

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Johnson, Alex and Mary Alice, House

other names/site number _____

2. Location

street & number 5 West Main Street N/A not for publication

city or town Grantsville N/A vicinity

state Utah code UT county Tooele code 045 zip code 84029

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Wilson S. Mat DSHPD Oct 30, 1995
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson A. Beall 12.13.95
Signature of the Keeper Date of Action

Entered in the National Register

Johnson, Alex and Mary Alice, House
Name of Property

Grantsville, Tooele County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
		sites
	<u>1</u>	structures
		objects
<u>1</u>	<u>3</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof WOOD Shingle

other Sandstone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Johnson, Alex and Mary Alice, House
Name of Property

Grantsville, Tooele County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1900

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: Charles Zephaniah Shaffer

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

X See continuation sheet(s) for Section No. 9

Johnson, Alex and Mary Alice, House
Name of Property

Grantsville, Tooele County, Utah
City, County, and State

10. Geographical Data

Acreage of property 0.520 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 3/7/6/2/0/0 4/4/9/5/1/5/0
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /

D / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

Beginning at the northeast corner of Lot 1, Block 1, Plat A, Grantsville City survey, run thence south 170.0 feet; thence west 132.0 feet; thence north 170.0 feet; thence east 132.0 feet to the point of beginning.

Property Tax No. 1-90-27

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been and continue to be associated with the building.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky

organization Utah Heritage Foundation

date June 30, 1995

street & number 1049 University Village

telephone (801)-581-1497

city or town Salt Lake City

state UT zip code 84108

Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**
- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- **Photographs:** Representative black and white photographs of the property.
- **Additional items** (Check with the SHPO or FPO for any additional items.)

Property Owner

name Francis and Betty Menalis

street & number 5 West Main Street

telephone (801)-884-0315

city or town Grantsville

state UT zip code 84029

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

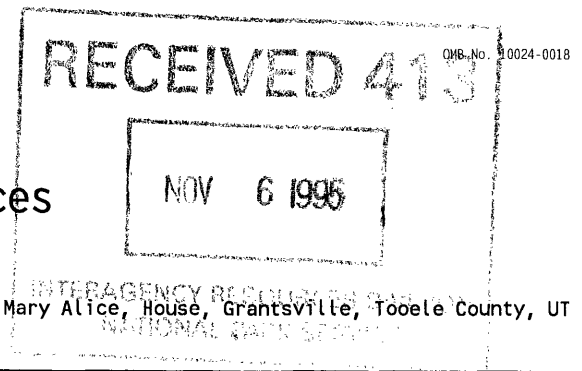
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT



Narrative Description

The Alex and Mary Alice Johnson House is located at the corner of Main Street and Hale Street in Grantsville. It is a one-and-one-half story brick home in the Queen Anne style built in 1900. The plan of the main floor gives the impression of a cross-wing house with a square tower at the intersection of the wings. However, more substantial than a typical cross-wing, it may also be considered a modified central-block with projecting bays. The house is on a one-half acre property with three outbuildings that retain their historic integrity but do not contribute to the historic significance of the house.

The house sits on a coursed rubble foundation. The masonry consists of two types of brick. It is faced with a fired red brick and lined with adobe. The courses are laid in a running bond with 4" projections at the corners of the octagonal bays. The lintels, sills, and water table are of sandstone. The main floor fenestration is a combination of large fixed sash windows with transoms and smaller double-hung windows. There are paired double-hung windows in each of the four gable ends and the two small dormers. The tower has round arched windows, brick voussoirs, and decorative brick-work at the impost. The tower's pyramidal roof is capped with a metal finial.

Probably the most striking part of the house is the decorative woodwork, which according to one source, has always been painted white.¹ The gable trim includes octagonal shingling with lozenge patternwork in the peak. Engaged pilasters with bracket "capitals" flank the windows. Similar details occur on the dormers. Dentils are found on the main cornice completely surrounding the house, as well as on the tower cornice. Corner brackets with lathe-turned spools and spindles occur at either side of the bays. The north and east porches are particularly elaborate. Each consists of lathe-turned columns and console brackets which support a spool and spindle frieze. Other decorative elements on the porches include dentils, fan-shaped brackets, pendants, and paterae. Scroll-cut woodwork is found on the balustrades and the base enclosure.

