

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

**1. Name of Property**Historic name: Hancock, Levi and Ellen O'Neil, HouseOther names/site number: N/A

Name of related multiple property listing:

N/A

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

**2. Location**Street & number: 304 East 100 NorthCity or town: Midway State: Utah County: WasatchNot For Publication: ☐ Vicinity: ☐**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 X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:   national    statewide X local

Applicable National Register Criteria:

   A    B X C    D

Signature of certifying official/Title:

Date

Utah Division of State History/Office of Historic Preservation

State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau or  
Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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 ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: STONE: Limestone; ASPHALT; STUCCO

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Levi and Ellen O'Neil Hancock House, constructed in 1882, is located in downtown Midway, Utah, a primarily residential and agricultural community in the Wasatch Mountains west of Heber, Utah, and south of Park City, Utah. The Hancock House is a two-story Late Victorian Italianate single dwelling with a cross wing plan. The foundation and walls of the dwelling are made of regularly coursed stone masonry. The stone is a limestone tufa. The roof is a hipped cross wing design. The interior of the house has been extensively altered during the modern era but still retains a similar layout to the original. The house is in a suburban setting near the downtown core of Midway. Midway's residential neighborhoods typically feature large lots with substantial yards surrounding single-family dwellings. Small-scale agriculture, such as the keeping of livestock or kitchen gardening, was common in Midway's residential neighborhoods, although this land use has decreased during the modern era. The house is situated at the southeast corner of the intersection of 100 North and 300 East streets. The house is located close to the intersection, but flower gardens and a large, flat lawn extend throughout the rest of the large (0.9 acre) lot to the south and east. There are two non-contributing outbuildings on the property: a large modern garage/studio, constructed ca. 2000, that has an applied stone (tufa) veneer echoing the masonry walls of the house and a small ca. 1950 wood frame gardening shed. Both stand just south of the house. Despite alterations and additions to the property since the historic era, the house overall retains nearly all aspects of integrity.

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#### Narrative Description

The Hancock House is a two-story, west-facing, Late Victorian Italianate single-family dwelling with a cross wing plan. The Hancock House has three primary sections: the original house, the root cellar (which

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was originally a separate building but was incorporated into the house in 1998 and will be discussed as part of the house), and a modern addition that connects the original house and the root cellar. The original house had a roughly T-shaped footprint, with the top of the T to the north. The original house is three bays wide and has a two-story bay window on the west side.

The Hancock House is just outside of downtown Midway, Utah, a primarily residential and agricultural community in the Wasatch Mountains west of Heber, Utah, and south of Park City, Utah. The house is in a suburban setting near the downtown core of Midway. Midway's residential neighborhoods typically feature large lots with substantial yards surrounding single-family dwellings. Small-scale agriculture, such as the keeping of livestock or kitchen gardening, was common in Midway's residential neighborhoods, and the large, open lots that characterize the neighborhood reflect this. The house is situated at the southeast corner of the intersection of 100 North and 300 East. The house is located close to the intersection, but flower gardens and a large, flat lawn extend throughout the rest of the large (0.9 acre) lot to the south and east.

### Exterior

The modern front elevation faces west toward 300 East. It is five bays wide, and a modern three-bay porch extends across the first floor of the south end of the elevation. A three-sided, two-story bay extends forward on the north end of the elevation. The building is accessed by a door just south of the bay. The west elevation has nine windows in total: four on the first floor and five on the second.

The north elevation historically served as the front façade of the building; it faces 100 North. It is three bays wide. A central door is accessed via a modern wood deck built ca. 1998. The first floor has two windows, one on each side of the door, and the second floor has three windows. Physical evidence suggests the central window was originally a door to a porch.

The east elevation is four bays wide. It includes a north portion, which has two windows on each story and is original, and a south portion. The south end of the east elevation was originally two stories tall. It has been modified through the construction, ca. 1998, of a one-story shed-roofed addition connecting the house with the root cellar on its southeast corner. The south portion of the building has one window on the first floor (on the addition) and one window on the second story.

The south elevation is four bays wide. The west end consists of the south wall of the original building, which has one window on the first floor and two on the second. The first-floor porch on the west elevation wraps around and extends across the west end of the south elevation. The east end of the south elevation consists of the two-story south wall of the original house, the one-story shed-roofed addition dating to ca. 1998, and the south wall of the root cellar. The addition is accessed via a door located between the root cellar and the west portion of the elevation.

In ca. 1998, the root cellar was connected to the original house via the rear addition. The cellar stands to the southeast of the original house. The cellar is a half-story, north-facing, front-gable building that, based on design and materials, likely dates to ca. 1882. It stands on a stone masonry foundation, with walls made of coursed tufa masonry with an irregular joint profile. The roof is clad with composite shingles and the eaves are enclosed with fascia and soffit; bargeboards finish the gable ends. The interior of the cellar was finished with wood framing and gypsum board in 1998.

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The original building stands on a stone foundation made of tufa, a variety of limestone precipitated from area springs and called "pot rock" by locals. The bearing walls are of coursed stone masonry, also tufa, with scored flush joints. The roof is a cross wing hipped roof clad with composite shingles. The overhanging eaves are enclosed with wood fascia and soffit. A decorative cornice runs along the top of the walls underneath the eaves. No chimneys were observed.

The modern addition on the southeast side of the house stands on a poured concrete foundation that supports wood-framed walls clad with synthetic stucco. The addition has a shed roof clad with composite shingles and has overhanging eaves enclosed with fascia and soffit.

The building has 24 windows in total. The windows are, with two exceptions, all vinyl-framed replacements. The most common window type is Type A, vinyl 1-over-1 sash windows measuring 27 by 66 inches, with wood sills and thick wood lintels mostly covered by applied wood triangular pediments that are likely original. The north side of the building has two Type A windows on the first floor; the second floor has two Type A windows and a smaller vinyl 1-over-1 sash window similar in design with vertical wood siding below the sill that may be an infilled doorway. The west side has two single Type A windows (on the angled sides of the bay); a double Type A window; and a large vinyl single-pane, fixed window measuring 51 by 45 inches with a decorative transom above it and topped with a pediment in the center of the bay. The second story of the west side has two wood-framed fixed, single-light, oculus windows on the angled sides of the bay (which may be original); a large vinyl fixed, single-pane window measuring 51 by 45 inches with a decorative transom and a pediment above it in the center of the bay; and two Type A windows. The first floor of the south side of the building has one Type A window; the second floor has two Type A windows. The east side of the building has three first-floor windows: a window made of four vinyl single-pane casement windows; a vinyl single-pane fixed window with a triangular pediment and wood lintel; and a vinyl single-pane awning window with a triangular pediment but no lintel. The second floor has three Type A windows.

