



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): William Austin House

Address: 252 Marsac Avenue

Date of Construction: c. 1890

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-437

Current Owner: Katherine M. Eldridge (trustee)

Legal Description (include acreage): PART LOT 12 & S1/2 LOT 13 BLK 53 PARK CITY SURVEY HQC-210 FWD-251 GQC497 JQC-25 M226-386-388-390 339-523 502-146 521-297 1656-1288 1955-1143 KATHERINE M ELDRIDGE TRUSTEE OF THE KATHERINE M ELDRIDGE REVOCABLE TRUST 1955-1143; 0.06 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: Crosswing type / Vernacular style

No. Stories: 1.5

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The gable end is clad in wooden vertical board and batten siding and the walls have horizontal drop or novelty siding

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

Roof: The gabled roof is sheathed in standing-seam metal roofing. The use of a metal roof dates from at least 1958 as it was mentioned on the 1958 tax card

Windows/Doors: A pair of vinyl casement windows, most likely replacements, appears in a horizontal opening in the gable-end. Doors are not visible in the available photographs

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

252 Marsac was described by Roger Roper in a 1984 National Register nomination as follows:

"This house is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing into which a door and window have been pierced. The gable end of the cross-wing is distinguished by a three part projecting bay which may be an addition. Similar to other bay windows in Park City, it has a flaring low pitch roof and inset panels above and below the one over one double hung sash windows. Bays of this type were added to spruce up a simple house. Other well preserved examples of this type of bay are found on 222 Sandridge and 59 Prospect, two houses also included in the Park City nomination. The small horizontally placed rectangular window

above the bay is a later unobtrusive alteration. There is a rear shed extension which, if not original, was added by 1900, according to the Sanborn Insurance Map. 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 usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the small window above the bay, the house is essentially unaltered and maintains its original integrity.”

Though current images of this house are obscured by vegetation and other buildings built in the area, it appears that the house is largely unchanged from the time of the 1984 description. New corrugated metal roofing has been put on to replace the one present at the time of the description. The same drop novelty siding shown in the 1983 photo is present in the most recent images, and it is assumed that the board-and-batten siding shown on the rear gable was also present at that time. The overall form and materiality of the house remain intact and the house retains its historic value.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

From the 1984 National Register nomination, written by Roger Roper:

“Built c. 1890, the William Austin house at 247 Ontario is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City’s mining boom era, and significantly contributes to the character of the residential area.

“This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was probably built in 1890 for William and Alma J. Austin, who mortgaged the property that year for \$250, apparently to finance the construction of this house. That assumption is further supported by the fact that a lien was placed on the property in September of 1890 by Kidder & Bro. Lumber Company for \$196.25 worth of construction materials which they had supplied. The Austins sold the house in 1892 to Edward Leary, whose family owned it until 1902. Nothing is known about either the Austins or Leary. Thomas J. Connor, who bought the house in 1902, apparently owned it until 1941, when it was deeded to the county because of unpaid taxes.”

