

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **A.W. Webster House**

Address: 317 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-455

Current Owner Name: BRAINARD BRADLEY & CATHERINE H/W (JT) Parent Parcel(s):

Current Owner Address: 3150 E CERRADA LOS PALITOS, TUCSON, AZ 85718

Legal Description (include acreage): LOT 28 BLK 54 AMENDED PLAT OF THE 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: 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: Hall-Parlor type / Victorian-Vernacular 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), # _____.

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

General Condition of Exterior Materials:

- 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.):

Site: Rear steps with deck and hot tub lead from Ontario Avenue to the rear of the house.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding and corner boards. The full-width dropped hipped-roof porch is supported by turned posts with a full balustrade.

Roof: The roof is a simple gable form sheathed in standing-seam metal material. The West side of the roof has three flush-mounted skylights and the rear roof has a nearly full-width flat dormer that projects from the ridge to the eave. The dormer is also sheathed in standing-seam metal material.

Windows/Doors: The windows are two-over-two double-hung sash units with smaller double-hung units in the gable ends. The door on the traditional primary façade is a frame-and-panel door with upper light and the rear dormer has paired fully glazed doors.

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 structure was generally described in the 1984 National Register nomination form (see Utah State Historical Society, Structure/Site Form, 1984).

Subsequent alterations are significant. It appears as though the exterior siding is new material milled to match what was there originally. The porch posts have been altered from the simple square posts described in the 1984 NR nomination. Also, the balustrade has been added. The rear shed extension appears to have been removed or altered and the rear plane is not obscured by a large nearly full-width flat dormer. These changes significantly 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 0.04 acres and the lot drops severely from east to west. The house sits well below finished road grade (Ontario Avenue) and is accessed by exterior steps and a deck. Landscaping is informal and includes grasses and thick shrubs. The physical environment does not appear to have been significantly altered over time.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, restrained ornamentation, and plain finishes--have been altered and/or removed 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 Hall-Parlor house form is the earliest type to be built in Park City and 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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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:** Northeast oblique. Camera facing southwest, 2006.
- Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.
- Photo No. 4:** South elevation. Camera facing north, 1983.
- Photo No. 5:** Northwest oblique. Camera facing southeast, 1983.
- Photo No. 3:** Southwest oblique. Camera facing northeast, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.

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. 317-Morsoc Ave
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|---------|------------|---------|---------|---------------|---------|
| 1 | x x | | 456 | \$ - | \$ 1081 |
| | x x | | | \$ | \$ |
| | x x | | | \$ | \$ |

No. of Rooms 4 Condition _____

| Description of Building | Add | Deduct |
|---|-------------|-------------|
| Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/> | | <u>88</u> |
| Ext. Walls <u>4-Sid 1/4-Sht</u> | | <u>38</u> |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>Bob</u> Mat. <u>Pol. Shg.</u> | | |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small _____ Med. _____ Lg. _____ | | |
| Porches—Front <u>96" @ .80</u> | <u>77</u> | |
| Rear _____ @ _____ | | |
| Cellar—Basin't— <u>1/4</u> <u>1/2</u> <u>3/4</u> <u>full-floor</u> <u>No</u> | | <u>40</u> |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. _____ Unfin. _____ | | |
| Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>245</u> | |
| Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 4 @ 35</u> | | <u>140</u> |
| Total Additions and Deductions | <u>322</u> | <u>306</u> |
| Net Additions or Deductions | <u>-306</u> | <u>1081</u> |

Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1097
 Depr. 1-2-3-4-5-6 6/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 428

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 _____ **Total Building Value** \$ _____

Appraised 10/1949 By CAO & A.J.

PC 455

Location Block 54 P.O. Pt of Lot 28. (Rossie Hill)
 Kind of Bldg. PES St. No. 317 Ontario Ave
 Class 3 Type 1204 Cost \$ 1098 X 100%

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---------|---------|--------|---------|
| 1 | x x | | 456 | | \$ 1098 |
| | x x | | | | |
| | x x | | | | |

Gar.—Carport x Fr. Walls Cl.

