floor Dirt Cost 253/10 Depreciated Value Garage \$ 177

Remarks AVAGE ON OLD Total Building Value \$ 1326

CARD 30 YRS. (1941)

Appraised Oct 1949 By Cfo R AJ

PC 45&AA.

Location Block 55.

Lot 1 + 2

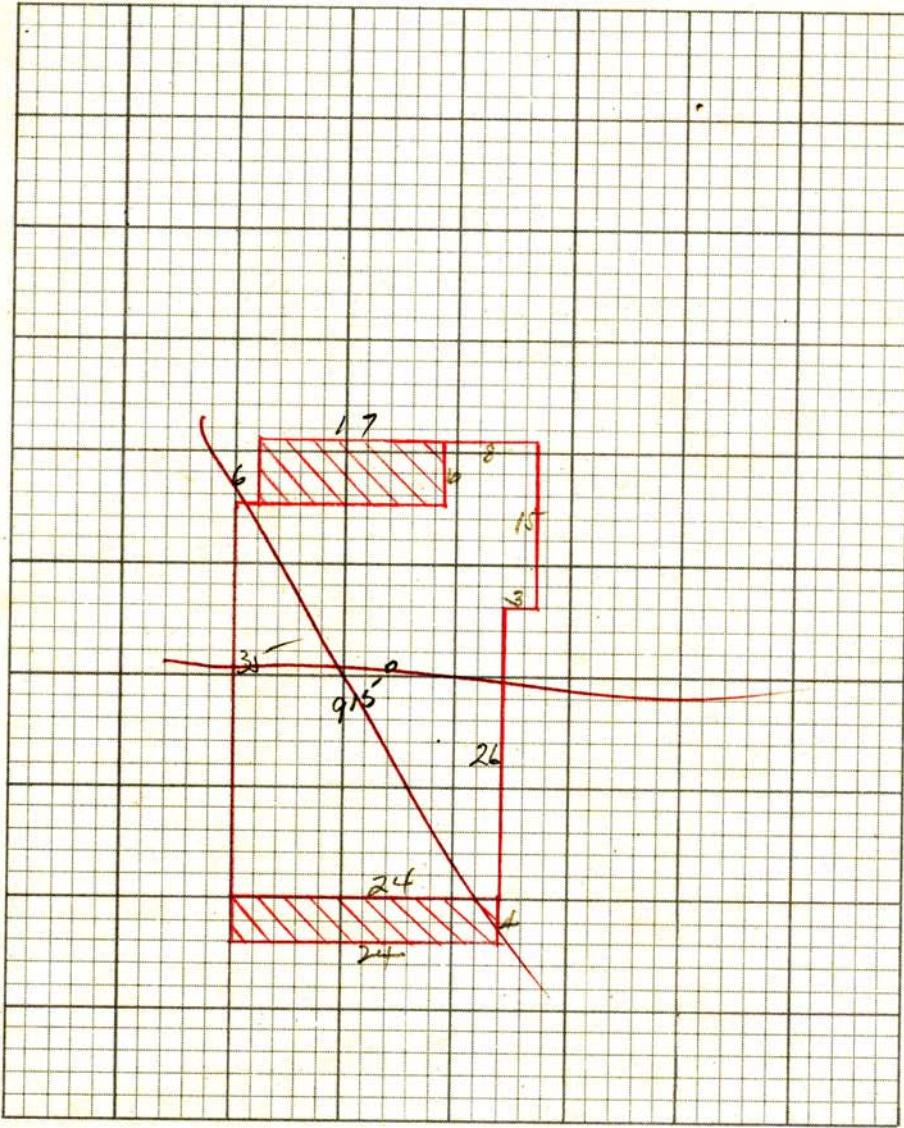
Kind of Bldg. RES. St. No. 402 Marsac Ave.Class 3 Type 1 2 3 4 Cost \$ 1810 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x		<u>915'</u>		\$ <u>1810</u>
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings Additions

