



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Matson House

Address: 147 Ridge Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 147-RA-1

Current Owner: A. Clayton Perfall (trustee)

Legal Description (include acreage): LOT 1, 147 RIDGE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 8489 SQ FT OR 0.19 AC (1898-978-980) 1950-917

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

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: Early 21st c. type / Neo-Eclectic style

No. Stories: 2

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: Novelty/drop siding and stone facing. Some older drop siding is visible on the initial house

Foundation: Concrete and faced in stone on the latest addition

Roof: The gable and shed roofs are clad in asphalt shingles or standing seam metal roofing materials

Windows/Doors: Replacement double-hung sash, primarily one-over-one

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.)

The house at 147 Ridge Avenue recently underwent a renovation and addition. The original part of the house remains and the addition was built to the side of the house with a transitional piece connecting the two. The original house was listed on the National Register, and described as follows:

“This house is a one story, frame hall and parlor house with a two story rear shed extension and a gable roof. The facade is oriented west, and the hillside drops off behind it allowing for one story of the extension to be below grade. It has a symmetrical facade, a door centered between two windows. The roof edge extends beyond the facade forming a porch which is supported on slender piers. Jigsaw cut brackets accent the tops of the piers. There is a single window on each end of the building. All of the windows are the double hung sash type with one over one sashes. The two story rear extension that is set into the hill below the house is original. The two double hung sash windows in the north side of that section, however, are not original, but the change does not affect the building's original integrity. A door on that same wall was replaced, and the smaller of the two windows was

originally a door or window that has been shortened. Both changes are barely visible because the infill drop siding was well matched. Only the line of juncture between original and infill siding indicates that changes were made. The second story window dates within the historic period, but the small first story window does not. The small shed roof addition on the north side is not original, but likely dates within the historic period. Because it also has drop siding and is of a small scale, it is unobtrusive. This house is an excellent example of a common Park City house type, the hall and parlor house. Because it has received no major alterations, and those that have been made are unobtrusive, it retains its original integrity.”

Although the form remains legible, the cumulative formal and material changes have diminished 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.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

“Built c. 1885, the John Matson House at 147 Anchor is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

The date of construction and name of the original owner of this house are uncertain. This house was built by at least 1907, as indicated by the Sanborn Insurance Maps which first covered this area that year, but was probably built in the 1880s or early 1890s as were the majority of Park City's hall and parlor houses. This house was probably first owned by John and Augusta Matson, who were listed in the title abstract records as early as 1893 as owners of a “frame dwelling house containing six rooms and sitting on the ridge between Empire and Woodside Canyons.” That location is correct for this house, and subsequent sales of that property lead directly to the current owners of this house. It is unknown when the Matsons first purchased this property or whether they used the house as their own home or as rental property. Nothing is known of the Matsons. In 1897, the Matsons sold this property to Joseph McGhie and his wife, Christina. Joseph was a native of Utah (b. 1863) and worked as a miner while living in Park City. He and his wife had at least four children. They sold the house in 1905 to Melbourne Potter, who owned it for only a year before selling it to John and Matilda Backman. Both John and Matilda Backman were immigrants from Finland, he in 1886 and she in 1893. John was a miner. The Backmans owned the house until about 1930, when it was purchased by the Nyman family, who have continued as its owners to the present.”

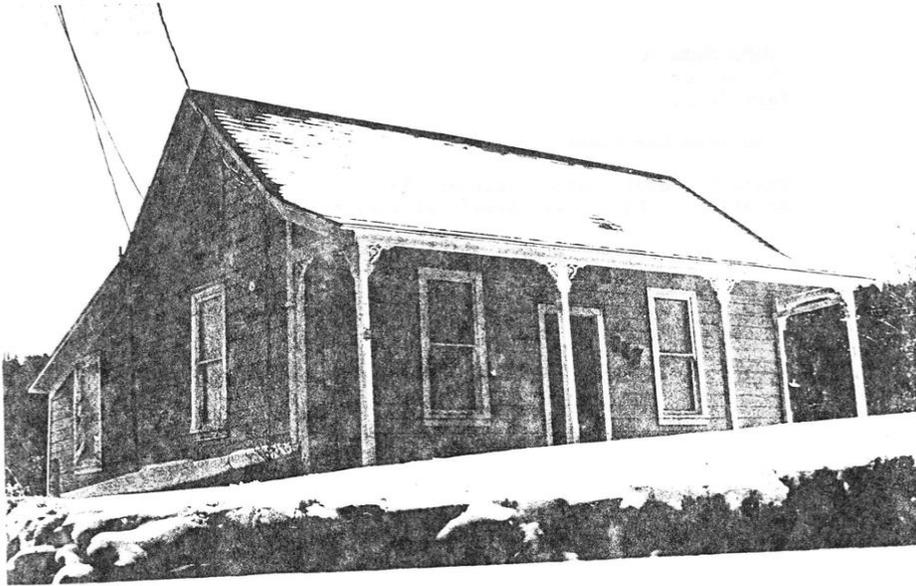
The title history present in the recorder abstracts does not reflect much of this history, but there is much information regarding Park City's early property ownership that has been lost.

