



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Elizabeth M. Jones House

Address: 412 Marsac Avenue

Date of Construction: c. 1902

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-458-A

Current Owner: Bruce A. and Anita L. Crane (H/W jt.)

Legal Description (include acreage): LOT 3 BLK 55 PARK CITY SURVEY (NO DEED TRANSFERRING TITLE FROM PACIFIC BRIDGE CO TO GRANTORS OF DEED TO REESE) L3B55TWD-7 IQC-368 M12-8 WWD-631 JQC-63 M28-467 485-830 1634-1037-1061; 0.04 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: Pyramid House (variant)

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: _____, original location: _____)

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

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

Roof: Truncated hipped roof sheathed in asphalt shingles

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

412 Marsac is described in a 1984 National Register nomination as follows:

“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.”

In addition to the above description, the roofing originally had hexagonal shingles, shown in the 1940s tax photo. Since then they have been replaced with asphalt shingles. The posts of the porch appear different than the photo from the 1940s, and the decorative brackets are different, thus suggesting there has been some rebuilding and replacement of those elements. The overall form and materiality of the house remains intact and the house retains its historic value

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

To quote the 1984 National Register nomination form:

“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 façade, the porch is set into a recessed section of the façade. 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 to the estate of Elizabeth Jones, “an incompetent person.” Wight apparently rented out the house until selling it in 1930.”

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

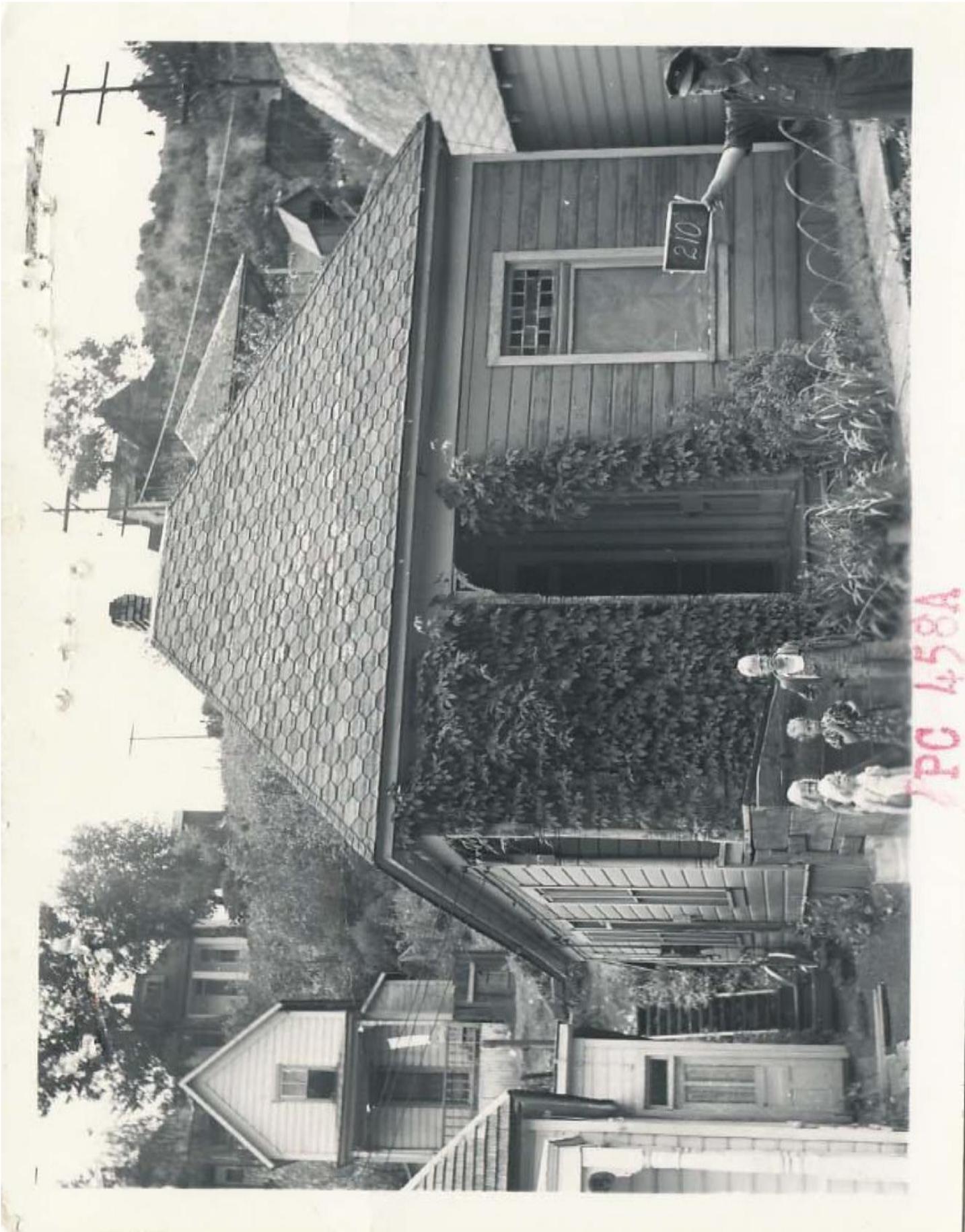
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

