

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Levins D. Gray House**

Address: 355 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-449

Current Owner Name: BECKER SCOTT R

Parent Parcel(s):

Current Owner Address: PO BOX 3979, BERKELEY, CA 94703-3979

Legal Description (include acreage): LOTS 18 & 19 BLK 54 PARK CITY SURVEY, 0.13 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: 7/12/84 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
 prints: 1983, 1995 & 2006
 historic: c.

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:

Drawings and Plans

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid (variant) type / Victorian Eclectic style

No. Stories: 1 1/2

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:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- 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, but appears to have been upgraded from the wooden sills noted on the building cards.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. The porch skirt and foundation are clad in board & batten materials. The recessed partial-width porch is supported by turned posts and has a simple low balustrade.

Roof: The roof is a truncated pyramid or hipped form sheathed in a standing-seam metal material. A gabled dormer is centered on the main façade.

Windows/Doors: The windows are double-hung sash units and a fixed casement window with transom window is seen in the façade adjacent to the porch. The dormer has paired double-hung sash units. The door appears to be a wooden frame-and-panel door with multiple lights.

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): The house remains largely unchanged from the description provided in the NR nomination form (See Utah State Historical Society, Structure/Site Form, 1984).

Alterations include the removal of decorative brackets, friezes, and balustrade designs on the porch that are visible in the c. 1940 tax photo. It is unclear if the transom window retains its glazing design due to the angle of the recent photographs. These modifications are minimal and do not diminish the historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.13 acres on a lot that drops severely from east to west. The house sits well below finished road grade (Ontario Avenue) on a narrow building pad. The landscaping is informal and includes shrubs and deciduous trees. Small set of exterior steps leads to the entry porch from the north side of the house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, the simple roof form, the informal landscaping, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1902¹

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: Southwest oblique. Camera facing northeast, c. 1940 tax photo.

¹ Summit County Recorder.

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. _____
 Schedule 1 Class 3+5% Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		784	\$	\$ 1508
	x x	+5%		\$	\$ + 75
	x x			\$	\$ 1583

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		116
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>56 @ .80</u>	44	
Rear <u>@</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Code VAC</u>	35	
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 <u>1</u> Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp Drops <u>1</u> Fix.		
<u>WOOD LINED.</u>		125
Total Additions and Deductions	<u>469</u>	<u>241</u>
Net Additions or Deductions		<u>1583</u>

Net Additions or Deductions 241 \$ + 228

AV 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 1811
 Depr. 1-2-3-4-5-6 58/42 % \$
 Reproduction Val. Minus Depr. \$ 760

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____ \$
 Roof _____ Size x Age _____ \$
 Floor _____ Cost _____ Depreciated Value Garage _____ \$

Remarks AV. AGE ON OLD CARD. 37 1/2 (1941) Total Building Value \$ _____

Appraised Oct 194 9 By Chp & AJ

PC 449

Location Block 54 PC. Lot occupied by lots 17-18-19 (Rosie Hill)
 Kind of Bldg. RES St. No. 355 Marsac Ave
 Class 3 Type 1 2 3 4. Cost \$ 1574 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		784		\$ 1574
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u></u> Conc. <u></u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u></u> Walls <u></u> Cigs. <u></u>	
Roof Type <u>Hip</u> Mtl. <u>Part</u>	
Dormers—Small <u></u> Med. <u></u> Large <u></u>	
Bays—Small <u></u> Med. <u></u> Large <u></u>	
Porches—Front <u>56</u> @ <u>100</u>	<u>56</u>
Rear <u></u> @ <u></u>	
Porch <u></u> @ <u></u>	
Metal Awnings <u></u> Mtl. Rail <u></u>	
Basement Entr. <u></u> @ <u></u>	
Planters <u></u> @ <u></u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{1}{2}$ Full <u></u> Floor <u></u>	
Bsmt. 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>	<u>350</u>
Built-in-Appliances <u></u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u></u> Stk. <u></u> Blr. <input checked="" type="checkbox"/> Oil <u></u> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> 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></u> S. <u></u>	
Total Additions	<u>406</u> <u>406</u>