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.)

























147 Ridge Avenue. Northwest oblique. November 2013.



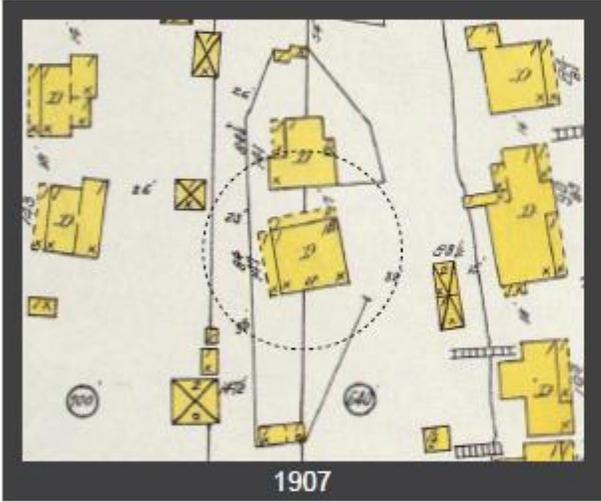
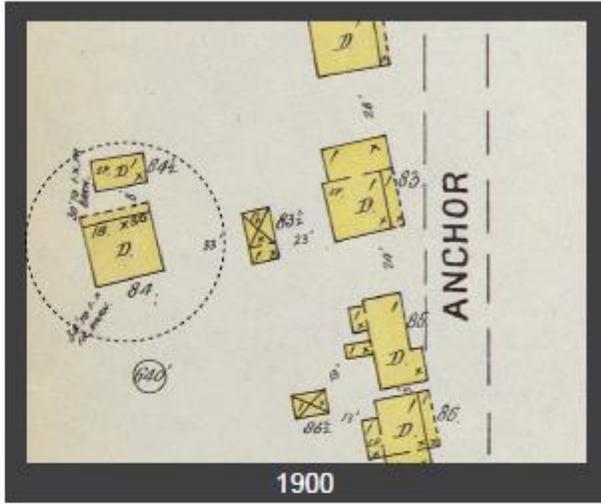
147 Ridge Avenue. West elevation. November 2013.



147 Ridge Avenue. Southwest oblique. November 2013.

MAPS

147 Ridge Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



SURVEYOR'S CERTIFICATE

I, John DeWolfe, certify that I am a Registered Land Surveyor in the State of Utah, and that the above described property was surveyed under my direction.

John DeWolfe
John DeWolfe
Date: 9/27/04



LEGAL DESCRIPTION

Lots 18, 19, a portion of Lot 20, Block 76, and portions of Lots 21-32, Block 76, Park City Survey, according to the official plat thereof on file and recorded in the Salt Lake County Recorder's Office.

Lots 18 and 19, Block 76, within Reservation to the Park City Survey, and Lot 20, Block 76, within Reservation to the Park City Survey, were particularly described as follows:

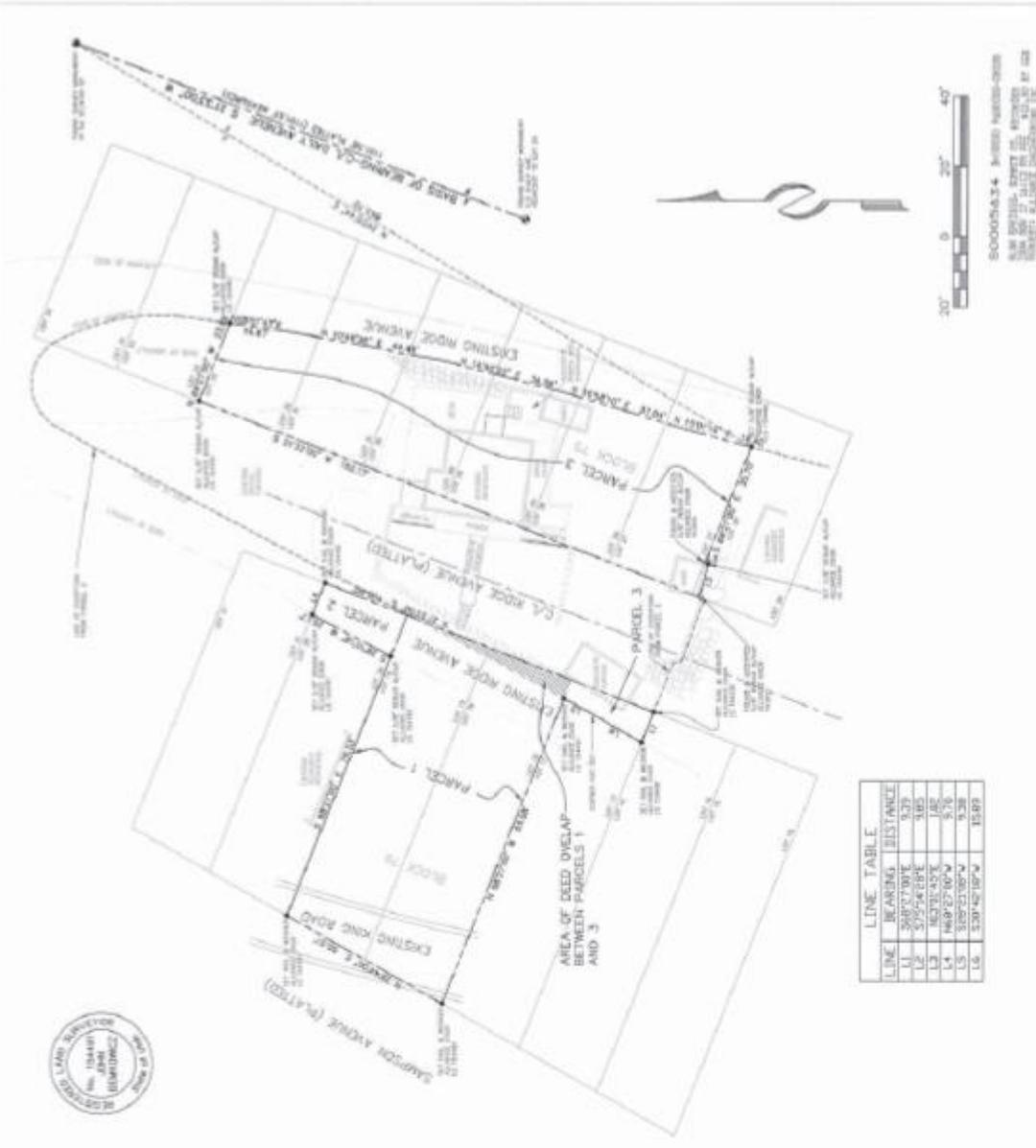
Block 76, of Lot 20, Block 76, Middle Reservation to the Park City Survey, was particularly described as follows: Beginning at the southeast corner of Lot 20, Block 76, Park City Survey, according to the official plat thereof on file and recorded in the Salt Lake County Recorder's Office, thence North 37°32'00" East 25.00 feet to the northeast corner of said Lot 20, thence along the easterly line of said lot North 68°27'00" West 0.70 feet to a point on the westerly edge of said Lot 20, thence along the westerly line of said lot South 82°27'00" East 11.61 feet to the Point of Beginning.

Block 76, of a point North 48°27'00" West 13.83 feet from the southeast corner of Lot 27, Block 76, within Reservation to the Park City Survey, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder, and thence along the westerly line of said lot North 37°32'00" East 25.00 feet to the northeast corner of said Lot 20, thence along the easterly line of said lot North 68°27'00" West 0.70 feet to a point on the westerly edge of said Lot 20, thence along the westerly line of said lot South 82°27'00" East 11.61 feet to the Point of Beginning.

Block 76, of a point North 48°27'00" West 13.83 feet from the southeast corner of Lot 27, Block 76, within Reservation to the Park City Survey, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder, and thence along the westerly line of said lot North 37°32'00" East 25.00 feet to the northeast corner of said Lot 20, thence along the easterly line of said lot North 68°27'00" West 0.70 feet to a point on the westerly edge of said Lot 20, thence along the westerly line of said lot South 82°27'00" East 11.61 feet to the Point of Beginning.

NOTES

1. Lots of survey. Third survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey September 1, 2004.
4. Property location: Section 31, T6S, R6E, S44M.
5. Purpose of survey: Real estate transaction.
6. Improvements on the property are as shown.