Foundation—Stone None Conc. None ✓Ext. Walls Asb Shakes on SidingInsulation—Floors Walls Cigs. —Roof Type Asb Mtl. PvtDormers—Small — Med. 1 Large —Bays—Small — Med. — Large —Porches—Front 96" @ 180 77Rear 6x17 102" @ 70 71Porch — @ —Metal Awnings — Mtl. Rail —Basement Entr. — @ —Planters — @ —Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor —Bsmt. Apt. — Rooms Fin. — Unfin. —Attic Rooms Fin. 2 Unfin. — 350Plumbing Class 2 Tub 1 Trays —Basin 1 Sink 1 Toilet 1Wtr. Sftr. — Shr. St. — O.T. —Dishwasher — Garbage Disp. —Built-in-Appliances —Heat—Stove ✓ H.A. — Steam — Stkr. — Blr. —Oil — Gas — Coal ✓ Pipeless — Radiant —Air Cond. —Finish—Fir ✓ Hd. Wd. —Floor—Fir ✓ Hd. Wd. — Other —Cabinets 1 Mantels —Tile - Walls — Wainscot — Floors —Storm Sash—Wood D. — S. —; Metal D. — S. —Total Additions 908 908Year Built 1949-38 Avg. 47Inf. by {Owner - Tenant - — Neighbor - Record - Est. —}Remodel Year — Est. Cost —Garage - Class 1 Depr. 2% 3% Carport — Factor —Cars 2 Floor Dirt Walls 3d Roof Pvt Doors 2Size— 18 x 20 Age 1934 Cost 181 x 30 % 54Other —Total Building Value — \$ —Appraised 5-13-58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19
GARAGE	54	54	54	54	54	54	54	54
RESIDENCE	1087	1060	1033	1006	978			
TOTAL	1141	1114	1089	1060	1032			
ASSESSED VALUE	455-	445	423.5	402.5	381.5			

PC 458AA

Serial Number

OF
Card Number

Owners Name

Location BIK 55 LOT 162

Kind of Bldg. Res St. No. 402 Marsac Ave

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	915		\$ 4084	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills. X		
Ext. Walls ASB Shke (A)		
Roof Type Hip Mtl. Pat		
Dormers—Small Med Large		
Bays—Small Med Large		
Porches—Front 96 ⁴ @ 125 120		
Rear 102 ⁴ @ 100 102		
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ½ ¾ Full Floor		
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. 2 Unfin. 375		
Plumbing Class 1 Tub 1 Trays		
{ Basin 1 Sink 1 Toilet 1 550		
Wtr. Sftr. Shr. St. O.T.		
Dishwasher Garbage Disp.		
Heat—Stove H.A. FA X HW Stkr Elec. 365		
Oil Gas Coal Pipeless Radiant		
Air Cond. — Full Zone		
Finish-Fir. Hd. Wd. Panel		
Floor-Fir. Hd. Wd. Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. S.		
Awnings — Metal Fiberglass		

Total Additions

Year Built 1911	Avg. 1.	Replacement Cost	1512
	Age 2.	Obsolescence	

Inf. by Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value
	Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

