

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 323 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-454

Current Owner Name: CARNAHAN PATRICK B & ROBERT D T/C Parent Parcel(s):

Current Owner Address: PO BOX 2454, PARK CITY, UT 84060-2454

Legal Description (include acreage): THE S'LY 12 1/2 FT LOT 26 & LOT 27 BLK54 AMENDED PLAT OF THE PARK CITY SURVEY CONT 0.06

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: c. 1970, 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)

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

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

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.):

Foundation: The 1968 tax card notes that the foundation is concrete. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified. The inset porch has a concrete floor.

Walls: The exterior walls are clad with drop/novelty wooden siding.

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

Windows/Doors: The façade windows are one-over-one double-hung in wooden sash. There are several pairs set in the same opening. All appear to have decorative wooden casing. No doors are visible in the 2006 photos.

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 single story frame cross-wing has rear additions under the extended main roof line, added before 2006. At an unknown date but between c.1940 and 1995, the windows were changed from large fixed single pane picture windows to one-over-one double-hung in wooden sash. Three pairs of windows on the façade are grouped in single openings with added decorative wooden window surrounds with paterae. A concrete foundation was added to the house between 1958 and 1968.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a hillside that slopes up steeply behind the house. The yards appears to be native grasses. Like some of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of larger 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.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1902¹

¹ Summit County Recorder.

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: West elevation (primary façade) north. Camera facing east, 2006.

Photo No. 2: West elevation (primary façade) south. Camera facing east, 2006.

Photo No. 3: East elevation. Camera facing west, 2006.

Photo No. 4: West elevation (primary façade). Camera facing east, 1995.

Photo No. 5: Southwest oblique. Camera facing northeast, c. 1970.

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. 323 Marsac Ave

Schedule 1 Class 3 Type 1-2-34 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>728</u>	\$ -	\$ <u>1513</u>
	x x			\$	\$
	x x			\$	\$

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>Bob.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>45° @ 100</u>	<u>45</u>	
Rear @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>None</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>7</u> Trays _____ Basin _____ Sink <u>7</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Conc. _____		
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>1 br. lined - 5 @ 35"</u>	<u>175</u>	
Total Additions and Deductions	<u>325</u>	<u>309</u>
Net Additions or Deductions	<u>-309</u>	<u>1513</u>

Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 1529
 Depr. 1-2-3-4-5-6 6/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 596

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 (40 yr. Ave. Val - 1941) Total Building Value \$ _____

Appraised 10/1949 By CAO & A.J.

PC 474

Location Block 54 PC, P1 Lot 26 + Lot 27 - (Rosie Hill)
Kind of Bldg. RES. St. No. 323 Ontario Ave
Class B Type 1 2 3 4) Cost \$ 1536 X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		728		\$ 1536
	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>Siding - Aluma</u>	
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type <u>Gal.</u> Mtl. <u>P.R.</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u> </u> 45' @ 100' 45'	
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. — 1/4 1/3 1/2 3/4 Full <u> </u> Floor <u> </u>	
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>	
Attic Rooms Fin. <u> </u> Unfin. <u> </u>	
Plumbing { Class <u> </u> Tub <u> </u> Trays <u> </u> Basin <u> </u> Sink <u> </u> Toilet <u> </u> Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	90
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	135

Year Built <u> </u> Avg. <u> </u>	Reproduction Value	\$ 1671
<u>Avg Age 1949-45</u> Age <u>56</u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u> </u> Est. Cost <u> </u>	Depr. Col. <u>1 2 3 4 5 6</u> <u>31</u> %	
Garage—Class <u> </u> Depr. 2% 3% Carport—Factor <u> </u>	Repr. Val. Minus Depr.	\$ 518
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		\$

Appraised 5-15-58 19 58 By 1302

PC 454

Serial Number

OF Card Number

Owners Name _____
 Location BK 54 PC Plot 26427
 Kind of Bldg. Res St. No. 323 Ontario Ave
 Class 3 Type 1 2 3 4 Cost \$ 3580 x 104%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x x</u>	<u>766</u>		<u>\$ 3741</u>	<u>\$</u>
	<u>x x</u>				
	<u>x x</u>				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Alum Sid</u>		
Roof Type <u>Gab</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>45 @ 125</u>	<u>56</u>	
Rear _____	@	
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
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>550</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>333</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. <u>2</u> S. _____	<u>60</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions 999

