

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 308 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-486

Current Owner Name: EASTER HAMILTON H/W (JT) Parent Parcel(s):

Current Owner Address: 50 ELIZABETH AVE, DOVER, DE 19901

Legal Description (include acreage): LOT 1 BLK 59 PARK CITY SURVEY CONT 0.04 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 & 2008
- 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 (foursquare) 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

- 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 1949 and 1958 tax cards note a foundation that is partial stone and partial no foundation. In 1968 only stone is mentioned. The rear section of the house appears to have a concrete foundation in the 2006 photographs and the stone visible is coursed rough-cut stone.

Walls: The exterior walls are clad in clapboard siding, most likely wooden.

Roof: The hipped roof is sheathed in standing seam metal roofing material.

Windows/Doors: Visible first floor windows are groupings of three set in a horizontal opening, known as "Chicago style" windows. They have a large fixed central pane, flanked by two tall narrow double-hung one-over-one windows. All appear to have wooden sash and appear in the c.1940 tax photo. The raised basement windows also have sets of three although the side panes are single panes and most likely casements. The basement level also has a leaded glass window in a square opening and a single pane in a vertical opening. The front door appears to be paneled with a large single light. French doors with large single lights on a side elevation have access via a set of wooden stairs and railing with squared balusters.

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 raised basement foursquare/ Pyramid cottage was most likely set on a foundation prior to the tax photo. The window openings were changed from the original narrow vertical ones, to the sets of three in horizontal openings, the Chicago windows.

Shadows of the earlier window openings can be seen in the discontinuous siding in the tax photo. Additional window openings were cut into the basement walls by the 2006 photographs. The inset corner entry porch seen in the tax photo was enclosed and a entry porch formed by the roof of a small addition with an open wooden staircase.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes gently up to the rear. A coursed uncut stone retaining wall runs perpendicular to the house at its midpoint. The landscaping is informal with native grasses and deciduous trees. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1920

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.¹

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). Camera facing east, 2008.

Photo No. 2: West elevation (primary façade). Camera facing east, 2008.

Photo No. 3: Southwest oblique. Camera facing northeast. 2008.

Photo No. 4: Southwest oblique. Camera facing northeast. 2008.

Photo No. 5: Southwest oblique. Camera facing northeast. 2006.

Photo No. 6: Southwest oblique. Camera facing northeast. tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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P.C. 7

Location Block 59 P.C. lots 1-2-31432 (Rossie Hill)

Kind of Bldg. RES St. No. 308 Ontario Ave

Class 3 Type 1 2 3 4 Cost \$ 1560 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		744		\$ 1560
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>HIP</u> Mtl. <u>Past</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>4x8</u> <u>32°</u> @ <u>80</u> <u>26</u>		
Rear <u>4x6</u> <u>24°</u> @ <u>80</u> <u>19</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <input checked="" type="checkbox"/> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing {	350	
		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>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Strk. <u>—</u> Blr. <u>—</u>		
Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <input checked="" type="checkbox"/> 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>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>30</u>		
Total Additions	425	

Year Built <u>—</u>	Avg. Age <u>32</u>	Reproduction Value	\$ <u>1985</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Obsol. or Rem.	% <u>—</u>
		Bldg. Value	
		Depr. Col. <u>1 2 3 4 5 6</u> <u>55</u> %	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Repr. Val. Minus Depr.	\$ <u>1092</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u>	Carport—Factor <u>—</u>		
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-15- 1958 By 1302

PC 486

Serial Number

OF Card Number

Owners Name _____
 Location Blk 59 PC Lot 1, 2, 3 & 32
 Kind of Bldg. Res St. No. _____
 Class 3 Type 1 2 3 4 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>744</u>		\$ <u>3504</u>	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone X Conc. _____ Sills _____
 Ext. Walls sid
 Roof Type HIP Mtl. pat
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front 32 @ 125 40
 Rear 24 @ 75 18
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar. Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor Plot 80