The principle elevations of the building have remained virtually unaltered since its construction. Minor alterations have been made to the rear, or south elevation, and concrete steps have been added to the east porch. A porch which spanned the length of the rear elevation was enclosed probably within a decade of the original construction. The east half of the porch was screened and the west half was fully enclosed to form a room. A doorway was cut from the main house to this room. In the 1950s, both the room and the screened porch were removed. They were replaced by a concrete porch supported by simple metal columns. Two other changes occurred in 1993: the cellar stair enclosure on the west elevation was repaired and the mid-century asphalt roof was replaced with wood shingles.

¹"Tour Historical Grantsville". Brochure prepared by the Historical Tour Committee of the 1884-1984 Centennial Old Folks Sociable. Grantsville, Utah, 1984.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Alex and Mary Alice Johnson House, Grantsville, Tooele County, UT

The interior of the house consists of several large well-lighted rooms with eleven-foot high ceilings. A small entrance foyer is at the base of the tower and contains separate doors to the dining room and parlor. The two rooms are also connected by a set of double doors. A large kitchen runs the east length of the house, with an enclosed staircase parallel to it. A second set of cellar stairs is found under the main staircase. The west side is separated into two smaller rooms: one was probably used as a bedroom, while the other was the family bathroom (the house was reportedly one of the first to have indoor plumbing in Grantsville). On the second floor there are four bedrooms, a nursery and a small office in the tower. The attic can be accessed from a trap door near the stairs.

Except for some changes in wallpaper and paint, the interior is in good historic condition. Some woodwork has been painted, however, most of the panelled doors, window casings, and other woodwork are stained and varnished. With one exception, both interior and exterior doors have working hopper transoms and all original hardware. Decorative elements at the doors and windows include corner blocks and paterae. Most of the glass appears to be original.

The house has a full fireplace in the parlor and stove-pipe flues in the kitchen and main floor bedroom. The parlor boasts a tall mirrored mantel with Ionic columns and a carved festoon/wreath. The interior is remarkably well-preserved. In the 1950s the kitchen was partitioned to create a laundry room and new appliances were added. There was also some work done to the kitchen in the 1970s. However, the original wainscotting is still visible on two sides of the room and only the lattice at the top of the partition seems out of period. The bathroom also contains fixtures from the 1950s remodel and includes the blocked door to the missing back room. Other than paint, wallpaper and new flooring, the second floor has seen little modification since a second bathroom was added in the 1950s. The house is still heated by its original boiler and radiators.

The site has three outbuildings which were used by the original household. The small pumphouse at the rear most likely dates to the original construction and supplied water to the house. A small chicken pen has been added to the pumphouse. In the southwest corner of the property sits a large framed three-car garage, built sometime after 1910. The garage also includes a room originally used as an icehouse. A two-story frame summerhouse sits west of the house, and was probably built after the garage (around 1915-1920). The main floor of this building served as a laundry and the upper floor was used for bedrooms. This building has been partially covered with aluminum siding and is currently rented as a residence. An L-shaped asphalt driveway covers a large portion of the property, but the remainder consists of trees, lawns, and flower beds. A rock garden and fountain have been built near the east porch. Sidewalks run from the perimeter to the north and east porches. The property has a combination of picket, post, and chain-link fences.

__ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT

Narrative Statement of Significance

The Alex and Mary Alice Johnson House, built in 1900, is an excellent example of the Victorian Queen Anne style. This style of architecture documents an important period of growth in Utah. The design, though executed by a local builder influenced by pattern-books, combines a remarkable unity of composition with elaborate decoration. With its prominent position on Main Street, the Johnson House is one of the most distinctive architectural landmarks of Grantsville. Both the exterior and interior details of the home have been extraordinarily well-preserved. The house meets National Register Criterion C in the area of Architecture as the most outstanding example of a Queen Anne house in the community.