LINE	BEARING	DISTANCE
L1	S09°07'30"E	9.20
L2	S75°42'18"W	14.83
L3	N63°03'45"E	1.68
L4	N68°27'00"W	0.70
L5	S82°27'00"W	9.38
L6	S20°42'18"W	15.89

BOUNDARY SURVEY
147 RIDGE AVENUE
PARK CITY SURVEY

FORM: BRAD JENSEN
JOB NO.: 1-8-04
FILE: K:\ParkCitySurvey\Map\env\env\env\010984.dwg

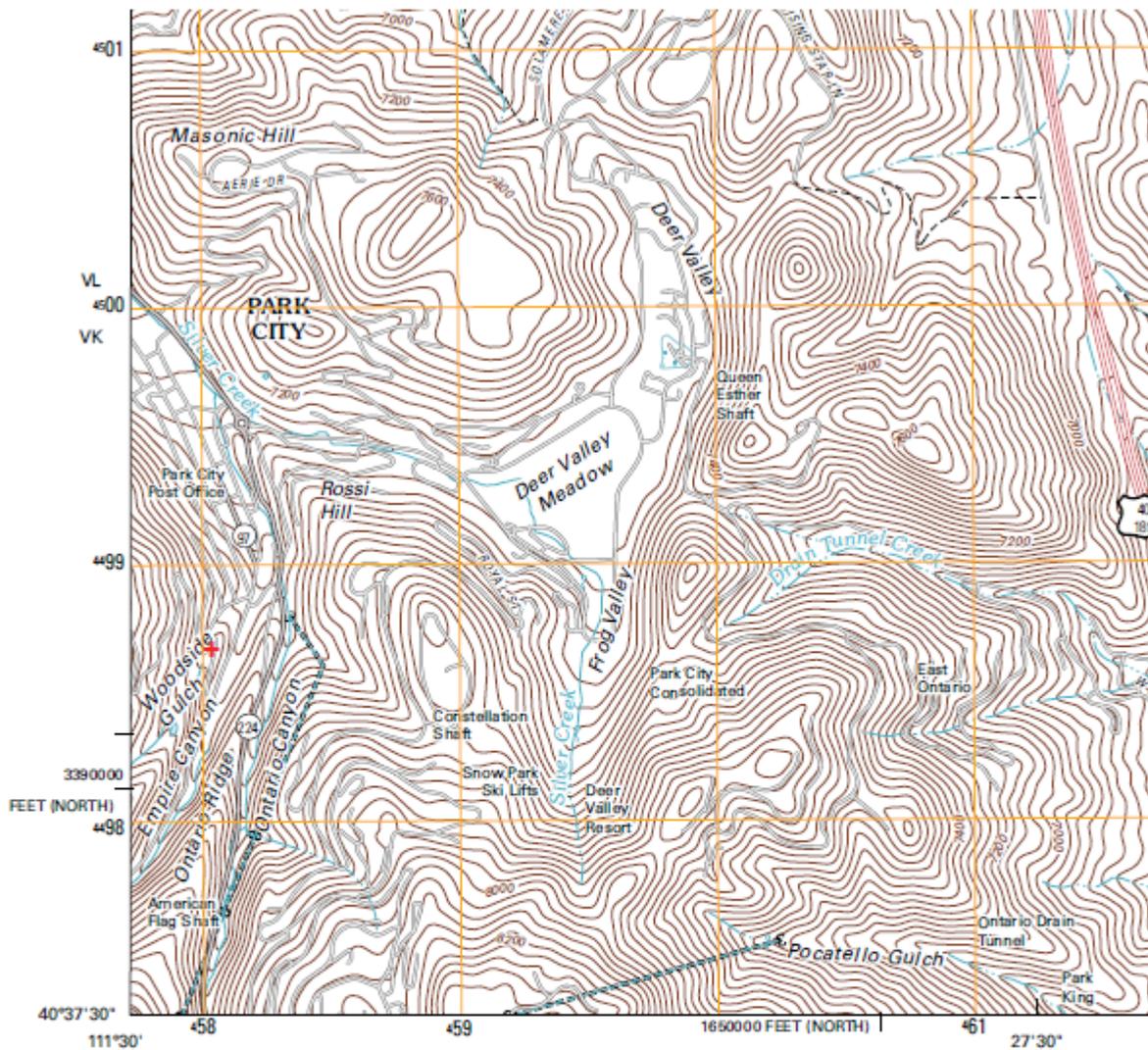
STAFF: MARY MORRISON
DAVID CORDELL
MARK CARROLL

DATE: 9/27/04

SHEET
1
OF
1

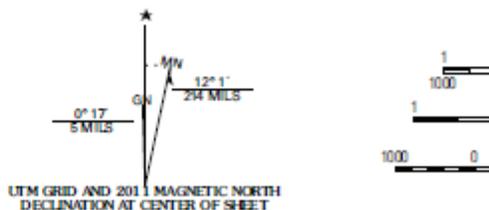
S-5034

147 Ridge 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 zones)

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



UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL 00
VK 00
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society