412 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)

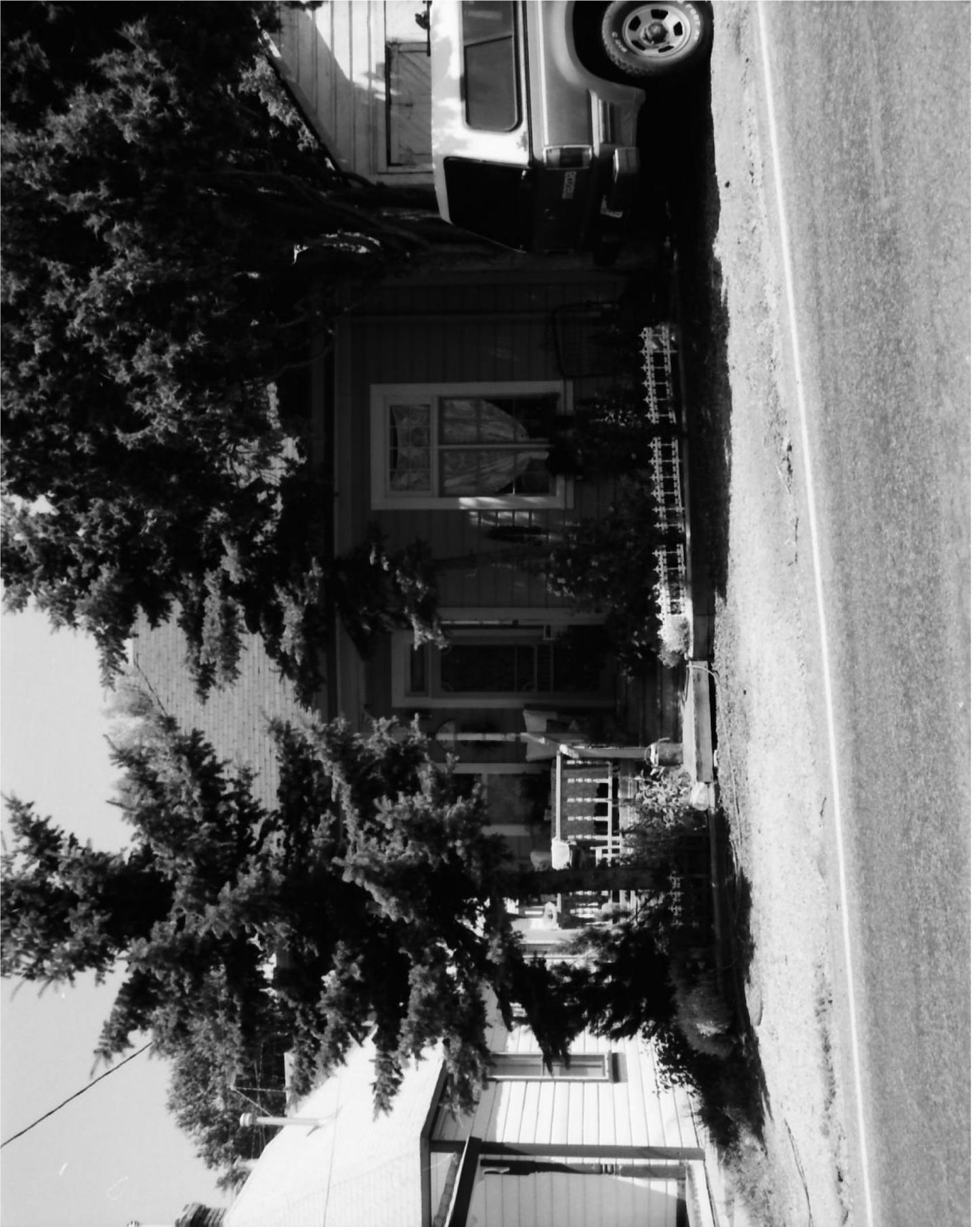




Elizabeth M. Jones House
412 Marsac
Park City, Summit County, Utah

Northwest corner

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







412 Marsac Avenue. Southwest oblique. November 2013.