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

252 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



PC 437



William Austin House
247 Ontario
Park City, Summit County, Utah

Southwest corner

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







252 Marsac Avenue. Southwest oblique. November 2013.



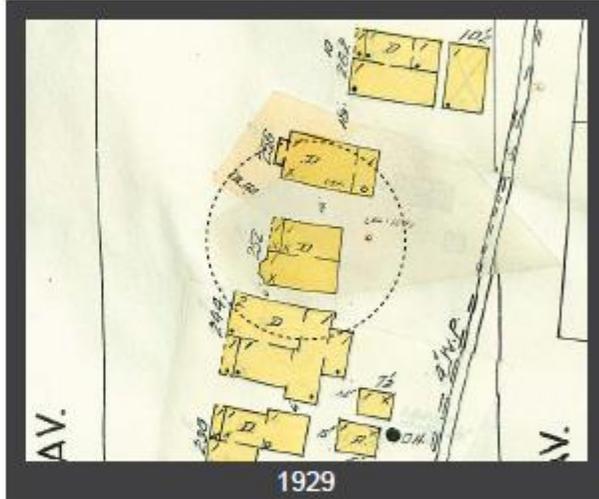
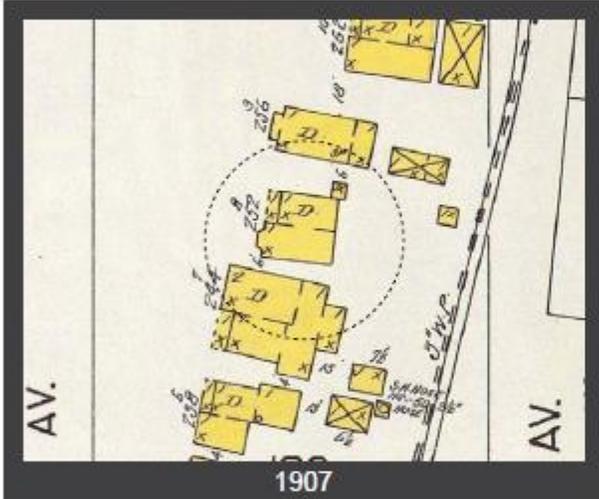
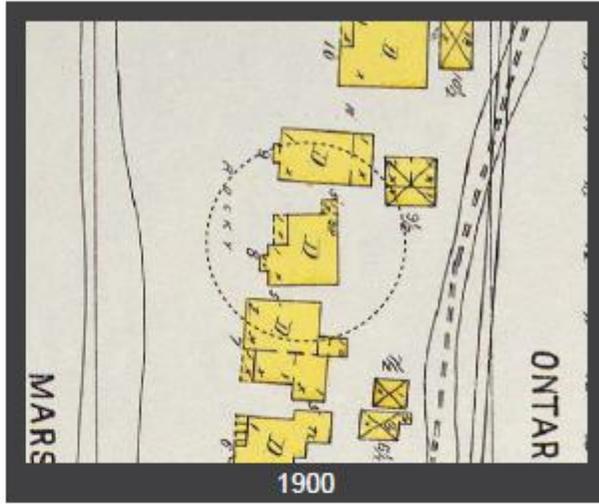
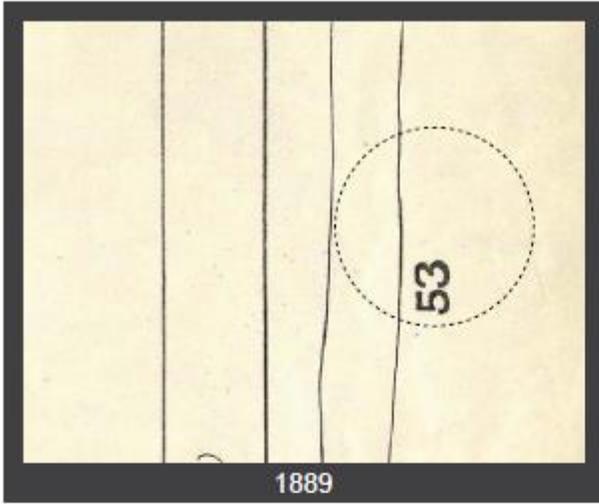
252 Marsac Avenue. West elevation. November 2013.

