

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 422 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-480

Current Owner Name: SORENSEN ELLA P TRUSTEE ETAL Parent Parcel(s):

Current Owner Address: PO BOX 273, PARK CITY, UT 84060-0273

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 58 PARK CITY SURVEY; 0.07 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: 1995 & 2006
 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.

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:

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

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: elevation. Camera facing .

Photo No. 2: elevation. Camera facing .

Photo No. 3: elevation. Camera facing .

Photo No. 4: elevation. Camera facing .

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. 422-Rossie Hill
 Schedule 1 Class 3-5% Type 1-2-3-4 Cost \$ 1590 x 95%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>786</u>	<u>\$ -</u>	<u>\$ 1510</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>134' etc</u> Conc. <u>None</u> ✓		<u>134</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gab.</u> Mat. <u>Pol. Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60" @ 1.10</u>	<u>66</u>	
Rear _____ @ _____		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. <u>✓</u> { Fir. <u>✓</u> Conc. _____		
Cabinets <u>Pantry</u> Mantels _____	<u>40</u>	
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. lined - 5 @ 30"</u>		<u>150</u>
Total Additions and Deductions	<u>456</u>	<u>324</u>
Net Additions or Deductions	<u>-324</u>	<u>1510</u>

Age 45 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 1642
 { Tenant ✓ Depr. 1-2-3-4-5-6 58/42 % \$ _____
 { Neighbors _____ Reproduction Val. Minus Depr. \$ 690
 { Records ✓

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

Remarks Owner says - 58 yrs - 33 yr Total Building Value \$ _____
Age (60 - 1941)

Appraised 10/1949 By C.A.O. & A.J.

PC 480

Location Block 58 PO. (Rossie Hill)
Kind of Bldg. RES St. No. 422 Ontario Ave.
Class 3 Type 1 2 3 4 Cost \$ _____ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>786</u>		<u>\$ 1622</u>
	<u>x x</u>				
	<u>x x</u>				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> — None <input checked="" type="checkbox"/>	
Ext. Walls <u>Asb Shakes</u>	
Insulation—Floors — Walls — Clgs. —	
Roof Type <u>Gable</u> Mtl. <u>Metal</u>	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	
Porches—Front <u>5x12</u> <u>60</u> @ <u>100</u> <u>60</u>	
Rear — @ —	
Porch — @ —	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @ —	
Planters — @ —	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full — Floor —	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
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>350</u>
Built-in-Appliances —	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam — Stkr. — Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal — Pipeless — Radiant —	
Air Cond. —	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. —	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. — Other —	
Cabinets <u>1</u> Mantels —	
Tile — Walls — Wainscot — Floors —	
Storm Sash—Wood D. <u>2</u> S. <u>5</u> ; Metal D. — S. —	<u>50</u> <u>50 74</u>

Total Additions			<u>510</u>
Year Built _____	Avg. <u>54</u>	Reproduction Value	<u>\$ 2132</u>
<u>Average 1949-45</u>	Age _____	Obsol. or Rem. _____ %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value _____	
Remodel Year _____	Est. Cost _____	Depr. Col. <u>1 2 3 4 5 6</u> <u>33</u> %	
Garage—Class _____	Depr. 2% 3% _____	Repr. Val. Minus Depr.	<u>\$ 704</u>
Cars _____	Floor _____	Carport — Factor _____	
Size— <u>x</u> _____	Age <u>X</u> _____	Roof — Doors _____	
Other _____	Cost _____	_____ %	
Total Building Value			<u>\$</u>

Appraised 5-15- 1958 By 1302 1332

PC 480

Serial Number

OF Card Number

Owners Name

Location Bik 58 PC (Rossie Hill)

Kind of Bldg. Res St. No. _____

Class. 3 Type 1 2 3 4 0 Cost \$ 3664 X 104%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	790		\$ 3829	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls A 5 B Shake c

Roof Type GAB Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 72 @ 150 108

Rear 91 @ 150 137

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full NONE

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 _____ 338

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. 2 S. 5; Metal D. _____ S. _____ 140

Awnings — Metal _____ Fiberglass _____

Total Additions 1273

Year Built 1904 Avg. 1908 Replacement Cost 5102

1964 Age 2 Obsolescence _____

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

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

Replacement Cost—1940 Base _____

Depreciation Column 0 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 11-1 1968 By 1708 JAN 13 1969

Appraised ② _____ 19 _____ By _____ 1328

Recapp 12-7-79 #2272

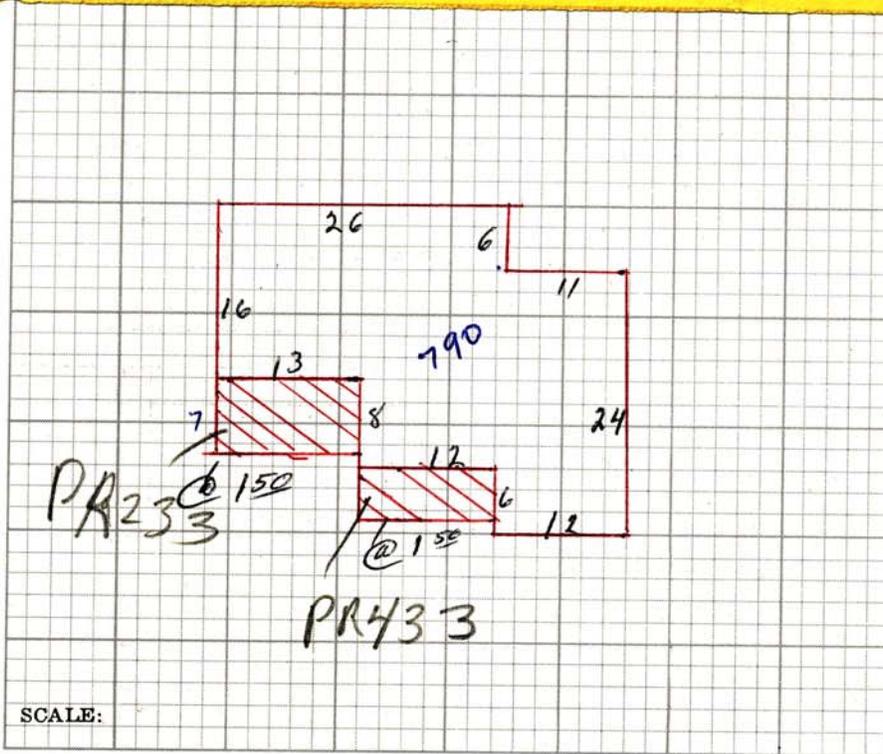
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. PC 180 223

OWNER'S NAME McKenzie, Willard

OWNER'S ADDRESS ParkCity

LOCATION N¹/₂ lot 5 & all lot 6, Blk 58, P.C.



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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:

REMARKS Year 1924 \$ 4764 = 93 % X 61 Year = 5673

Year 1964 \$ 338 = 7 % X 1 Year = 338

56.80

Average Year of Construction 1908

60

PG 480

223