The house does not retain any of its original doors, although doorways remain in their original locations. It is accessed on the north via a wood two-panel door with a window containing nine fixed panes. The west side is accessed by a door made from vertical wood boards with a square window divided into four fixed panes. The south side is accessed via a flat, glazed wood door with one large fixed pane.

A photograph of the house dating to ca. 1890 does not show any porches. But based on physical evidence, the Hancock House did originally have porches on the west, south, and east sides, as well as a small porch on the north side, although none of the original porches remain. Wood beams extend approximately 1 to 2 feet from the walls at the height of the second story on the west, south, and east sides and project out approximately 4 to 6 inches above the door on the north side. These wood members likely originally supported a porch roof or served as an anchor point for a porch roof. Additionally, the infilled second-story door opening on the north side of the building indicates that a two-story porch originally stood there. This original porch was removed ca. 1950 and the building had no porch until ca. 1970 (personal communication, Carl Jones 2018). A modern porch and deck have replaced the historic porches. The modern porch stands on the west side of the building. It is supported by posts and wood joists and has a wood board deck. Vertical wood posts without ornaments support the roof. The porch's roof is a hipped roof clad with composite singles and has eaves enclosed with a wood fascia and soffit and a thick wood cornice. The deck, which was added ca. 1998, has wood joists that support a wood deck.

### Interior

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The interior of the house has been significantly altered through a series of renovations and restorations conducted by property owners since the 1970s. As a result of these changes, very little of the historic building materials remain in the interior. However, the overall layout remains the same as it was historically. For an illustration of the layout of the Hancock House at the time of survey, please see the photo log section. Several key interior design elements remain, however. These include the stairs, which are made of wood boards and are original to the building. The wood floors in the front entrance hall are also original, and it is possible that the baseboards are as well. Another significant feature that remains is the interior window details. Due to the thickness of the masonry bearing walls, the window openings in the home are all very deep, a feature that remains, as does the original trim around the windows, including bullseye details at the corners.

Sketch plans showing the modern layout of the building are included in the additional documentation of the Hancock House. In the original portion of the building, the rooms are laid out around the entry hall, which provided access. The building is entered via the door on the west side, which leads into the entry hall. From there, it provides access to the den/bedroom on the south and to the living room on the north, which in turn leads to the room containing the kitchen and dining area (which has an exterior door on the north side). The entry hall also leads east to the southeast addition's mudroom. The mudroom access to the exterior is via a door on its south side and is connected to the room with the kitchen and dining area on the north. The mudroom leads to a bathroom on its east side and (via a modern vestibule) to the original root cellar on the south.

A set of stairs on the south side of the entry hall (which are original to the building) lead to a central hallway on the second story. The hallway leads to a bedroom on the south side and to two bedrooms on the north side. The east bedroom is accessed through a laundry area (which was built into the existing room ca. 1998), which also accesses a bathroom on the north side.

### Outbuildings

The Hancock House has two outbuildings, both noncontributing.

The first noncontributing outbuilding (Outbuilding 1) is adjacent to the southeast corner of the garage (Outbuilding 2) and is a small, east-facing, side-gabled wood-framed garden shed. It stands on wood sills and is clad with wood lap siding. The side-gabled roof has exposed rafter tails and is covered with composite roofing. The shed is accessed via a five-panel wood door on the east side and has a four-light window on the west side. Based on its condition and materials, it likely dates to ca. 1950, and based on communication with the property owner, was moved to its present location concurrently with the construction of Outbuilding 2 ca. 2000 (personal communication, Jana Rains 2018).

The second noncontributing outbuilding (Outbuilding 2) is south of the original house and is a one-and-a-half story gable-front garage with a studio above it, dating to ca. 2000. The garage stands on a poured concrete foundation. The walls are wood framed. The lower walls are clad with tufa veneer, while the upper walls (including the gables) are clad with synthetic stucco. The garage has a gambrel roof clad with composite shingles, with a pent roof below the gable ends, also clad with composite shingles. The garage is accessed via three doors: a large overhead paneled metal garage door on the west side; a flat metal hollow core door with a triangular pediment on the north side; and a two-paneled wood door with a 1-over-1 sash window to the second floor on the east side (accessed via a wood staircase). It has two types of windows: vinyl 1-over-1 sash windows with triangular pediments matching the original house and

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vinyl-framed 1-by-1 sliding windows with triangular pediments. Two sash windows are on the westside gable and one is on the eastside gable; three sliding windows are on the south side of the building.

### Changes to House

Overall, the property has undergone a number of significant alterations and additions. The most significant addition to the original house was the southeast addition, which was likely added ca. 1998 (personal communication, Jana Rains 2018). This addition changed the overall layout of the house and connected it to the root cellar, which had previously stood as a separate outbuilding. Additionally, the southwest porch and the north deck are both modern additions: the porch dates to ca. 1970 and the deck dates to 1998. All windows in the building have been replaced (although their overall dimensions and configuration remain the same); they were replaced ca. 2000 based on materials and condition. Any chimneys or stovepipes that had existed historically were removed at an unknown date (likely post-1970). Finally, the interior layout is the same, but very little historic material remains because of multiple renovations and restorations conducted by property owners since ca. 1970.