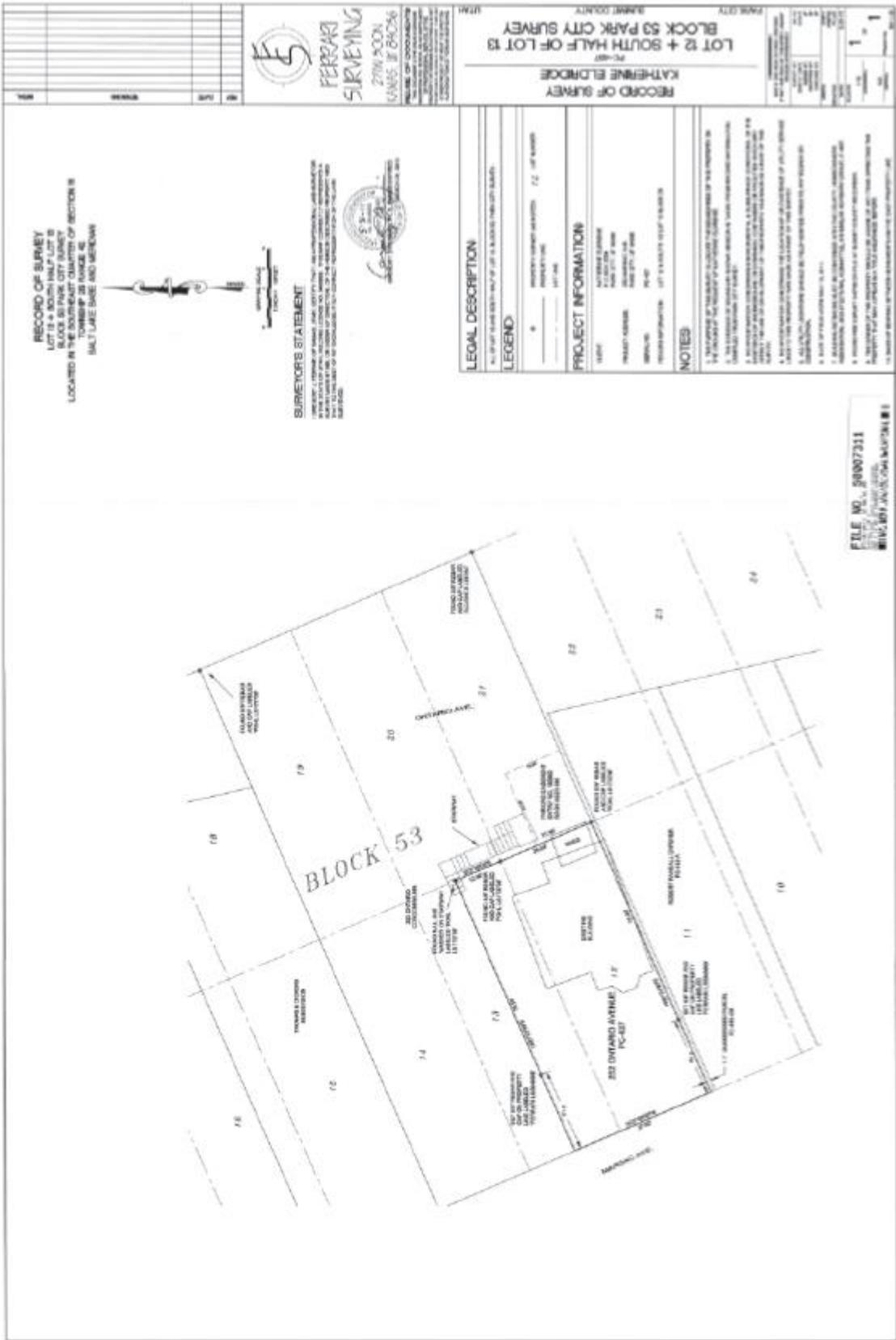


252 Marsac Avenue. Northwest elevation. November 2013.

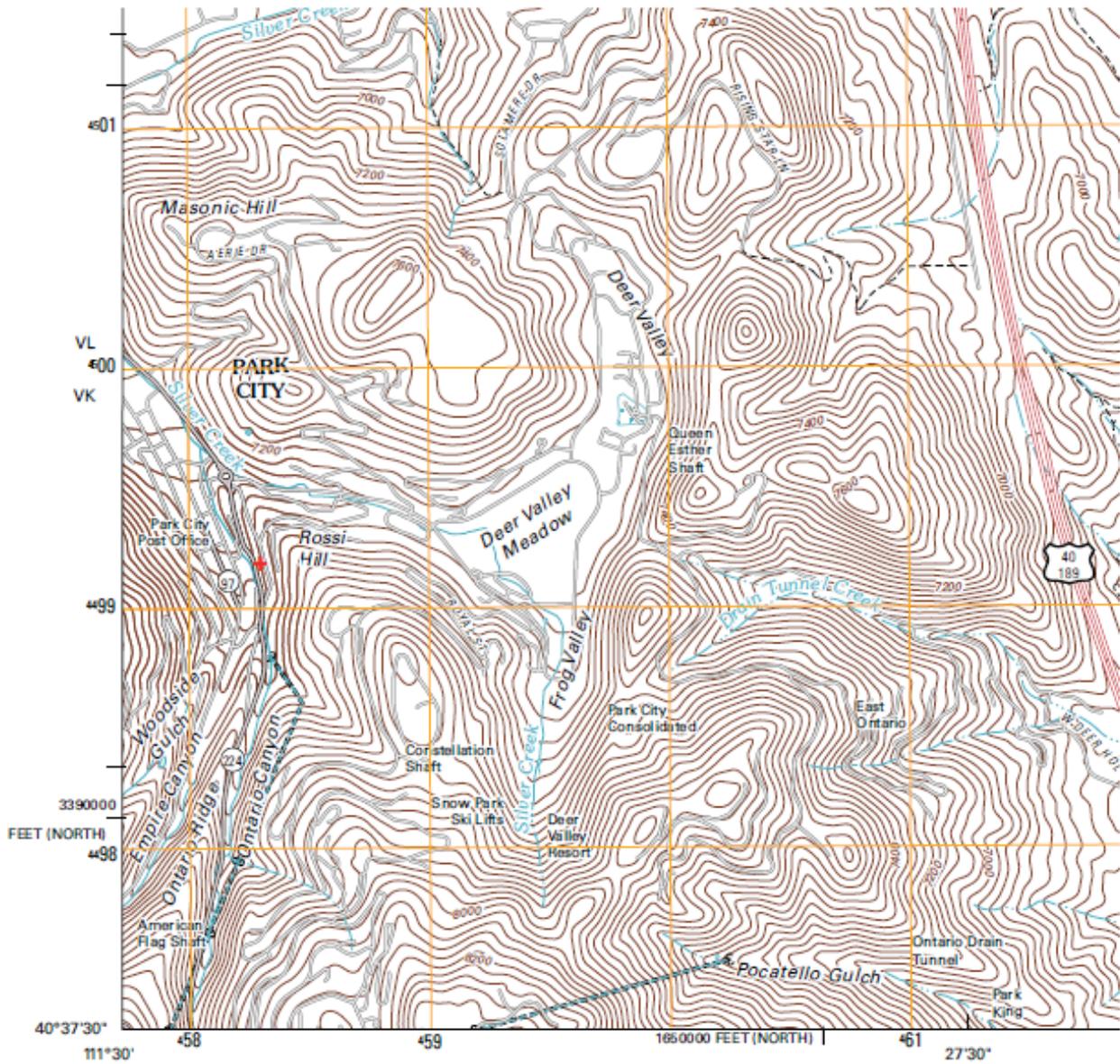
MAPS

252 Marsac Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history





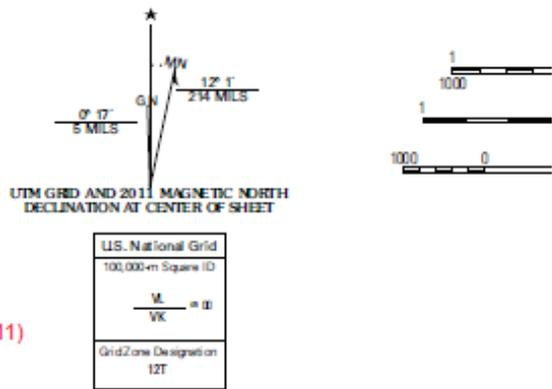
252 Marsac Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)



DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 247 Ontario UTM₁₂ 458370 4498940
 Park City, Summit County, Utah
 Name of Structure: William Austin House T. R. S.
 Present Owner: Madeline Smith
 Owner Address: P.O. Box 512, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 437
 Legal Description: Kind of Building:
 Lot 12 and South half Lot 13 Block 53
 Less than one acre.

STATUS/USE 2

Original Owner: probably William Austin Construction Date: c. 1890 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: 1893 Slide No.: Date of Photographs: 1893 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.):

Researcher: Roger Brown

Date: 4/24

Street Address: 247 Ontario

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing into which a door and window have been pierced. The gable end of the cross-wing is distinguished by a three part projecting bay which may be an addition. Similar to other bay windows in Park City, it has a flaring low pitch roof and inset panels above and below the one over one double hung sash windows. Bays of this type were added to spruce up a simple house. Other well preserved examples of this type of bay are found on 222 Sandridge and 59 Prospect, two houses also included in the Park City nomination. The small horizontally placed rectangular window above the bay is a later unobtrusive alteration. There is a rear shed extension which, if not original, was added by 1900, according to the Sanborn Insurance Map. 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 usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the small window above the bay, the house is essentially unaltered and maintains its original integrity.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1890

Built c. 1890, the William Austin House at 247 Ontario is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was probably built in 1890 for William and Alma J. Austin, who mortgaged the property that year for \$250, apparently to finance the construction of this house. That assumption is further supported by the fact that a lien was placed on the property in September of 1890 by Kidder & Bro. Lumber Company for \$196.25 worth of construction materials which they had supplied. The Austins sold the house in 1892 to Edward Leary, whose family owned it until 1902. Nothing is known about either the Austins or Leary. Thomas J. Connor, who bought the house in 1902, apparently owned it until 1941, when it was deeded to the county because of unpaid taxes.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 252 Marsac Avenue

City: Park City, UT

Current Owner: Katherine M. Eldridge (trustee)

Address: (see historic site form for address)