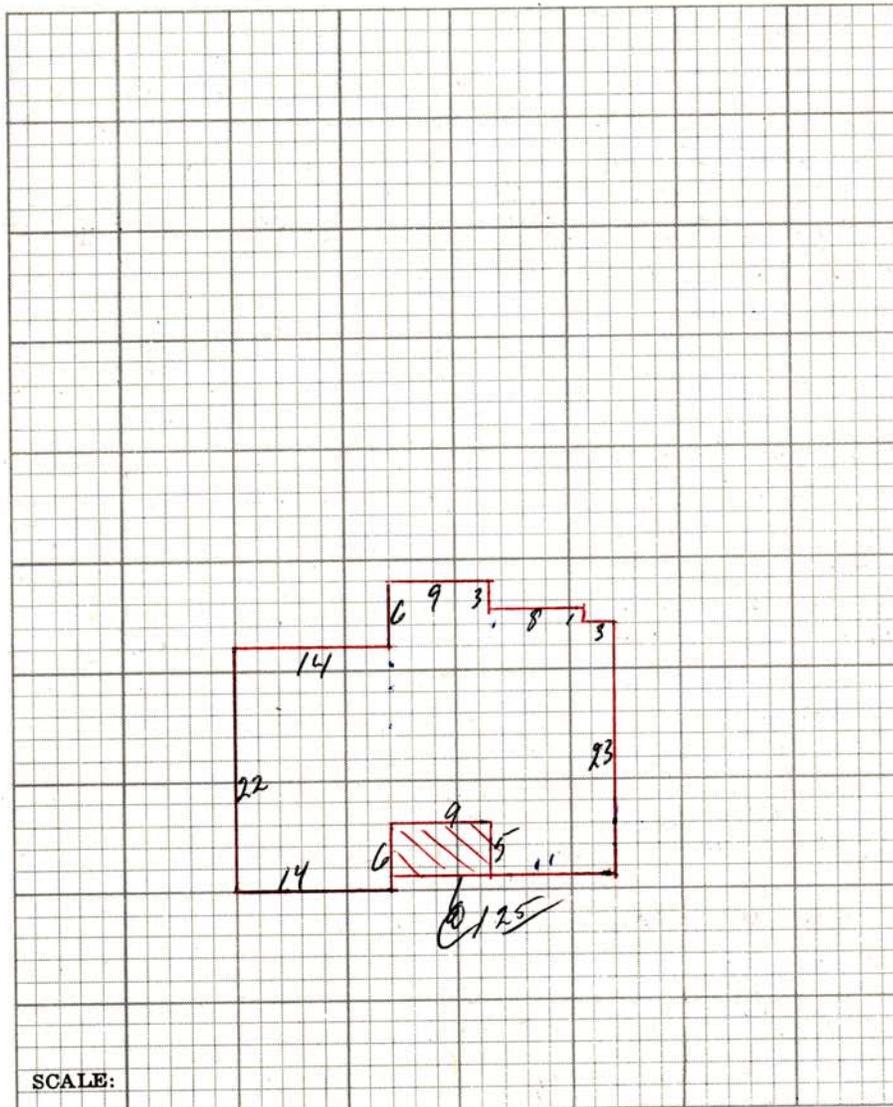
Year Built <u>1902</u>	Avg. <u>1909</u>	Replacement Cost <u>4740</u>
<u>1964 fur + pt</u>	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u> Tenant - <u>Neighbor - Record - Est.</u>		Adj. Bld. Value
		Conv. Factor <u>x.47</u>

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 10-31 1968 By 1708 1333

Appraised ② _____ 19 _____ By DEC 26 1968 1328



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 _____

REMARKS **Average Year of Construction Computation:**

Year 1902 \$ 4182 = 88% X 63 Year = 5544

Year 1964 \$ 558 = 12% X 1 Year = 12

Average Year of Construction 1909 5556

59