Despite these changes, the property retains integrity. The house and the now-connected root cellar remain in their original locations. Most original exterior materials, such as the distinctive tufa masonry walls and wood window lintels and pediments, remain intact. Materials in important interior spaces, such as the staircase and wood floors in the entry hall, also remain. Although the interior has been remodeled and a rear addition was added outside of the historic period, the overall layout and design of the original house remains the same. Other key elements of the building's design, such as the fenestration pattern and the sizes of window openings also remain the same. Furthermore, the overall layout of the property, with the house facing the street on the front of the deep lot and outbuildings and open space to the rear, continues to exemplify the historic nature of the property. The building also retains evidence of original workmanship, including the coursed tufa walls (with chiseled stone) and their distinctive masonry joint profiles. Although some modern residential development has occurred in the vicinity of the property, the area around the Hancock House continues to be one of transitional suburban/rural settlement. Like that of the Hancock House, most other lots are large (often close to 1 acre) with detached single-family dwellings. Agriculture also continues to be practiced nearby, as it would have been historically. The setting of the house, and the feeling that the setting evokes, are little changed from the period of significance. The combination of these aspects of integrity combines to convey the property's association with historic residential development and daily life in Midway. Overall, therefore, the property retains integrity.



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes that apply.)

- ☐ 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 old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
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**Period of Significance**

1882  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1882  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Levi and Ellen O'Neil Hancock House (Hancock House), built in 1882 in Midway, Utah, is significant at the local level under Criterion C in the area of Architecture as an intact example of local residential building construction during the transition of Midway from a rural settlement to an established town ca. 1891. Although made using local tufa, as many early buildings in Midway were, the Hancock House represents an unusually large example (only one other tufa building from this period in Midway was two stories tall), and its incorporation of Italianate stylistic elements is a departure from the more vernacular design of these early buildings (Oliver 2010). It therefore embodies the distinctive characteristics of this transitional period in the 1880s and 1890s within the community.

The period of significance for the Hancock House is 1882, the year of its construction. The year 1882 fell within a period of intense change in Midway. While Midway remained an outlying agricultural settlement of the Church of Jesus-Christ of Latter-day Saints (LDS Church or Mormons) in 1882, it was also

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beginning to transition to a well-established town and local agricultural hub. The Hancock House and the experiences of the Hancock family at this point in history reflect the broader historic patterns of Midway as a community at the time of the house's construction. These include the economic development of the town and its economic diversification through the employment of many residents in nearby mining operations and the effects of national events and economic trends. At this point, the LDS Church also provided a social and religious anchor point for much of the community. The Hancock House is a physical embodiment of the lives of its residents at the point of its construction and remains a significant historic resource in Midway, Utah.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Criterion C Significance: Architecture

As Barry M. Roth observed in his master's thesis, stone houses are "a distinctive feature of the Mormon Culture Region" (Roth 1973:1). Settling in a high-altitude desert region with only remote and difficult-to-transport timber reserves, Mormon settlers were faced with a challenge: how to adapt their traditional Euro-American architectural forms to a region that offered little in the way of the building materials with which they were familiar. As a result, Mormon settlers often adapted locally available materials such as adobe or stone to their building needs (Westwood 2014).

Although adobe was often an expedient construction material favored early in Utah's history, more permanent buildings often used locally quarried or collected stone. Indeed, the majority of stone house construction in Utah occurred in the last half of the nineteenth century (Roth 1973:27). Mormon communities also benefited from collective masonry experience, which was often gained during the construction of temples, such as those in Manti and St. George. Those workers could, after the temples' completion, bring their knowledge of masonry back to their communities (Roth 1973:40).

In the case of the Heber Valley, this era of stone house construction extended for an unusually long period. Among the five Utah communities that Roth surveyed, "The longest stone-building era for the homes studied was a period of forty-four years, from 1865 to 1907, in Heber City" (Roth 1973:86). Midway is approximately 3 miles away, just across the Provo River, and stone houses were also a significant architectural type there during this period. The first permanent structure in Midway, completed in 1869, was a "substantial rock building . . . on the southeast corner of the public square in which a good school was soon commenced. The house was built by taxation and was used for religious and other meeting purposes until 1874" (Mortimer 1963:547). In 1881, construction of the first Mormon meetinghouse was begun to serve the growing population. Services were first held in the native stone building in 1886 (the year in which a new native rock tithing office was also built), but it was not dedicated until 1895 (Mortimer 1963:548-550). During Roth's survey in the 1970s, "The Midway area [had] at least forty-five uncovered pot rock [tufa] houses, and numerous out-buildings, in addition to a church, a community center, and a school all made from pot rock" (Roth 1973:65).

Not only were stone houses historically a common building type in the community, Midway's buildings were also distinct in terms of materials.

There are no red sandstone buildings in Midway. . . . Possible explanations for the lack of sandstone construction in Midway include the presence of tufa under the topsoil, and the existence of sandstone quarries on the opposite side of Heber City at distances of four, five and

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seven miles from Midway. Perhaps there was some rivalry with Heber City that would hinder sandstone construction in Midway. (Roth 1973:65)

The properties of tufa also made it appealing as a building material: it was easily quarried and worked and large quantities were found nearby. "Various reports indicate that tufa could be harvested with picks, axes, crow bars, plows or by blasting. The pot rock in Midway gets its name from the often mounded hot springs known as hot pots" that were common close to town (Roth 1973:55). The Hancock House, a stone building made of tufa, embodies the distinctive characteristics of this method of construction.

Based on reconnaissance-level surveys of Midway conducted in 2008 and 2010, the Hancock House also embodies the distinctive characteristics of a period of construction. Stone buildings were constructed in the community as early as 1869. The vast majority of the town's stone buildings were one or one-and-a-half stories tall and were often vernacular buildings with a combination of stylistic elements. Although one other two-story stone building was built in Midway, that building's second story was removed outside of the historic period, leaving it heavily altered and consequently lacking in integrity (Oliver 2010).

The Hancock House is a distinctive house from the middle of the establishment period in Midway. It was built using local materials and common community construction methods, but it is also stylistically distinct from other tufa masonry buildings in town. It is two stories tall and has Italianate details. These details include a hipped roof with a low pitch, an asymmetrical layout, the bay window on the west side, the oculus windows, and its two-story height (an extremely common feature of Italianate buildings) (McAlester 2014:283–295). As a result of these details, the building as a whole bridges between styles by incorporating Italianate elements with other details common in Classical Revival buildings (such as the window pediments and simple wood cornice). The result is a stylistic departure from the smaller, more common classically influenced or Gothic Revival houses commonly built in Midway during this period. Of 29 buildings that date to the period between 1869 and 1890 in Midway, the Hancock House was the only example of a building with Italianate influences (Table 1) (Oliver 2010). This combination has resulted in a unique melding of earlier building traditions and the substantial house form and style of the establishment period in Midway and, ultimately, in a building unique from any other in Midway.

