

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Elizabeth M. Jones House**

Address: 412 MARSAC AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-458-A

Current Owner Name: CRANE BRUCE A & ANITA L H/W (JT) Parent Parcel(s):

Current Owner Address: PO BOX 702, PARK CITY, UT 84060-0702

Legal Description (include acreage): LOT 3 BLK 55 PARK CITY SURVEY; 0.04 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

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: Pyramid House (variant)

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.):

Foundation: Tax cards-1949, 1957 & 1968--indicate no foundation or foundation of wooden sills. No indication on site that foundation has been upgraded.

Walls: Drop siding.

Roof: Truncated hipped roof sheathed in asphalt shingles.

Windows/Doors: double-hung sash type and paired multi-pane casement with fixed transom.

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 pyramid house has not been significantly altered and remains much as it was described in the National Register nomination form dated 1983 (attached to this form). The window on the southeast side of the main façade, originally a large rectangular fixed casement window with a fixed decorative transom window above, was replaced with two narrow multi-glazed casements and a fixed multi-pane transom. 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 not been altered over time.

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 Pyramid house is 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. 1902¹

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 Does not appear on the 1900 Sanborn map, but does appear on the 1907 Sanborn Insurance map. Also, NR nomination form provides additional information from the title search that indicate a likely construction date of 1902.

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):

6 PHOTOS

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

Photo No. 1: Southwest elevation. Camera facing northeast, 2006.

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

Photo No. 3: West oblique. Camera facing east, 1983.

Photo No. 4: West oblique. Camera facing east, tax photo.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		928	\$	\$ 2463
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone <u>6x2x1.75</u> Conc. <u>None</u> ✓		149
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____	82	
Roof—Type <u>HIP</u> Mat. <u>T.P.</u>		27
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>71 @ .80</u>	56	
Rear <u>LEAN TO 96 @ 1.00</u>	96	
Cellar—Basmt— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>201</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. _____ Conc. _____		
Cabinets _____ Mantels _____		175
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
Total Additions and Deductions	234	351

Net Additions or Deductions 234 \$ -117

Age 35 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 2346
 Depr. 1-2-3-4-5-6 48/52 %
 Reproduction Val. Minus Depr. \$ 1220

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

Remarks _____ Total Building Value \$ _____

Appraised Oct. 21-22 194 9 By Ch & AJ

P.C. 458A

David Kadleck

(Rossie Hill)

Location Block 55 PC
Kind of Bldg. Res St. No. 412 Marsac Ave
Class 3 Type 1 2/3 4. Cost \$ 1777 X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		928		\$ 1777
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>—</u>	
Dormers—Small <u>Med.</u> Large <u>—</u>	
Bays—Small <u>Med.</u> Large <u>—</u>	
Porches—Front <u>6x12</u> <u>72</u> @ <u>80</u>	<u>58</u>
Rear <u>4x24</u> <u>96</u> @ <u>80</u>	<u>77</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. — 1/4 1/3 1/2 2/3 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 { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sftr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</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 <input checked="" type="checkbox"/> 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>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Total Additions		<u>485</u>	<u>485</u>
Year Built <u>—</u>	Avg. Age <u>44</u>	Reproduction Value	\$ <u>2262</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem.	% <u>—</u>
		Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>43</u>	% <u>—</u>
		Repr. Val. Minus Depr.	\$ <u>973</u>
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>	% <u>—</u>	
Other <u>—</u>			
		Total Building Value	\$ <u>—</u>

Appraised 5-14-58 By 1302

PC 458A
Serial Number

OF
Card Number

Owners Name David Kadleck
 Location BK 55 PC (Rossie Hill)
 Kind of Bldg. Res St. No. 412 Marsac Ave
 Class 3 Type 1 2/3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	962		\$ 4006	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

