



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Amelia and Theodore Neimuth House

Address: 422 Ontario Avenue

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-480

Current Owner: John F. and Margo M. Fenton (trustees)

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 58 PARK CITY SURVEY MWD-610 SWD-124 1686-50 (REF:1747-28) 2058-948-952-955 JOHN F FENTON & MARGO M FENTON TRUSTEES OF THE FENTON FAMILY TRUST 2058-955; 0.07 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:

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: Cross-wing type / Vernacular style

No. Stories: 1

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 asbestos shingles mentioned in the 1958 tax card appear to still be the exterior wall cladding

Foundation: The 1949 and 1958 tax cards note that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The cross-wing roof is sheathed in a corrugated metal product

Windows/Doors: The window openings visible on the façade are horizontal with simple casing. Wooden storm windows cover all visible windows. Window types include a awning and a fixed pane

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.)

422 Ontario is a cross-wing type house, which has undergone several changes. The cross-wing, also known as a T/L cottage, is one of the three main house types built during the historic Park City mining era. The cross gable roof is sheathed with corrugated metal, which replaced the shingle material shown in the c. 1940 tax photo. The walls are clad with asbestos shingles, which either replaced or covered the original drop-novelty wood siding shown in the tax photo. There is a porch in the L of the house, covered by a shed roof that extends from the main roof. The porch roof is supported by square wood posts, with a simple wood balustrade between them. There are several fixed pane windows on the house, including a large rectangular window on the gable front. All the windows appear to have wood frame storm window inserts. A side addition, built sometime before 1949, was made on the north side of the house and has a separate covered porch. Tax cards from 1949 and 1958 do not indicate a foundation

material and it remains unverified. Concrete steps lead to the house. A concrete retaining wall extends off the left of the stair with stacked stone above. There is a concrete block retaining wall on the right side of the stair. The site slopes dramatically up from the street. Although the form remains legible, the cumulative formal and material changes have diminished 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.)

This house is shown on the 1907 Sanborn Insurance map, which was the first of those maps to cover this area. This makes it difficult to determine when exactly it was built. The title history shows that there were mortgages taken out on this property in 1892 and 1894, which is generally an indication that a house was built. However, much of this area was destroyed in the fire of 1898, and many new houses were built to replace the lost houses in the years following that fire. Information from a past historic site form indicates that the house may have been built around 1904, but this is unconfirmed.

The owner of the house in 1904 was Amelia Neimuth. She and her husband Theodore lived in this house at the time of the 1920 census. Theodore was from Germany and Amelia was born in England. They immigrated to the U.S. in 1877 and 1893. Theodore worked as a blacksmith for a mine in 1920. They moved to California in 1921 and sold the house to Duncan Willard McKenzie.

Duncan Willard McKenzie, mostly known as Willard, appears on both the 1930 and 1940 censuses, living in this house with his wife Anna (or Annie). Willard was born in Canada, and came to the U.S. in 1900, and Anna was born in Missouri. Willard worked as a blacksmith, mostly for the Silver King Coalition mining company. He sold the house in 1941, and died in 1946. The property is currently owned by John and Margo Fenton.

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.)