**Table 1. Styles of Buildings Built Between 1869 and 1890 in Midway, Utah (Oliver 2010)**

Style	Total Properties
Classical: Other	10
Greek Revival	8
Gothic Revival	7
Victorian: Other	1
Picturesque: Other	1
Italianate*	1
Other/Unclear style	1

\* This building was 304 East 100 North (Hancock House).

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As a tufa residence in Midway, the Hancock House embodies the distinctive characteristics of a method of building construction specific to Midway. But it is also significant for the way in which it embodies the distinctive characteristics of a period in the community's history. It is therefore significant in the area of architecture.

Additional Historical Context: Midway, Utah

The history of Midway can be divided into six major phases, beginning with non-native settlement of the area in 1858 and continuing 160 years to the present, which has seen rapid development of the area as a commuter suburb, recreation destination, and second-home site. The initial settlement period, during which Euro-Americans first settled in the area, extends between 1858 and 1868. It is followed by the establishment period, from 1869 to 1890, during which the actual town of Midway was platted and formally established as a community. During the third period—community growth, from 1891 to 1916—Midway grew from a rural village to a town. The next period encompasses the World Wars and the Depression era (1917–1944) and is characterized by civic improvements within the community. The fifth period, modernization and tourism, extended from 1945 to 1975. The sixth and final period is the modern era, from 1976 to the present.

The city of Midway is in Wasatch County, at a high elevation (approximately 5,500 feet above sea level), on the eastern edge of the Wasatch Mountains in the Heber Valley of northern Utah, about 3 miles west of Heber City. Euro-American settlement began in the area in 1858 when a wagon road was completed through Provo Canyon, and the area steadily grew during the 1850s and 1860s (Mortimer 1963:541–542). Most of the early settlers were members of the LDS Church. The early settlement economy of the Midway area, and much of Utah at the time, was based on rural smallholdings, although these were effectively communalized under the cooperative ethic of the LDS Church.

With the growth of white settlements, however, conflict with Native American tribes steadily increased, and as a result of the Black Hawk War of 1865–1867, Mormon leaders asked the dispersed settlers around what would become Midway to relocate to a fort. A convenient site approximately midway between the existing settlements was selected, and a fort that would become Midway began in 1866 (Embry 1996:36–37). In 1868, when relative peace had been achieved through a pact with the surrounding tribes, the families that had gathered at the fort gradually took up land around it rather than returning to their old holdings. The original Midway plat was bounded by 200 North, 100 South, 400 West, and 300 East. The fort square became the public square and was designated for meetinghouses, schools, and stores; it is now the city square bounded by Main Street, 100 North, 100 West, and 200 West.

The settlement of Midway is intimately tied to the history of the LDS Church in the area because the settlers were primarily of that faith. Church leaders were also civic and agricultural leaders, and important discussions on land use, agriculture, town planning, civic improvement, and education took place at church meetings (Embry 1996:55).

Within the original Midway plat, including the length of Main Street, the typical private property was a smallholding, consisting of a deep lot, measuring 8 by 10 rods, organized with a house toward the front of a public street and outbuildings, with crops (primarily hay, wheat, oats, and potatoes) and livestock at the rear. The economy of the time was based principally on these small family operations, but the farms were sufficiently established to produce a surplus to support both the community and the mining communities in Big Cottonwood, Little Cottonwood, and American Fork canyons, accessible via mountain passes to the west and only about 9 miles away.

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A self-contained local economy also developed to support new construction, food processing, workers engaged in producing the necessities of daily living (including carpenters, masons, brick makers, and blacksmiths), grist mills, sawmills, lime kilns, quarries, ice storage, and stores (Mortimer 1963:571–583). Many Midway residents worked at one or more of these trades or operations in addition to maintaining the family farm, particularly after farming had ceased for the winter. Mining in the nearby canyons and in Park City also became a common seasonal or full-time employment (the 1870 census listed no miners; by 1880, this number had jumped to about 17% of the population).

#### Additional Historical Context: History of Owners

The property on which the Hancock House now stands was first formally claimed during this initial settlement period by Charles H. Love (1819–1892) in 1877 as part of a land patent encompassing 120 acres (Bentz 2008; General Land Office 1881). In 1880, Agnes O'Neil purchased an area of land totaling slightly over 3 acres from Love; this included the land on which the Hancock House would be built (Oliver 2011). Agnes O'Neil (1828–1914) was born in Ireland but immigrated to America and arrived in Midway in 1863; she was a member of the LDS Church (Oliver 2010). O'Neil did not hold onto the property in its entirety for long: in 1882, she deeded the north half of her land to her future son-in-law, Levi Ward Hancock, Jr., who began construction of the Hancock House. It is unclear if Hancock was the designer and/or builder (Oliver 2011).

Levi Ward Hancock, Jr. (1855–1914) was the son of Levi Ward Hancock, Sr. (1803–1882), an important and well-known member of the LDS Church (Coleman 1963:181). In 1883, Hancock married Helen “Ellen” Robinson O'Neil (1865–1938), the daughter of Agnes O'Neil (Coleman 1963:180–181; Oliver 2011). Together the couple had six children: Agnes Hancock (1884–1963), Amy Hancock (1886–1949), William Hancock (1889–1971), Cordelia Hancock (1893–1903), Joseph Lander Hancock (1897–1978), and Frank Dailey Hancock (190–1966) (Ancestry 2000; Evans 2010; Haws 2016).

By 1890, Midway was a firmly established and thriving rural community, and in 1891, its citizens organized a civic government and incorporated as the Town of Midway. Population growth stabilized by 1900, when the population reached 524 adults and 669 children. Almost half of the adults were Utah-born, as were 93% of the children (Embry 1996:43). The population remained stable and was still predominantly Mormon, as it was in much of rural Utah. Civic life was still intertwined with the church, but the end of this period brought an increasing separation of church and state.