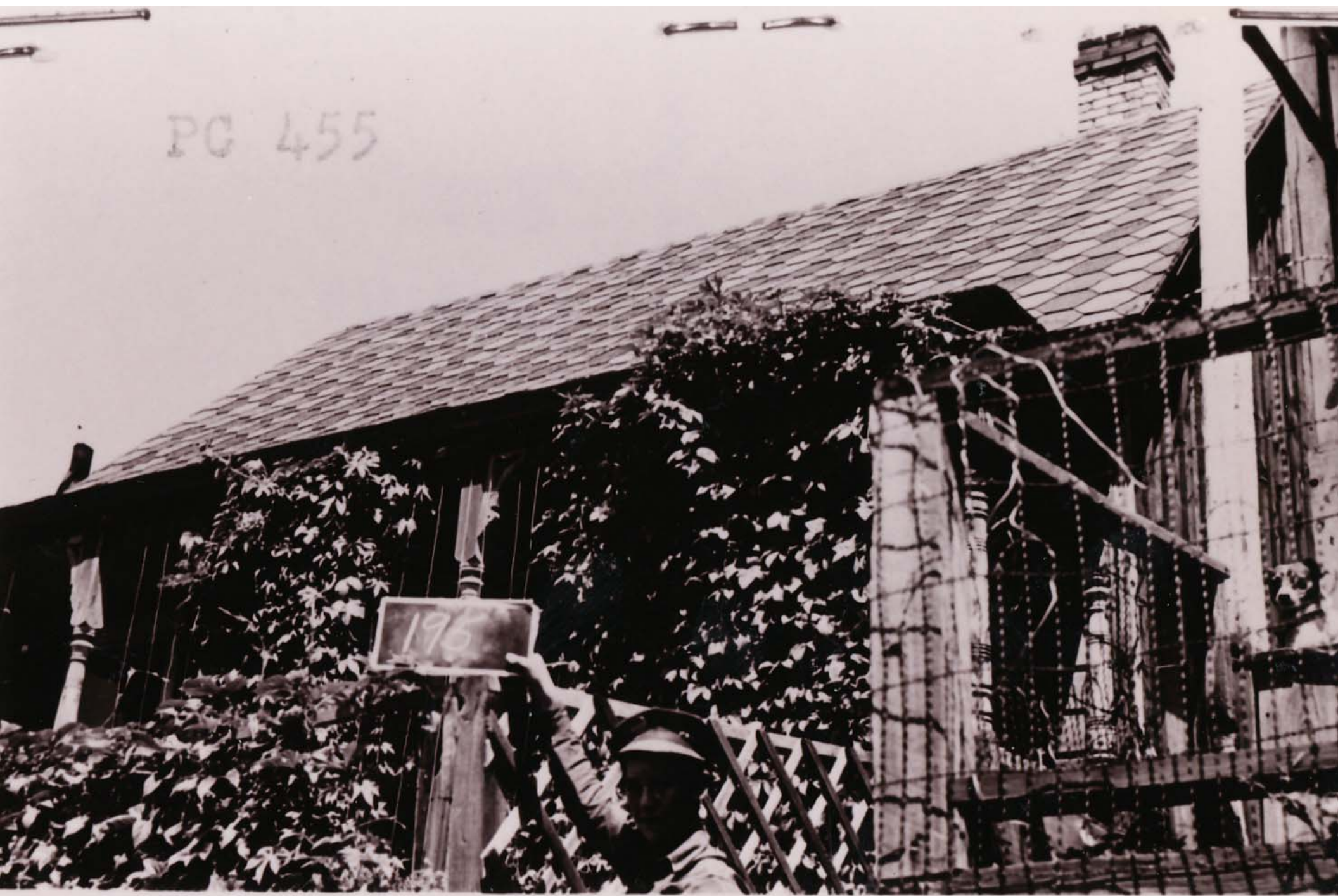
| Description of Buildings | Additions | |
|---|--|-----------|
| Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/> | | |
| Ext. Walls <u>Siding</u> | | |
| Insulation—Floors <u>Walls</u> Clgs. <u></u> | | |
| Roof Type <u>Gable</u> Mtl. <u>Shig</u> | | |
| Dormers—Small <u>Med.</u> Large <u></u> | | |
| Bays—Small <u>Med.</u> Large <u></u> | | |
| Porches—Front <u>96</u> @ <u>80</u> | <u>77</u> | |
| Rear <u></u> @ | | |
| Porch <u></u> @ | | |
| Metal Awnings <u></u> Mtl. Rail <u></u> | | |
| Basement Entr. <u></u> @ | | |
| Planters <u></u> @ | | |
| Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u> | | |
| Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u> | | |
| Attic Rooms Fin. <u></u> Unfin. <u></u> | | |
| Plumbing { | Class <u>1</u> Tub <u></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> | |
| | | |
| | | |
| | | <u>90</u> |
| Built-in-Appliances <u></u> | | |
| Heat—Stove <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u> Oil <u></u> 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></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>167</u> | |