422 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







422 Ontario Avenue. Northwest oblique. November 2013.



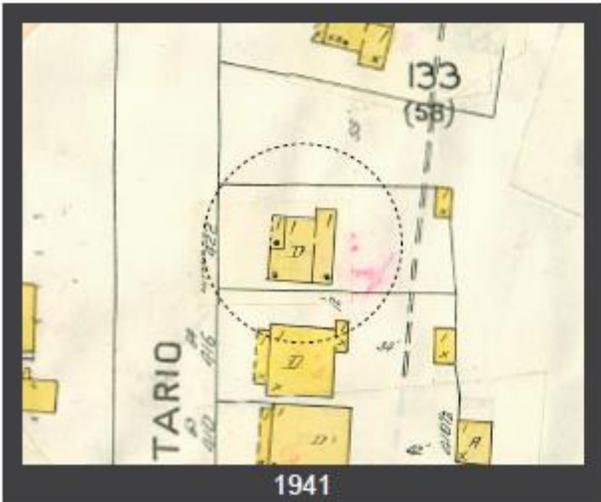
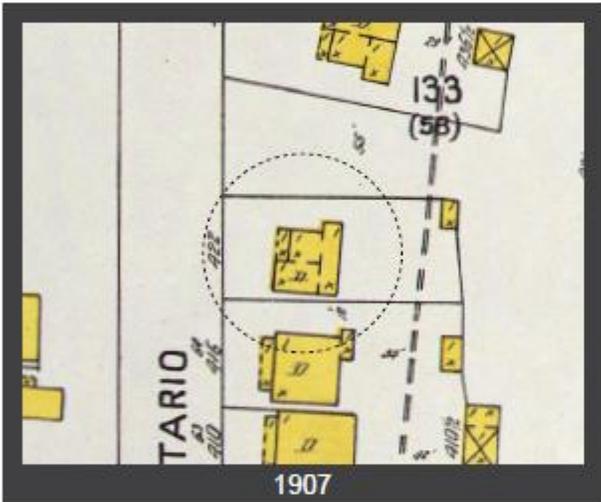
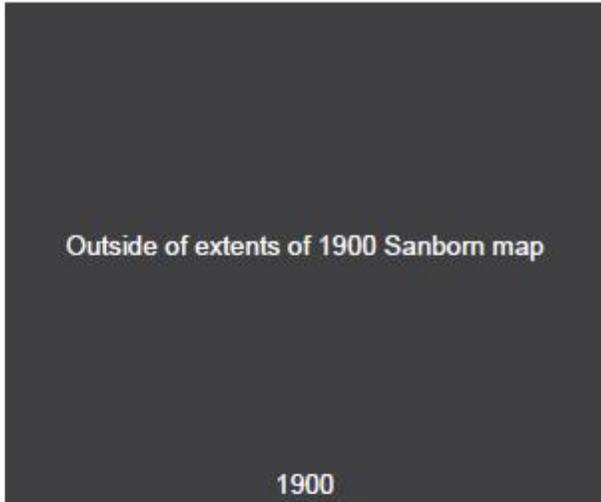
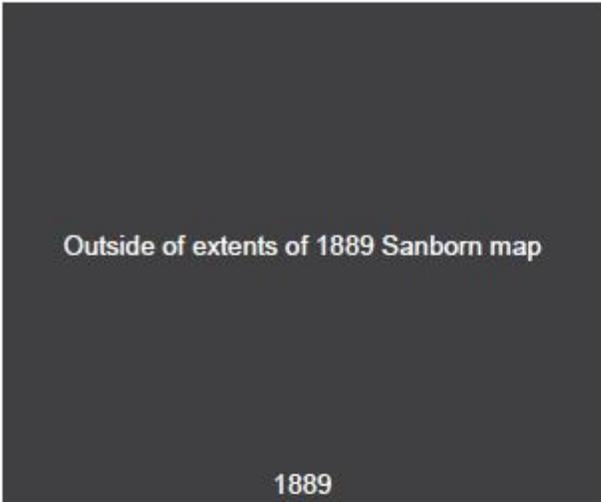
422 Ontario Avenue. West elevation. November 2013.