HISTORY:

Alexander Johnson began construction on the home in 1899, just after his marriage to Mary Alice Anderson. Both were natives of Grantsville, born in 1870 and 1878 respectively. His parents were Charles Johnson and Charlotte Erickson, Swedish immigrants to Grantsville in 1863. Her parents were John Anderson and Mary Ann Clark. Alex and May built their house on the property just south and across Main Street from the Deseret Mercantile (Johnson Hall) built in 1898, where Alex was engaged in the family business with his father and brothers. During his lifetime Alex also raised sheep, cattle, and horses. A successful businessman, he served as the director of the Grantsville Deseret Bank. He and his wife Alice were both members of the Church of Jesus Christ of Latter-day Saints (Mormon) and served the community in both church and civic positions.

The builder of the Johnson House was Charles Zephaniah Shaffer. He was born in Pennsylvania in 1842, listed as a carpenter in the 1900 business gazetteer, and died in 1904. Shaffer also constructed a Queen Anne home at 5 North Center Street. It is not known whether he was responsible for other Queen Anne homes in the Grantsville area.² The Johnson house contains all the characteristics of the style: an asymmetrical plan and facade, a variety of materials and textures, decorative shingling and brick, elaborate woodwork, and a tower.

Great care was taken in the construction of the house. According to Mildred J. Conway, a daughter of Alex and Mary Alice, each red brick, imported from California, came individually wrapped in paper. When completed in 1900 at a cost of \$4,500, the home was one of the most

²Reconnaissance Level Survey of Grantsville, 1987. The survey lists six Queen Anne houses and one Eastlake house with trim similar to the Johnson house as architecturally significant and eligible for the National Register. One of these houses appears to have been altered since the survey. With the possible exception of the Wrathall house (10 N. Center Street), all are on a more modest scale than the Johnson house.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT

elegant and modern (with its indoor plumbing) in the community. The ornate mantelpiece cost \$75.³

Alex and Mary Alice Johnson raised ten children in the home. In addition, they also took in Alex's three nephews and a niece, who had been orphaned. The already spacious home was augmented by the building of the summerhouse, c.1920. The three-car garage was reportedly built for the four Model-T Fords the Johnsons acquired to transport their large family. Alex's mother also lived with them and a room was built on the back porch for her. The home was literally at the center of community life in Grantsville. From his office at home in the second floor tower, Alex could view his mercantile business just across the street, known as Johnson Hall, and also used as at various times as the town's bank, post office, and dance hall.

During the depression, with most of their children grown, Alex and Mary Alice took in boarders. Throughout the thirties and forties, the house was called the Lone Pine Tourist Home after the large pine tree in the front yard. Its distinctive architecture, its proximity to the Lincoln Highway, and a scarcity of housing near the Tooele Army Depot insured the lodge never lacked tenants.⁴

Alex died in 1943 and Mary Alice in 1952. The Johnson's daughter, Mildred J. Conway, moved into the house after her mother died. The few alterations which have made to the house were done while Mildred was the owner. She lived in the house until 1989 and died in 1991. In November of 1989, the house was sold to Grantsville natives, Gary and Janet Fawson. The Fawsons only lived in the house one month before moving to California. It was then used as a rental property. It was sold to Francis and Betty Menalis in October 1992. Betty had seen the house several years earlier and was determined to purchase it if ever it became available. She and her husband are committed to preserving and restoring the original appearance of the house, including re-roofing the house in 1993 with wood shingles. Betty has also been able to purchase some of the original furnishings and return them to the house.

Despite its use as a boarding house and a rental property, the Alex and Mary Alice Johnson house is in excellent condition and retains its historic integrity. This is due in part to its remaining in the same family for eighty-nine years, as well as the appreciation of subsequent owners of the artistic value of the architecture.

