

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **J. Oluf Young House**

Address: 416 MARSAC AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-459-460

Current Owner Name: STEADMAN KATHY

Parent Parcel(s):

Current Owner Address: 6837 N 4TH AVE, PHOENIX, AZ 85013

Legal Description (include acreage): ALL OF LOTS 4 & 5 BLK 55 PARK CITY SURVEY CONT 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: Pyramid House type

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.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008



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:** South oblique. Camera facing north, 1995.
- Photo No. 3:** South oblique. Camera facing north, 1983.
- Photo No. 4:** South oblique. Camera facing north, tax photo.

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<sup>2</sup> 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 & STORE Street No. 416 MARSAE  
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1024	\$	\$ 2725
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓		148
Ext. Walls <u>Siding &amp; SHT</u>		20
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>115 @ .80</u>	92	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		45
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing { Class Tub Trays Basin Sink Toilet Urns Ftns Shr. Dishwasher Garbage Disp.		105
Heat—Stove <u>H. A.</u> Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. Floors { Hd. Wd. Fir. Conc.		
Cabinets Mantels		175
Tile { Walls Wainscot. Floors		
Lighting—Lamp Drops Fix.		
<b>Total Additions and Deductions</b>	92	473

Net Additions or Deductions 92 473 2725  
92 381

AV Age 48 Yrs. by { Est. Owner  
Tenant  
Neighbors  
Records } REPRODUCTION VALUE \$ 2344  
 Depr. 1-2-3-4-5-6 61/39 % \$  
 Reproduction Val. Minus Depr. \$ 906

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 AV AGE ON OLD CARD. 40 YRS. (1941) Total Building Value \$ \_\_\_\_\_

Appraised OK 194 9 By CH & AJ



PC 459

Location Block 55 PC, Lot 4 + 36' Lot 5. (Rossie Hill)

Kind of Bldg. RES St. No. 416 Marsac Ave

Class 13 Type 1 2 3 4 Cost \$ 2347 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1020		\$ 2347
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>H.P.</u> Mtl. <u>Shy</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>15' @ 128</u> 92	
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. — 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>2</u> Sink <u>1</u> Toilet <u>2</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>	435
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</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	527 527

Year Built <u>—</u>	Avg. Age <u>57</u>	Reproduction Value	\$ 2874
Inf. by { <u>Owner - Tenant - Neighbor - Record - Est.</u>		Obsol. or Rem.	%
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
Remodel Year <u>—</u> Est. Cost <u>—</u>		Repr. Val. Minus Depr.	\$ 862
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—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 \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

26459  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
Location BK 55PC Lot 4 & 5 6' 12' 5'  
Kind of Bldg. Res St. No. 416 Marsac Ave  
Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1024		\$ 4356	\$
	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 _____ Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>115' @ 1 2 5</u>		144
Rear _____ @ _____		
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 _____	550
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	290
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> FA <input type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> 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 984

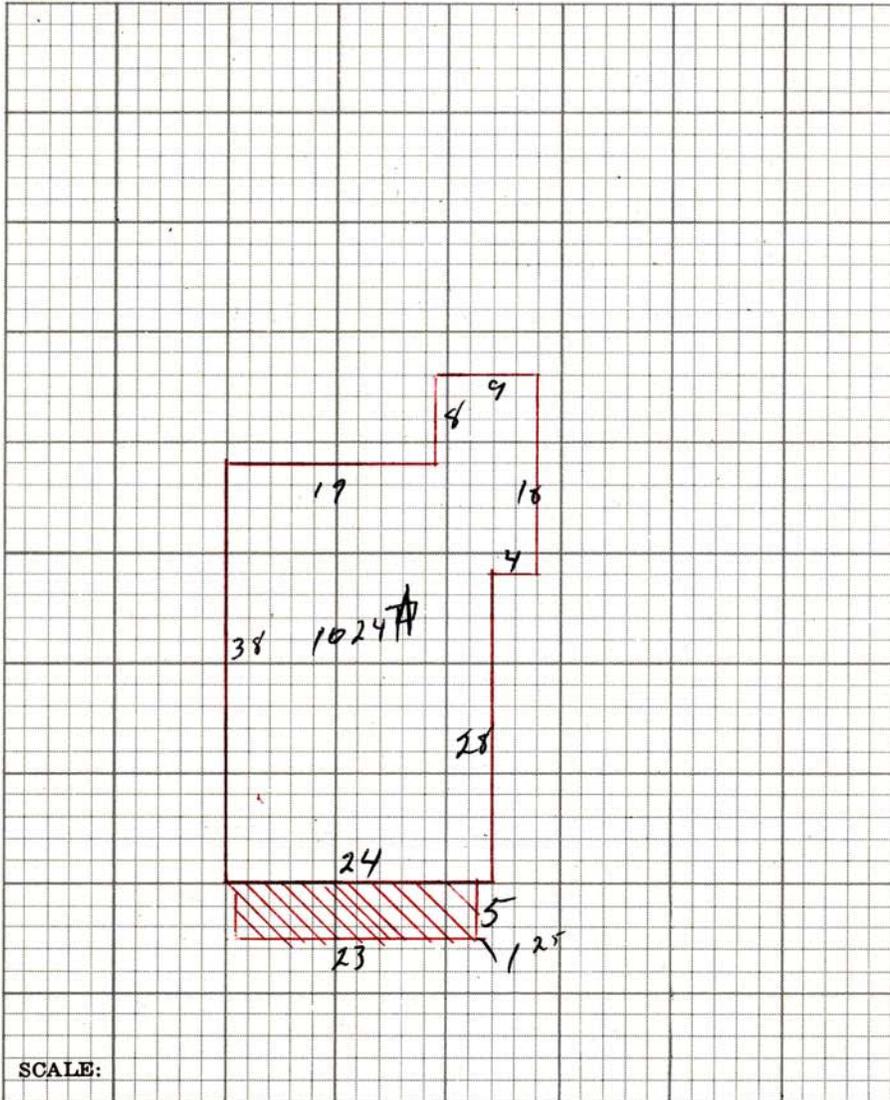
Year Built <u>1901</u>	Avg. 1.	Replacement Cost	<u>5340</u>
	Age 2.	Obsolescence	