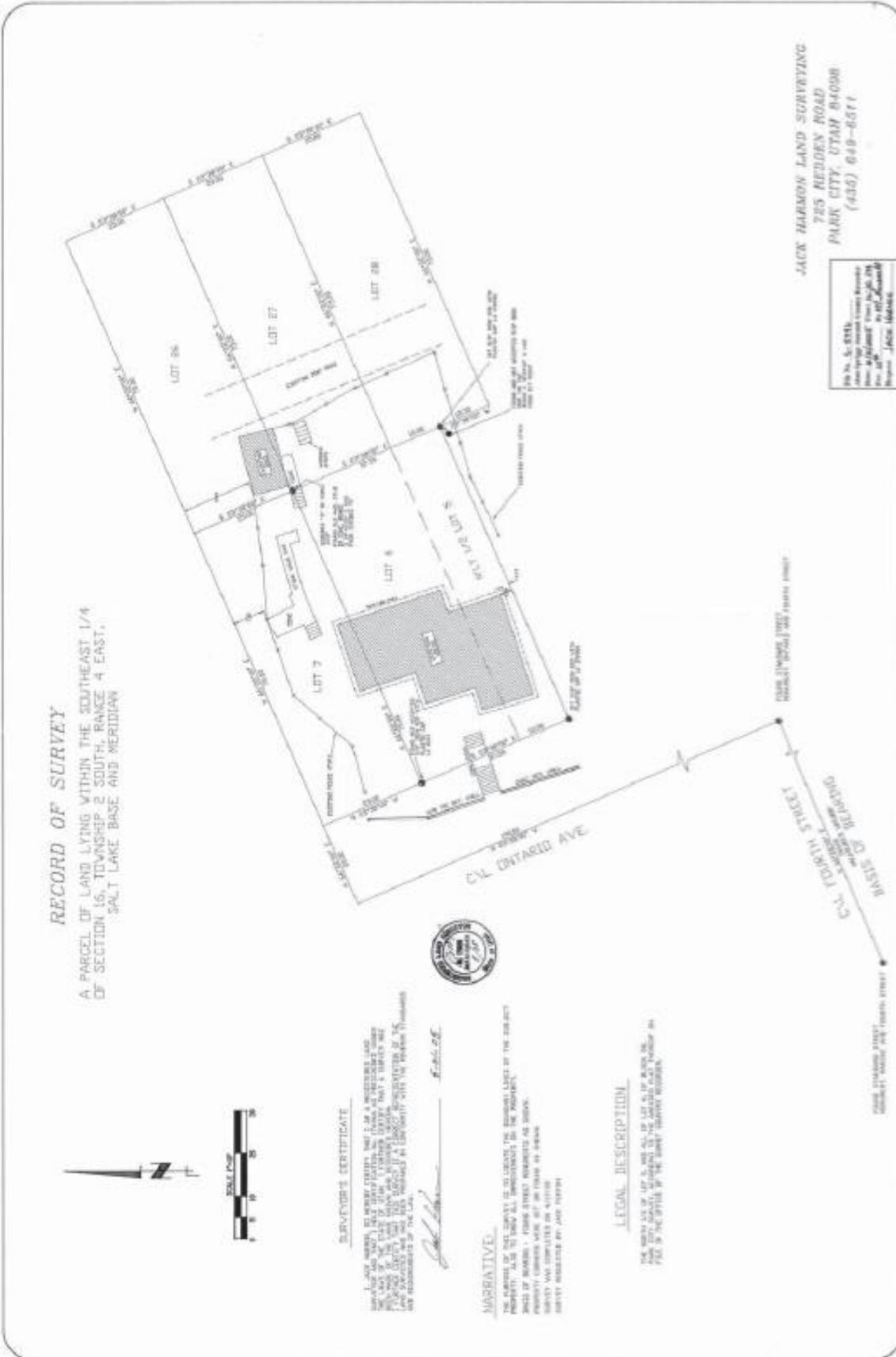


422 Ontario Avenue. Southwest oblique. November 2013.

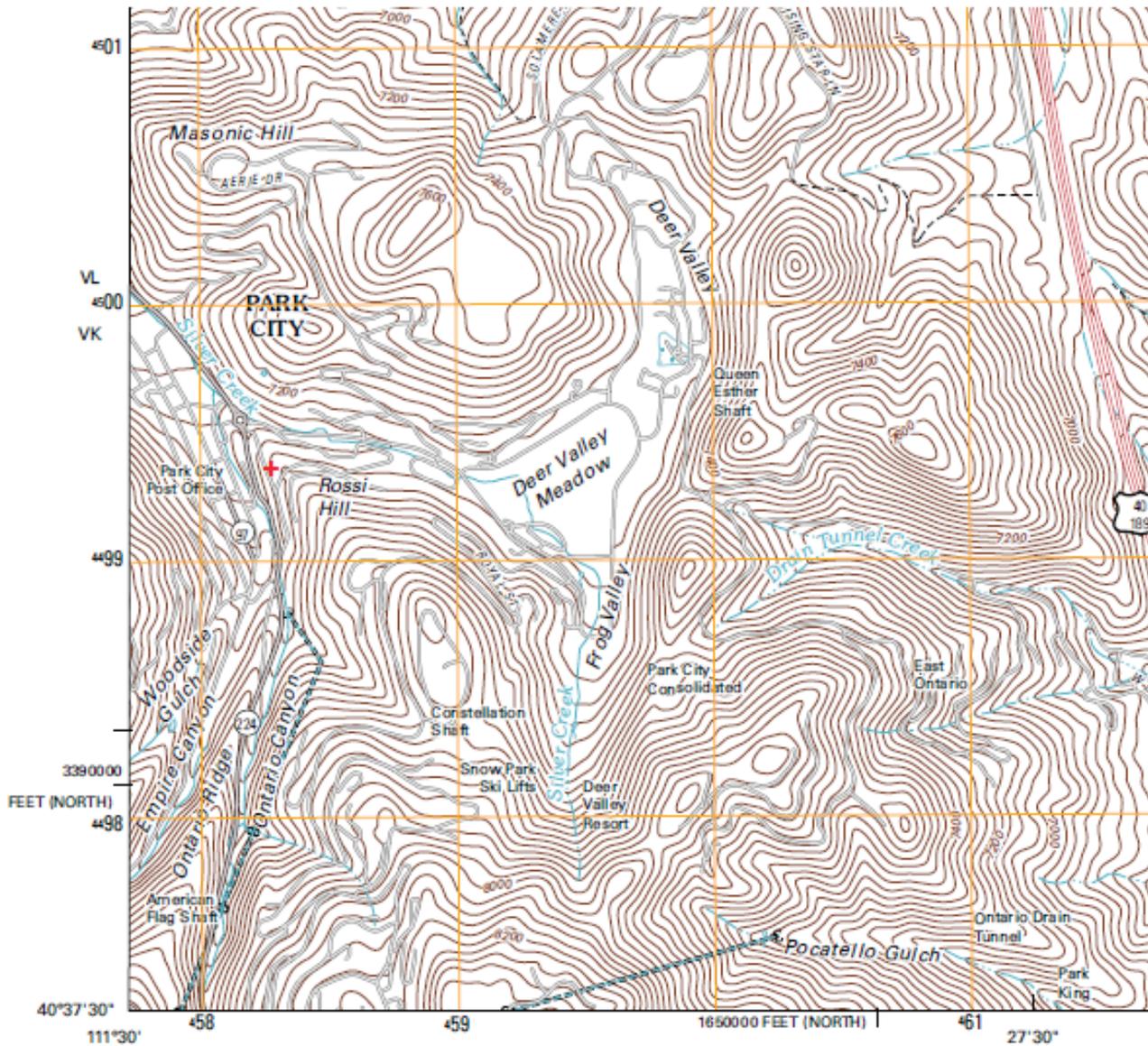
MAPS

422 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



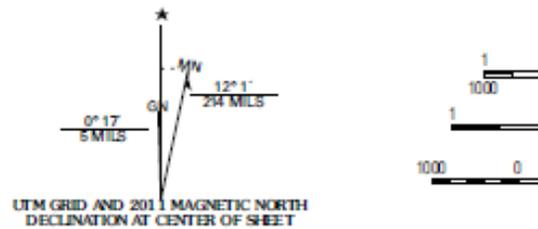


422 Ontario Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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



U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

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

TITLE SEARCH FORM

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

Address: 422 Ontario Avenue

City: Park City, UT

Current Owner: John F. and Margo M. Fenton

Address: (see historic site form for address)

Tax Number: PC-480

Legal Description (include acreage): PC BK58 N 1/2 L5 & L6 (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		[L1-32]
6/30/1892	David C. & Henrietta M. McLaughlin	Henry H. Kentfield	W		"N1/2 of Lot 5, Lot 6" [rest of form]
6/15/1892	H.H. & Mrs. Betsey M. Kentfield	Gilbert D. Gregor	Mortgage	\$700.00	
9/20/1894	Henry H. Kentfield & wife	James J. Conroy	W		
9/20/1894	James J. Conroy	Gilbert D. Gregor	Mortgage	\$425.00	
11/11/1896	James J. Conroy, et ux	Gilbert D. Gregor	W		
4/27/1904	Gilbert D. Gregor & wife	Mrs. Amelia D. Neimuth	W.D.		
12/29/1921	Amelia D. Neimuth, et al	Duncan Willard McKenzie	W.D.		
9/11/1941	Duncan Willard McKenzie	Elden Sorensen, et ux	W.D.		
