

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 220 MARSAC AVE

AKA: 220 Ontario Avenue

City, County: Park City, Summit County, Utah

Tax Number: 220-MAR-1

Current Owner Name: BRADSHAW LYNN

Parent Parcel(s): PC-432

Current Owner Address: 1414 WATHEN AVE, AUSTIN, TX 78703-2528

Legal Description (include acreage): LOT 1 220 MARSAC AVENUE SUBDIVISION, 0.07 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:
- 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: Crosswing type / Vernacular style

No. Stories: 1 ½

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: 12-2008

- 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 foundation is not visible in the photographs and therefore its material cannot be verified.

Walls: Modern wooden board and batten vertical siding covers or replaces horizontal wooden drop (or novelty) siding as seen in the c. 1940 tax photo.

Roof: The cross-gabled roof is clad in modern shingles.

Windows/Doors: Original windows as seen in the c. 1940 tax photos of the projecting bay were simple wooden one-over-one double-hung windows. The current windows cannot be identified by the available photographs. The entry door is modern, wooden with nine lights in the top half.

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 is a frame one-and-a-half story cross-wing house in a vernacular style. The front-facing gabled dormer and the front deck with wooden balustered railing has been added at some point after 1940. The dormer is clad in wooden shingle siding and has a scroll cut "Swiss" feeling railing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes within close proximity. The surrounding houses are considerably larger than this example.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though 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, the plan type (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes--have been altered or lost, the building retains its essential historical form.

Feeling (Describe the property's historic character.): Though the physical elements of the site that convey a sense of life in western mining town of the late nineteenth and early twentieth century have been altered, the site retains its essential historical form.

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.

The extent and cumulative effect of the alterations render this site ineligible for the National Register of Historic Places.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1890<sup>1</sup>

<sup>1</sup> 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.<sup>2</sup>

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, 2006.

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

**Photo No. 3:** West elevation (primary façade) detail. Camera facing east, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



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