Salvage
\$ 1100
10-31-28

| | | | |
|---|--|--------------------------------------|----------------|
| Year Built <u></u> | Avg. Age <u>57</u> | Reproduction Value | \$ <u>1265</u> |
| Inf. by { | Owner - Tenant - Neighbor - Record - Est. | Obsol. or Rem. <u>00</u> <u>15</u> % | <u>190</u> |
| | | Bldg. Value | <u>1075</u> |
| Remodel Year <u></u> | Est. Cost <u></u> | Depr. Col. <u>123456</u> <u>30</u> % | |
| | | Repr. Val. Minus Depr. | \$ <u>322</u> |
| Garage—Class <u></u> Depr. 2% 3% <u></u> | Carpport—Factor <u></u> | | |
| Cars <u></u> Floor <u></u> Walls <u></u> Roof <u></u> Doors <u></u> | | | |
| Size— <u>x</u> Age <u></u> Cost <u></u> x <u></u> % | | | |
| Other <u></u> | | | |
| Total Building Value | | | \$ <u></u> |

Appraised 5-15-58 By 1302

PC 455



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 317 Ontario
Park City, Summit County, Utah

UTM: 12 458370 4498990

Name of Structure: A. W. Webster House

T. R. S.

Present Owner: Mr. and Mrs. Carl Redlin

Owner Address: 5413 South 1900 West, Roy, Utah 84067

Tax #: PC 455

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

25 x 50 feet of Lot 28 Block 54, Park City Survey, less right-of-way Lot 28 Union Pacific Land Resources Corporation. Less than one acre.

STATUS/USE 2

Original Owner: probably A. W. Webster Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and Parlor House

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

This house is a one story frame hall and parlor house with a gable roof. It has a rectangular plan, and has an original shed extension. The facade is symmetrical with a door set slightly off center between two windows. A porch supported on slender square piers and topped by jigsaw cut decorative brackets spans the facade. The windows are the one over one light double hung sash type. The building is in fair condition, and because no major alterations to the exterior have been made, it maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the A. W. Webster House at 317 Ontario is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and its original owner was probably A.W. and Abbie Webster. Although the Websters did not obtain legal title to the property until 1890, it was not unusual in Park City at that time for individuals to build houses on property which they had obtained through informal rather than official transactions. The Websters, about whom nothing is known, sold the house in 1891 to Grace Warren, who owned it until 1896. Subsequent owners include John and Charles Shields (March 1896-April 1896), John Sincock (1896-1900), Frank and Elizabeth Cargeeg (1900-1914), and Elizabeth Nancarrow and heirs (1914-present). Nothing is known about these owners, except that Frank Cargeeg was a miner from England (b. 1842).