Year Built <u></u> Avg. Age <u>54</u>	Reproduction Value \$ <u>1980</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Obsol. or Rem. % <u></u>
Remodel Year <u></u> Est. Cost <u></u>	Bldg. Value <u></u>
Garage—Class <u></u> Depr. 2% 3% <u></u> Carport—Factor <u></u>	Depr. Col. <u>1</u> 2 3 4 5 6 <u>33</u> %
Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u>	Repr. Val. Minus Depr. \$ <u>653</u>
Size— <u>x</u> <u>x</u> Age <u></u> Cost <u></u> x <u></u> %	
Other <u></u>	
Total Building Value \$ <u></u>	

Appraised 5-15- 19 58 By 1308

PC 449
Serial Number

.....OF.....
Card Number

Owners Name _____
 Location Bk 54 Pl lot 17-18-19
 Kind of Bldg. Res St. No. 355 Ontario Ave
 Class. 3 Type 1 2 4. Cost \$ _____ X _____ %

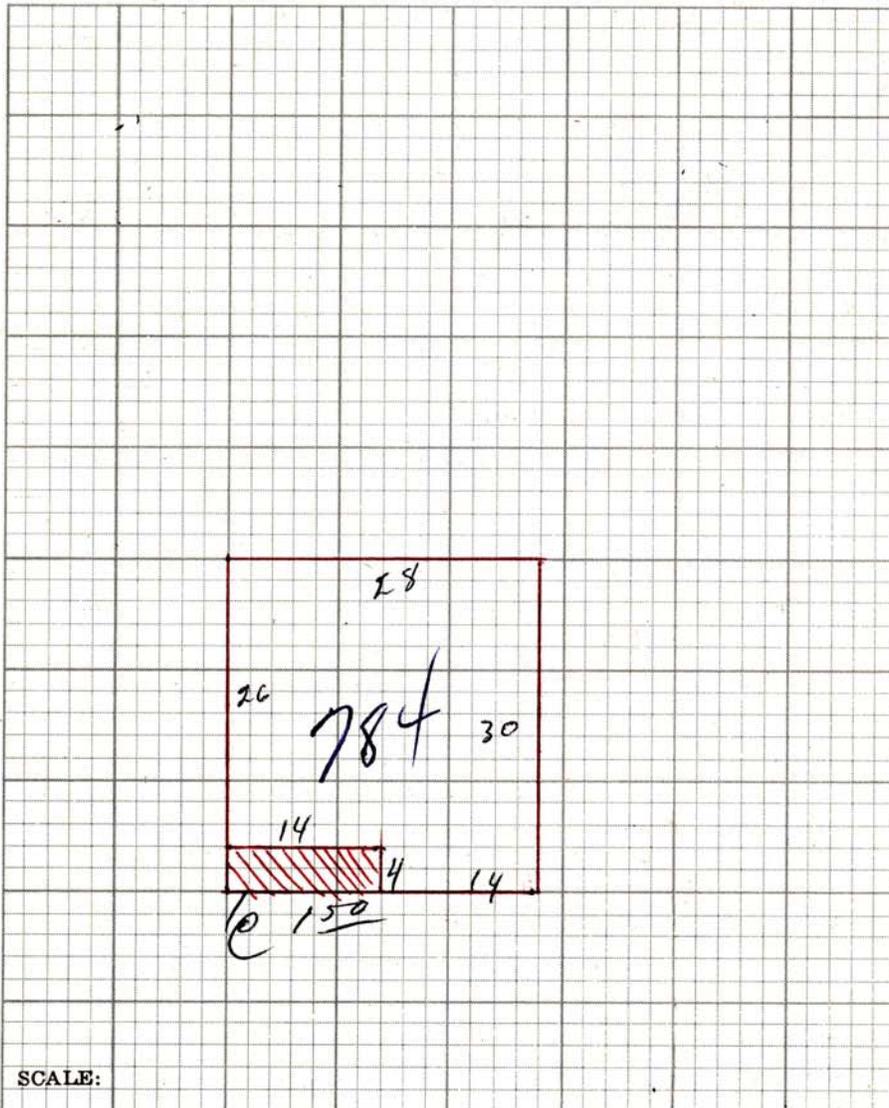
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	784		\$ 3469	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> <u>a</u>		
Roof Type <u>HIP</u> Mtl. <u>Putt RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>56 @ 150</u>	<u>84</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
<u>Cellar</u> —Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____	<u>80</u>	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
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>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>550</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>336</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>/</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>/</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>1050</u>	