Improved transportation, both locally and nationwide, not only connected the Heber Valley to the world, but it allowed farmers to diversify crops and export surplus commodities and livestock. In 1899, the Denver and Rio Grande Western Railroad built a track up Provo Canyon and began running two trains a day to Heber, facilitating travel to the large cities of the Wasatch Front and shipment of local surplus agricultural products like sheep, cattle, hay, sugar beets, and peas. “This contributed to the county’s agriculture moving from ‘subsistence’ to ‘commercial’ farming during the 1890s” (Embry 1996:80). But the increased accessibility of the Heber Valley worked both ways, and this period marks the time when “Wasatch County started its history of being a colony to the Wasatch Front” (Embry 1996:78–80, 107).

The principal occupation in Midway remained farmer or farm laborer, but other industries were developing in the area. A group of Midway farmers established a creamery in about 1900, and milk, cream, butter, and cheese were shipped to Provo and Salt Lake City by train. Mining continued and

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expanded in American Fork and Park City, and the Snake Creek area itself sporadically produced ore. “As many as 60 percent of the miners employed at the Park Utah mine were residents of Heber and Midway” (Embry 1996:92–94).

Levi Hancock was one such miner. Although his principal residence may have been the Hancock House in Midway, he and his wife, Ellen, both worked in Park City for the Silver King Mine—Levi as a miner and Ellen as a cook (Coleman 1963:180–181). Levi Hancock’s work in the mines resulted in him contracting silicosis, or (as it was known at the time) miners’ consumption, sometime prior to 1911 (State of Utah 1911). Silicosis is a lung disease common in miners resulting from the inhalation of silica dust, which over time causes scarring in the lungs that decreases one’s ability to breathe (American Lung Association 2018). With the onset of this disease, the couple returned to Midway, and in February 1911, Levi Hancock died from the illness. As the *Wasatch Wave* reported,

Friday morning Levi Hancock, one of our respected citizens was called to the great beyond after a long and lingering illness of miners’ consumption. The funeral was held Sunday afternoon and was well attended and many good things were said of the deceased who had the esteem of the citizens of Midway. He leaves a wife and five children and numerous friends to mourn his loss. (*Wasatch Wave* 1911)

Title records record that after Levi’s death, ownership of the property was transferred to Ellen (Wasatch County Recorder 1911). In 1912 she sold the east half of the property, which remained unimproved, to Joseph Landers for \$200. Based on historic evidence, it appears the Hancocks were friends with Joseph Landers. One of Levi and Ellen’s children was named Joseph Landers Hancock, and as the *Wasatch Wave* reported of Levi Hancock’s death, “Geo. O’Niel [*sic*] and family and Jos. Landers of Park City came over to attend the funeral of Levi Hancock last Sunday” (*Wasatch Wave* 1911). In 1914, Ellen remarried to Charles Whistler (1866–1936), who was also a miner; the two did not have any children (Mortimer 1963:739).

World War I brought a high demand for agricultural and mining goods, but prices dropped with the end of the war. “Utah, like other areas with similar economic bases, entered a severe depression a decade ahead of the rest of the nation which suffered during the Great Depression of the 1930s” (Embry 1996:115). Farming and mining continued as the primary occupations throughout these years. Many Midway residents returned to an approximation of the rural smallholding to weather the hard times, and there was an increase in the number of farmers in the 1930s as those with other jobs returned to the land. Most of the principal crops of alfalfa, clover, and hay were kept locally to feed livestock; peas were one of the few viable cash crops. At the same time, county land valuations plummeted by about 50% and sales dropped 40%; many nonessential stores closed (Embry 1996:167–169, 183–184). The advent of World War II brought an end to the depression years as industries resumed and expanded to meet the wartime boom economy.

It is possible that the economic hardships brought on by the depression and Ellen’s advancing age prompted her to sell the property in 1934 to Dora Richards Draper (Wasatch County Recorder 1934). It is unclear where Ellen and Charles lived after the property was sold. Charles died 2 years later, in 1936, and Ellen died in 1940 in Orem, Utah (Mortimer 1963:739).

Dora Richards Draper owned the house until 1956, when she deeded it to her son, Richard J. Draper, as part of a trust (Wasatch County Recorder 1956). Richard and his wife held the property until 1966, when it was deeded to Leslie D. Mair and Nora Verleen Draper (Richard’s sister) (Oliver 2011; Wasatch

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County Recorder 1966). Leslie and Nora sold the Hancock House to Kendall and Tracy Winner in 1992 (Oliver 2011). In the years between the 1960s and the 1990s, the home had suffered significant deterioration, and the Winners, followed by the subsequent owners—Frank and Pamela Zupo (who took possession of the property in 1998), Blane and Sonja Dabb (who bought the property from the Zupos in 2007), and Daryl and Jana Rains (who bought the property from the Dabbs in 2012)—all conducted extensive renovations that are detailed in the description section (Wasatch County Recorder 1998, 2007; personal communication, Jana Rains 2018).



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## 9. Major Bibliographical References

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2011 ILS Form for 304 E 100 N, Midway, Utah.

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Roth, Barry M.

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State of Utah

1911 Death Certificate for Levi Hancock. February 26.

Wasatch County Recorder

1911 Warranty deed from Levi Hancock to Ellen Hancock. 18 June.

1934 Warranty deed from Ellen Hancock Whistler to Dora R. Draper. 17 February.

1956 Warranty deed from Dora R. Draper to Richard J. Draper, trustee. 13 September.

1966 Warranty deed from Richard J. Draper and Wife to Leslie D. Draper and Wife.  
September.

1998 Warranty deed from Kendall and Tracy Winner to Frank and Pamela Zupo. 10 July.

2007 Warranty deed from Frank and Pamela Zupo to Sonja Dabb. 12 July.

*Wasatch Wave*

1911 Midway. 3 March. Heber City, Utah.

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**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 # \_\_\_\_\_  
\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

X State Historic Preservation Office  
\_\_\_ Other State agency  
\_\_\_ Federal agency  
X Local government  
\_\_\_ University  
\_\_\_ Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** 0.9 acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                                |
|------------------------|--------------------------------|
| 1. Latitude: 40.513271 | Longitude: -111.46553653804224 |
| 2. Latitude:           | Longitude:                     |
| 3. Latitude:           | Longitude:                     |
| 4. Latitude:           | Longitude:                     |

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

### Verbal Boundary Description (Describe the boundaries of the property.)

BEG 56 RD W & 22 RD S OF NE COR SW1/4 SEC 35, T3S, R4E, SLM; E 9 RD; S 17.91 RD; N.88°10'W 9 RD; N 17 RD.