Tax Number: PC-437

Legal Description (include acreage): PC BK53 L 12 & S1/2 13 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd P. Ferry	David C. McLaughlin	W		[L-1-32]
7/23/1890	D.C. McLaughlin & wife	William Austin	W		*All L. 12 S1/2 L. 13*
7/19/1890	Wm. Austin & wife	John Cannon	Mortgage	\$250.00	
4/26/1892	William & Alma J. Austin	A.B. Richardson, Cashier	Mortgage	\$250.00	
7/12/1892	William & Alma J. Austin	Edward Leary	W		
10/10/1892	Edward Leary	William Austin	Mortgage	\$450.00	
12/3/1892	Ed. Leary, et al	Dennis J. Leary	W.		
8/30/1902	Dennis Leary & wife	Thomas J. Connor	W.D.		
10/6/1947	Summit County	John Daly, et ux	Q.C.D.		[following 1936 tax sale]
7/15/1961	Melda Daly, widow	Larry & Nancy Broadhead	Q.C.D.		
6/13/1977	Larry & Nancy Broadhead	A. Madeline Smith	W.D.		
4/25/1985	A. Madeline Smith	Louis C. Hudson	Q.C.D.		
11/30/1988	Louis C. Hudson	A. Madeline Smith, et al	Q.C.D.		
5/16/1989	A. Madeline Smith, et al	Christopher Larson	W.D.		
10/29/2004	Christopher Larson	Katherine M. Eldridge	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/2/2014

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		750	\$	\$ 1543
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building Add Deduct

Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		118	
Ext. Walls _____			
Insulated—Floors _____ Walls _____ Clgs. _____			
Roof—Type <u>GAB</u> Mat. <u>PAT SHG</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____	60 @ .80	48	
Rear _____	@		
Cellar—Basm't <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>DIRT</u>			Val.
Basement Apts.—Rooms Fin. _____			
Attic Rooms _____ Fin. _____ Unfin. _____			
Plumbing—Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urln. _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		350	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____			
Air Conditioned _____ Incinerators _____			
Radiant—Pipeless _____			
Finish—Hd. Wd. _____ Floors—Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> _____ Fir. _____ Conc. _____			22
Cabinets <u>PANTRY</u> Mantels _____		40	
Tile—Walls _____ Wainscot _____ Floors _____			
Lighting—Lamp _____ Drops _____ Fix. _____			
<u>WOOD & WALLS LINED</u>		90	Val.
Total Additions and Deductions	438	230	1543

Net Additions or Deductions 208 \$ + 208

Age Yrs. by 10 Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1751
Depr. 1-2-3-4-5-6 61/39 % \$ 10
Reproduction Val. Minus Depr. \$ 683

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

Remarks _____ **Total Building Value** \$ _____

Appraised Oct. 1949 By off & H

PC 437

Location Block 53 PC Lot 12 + S³ 13 (Rossie Hill)

Kind of Bldg. Res St. No. _____
 Class 3 Type 1 2 3 4 Cost \$ 1568 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		760		\$ 1568
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <u>X</u>	
Ext. Walls <u>Si</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Gab.</u> Mtl. <u>C.I. Metal</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ Rear _____	60° @ 20 48
Porch _____	@
Metal Awnings _____	Mtl. Rail _____
Basement Entr. _____	@ _____
Planters _____	@ _____
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class _____ Tub _____ Trays _____
	Basin _____ Sink _____ Toilet _____
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <u>X</u> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	

Total Additions 398 398

Year Built _____	Avg. Age <u>57</u>	Reproduction Value	\$ <u>1966</u>
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Obsol. or Rem. _____ %	
		Bldg. Value _____	
		Depr. Col. (1) 2 3 4 5 6 <u>30</u> %	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	\$ <u>590</u>
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

Appraised 5-15- 1958 By 1302

1967.3.667

PC 437
Serial Number

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

Owners Name _____
Location BK 53 PC LOT 12 5 1/2 13 (Cross Hill)
Kind of Bldg. Res St. No. _____
Class. 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>762</u>		\$ <u>3567</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> _____ <u>a</u>		
Roof Type <u>Gab</u> _____ Mtl. <u>Metal</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>60 @ 1.25</u> _____ <u>75</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>NONE</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____ <u>332</u>		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 957

Year Built <u>1901</u>	Avg. <u>1925</u>	Replacement Cost <u>4524</u>
<u>1964 fur</u>	Age <u>2.</u>	Obsolescence _____
Inf. by <u>Owner</u> Tenant - _____		Adj. Bld. Value _____
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base _____		
Depreciation Column <u>2</u> 3 4 5 6 _____		
1940 Base Cost, Less Depreciation _____		
Total Value from reverse side _____		
Total Building Value \$ _____		

Appraised ① 10-30 1968 By 1208
Appraised ② _____ 19 _____ By 1328

DEC 28 1968 1333