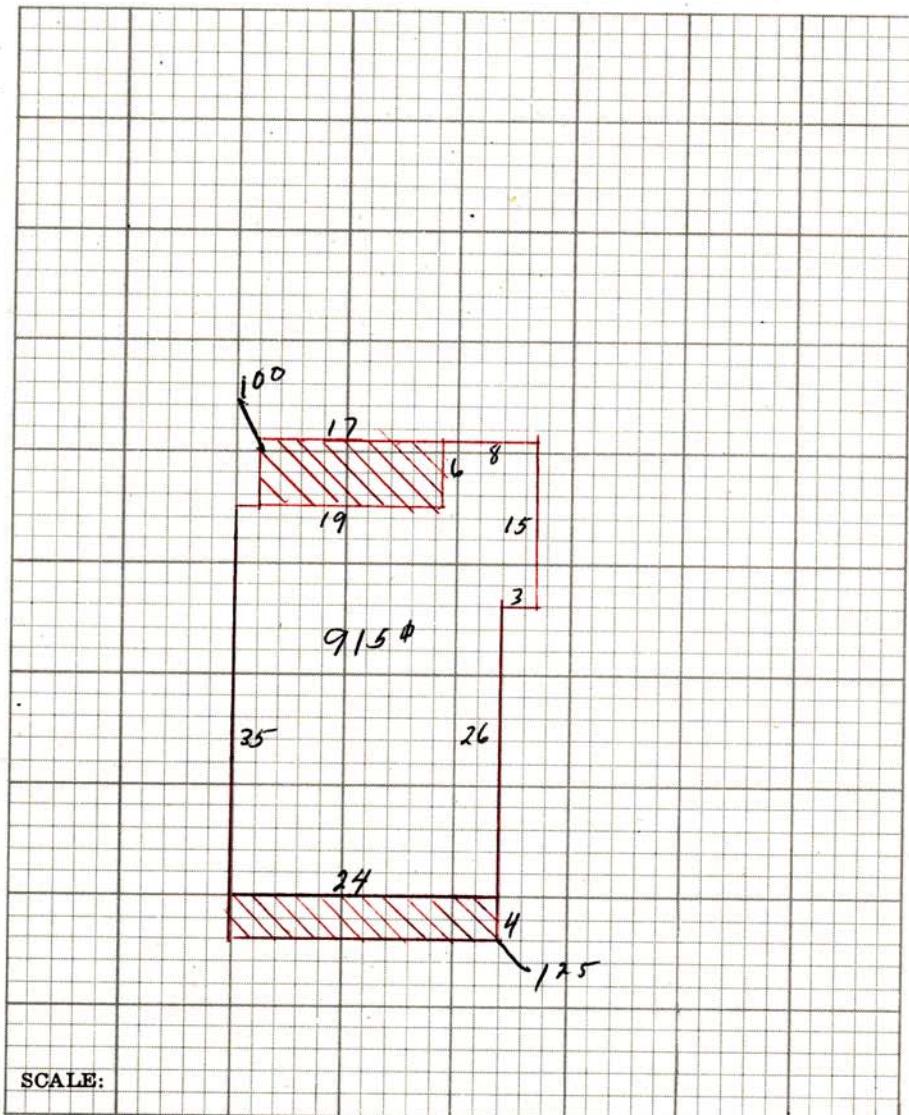
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value	\$
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Appraised ① 12 1968 By 1708 JCL 11 1969

Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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. _____

Total _____

REMARKS _____



Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 402 Marsac
Park City, Summit County, Utah UTM: 12 458300 4499100

Name of Structure: Ancil Johnson House T. R. S.

Present Owner: Mr. James R. Stewart

Owner Address: 2470 East 4800 South, Salt Lake City, UT 84117

Year Built (Tax Record): Effective Age: Tax #: PC 458
Legal Description Kind of Building:

Lot 1 Block 55, Park City Survey

Less than one acre.

2 STATUS/USE

Original Owner: probably Ancil Johnson

Construction Date: c. 1902 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity:

Preliminary Evaluation:

Final Register Status:

Excellent Site
 Good Ruins
 Deteriorated

Unaltered
 Minor Alterations
 Major Alterations

Significant
 Contributory
 Not Contributory

Not of the
Historic Period

<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> State Register	<input type="checkbox"/> Thematic

Photography:

Date of Slides: 1983

Slide No.:

Date of Photographs: 1983

Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

3 DOCUMENTATION 6 Research Sources:

Abstract of Title
 Plat Records/Map
 Tax Card & Photo
 Building Permit
 Sewer Permit

Sanborn Maps
 City Directories
 Biographical Encyclopedias
 Obituary Index
 County & City Histories

Newspapers
 Utah State Historical Society
 Personal Interviews
 LDS Church Archives
 LDS Genealogical Society

U of U Library
 BYU Library
 USU Library
 SLC Library
 Other Census Records

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

Park Record. March 23, 1934, p. 3. Ancil Johnson obituary.

Salt Lake Tribune. March 22, 1934, p. 20. Ancil Johnson obituary.

Researcher:

Roger Roper

Date: 4/84

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

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

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)

Statement of Historical Significance:

Construction Date: c. 1902

Built c. 1902, the Ancil Johnson House at 402 Marsac is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the true pyramid houses. 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 significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

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.

