



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Fred Davis House

Address: 308 Ontario Avenue

Date of Construction: c. 1920

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-486

Current Owner: Hamilton and Barbara Easter (H/W jt.)

Legal Description (include acreage): SUBD: PARK CITY BLOCK 59 BLOCK: 59 LOT: 1 AND:- LOT: 2BUILDING:
 0.00LOT 1 BLK 59 PARK CITY SURVEY CONT 0.04 AC M117-227 UWD-58 M99-178 M219-332-333 601-258
 1835-1088

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: Pyramid (foursquare) 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 exterior walls are clad in clapboard siding, most likely wooden

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

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

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.)

308 Ontario was originally a pyramid type house, but it has recently undergone some major additions and alterations. The pyramid house was one of the three main house types built during the historic Park City mining era, but the changes made to the overall form of the building have lost much of its historic value. The roof was originally a simple hip roof, but became more complex once the addition was built. The roof is currently sheathed with standing seam metal, which replaced the original shingle material described on the tax cards. The walls are clad with wood clapboard siding. A different type of clapboard siding is shown in the c. 1940 tax photo, but this was replaced before the 2006 photo was taken. The house is on a concrete foundation, although portions are possibly made of stone. The windows on the first floor are primarily a single large casement flanked by two one-over-one sash type windows and these were present in the 1940s tax photo. Irregularities in the siding hint at earlier windows in their place originally. An addition has been built to the south of the house, which includes a large underground garage. The driveway leading to the garage is lined by concrete retaining walls. The addition has a different color of siding. A wood stair leads from the street up to the house. 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 was built between 1907 and 1929, judging from the Sanborn Insurance maps from those years. A different house is shown on this lot on the 1907 Sanborn map, but it was somehow removed before this house was built. The first individual to own this house was Fred Davis. He purchased the land from the Park City Townsite Corporation in 1924, but it is unknown if the house was built at that time. A man named Fred Davis died due to mining related injuries in 1924, but it is unknown if this is the same person due to the commonness of that name. The house was purchased in 1929 by John Murphy.

John Murphy appears on the 1930 census, likely living in this house, though no address is listed on that census. He lived there with his wife Mabel. He was from Northern Ireland, and immigrated to the U.S. in 1913. He worked as a miner, but no other information could be found on him. The property came under the ownership of the county at some point, and was purchased by Irvin Johnson in 1938.

Irvin Johnson appears on the 1940 census, living in this house with his wife Vera and their three daughters. He was born in Oregon around 1907, and worked as a miner. He retained ownership of the property until 1947. It is currently owned by Hamilton and Barbara Easter.

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.)

308 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940













308 Ontario Avenue. Northwest oblique. November 2013.



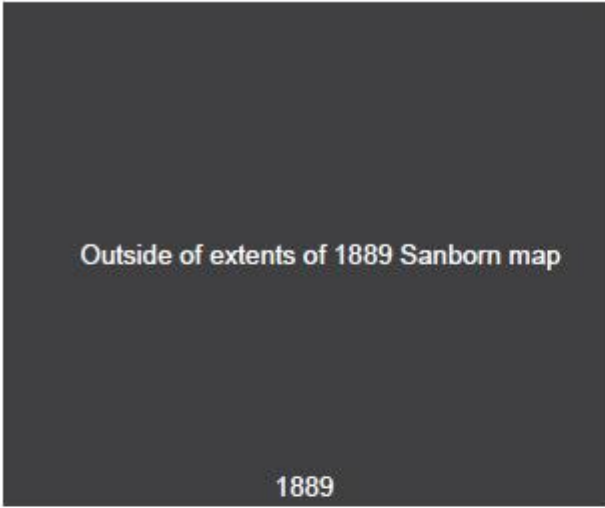
308 Ontario Avenue. West elevation. November 2013.



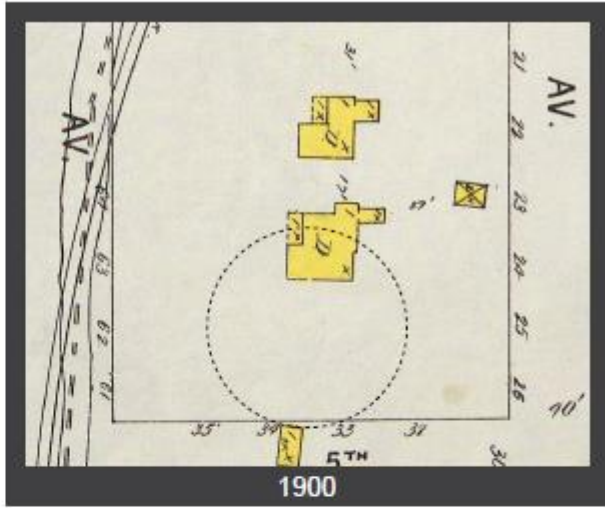
308 Ontario Avenue. Southwest oblique. November 2013.

