

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 316 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-487 or PC-488

Current Owner Name: SAVAGE CATHLEEN

Parent Parcel(s):

Current Owner Address: PO BOX 762, PARK CITY, UT 84060-0762

Legal Description (include acreage): A PORTION OF LOTS 4 & 5 BLK 59 AMENDED PLAT OF PARK CITY SURVEY; MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT S 23°38'00" E 13.59 FT ALONG THE E'LY R/W LINE OF ONTARIO AVE FROM THE NW COR OF LOT 5, BLK 59 PARK CITY SURVEY; & RUN TH N 66°22'00" E 44.38 FT; TH N 71°15'01" E 30.73 FT TO THE E'LY LINE OF LOTS 5 & 4; TH ALONG SD E'LY LINE S 23°38'00" E 33.80 FT TO THE SE'LY COR OF LOT 4; TH S 66°22'00" W 75 FT TO THE SW'LY COR OF LOT 4 & THE E'LY R/W LINE OF ONTARIO AVE; TH ALONG SD E'LY LINE N 23°38'00" W 36.41 FT TO THE PT OF BEG CONT 2691 SQ FT OR 0.062 AC; ALSO LOT 3 BLK 59 PARK CITY SURVEY CONT 1875 SQ FT (LESS 1637 SQ FT 574-132 PC-487-A)(LESS 0.01 AC 1461-1324 PC-492-1-A) BAL 0.06 AC 574-134 619-32 (REF:NWD-216547-134 619-32), 0.06 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): Paint is failing on several places on the façade trim including the porch roof fascia and the window header.
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop/novelty siding.

Roof: The cross-gable roof is sheathed in composition shingles.

Windows/Doors: The visible windows are one-over-one double-hung in vertical openings with external storm windows and/or screens. The entry door is wood and paneled.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This single-story frame cross-wing cottage has an open shed-roofed porch in the L with square wooden porch roof supports.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not visible in the available 2006 photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

¹ Summit County Recorder.

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation (primary façade) partial. Camera facing east, 2006.

Photo No. 2: West elevation (primary façade) partial. Camera facing east, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

Owner's Name _____
 Owner's Address _____
 Location _____

Kind of Building Res Street No. 316-Rossie Hill

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		652	\$ -	\$ 1345
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		121
Ext. Walls <u>4-Sid 4-Sht</u>		18
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat. <u>Pat. Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60' @ .75</u>	115	
Rear @		
<u>Attached</u> Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Volve</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets <u>Pantry</u> Mantels	40	
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>Lbr. lined - 4 @ 30"</u>		120
Total Additions and Deductions	435	259
Net Additions or Deductions	-259	

Ave Age <u>53</u> Yrs. by	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ 1521
	Tenant <input checked="" type="checkbox"/>	Depr. <u>2-3-4-5-6</u> <u>66/34</u> %	\$
	Neighbors <input checked="" type="checkbox"/>	Reproduction Val. Minus Depr.	\$ 517
	Records <input checked="" type="checkbox"/>		\$
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %		\$
Garage—S <u>8</u> C <u>1</u> Depr. <u>2%</u> (<u>3%</u>)	Obsolescence _____		\$
Cars <u>1</u> Walls <u>Sht</u>	Out Bldgs. _____		\$
Roof <u>T.P.</u> Size <u>10x16</u> Age <u>38</u>			\$
Floor <u>Dirt</u> Cost <u>97/25</u>	Depreciated Value Garage		\$ 24
Remarks _____	Total Building Value		\$ 541

Appraised 10/1949 By Chas. A. D.

RC 487

Location Block 59 P.O. Lot 3 (Rossie Hill)
Kind of Bldg. RES St. No. 316 Ontario Ave.

Class A+ Type 1 2 3 4. Cost \$ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		652		\$ 1422
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <u> </u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type <u>Gab.</u> Mtl. <u>Pat</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u>60 @ 60</u>	36
Rear <u> </u>	@
Porch <u> </u>	@
Metal Awnings <u> </u> Mtl. Rail <u> </u>	
Basement Entr. <u> </u>	@
Planters <u> </u>	@
Cellar—Bsm. — 1/4 1/3 1/2 3/4 Full <u> </u> Floor <u> </u>	
Bsm. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>	
Attic Rooms Fin. <u> </u> Unfin. <u> </u>	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u> </u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
	Dishwasher <u> </u> Garbage Disp. <u> </u>
Built-in-Appliances <u> </u>	350
Heat—Stove <u>H.A.</u> <u>X</u> Steam <u> </u> Stkr. <u> </u> Blr. <u>X</u>	
Oil <u> </u> Gas <u>X</u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>	
Air Cond. <u> </u>	
Finish—Fir <u> </u> Hd. Wd. <u> </u>	
Floor—Fir <u> </u> Hd. Wd. <u> </u> Other <u> </u>	
Cabinets <u> </u> Mantels <u> </u>	
Tile—Walls <u> </u> Wainscot <u> </u> Floors <u> </u>	
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u>2</u> S. <u> </u>	