The Victorian Queen Anne style is reflective of changes that occurred in Utah near the turn of the century. The architecture in Utah was founded in American building traditions and the early builders had been, for the most part, isolated from the secular influences of much of the country and used established methods brought with them from their homes of origin. As Utah grew and

³Conway, Mildred. Letter written to the Utah State Historical Society, 1971. Original in possession of the Society.

⁴Menalis, Betty. Interview conducted by Korral Broschinsky, Grantsville, Utah, June 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT

became more integrated with non-Mormons,⁵ the architectural styles that were made popular through pattern books were readily available to Utah builders. The building boom of the 1880s and 1890s corresponded with the growth of the non-Mormon population in Utah and brought with it the opportunity to bring in new building traditions such as those published in the style books, popular in Utah during the late nineteenth and early twentieth centuries. With the introduction of plan books, "the former isolation of rural areas was no longer an obstacle to building due to the widespread dissemination of information and building materials."⁶ Plan book Victorian stylistic features were based upon the use of multiple forms and elements and were probably influential in building the uniquely stylized, eclectic, Alex and Mary Johnson residence. The Queen Anne style is one of the most picturesque of the late-nineteenth-century styles and became the most popular style of the period in America. It was popular in Utah between 1885-1905.

___ See continuation sheet

⁵ Groups of non-Mormons, or Gentiles, moved into the Utah territory over time. The first small group, store owners who sold supplies to people travelling west for the "Gold Rush" settled in Utah in 1849. Another small group arrived in 1850 when Congress established a territorial government for Utah, stipulating that half its members be non-Mormon. In 1862, an Army post was established at Fort Douglas and for the first time the Gentile population substantially increased in Utah. More non-Mormons were lured to the area by the military's discovery of precious minerals. In 1869 the Transcontinental Railroad was completed, further increasing the settlement of Utah.

⁶ Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT

Bibliography

- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Press, 1988.
- Conway, Mildred J. Letter to the Utah SHPO. Original on file at the Utah State Historical Society.
- Gardiner, Alma. "The Founding and Development of Grantsville, Utah: 1850-1950". Master's thesis, Brigham Young University, 1959.
- Grantsville cemetery records. Microfilm at the LDS Church Family History Library.
- "Grantsville General Plan for a Sustainable Community". Salt Lake City, Utah: University of Utah/Community Planning Workshop, 1994.
- History of Tooele County. Salt Lake City, Utah: Tooele County Daughters of Utah Pioneers, 1961.
- Menalis, Betty. Personal interviews conducted by Korral Broschinsky. Grantsville, May-June, 1995.
- Miller, Orrin P. History of Tooele County, Vol. II. Tooele, Utah: Tooele Transcript Bulletin, 1990.
- Salt Lake Tribune. February 6, 1952.
- Tooele County title records. Tooele County Recorder's Office, Tooele, Utah.
- Tooele Transcript Bulletin. April 27, 1943; December 19, 1991; January 2, 1992.
- "Tour Historical Grantsville". Tour brochure, 1984. Original in possession of Betty Menalis.
- Utah State Gazetteer and Business Directory: 1900. Salt Lake City, Utah: R.L. Polk and Co., 1900.

___ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Johnson, Alex and Mary Alice, House, Grantsville, Tooele County, UT