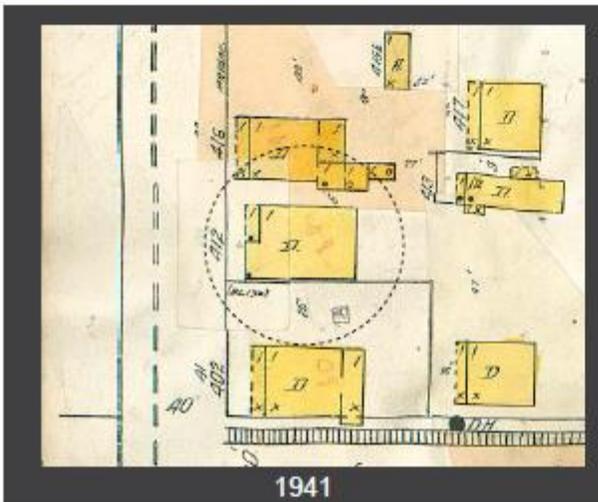
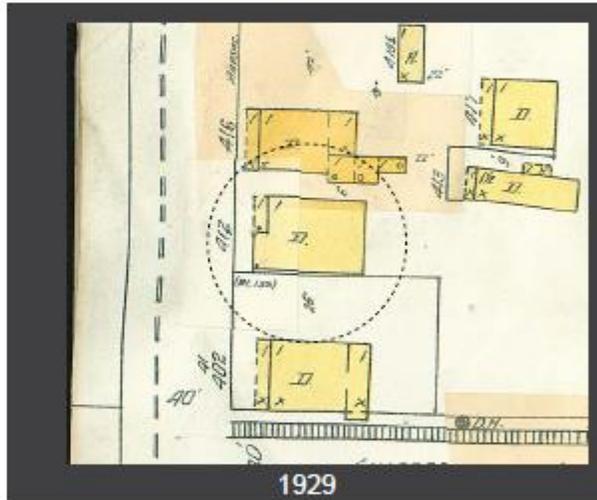
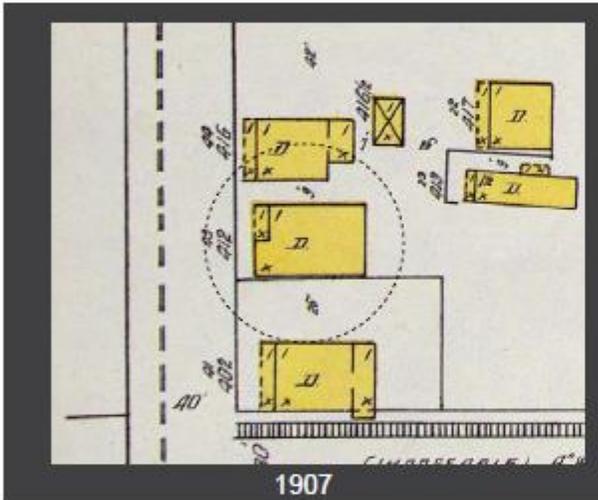
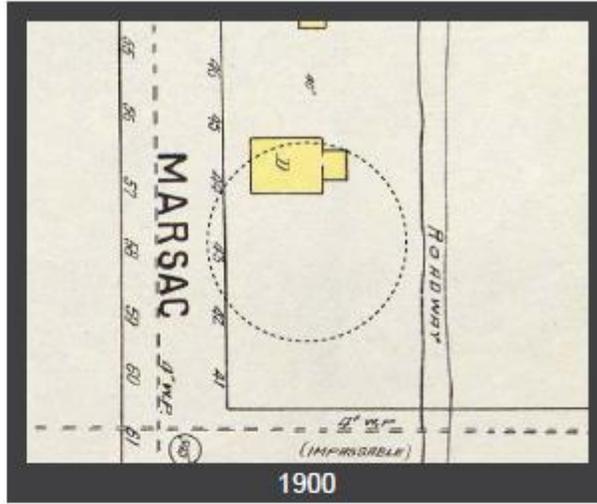
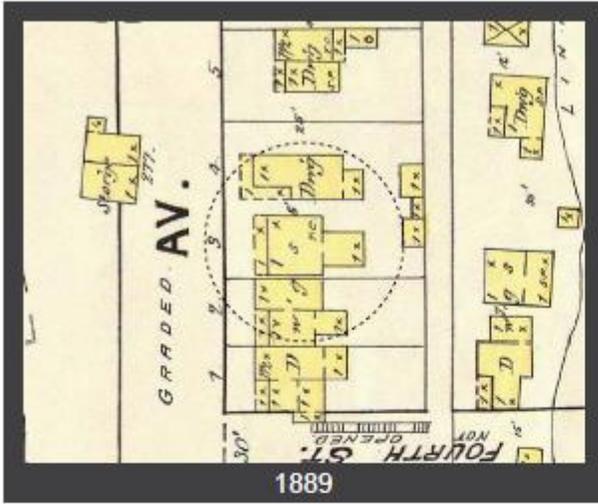
412 Marsac Avenue. West elevation. November 2013.