### Boundary Justification (Explain why the boundaries were selected.)

Property boundary based on assessor data. Property was subdivided in 1912 to its current boundary.

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## 11. Form Prepared By

name/title: Kate Hovanes and Anne Oliver, architectural historians  
organization: SWCA Environmental Consultants  
street & number: 257 East 200 South, Suite 200  
city or town: Salt Lake City state: Utah zip code: 84111  
e-mail: khovanes@swca.com  
telephone: (801) 322-4307  
date: January 24, 2019

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

Name of Property: Hancock House (304 East 100 North)

City or Vicinity: Midway

County: Wasatch

State: Utah

Photographer: Kate Hovanes

Date Photographed: July 5, 2018

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1 of 16. South and west elevations. Camera facing northeast.



2 of 16. South and east elevations. Camera facing west-northwest. Note the original root cellar in foreground.



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3 of 16. East elevation. Camera facing northwest. Note beams extending from wall, which may have provided a place for a porch to be attached.

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4 of 16. South elevation (east addition). Camera facing north. Note original root cellar on right with attached connecting wing.



5 of 16. East and north elevations. Camera facing west.



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6 of 16. East elevation. Camera facing west.



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7 of 16. North elevation. Camera facing southwest. Note infilled door opening on second story and beams where a porch may have been attached.

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8 of 16. Overview, north and west elevations. Camera facing southeast.



9 of 16. Overview, including Outbuildings 1 and 2. Camera facing northwest. Note large open lot with main building to north near the street.



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10 of 16. Detail of beams extending from west elevation under modern porch. Camera facing northwest.



11 of 16. Outbuilding 1 (garden shed). Camera facing north-northwest. Outbuilding 2 in background.

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12 of 16. Outbuilding 2 (garage/studio). Camera facing east.



13 of 16. Outbuilding 2 (garage/studio). Camera facing southwest.



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14 of 16. Interior of main building, original staircase and entry hall. Camera facing west.

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15 of 16. Interior of main building, original staircase and hall on second story. Camera facing west.

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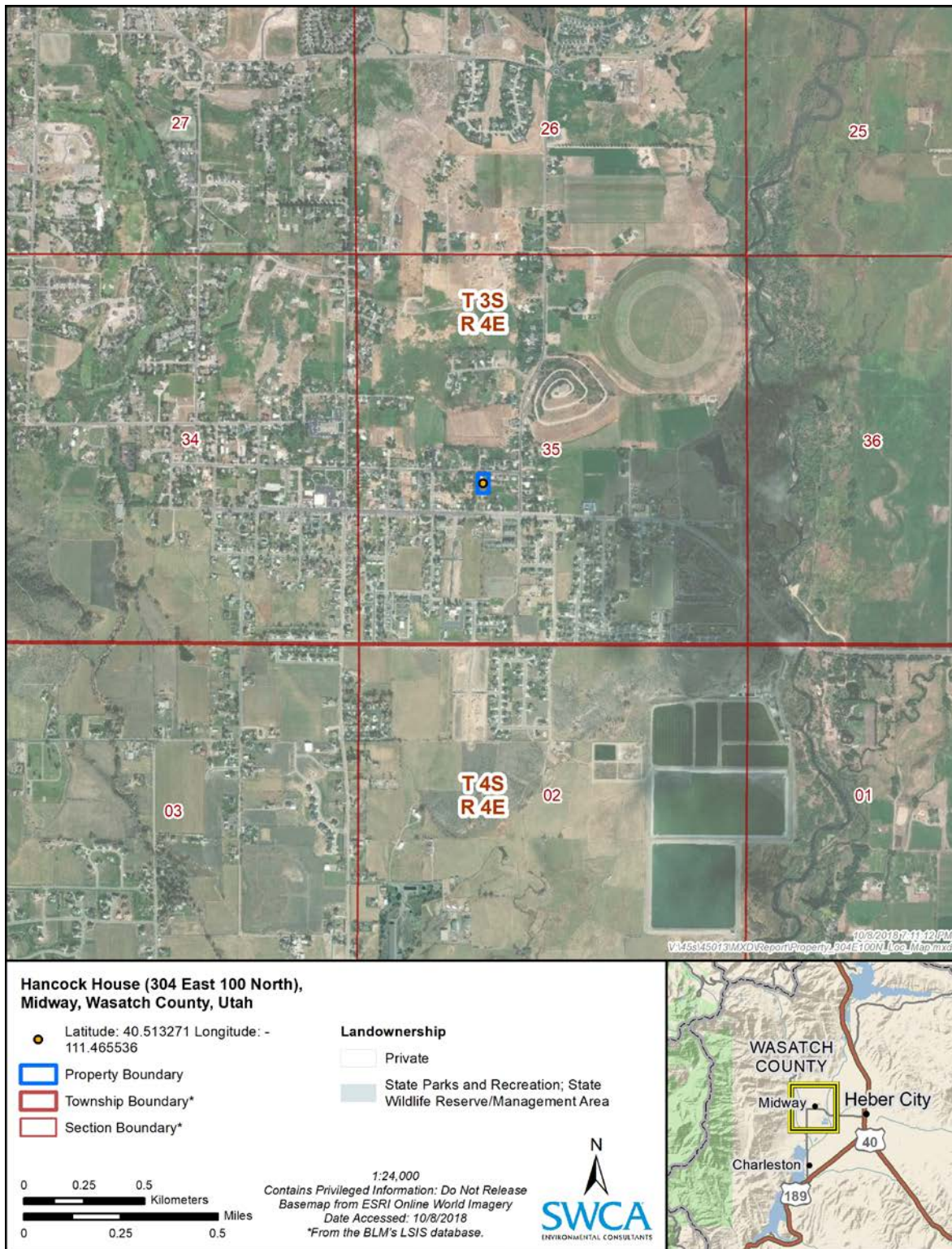


16 of 16. Second-story hall. Camera facing east.