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 \$

Appraised ① 11- 19 68 By 1701 JUL 11 1969 /328  
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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



MARSAC  
Cash & Carry  
GROCERY

PARKING

PIANO LESSONS  
MILDRED JORDAN

211

Structure/Site Information Form

Street Address: 416 Marsac  
 Name of Structure: J. Oluf Young House  
 Park City, Summit County, Utah

UTM: 12 458300 4499130  
 T. R. S.

Present Owner: Marie M. Bausman

Owner Address: P.O. Box 2616, Park City, Utah 84060

Year Built (Tax Record):  
 Legal Description

Effective Age:  
 Kind of Building:

Tax #: PC 459-460

All of Lots 4, 5, and 6 Block 55, Park City Survey. 0.13 acre.

Original Owner: J. Oluf Young

Construction Date: c. 1899 Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- |   |                                |   |   |                                     |  |   |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input type="checkbox"/> Significant      | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good                 | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations            | <input type="checkbox"/> Contributory     | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated         |                                | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory |                                     | <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

Research Sources:

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

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

Bausman, Marie M. Telephone interview, April 12, 1984, Park City, Utah.  
 1910 Census Records. Summit County, Park City Precinct, p. 185-A.

Architect/Builder: possibly J. Oluf Young

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 story frame pyramid house with a truncated hip roof. It is an example of the true pyramid house which is characterized by a four room square plan, a symmetrical facade with a door set slightly off center between windows, a porch spanning the facade, and a pyramid or clipped hip or pyramid roof. This house meets that description except that unlike most houses of this type in Park City, the window arrangement is not balanced. The door is flanked by a pair of windows on the north side and by a single window on the south side. The porch piers are lathe turned and topped by decorative brackets. The porch balustrade is not original, but is typical of the type that was built at the time the house was constructed, and therefore complements the building. There is a door between two windows on the south side of the building, and a single window on the north side. All of the windows are the one over one double hung sash type, and are original. The building was re-roofed within the past six years, wood shingles having been replaced by asphalt shingles. That change, however, is unobtrusive. No other major changes were made to the exterior of the front three sides of the house. A one story rear extension was added at the back of the house, extending over the east roof section and projecting out beyond the south wall. There is a door set into the west side of the projecting section which

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1899

Built in 1899, the J. Oluf Young House at 416 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, 11 are true pyramid houses and 17 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.

This house was probably built in 1899 by J. Oluf Young, who purchased this property that year from Katie and Isaac Oliner. A "4-room dwelling house" had been built on this property in 1895<sup>1</sup> but had apparently been destroyed in the fire of 1898, which burned many of the houses in town, including those in this area along Marsac Avenue. The assumption that that house was destroyed in the fire is supported by the fact that the Oliners sold this property to Oluf Young for only \$135, much less than would be expected for the property with a house on it. Young reportedly built this house using lumber which he had salvaged from the Marsac Mill, across the street to the west, which had been burned in the fire.<sup>2</sup>

Oluf Young was born in Sweden c.1822 and came to the U.S. in 1888, one year prior to the arrival of his wife and children. His wife, Carrie, was also a native of Sweden (b. c.1852); they had eight children, four of whom were still living at home in 1900. Although Young was retired by 1900, it is likely that he came to Park City to work in the mining industry.