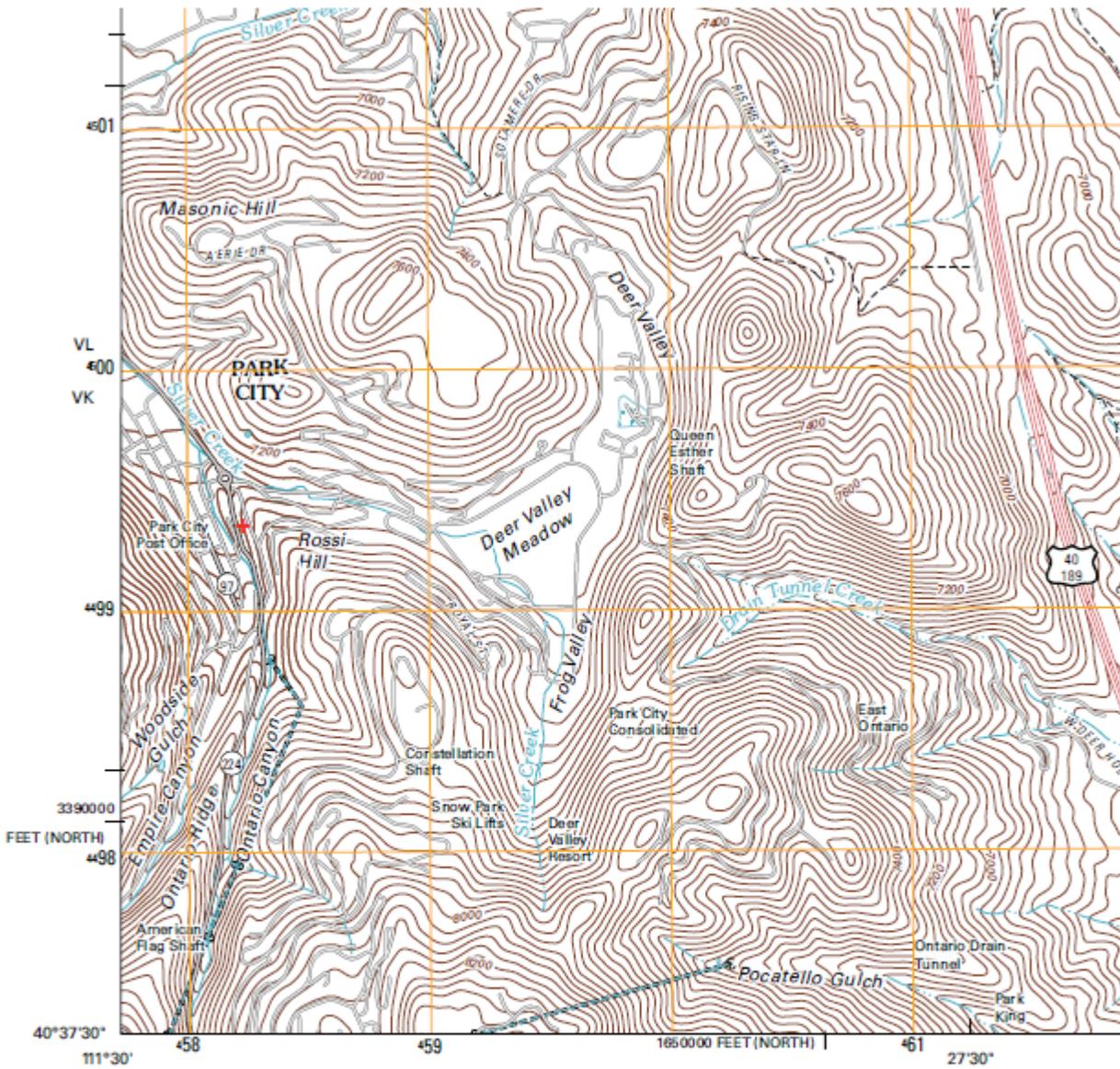
412 Marsac Avenue. Northwest oblique. November 2013.