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. _____

Heat—Stove X H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil X Gas _____ Coal _____ Pipeless _____ Radiant _____

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. _____ S. _____; Metal D. 2 S. 4 160

Awnings — Metal _____ Fiberglass _____

Total Additions 848

Year Built <u>1926</u>	Avg. <u>1926</u>	Replacement Cost <u>4352</u>
	Age <u>2</u>	Obsolescence

Inf. by Owner - Tenant - Neighbor Record - Est. Adj. Bld. Value Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

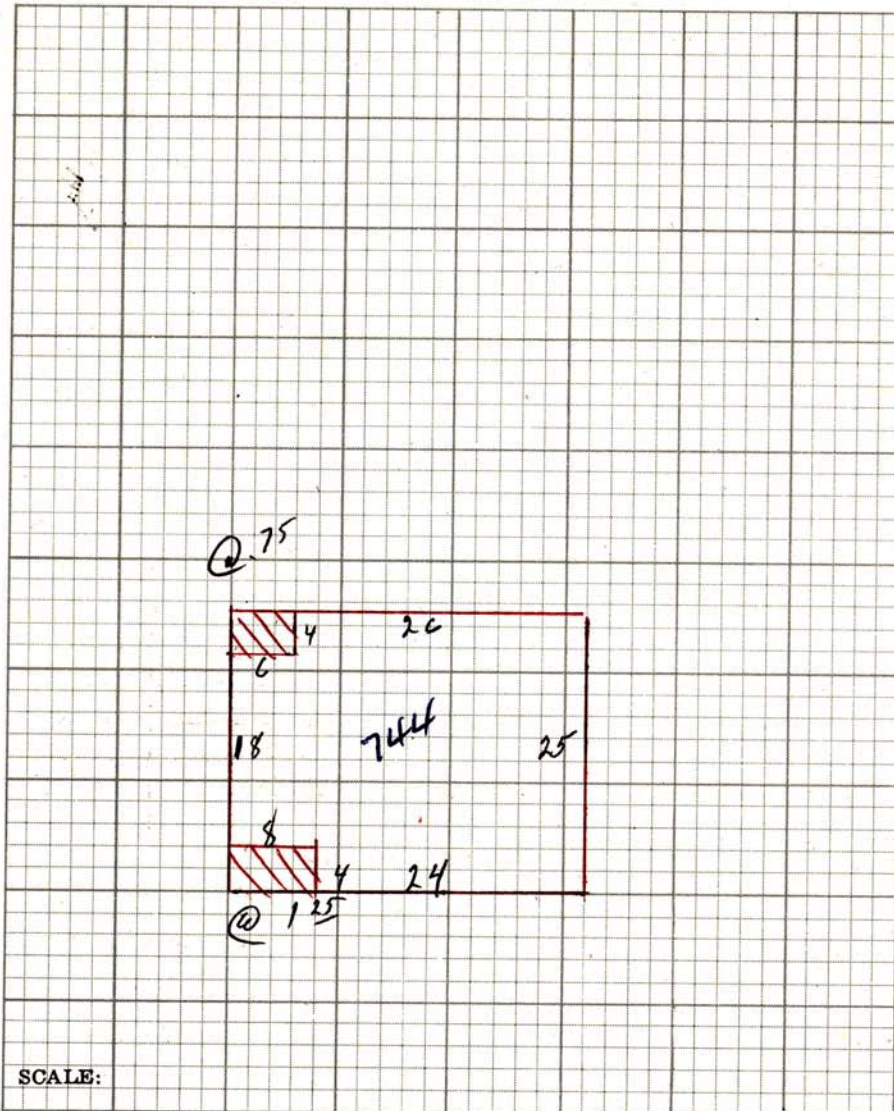
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 1968 By 1708 1333

Appraised ② _____ 19 _____ By JAN 13 1969



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 _____

REMARKS _____