Site No. _____

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 147 Anchor
Park City, Summit County, Utah UTM: 12 458110 4498460
Name of Structure: John Matson House T. R. S.
Present Owner: Michael Fred Nyman
Owner Address: P.O. Box 99, Park City, Utah 84060
Year Built (Tax Record): Effective Age: Tax #: PC 705
Legal Description: Kind of Building:
Lots 18 and 19, Block 76 Millsite Reservation to Park City Survey
Less than one acre.

STATUS/USE 2

Original Owner: probably John Matson Construction Date: c. 1885 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.):

1900 Census Records, Summit County, Park City Precinct, p. 177-B.
Summit County Records, Quit Claim Deed Book "B" p. 508.

Researcher: Roger Roper

Date: 4/84

Street Address: 147 Anchor

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a two story rear shed extension and a gable roof. The facade is oriented west, and the hillside drops off behind it allowing for one story of the extension to be below grade. It has a symmetrical facade, a door centered between two windows. The roof edge extends beyond the facade forming a porch which is supported on slender piers. Jigsaw cut brackets accent the tops of the piers. There is a single window on each end of the building. All of the windows are the double hung sash type with one over one sashes. The two story rear extension that is set into the hill below the house is original. The two double hung sash windows in the north side of that section, however, are not original, but the change does not affect the building's original integrity. A door on that same wall was replaced, and the smaller of the two windows was originally a door or window that has been shortened. Both changes are barely visible because the infill drop siding was well matched. Only the line of juncture between original and infill siding indicates that changes were made. The second story window dates within the historic period, but the small first story window does not. The small shed roof addition on the north side is not original, but likely dates within the historic period. Because it also has drop siding and is of a small scale, it is unobtrusive. This house is an
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1885

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147 Anchor

Description continued:

excellent example of a common Park City house type, the hall and parlor house. Because it has received no major alterations, and those that have been made are unobtrusive, it retains its original integrity.

TITLE SEARCH FORM

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

Address: 147 Ridge Avenue

City: Park City, UT

Current Owner: A. Clayton Perfall

Address: (see historic site form for address)

Tax Number: 147-RA-1

Legal Description (include acreage): L1 Ridge Avenue Sub. (house on PC BK75 L29 & L30 and original Ridge Avenue) (see historic site form for complete legal description and survey for location)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/16/1907	County Treasurer	Summit County	Tax Sale		All of Block 75
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin, et al	Decree		[most of BK75, incl. L29 & L30]
3/20/1916	McCornick & Co. plaintiff	W.I. Snyder, trustee PC Townsite	Decree		[most of BK75, incl. L29 & L30]
11/21/1916	P.F. Ryan, Sheriff	Park City Townsite	Sheriff's Deed		[most of BK75, incl. L29 & L30]
5/25/1940	County Auditor	Summit County	A.D.		"P. C. Townsite"
12/7/1959	Summit County	United Park City Mines Co.	Q.C.D.		[most of BK75, incl. L29 & L30]
6/11/1971	United Park City Mines Co.	Greater Park City Company, et al	Sp. W.D.		[most of BK75, incl. L29 & L30]
6/12/1975	Greater Park City Company, et al	Ramshire, Inc.	Special W.D.		[BK75 L1-40, 48-50, 57-108]
11/15/1975	Ramshire, Inc.	Harry F. Reed	Special W.D.		[BK75 L27-40, 48-50, 59-73, 75-82]
9/17/1976	Harry F. & Sydney D. Reed	Curtis K. Oberhansley			[BK75 L27-32, 48-50, 59-65, 72-73, 75-82]
	[missing link]				
2/24/1999	Donald R. & Kathleen J. Simon	Michael Fred Nyman	Q.C.D.		
11/15/2004	Michael Fred Nyman	Anne C. Wood	W.D.		
9/25/2008	Anne C. Wood	Donald R. Jr & Anne C. Wood (It.)	W.D.		
2/25/2013	Donald R. Jr & Anne C. Wood (It.)	A. Clayton Perfall	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/30/2014