MAPS

412 Marsac Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

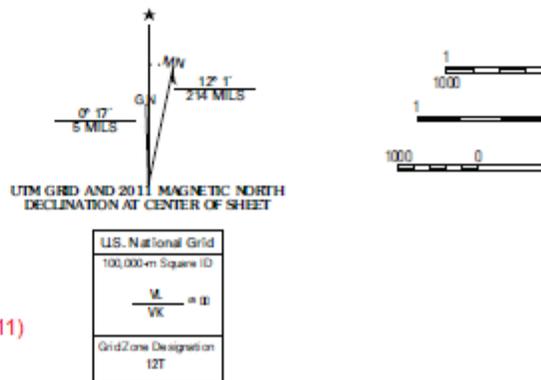


412 Marsac Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zone)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

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.

STATUS/USE 2

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

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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 412 Marsac

Site No:

4
ARCHITECTURE

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.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1902

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TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 412 Marsac Avenue

City: Park City, UT

Current Owner: Bruce A. & Anita L. Crane

Address: (see historic site form for address)

Tax Number: PC-458-A

Legal Description (include acreage): PC BK55 L3 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/23/1881	Edwd. P. Ferry	Nellie Foster	W		"3"
9/24/1881	Mrs. Nellie Ernst	Emma Love	W		
4/28/1882	Emma Love	William B. Jones	W		
12/19/1888	W.B. Jones	J.M. Drake	Mortgage		
1/1/1916	3rd J.D. Court	L.B. Wight	Order		[Estate of Elizabeth M. Jones, Incompetent]
2/6/1930	L.B. Wight (adm.)	Thomas E. Clark	Adm. Deed		
5/26/1945	Thomas E. Clark, et ux	Geo. M. Fisher, et ux	W.D.		
5/20/1946	Geo. M. Fisher	Robert L. Hermon	W.D.		
5/23/1950	R.L. Hemon, et ux	Pacific Bridge Co.	Q.C.D.		
4/6/1959	Pacific Bridge Co.	Melvin Virgil Lewis, et ux	Grant Deed		
8/8/1959	Melvin Virgil & Ella May R. Lewis	Robert W. & Pilar U. Reese	Q.C.D.		
5/31/1962	Robert W. & Pilar U. Reese	Bert Duane Thorpe, et al	W.D.		
5/4/1964	Bert Duane Thorpe, et al	Bert Duane & Dona B. Thorpe	Q.C.D.		
6/23/1967	Bert Duane & Dona B. Thorpe	David M. & Carolyn Kadleck	W.D.		
10/28/1970	David M. & Carolyn Kadleck	David T. & Mary A. Nuckles	W.D.		
7/28/1983	Mary Adella Nuckles	David Timothy Nuckles	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/2/2014

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

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

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 Conc. None <input checked="" type="checkbox"/>		149
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs. <input checked="" type="checkbox"/>	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>LEANTO 96 @ 1.00</u>	96	
Cellar—Basm't <u>1/4 1/2 3/4 full-floor</u> <u>DAI</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing—Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin Sink Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.		
Heat—Stove <u>H. A. Steam S. Blr.</u> Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Floors Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets Mantels		175
Tile—Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		

Total Additions and Deductions 234 351 2463

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% _____ Obsolescence _____
Cars Walls _____ Out Bldgs. _____
Roof Size x Age _____
Floor Cost _____ Depreciated Value Garage _____
Remarks _____ Total Building Value \$ _____

Appraised Oct 1949 By Ch & AJ

P.C. 458A.