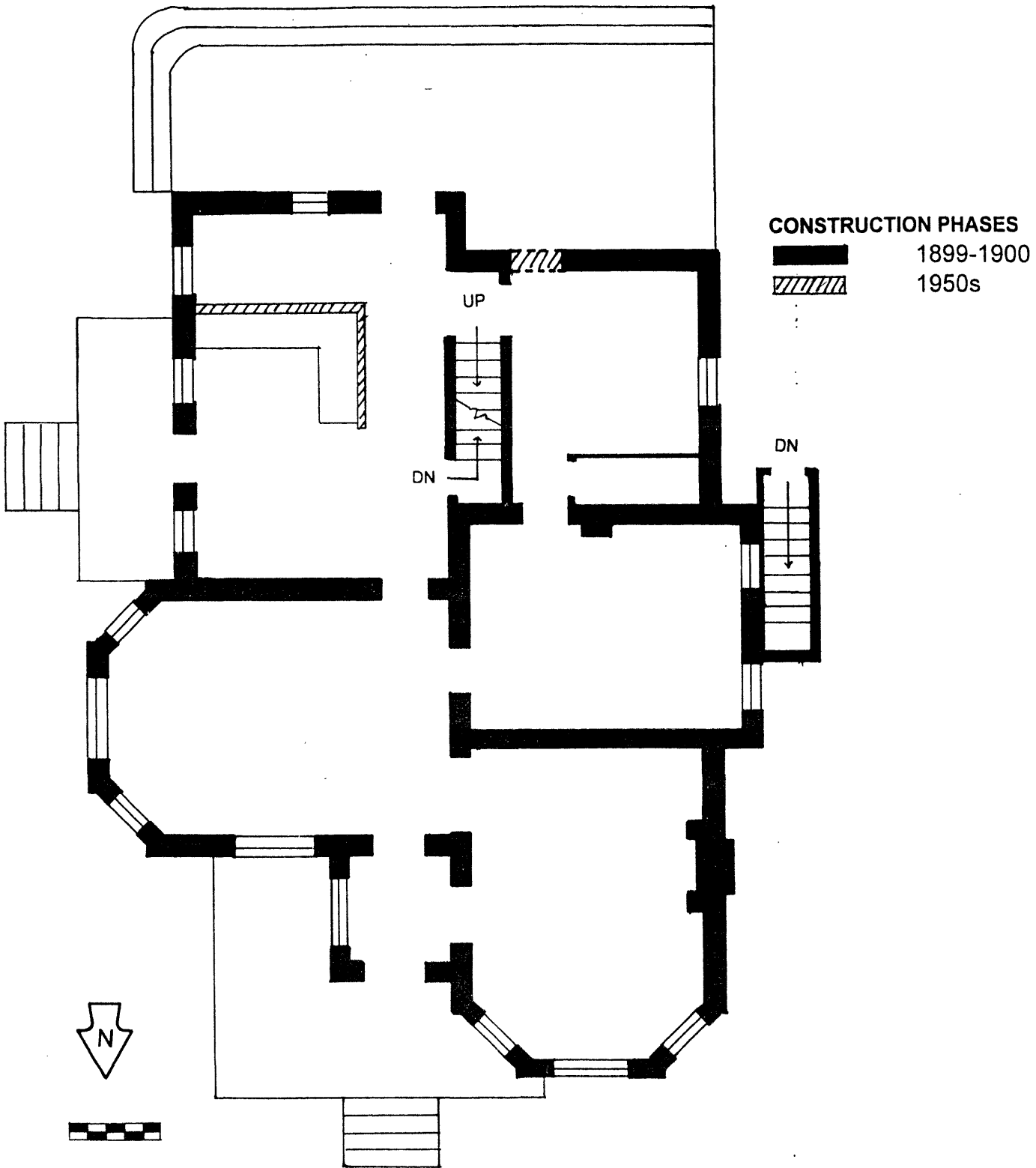
Photo No. 1

1. Johnson, Alex and Mary Alice, House
2. Grantsville, Tooele County, Utah
3. Photographer: Korral Broschinsky
4. Date: June 1995
5. Negative on file at Utah SHPO.
6. Northeast corner of building. Camera facing southwest.