Year Built <u>1904</u>	Avg. <u>1908</u>	Replacement Cost	<u>4519</u>
<u>1964 Fur</u>	Age <u>2.</u>	Obsolescence	
Inf. by <u>Owner</u> - Tenant -		Adj. Bld. Value	
<u>Neighbor</u> - Record - Est.		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-31 1968 By 1208 **DEC 26 1968** 1333
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Wood Shed	30	9x10				.47	N70	
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total

REMARKS **Average Year of Construction Computation?**

Year 1904 \$ 4183	= 93 % X 61	Year = 5673
Year 1964 \$ 336	= 7 % X 1	Year = 107
Average Year of Construction 1908		5680
		<u>60</u>

PG 449



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Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 355 Ontario UTM: 12 458350 4499090
 Park City, Summit County, Utah
 Name of Structure: Levins D. Gray House T. R. S.
 Present Owner: Lula Collins
 Owner Address: c/o K. W. Everson
 314 Narcissus Street, Corona Del Mar, CA 92625
 Year Built (Tax Record): Effective Age: Tax #: PC 449
 Legal Description: Kind of Building:
 Lots 17, 18, and 19 Block 54 Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: Levins D. Gray Construction Date: 1902 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/ Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Salt Lake Tribune. October 18, 1948, p. 18. Levins D. Gray obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame house with a truncated hip roof. It is a variant of the pyramid house type. Elements of this house that are common to the pyramid house are the truncated hip roof and the square plan. Dormers were also typical of the pyramid house, but the dormer on this house is a recent addition. It, however, was built in a scale and of materials that are complementary to and appropriate for this house type. Instead of having a porch spanning a symmetrical facade, as was the typical facade arrangement of a pyramid house, the northwest corner was recessed to form a small front porch. The porch spans half of the facade, which consists of a door and a window. It is supported on lathe turned piers which have decorative brackets at the tops, and the balustrade has a geometric design. This type of balustrade was a popular element of the Victorian period, but there are few extant examples of the type in Park City. Because porch elements are the first to deteriorate and be replaced, it is difficult to determine if indeed this type of decoration was common in the area. A broad single sash and transom window is centered on the other half of the facade. There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal

(See continuation sheet)

Statement of Historical Significance:

Construction Date: 1902

The Levins D. Gray House, built in 1902, at 355 Ontario is architecturally significant as one of only five well preserved examples of a variant of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era and was built with a number of variations. This one is characterized by the typical square form and a hip roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the pyramid houses are included in this nomination.

Levins D. and Stella Gray purchased this property in October of 1901, and had this house built the following spring. A lien was placed on this property in April of 1902 by the Summit Lumber Company for non-payment of a portion of the \$546.77-worth of materials used to construct the "one story dwelling house on Lots 18 and 19."¹ Neighboring houses were also constructed at about that time as the area was being rebuilt after the great fire of 1898. It is unknown whether the Grays used this house as their own home or as rental property. They sold it in 1909.

Levins De Eston Gray was born in New York in 1856 and came to Park City in 1888, probably drawn by the opportunity to work in the booming mining industry there. He worked in some of the mills in Park City for many years. In 1916, one year after Stella's death, Levins moved to Salt Lake City, where he was engaged in the lumber business and remained until his death in 1948.

Frank J. McLaughlin, a postman, bought this house in 1909 and lived there until 1921. Subsequent owners include R.B. Dunbar (1921-27) and Lawrence L. Martin (1927-78).

355 Ontario

Description continued:

or wood storage area. This type of extension was extremely common. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it ususally contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house is in excellent condition and has received no alterations which have affected its original integrity.

History continued:

¹Summit County Records, Liens Book "B" page 63.



Levins D. Gray House
355 Ontario
Park City, Summit County, Utah

Northwest corner

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