3/18/2005	Ella P. Sorensen	Ella P. Sorensen, Trustee	W.D.		
11/23/2010	John Forrest Fenton (suc. tr.)	John F. & Margo M. Fenton	W.D.		[Ella P. Sorensen Trust]

Researcher: John Ewanowski, CRSA Architecture

Date: 5/12/2014

422 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Mrs. Amelia D. Neimuth

The following is from the columns of a Sunnyvale newspaper, regarding the passing away of Mrs. Theo. Neimuth, for years an honored member of this community. The passing on of Mrs. Neimuth is sincerely regretted by her hosts of friends, and to the bereaved husband, sincere sympathy is extended in his bereavement:

"Mrs. Amelia D. Neimuth died in Sunnyvale, California, November 14, 1923, after a lingering illness lasting over nine months. She was a native of England and came to Forsythe, Montana, in 1893. In 1903 in Salt Lake City she was married to Theodore N. Neimuth and they made their home in Park City, Utah for nineteen years, coming to Sunnyvale about 18 months ago. She was an active member of the Episcopal church and the Order of Eastern Star. Besides the husband there is left to mourn her loss four sisters, Mrs. Charles Trott of Billings, Montana, Mrs. T. Waddingham of Salt Lake City, Miss Hall and Mrs. Clark of England, and two brothers, Stephen and Edward also of England. Mrs. Waddingham arrived in Sunnyvale shortly before her sister's death.