David Kadleck (Rossie Hill)

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

Table with columns: Stories, Dimensions, Cu. Ft., Sq. Ft., Factor, Totals. Row 1: 1, x x, 928, \$ 1777

Description of Buildings and Additions section. Includes fields for Foundation, Ext. Walls, Insulation, Roof Type, Dormers, Bays, Porches, Metal Awnings, Basement Entr., Planters, Cellar-Bsmt., Bsm. Apt., Attic Rooms, Plumbing, Built-in Appliances, Heat, Air Cond., Finish, Floor, Cabinets, Tile, Storm Sash.

Summary table with columns: Year Built, Avg. Age, Reproduction Value, Obsol. or Rem., Bldg. Value, Depr. Col., Repr. Val. Minus Depr., Total Building Value.

Appraised 5-14-1958 By 1302

PC 458A
Serial Number

OF
Card Number

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

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

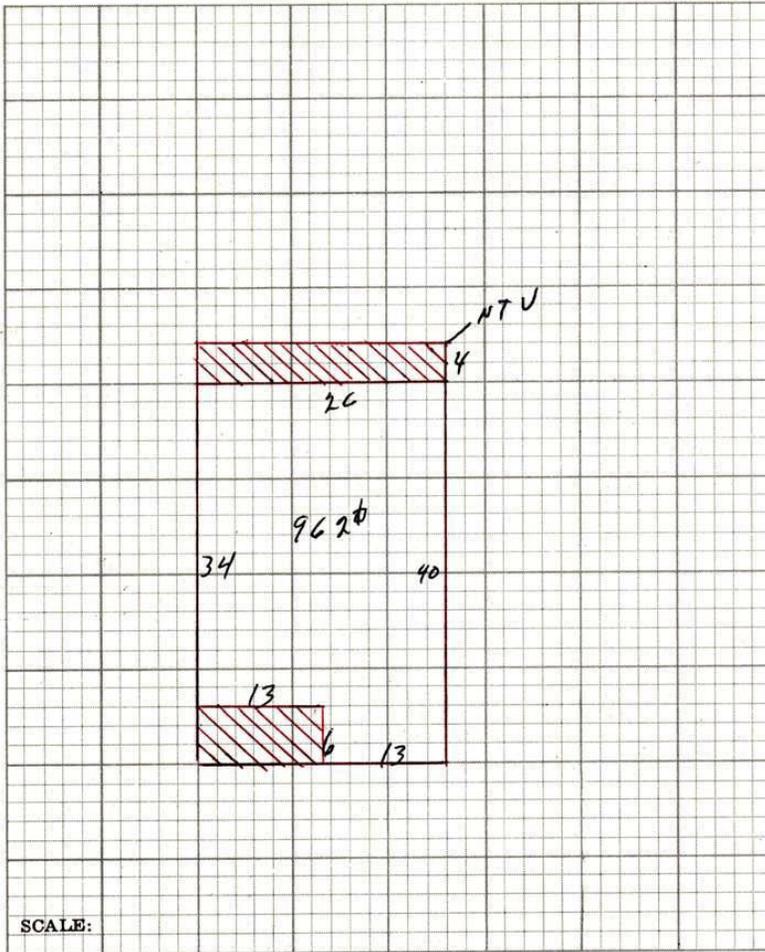
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone _____ Conc. _____ Sills X
 Ext. Walls siding (A)
 Roof Type HIP Mtl. Pat
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front 78 @ 1.25 98
 Rear _____ @ NTU
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 Full _____ Floor _____
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 1 Tub 1 Trays _____
 Basin 1 Sink 1 Toilet 1 550
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____
 Heat—Stove X H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____
 Oil _____ Gas X 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		648
Year Built <u>1914</u>	Avg. 1.	Replacement Cost <u>4649</u>
	Age 2.	Obsolescence
Inf. by { <u>Owner - Tenant</u> Neighbor - Record - Est.		Adj. Bld. Value
		Conv. Factor <u>x.47</u>
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 11 19 68 By 1708 JUL 1 1968 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 _____