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**Hancock House (304 East 100 North), Midway, Wasatch County, Utah**

Parcel Boundary

Photo Point

0 5 10 Meters  
0 20 40 Feet

1:600  
Basemap from Esri ArcGIS Online: World Imagery,  
accessed August 28, 2018.  
Contains Privileged Information: Do Not Release



**Photo Key**

Hancock, Levi and Ellen O'Neil, House  
Name of Property

Wasatch County, Utah  
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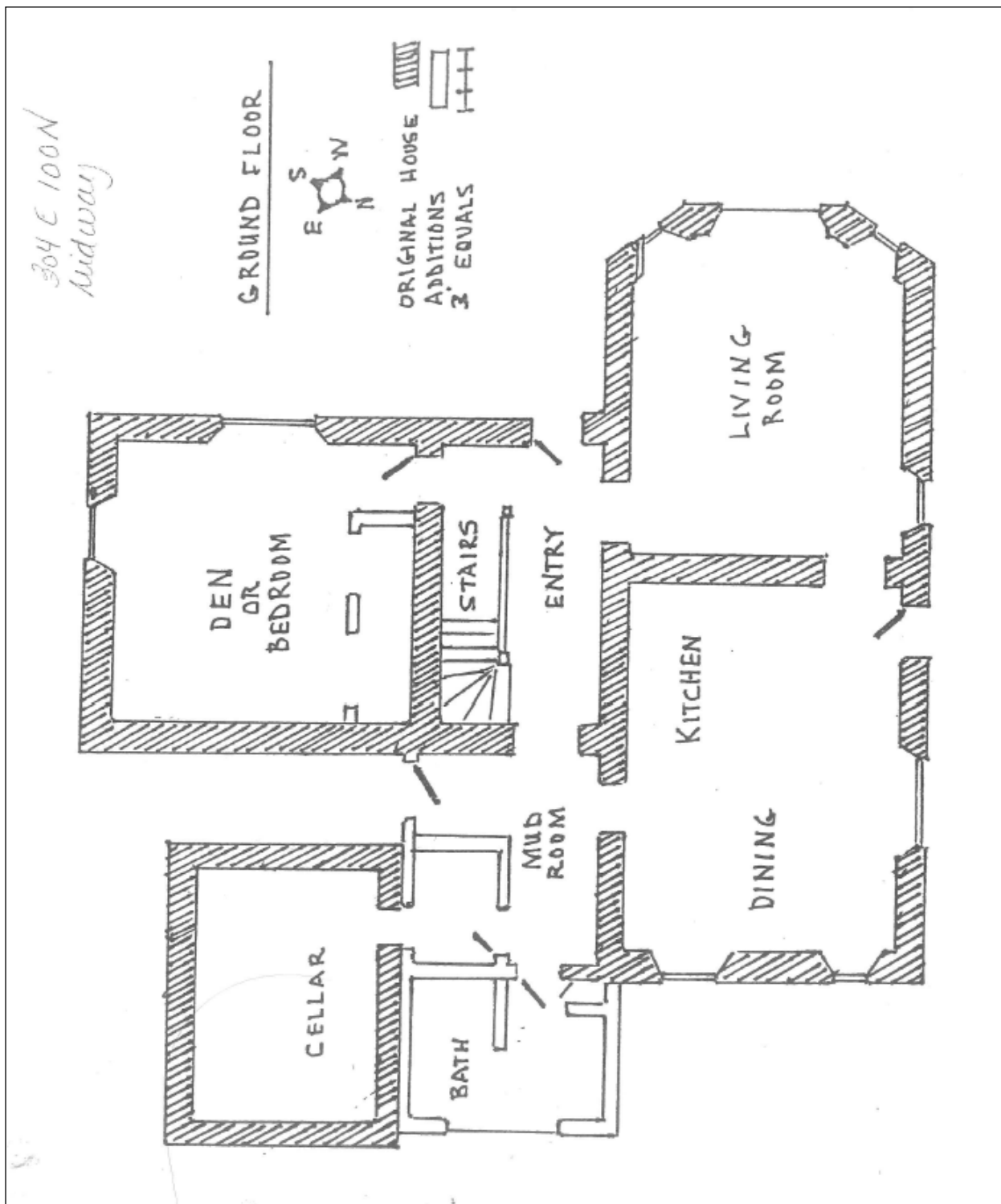


Figure 1. Sketch plan of ground floor of Hancock House (Blaine Dabb 2011).