The funeral was held last Saturday afternoon from the Anway funeral parlors in Mountain View and services were conducted by the Rev. T. C. Smith and Sunnyvale Chapter No. 250, Order Eastern Star. Interment at Alta Mesa cemetery.

Park Record 11/30/1923

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 Conc. None <input checked="" type="checkbox"/>		<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.		
Purches—Front <u>60" @ 1.10</u>	<u>66</u>	
Rear @		
Cellar—Basmt' <u>1/4 1/2 3/4 full-floor</u>	<u>40</u>	<u>40</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 <u>1</u> Ftns <u>1</u> Shr. Dishwasher <u>1</u> Garbage Disp.	<u>350</u>	
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— Fir. <u>1</u> Hd. Wd. <u>1</u> Conc. <u>1</u>		
Cabinets <u>Pantry</u> Mantels	<u>40</u>	
Tile— Walls <u>Wainscot.</u> Floors		
Lighting—Lamp <u>5 @ 30"</u> Drops <u>1</u> Fix.		<u>150</u>

Total Additions and Deductions 456 324 1510
 Net Additions or Deductions -324 \$ +132

REPRODUCTION VALUE \$ 1642
 Depr. 1-2-3-4-5-6 58/42 %
 Reproduction Val. Minus Depr. \$ 690

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 54 yrs. 37 yr Total Building Value \$ _____
Ac. Val. (1941)

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

PC-480

Location Block 58 PC (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
1	x x		786		\$ 1622
	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>Asb Shakes</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Asb Metal</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x12</u> @ <u>60</u> @ <u>100</u> <u>60</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. — ¼ ½ ¾ Full — Floor	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</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>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/>	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>2</u> S. <u>5</u> ; Metal D. <u>—</u> S. <u>—</u>	50 50 PL

Total Additions 510

Year Built <u>1919-41</u>	Avg. <u>54</u>	Reproduction Value	\$ <u>2132</u>
Inf. by <input checked="" type="checkbox"/> Owner - Tenant - <input checked="" type="checkbox"/> Neighbor - Record - Est.	Age	Obsol. or Rem.	%
Remodel Year	Est. Cost	Bldg. Value	
		Depr. Col. <u>1 2 3 4 5 6</u> <u>33</u> %	
		Repr. Val. Minus Depr.	\$ <u>704</u>
Garage—Class	Depr. 2% 3%	Carport—Factor	
Cars	Floor	Walls	Roof
Size	x	Age	x %
Other			
Total Building Value			\$

Appraised 5-15- 1958 By 1302 1372

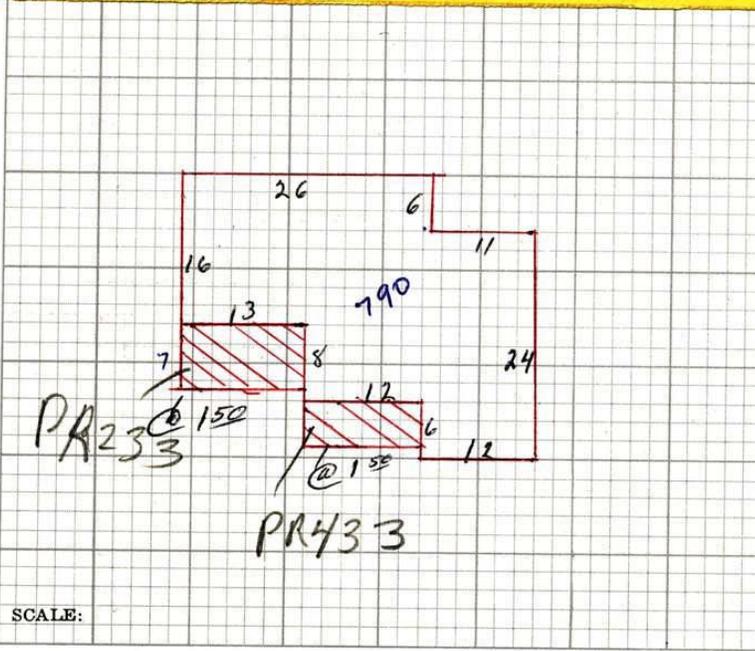
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. 223 PC 180

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	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. _____

Average Year of Construction Computation:
 Year 1924 \$ 4964 = 93 % X 61 Year = 5673
 Year 1964 \$ 338 = 7 % X 1 Year = 56.87
Average Year of Construction 1908 56.80
3
60