Photo No. 2

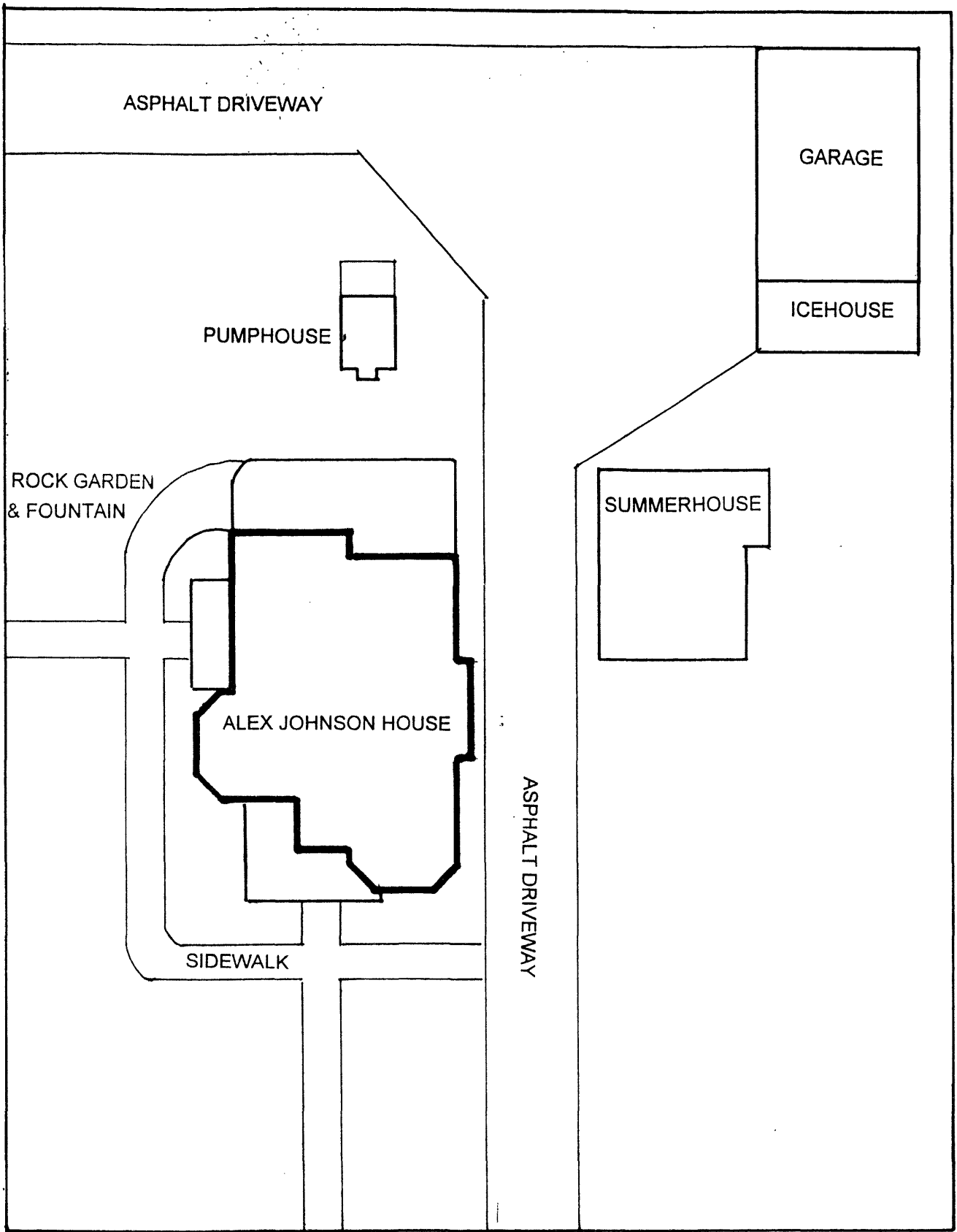
1. Johnson, Alex and Mary Alice, House
2. Grantsville, Tooele County, Utah
3. Photographer: Korral Broschinsky
4. Date: June 1995
5. Negative on file at Utah SHPO.
6. Southeast corner of building. Camera facing northwest.

___ See continuation sheet



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'

ALEX JOHNSON HOUSE
 5 WEST MAIN STREET
 GRANTSVILLE, UT



SITE PLAN
SCALE: 1" = 20'



MAIN STREET

ALEX JOHNSON HOUSE
5 WEST MAIN STREET
GRANTSVILLE, UT