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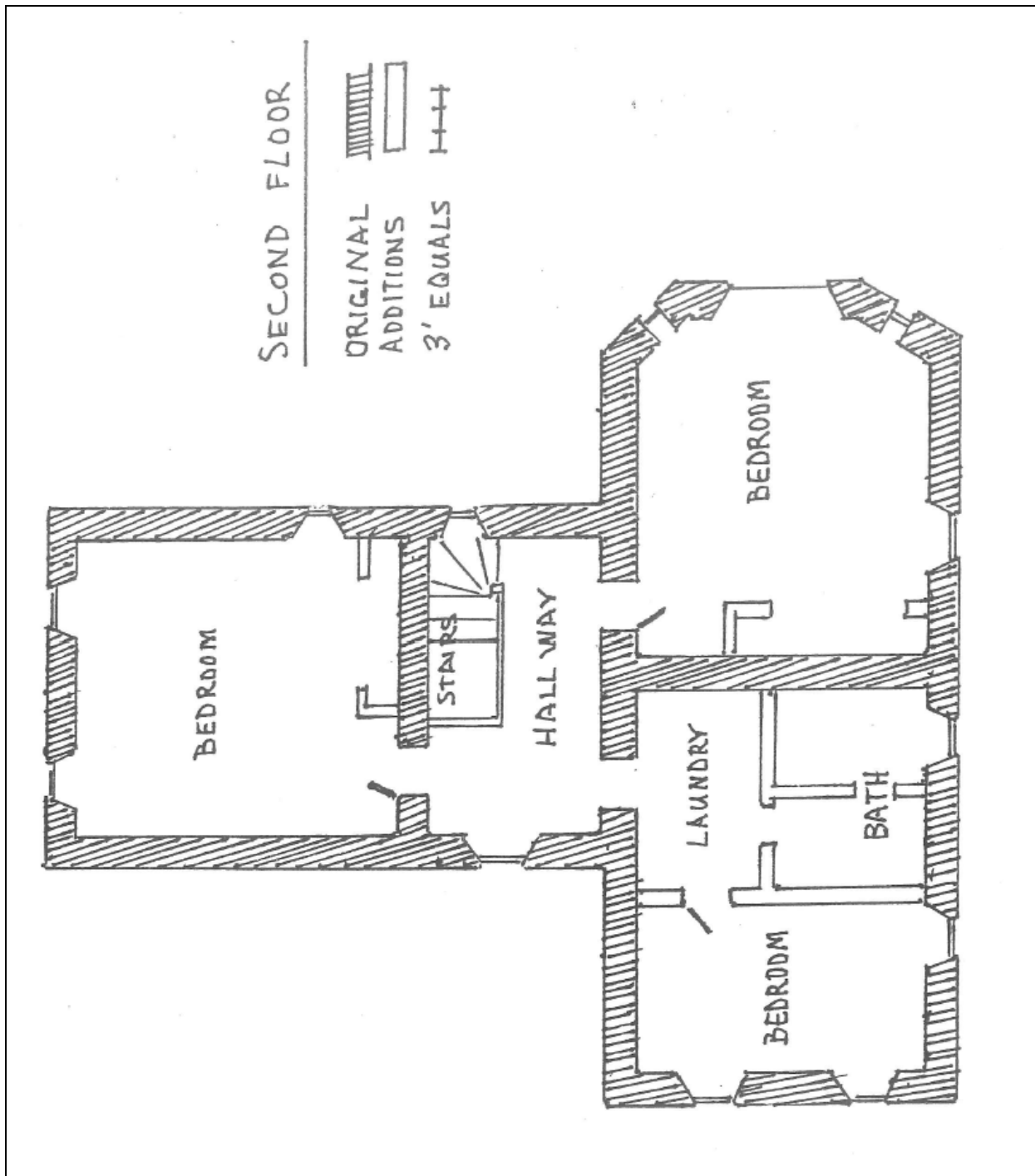


Figure 2. Sketch plan of second floor of Hancock House (Blaine Dabb 2011).

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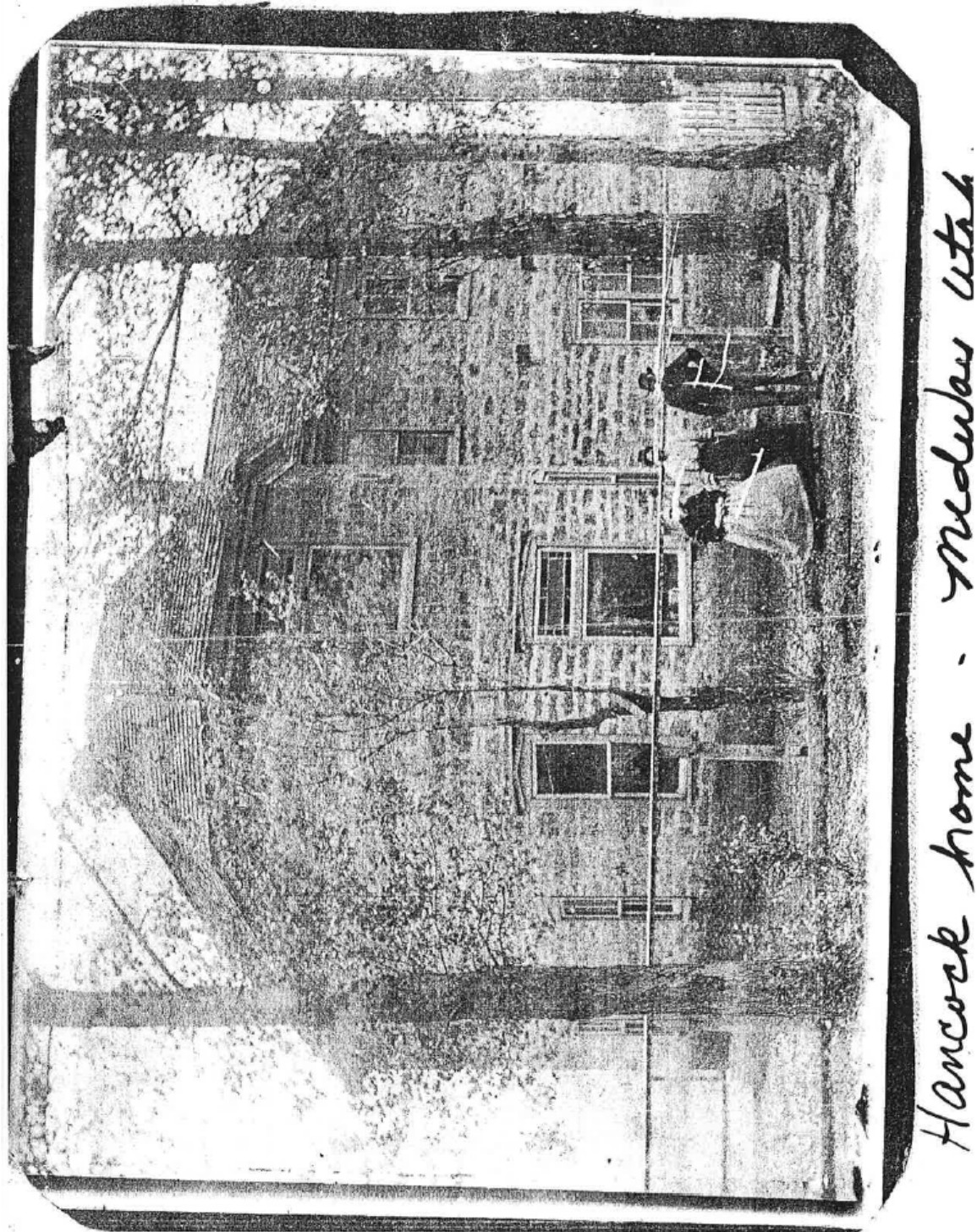


Figure 3. Hancock House, ca. 1890.

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**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.