Total Additions 386

Year Built <u> </u>	Avg. <u>62</u>	Reproduction Value	\$ <u>1808</u>
<u>Ave. Age 1949-53</u>	Age <u> </u>	Obsol. or Rem. %	
Inf. by { Owner - Tenant -	{ Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u> </u>	Est. Cost <u> </u>	Depr. Col. <u>1 2 3 4 5 6</u>	<u>30%</u>
Garage—Class <u> </u>	Depr. 2% 3%	Repr. Val. Minus Depr.	\$ <u>542</u>
Cars <u> </u>	Floor <u>X</u> Walls <u> </u>	Carpport—Factor <u> </u>	
Size— <u> </u> x <u> </u>	Age <u> </u>	Roof <u> </u> Doors <u> </u>	
Other <u> </u>	Cost <u> </u> x <u> </u> %		
Total Building Value			\$ <u> </u>

Appraised 5-22-1958 By 1302 1332

PC 487
Serial Number

OF
Card Number

Owners Name

Location BK 59 PC lot 3 (Rossie Hill)

Kind of Bldg. Res St. No. 316 ONTARIO Ave

Class. 21 Type 1 2 3 4 4 Cost \$ 2175 X 1107 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	652		\$ 2408	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

Foundation—Stone Conc. Sills ✓

Ext. Walls alum sid (C)

Roof Type gab Mtl. pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 60 @ 150 90

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA X HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant 307

Air Cond. — Full Zone

Finish—Fir. ✓ Hd. Wd. Panel

Floor—Fir. ✓ Hd. Wd. Other

Cabinets Mantels.

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. ; Metal D. 2 S. 60

Awnings — Metal Fiberglass

Total Additions 10 0 7

Year Built 1896 Avg. 1/1902 Replacement Cost 34 15

1964 Fur Age 2. Obsolescence

Inf. by Owner - Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

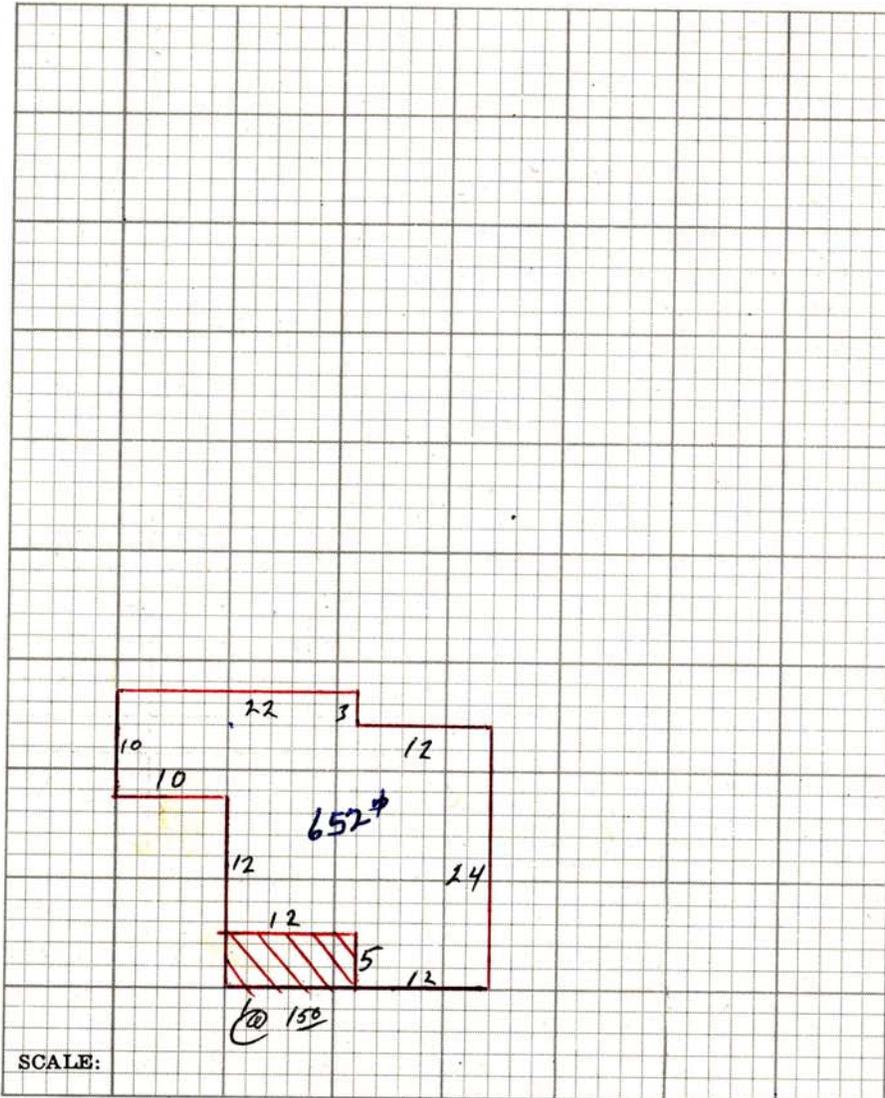
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 19 68 By 1708 1333

Appraised ② 19 By DEC 26 1968 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total

Average Year of Construction Computation:

Year 1896 \$ 3108 = 91% X 69 Year = 6270

Year 1964 \$ 307 = 9% X 1 Year = 09

Average Year of Construction 1902 6279

66

PC 487





316

8