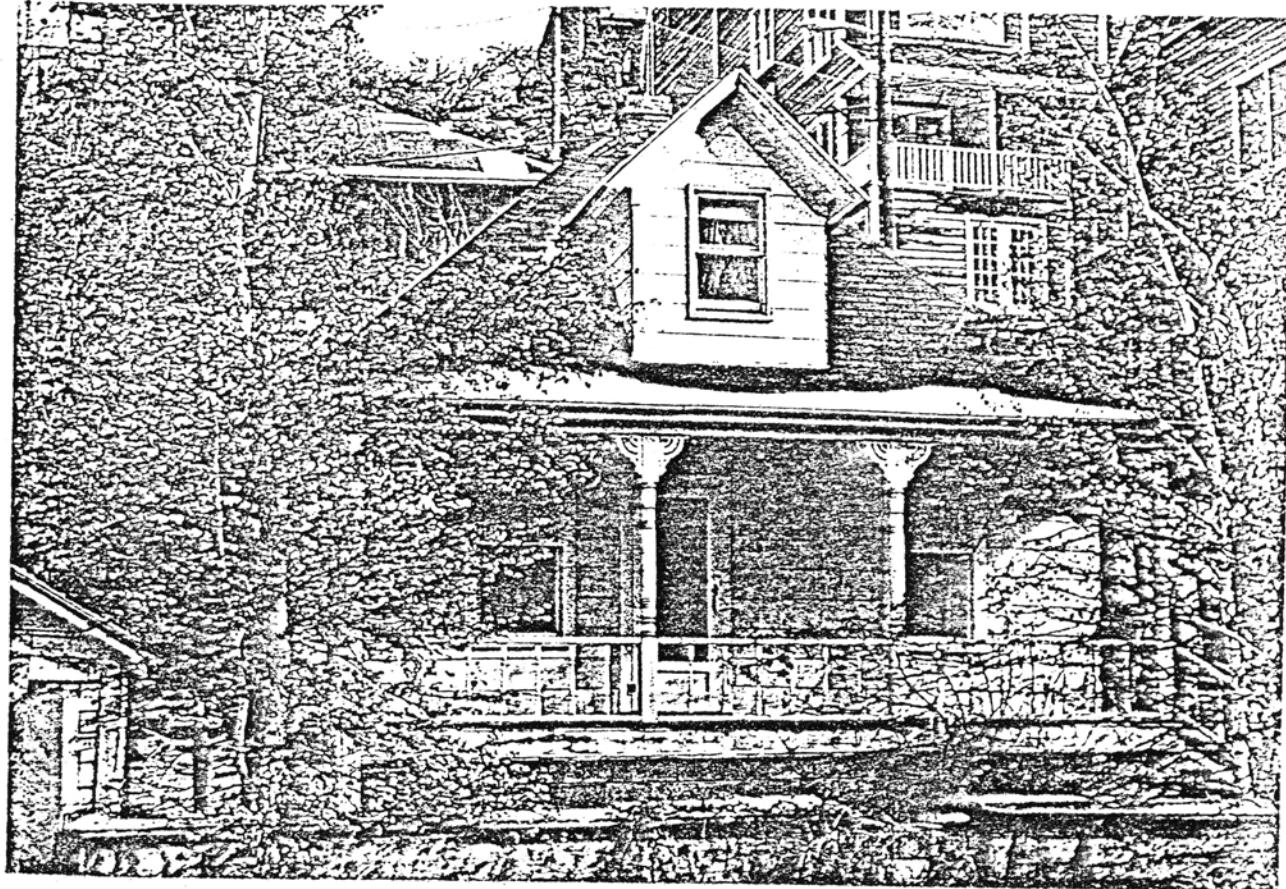
Born in Sweden in 1854, Ancil Johnson came with his parents to the U.S. and to Utah in 1863 because his mother was a convert to Mormonism. The family settled in Salt Lake City, but, due to their poverty, Ancil began working at the age of 9 on farms throughout Summit County. During his teen-age years 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





VEUR
55
Sun



sun



2



STOCK

Building Supply

NO
PARKING
ANY TIME