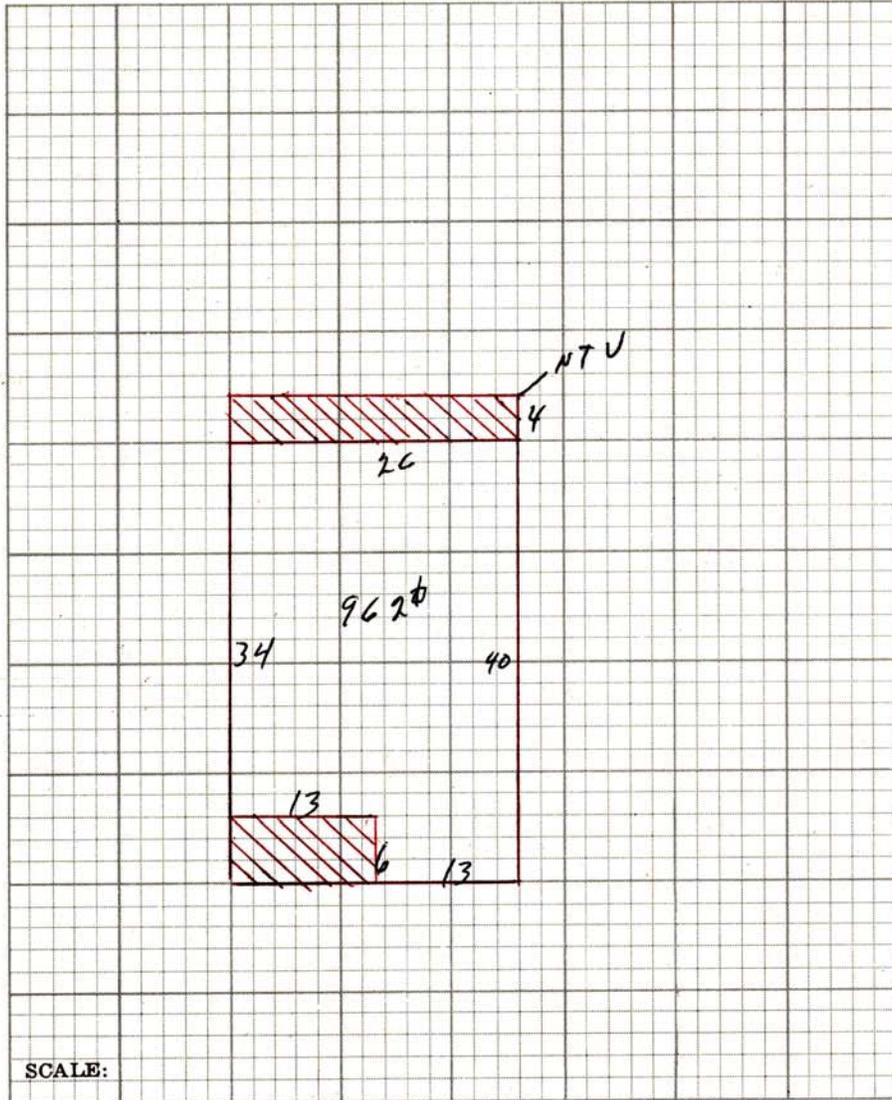
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>siding</u> (A)		
Roof Type <u>HIP</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>78</u> @ <u>1.25</u> <u>98</u>		
Rear _____ @ <u>NTU</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sftr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 648

Year Built <u>1914</u>	Avg. 1.	Replacement Cost <u>4649</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	<u>x.47</u>

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 \$

Appraised ① 11 19 68 By 1708 JUL 11 1969 1328
 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. _____

Total _____

REMARKS _____



PC 458A

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 412 Marsac UTM: 12 458300 4499120
 Park City, Summit County, Utah
 Name of Structure: Elizabeth M. Jones House T. R. S.
 Present Owner: John Calquist
 Owner Address: P.O. Box 1670, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 458A
 Legal Description: Kind of Building:
 Lot 3 Block 55, Park City Survey
 Less than one acre.

2 STATUS/USE

Original Owner: Unknown Construction Date: c. 1902 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

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:
 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.):

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 house is a one story frame variant of the pyramid house with a truncated hip roof. It is a variant of the pyramid house. Typically the pyramid house has a truncated hip roof or a pyramid roof, a square four room plan, a symmetrical or nearly symmetrical facade with a door generally centered between two windows or window bands, and a porch spanning the facade. This house has a square plan and a truncated hip roof, but it varies from the standard pyramid house type in that there is no attached porch. Instead, the northwest half of the facade is recessed, and a porch fills the recessed section. There is a single broad window on the south side of the facade. The size of the opening has not been changed, but the original glass was replaced by a multi-paned window with one horizontal and two vertical panels. The original window may have been a large single pane window with a transom. There is a door and a double hung sash one over one light window on the recessed north half of the facade, and a door and a pair of double hung sash windows on the north side of the building. A deck was added to the rear of the house, and minor superficial changes were made to the northeast corner of the building. Those changes are unobtrusive, and the building retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1902

Built c. 1902, the Elizabeth M. Jones House at 412 Marsac is architecturally significant as one of only five well preserved examples of a variant of the pyramid house, one of the three most common house types built during the early period of Park City's mining boom era. The pyramid house was built with a number of variations. This one is characterized by the typical square form and hip 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 pyramid houses are included in this nomination.

This house was built between 1900 and 1907, as indicated by the Sanborn Insurance Maps, but the exact date of its construction, and the name of its original owner are not known. It is likely that it was built around 1902, when several of the neighboring houses of a similar type were constructed as part of the rebuilding of the town after the great fire of 1898. This house apparently replaced an earlier house on this property, which had been owned since 1882 by William B. Jones. Jones died in 1900, before the estimated date of construction of this house, but Elizabeth M. Jones, probably either his sister or mother (he never married), continued to own this property until 1916. That year it was deeded to Lee Brayton Wight, a well-known local attorney, who was serving as guardian of the estate of Elizabeth Jones, "an incompetent person." Wight apparently rented out the house until selling it in 1930.



Elizabeth M. Jones House
412 Marsac
Park City, Summit County, Utah

Northwest corner

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





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