(See continuation sheet)

416 Marsac

Description continued:

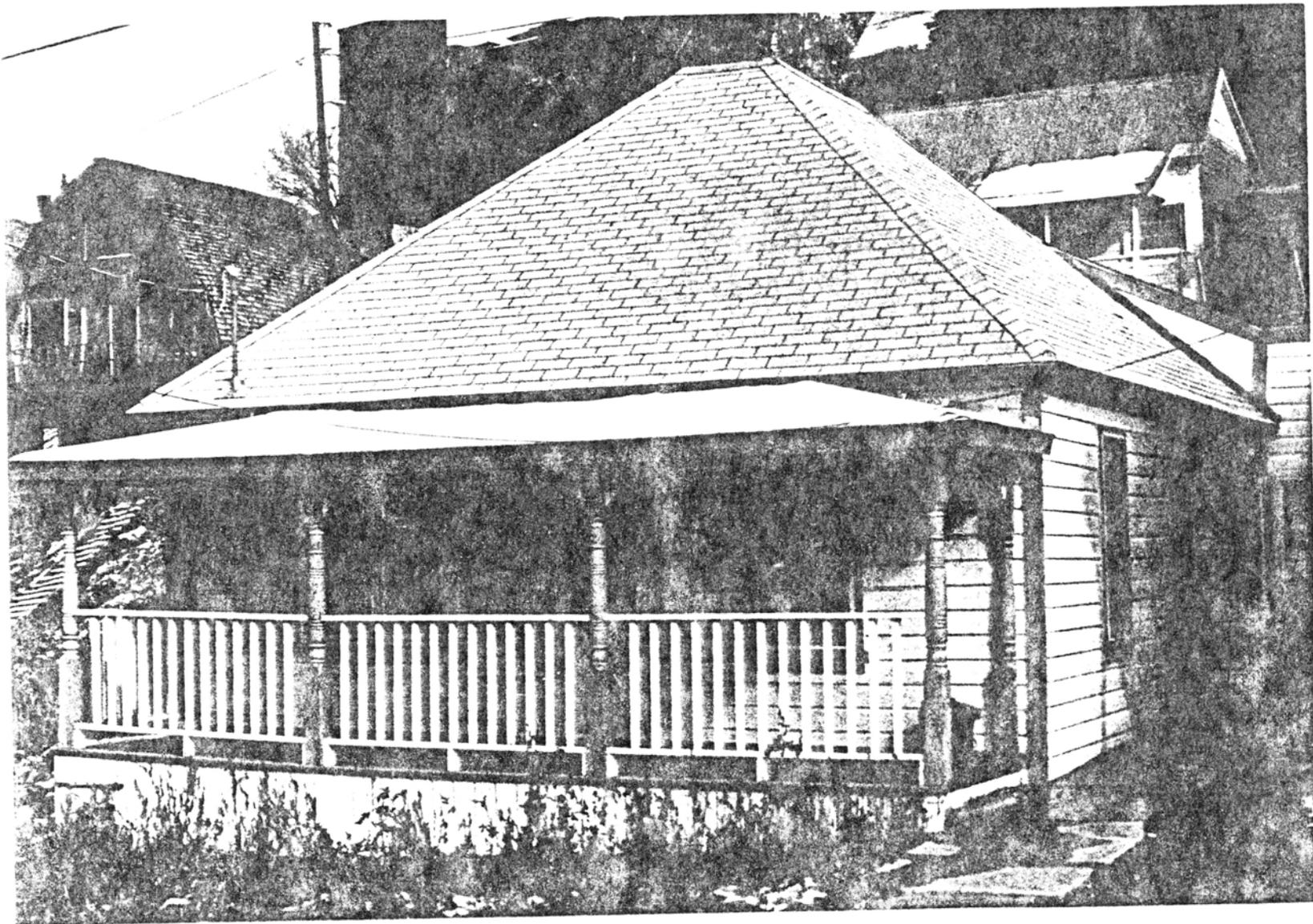
probably provides access to a coal or wood shed. The extension is unobtrusive and does not affect the building's original integrity. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it 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. An attempt was made to match the siding of the house and extension, and the scale of the two sections is compatible. This house is in excellent condition and maintains its original integrity.

History continued:

Charles W. and Anna Belle Fountain bought the house from the Youngs in 1911 and lived there for many years. Their daughter, Marie M. Bausman is the current owner.

<sup>1</sup>Summit County Records, Mortgage Book No. 4, p. 120.

<sup>2</sup>Telephone interview with Marie M. Bausman, April 12, 1984, Park City, Utah. Mrs. Bausman claims that the Youngs built the house in 1898, immediately after the fire.







416