MAPS

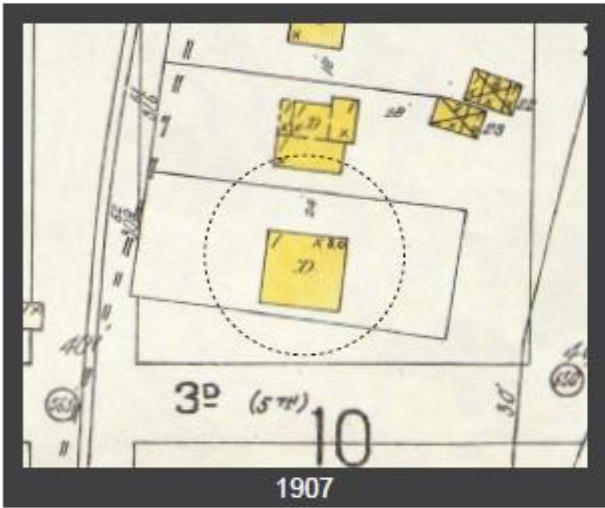
308 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



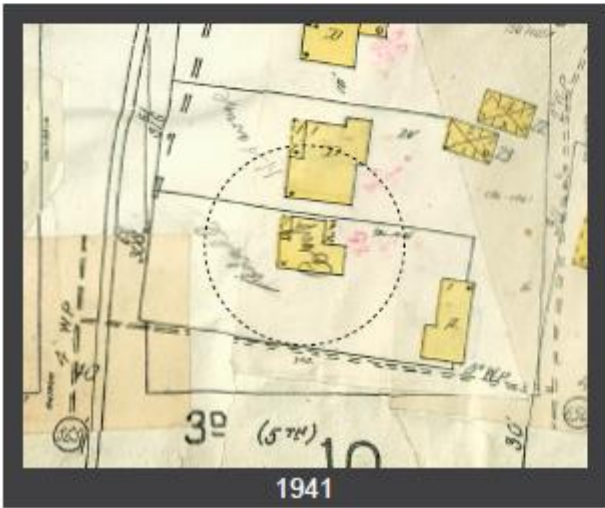
1900



1907



1929



1941



SURVEYOR'S CERTIFICATE

I, John Demme, certify that I am a Registered Land Surveyor and that I hold Certificate No. 15445, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demme
John Demme Date: 6/11/05

LEGAL DESCRIPTION

Lot 1, Lot 2, Block 58, Assessed Parcels of Park City Survey and the surveying portion of Lot 3, Block 58, Assessed Parcels of Park City Survey, described as follows:

Beginning at a point South 27°28'07" East 85.18 feet along the western boundary of the Park City Survey and the surveying portion of Lot 3, Block 58, Park City Survey and ending at the south 27°28'07" East 24.62 feet to the westerly corner of Lot 3, Block 58, Park City Survey, thence along said westerly line North 48°29'07" East 75.06 feet to the southeasterly corner of said Lot 3, Block 58, Park City Survey, Block 58, Park City Survey, thence South 17°13'27" West 84.25 feet to the point of beginning.

NOTES

1. Dates of survey: Three survey measurements on above.
2. Property corners were set or found as shown.
3. Date of survey: August 5, 2005.
4. Property location: Section 30, T11, R4C, S38W.
5. Purpose of survey: To establish boundaries.

LEGEND

- Fixed survey monument.
- Set 5/97 near white marker DMS-LS-0446.
- Fixed wire & tag.



BOUNDARY SURVEY
308 ONTARIO AVENUE
LOTS 1-2 & PART OF 3, BLOCK 59, PCS
 FOR: MATTHEW & KAREN ALVAREZ
 JOB NO.: 3-8-05
 FILE: E:\ParkCitySurvey\Projects\Survey\COMMS-05

STAFF:
 JOHN DEMME
 DAVID CONSTABLE
 MARSHALL KING

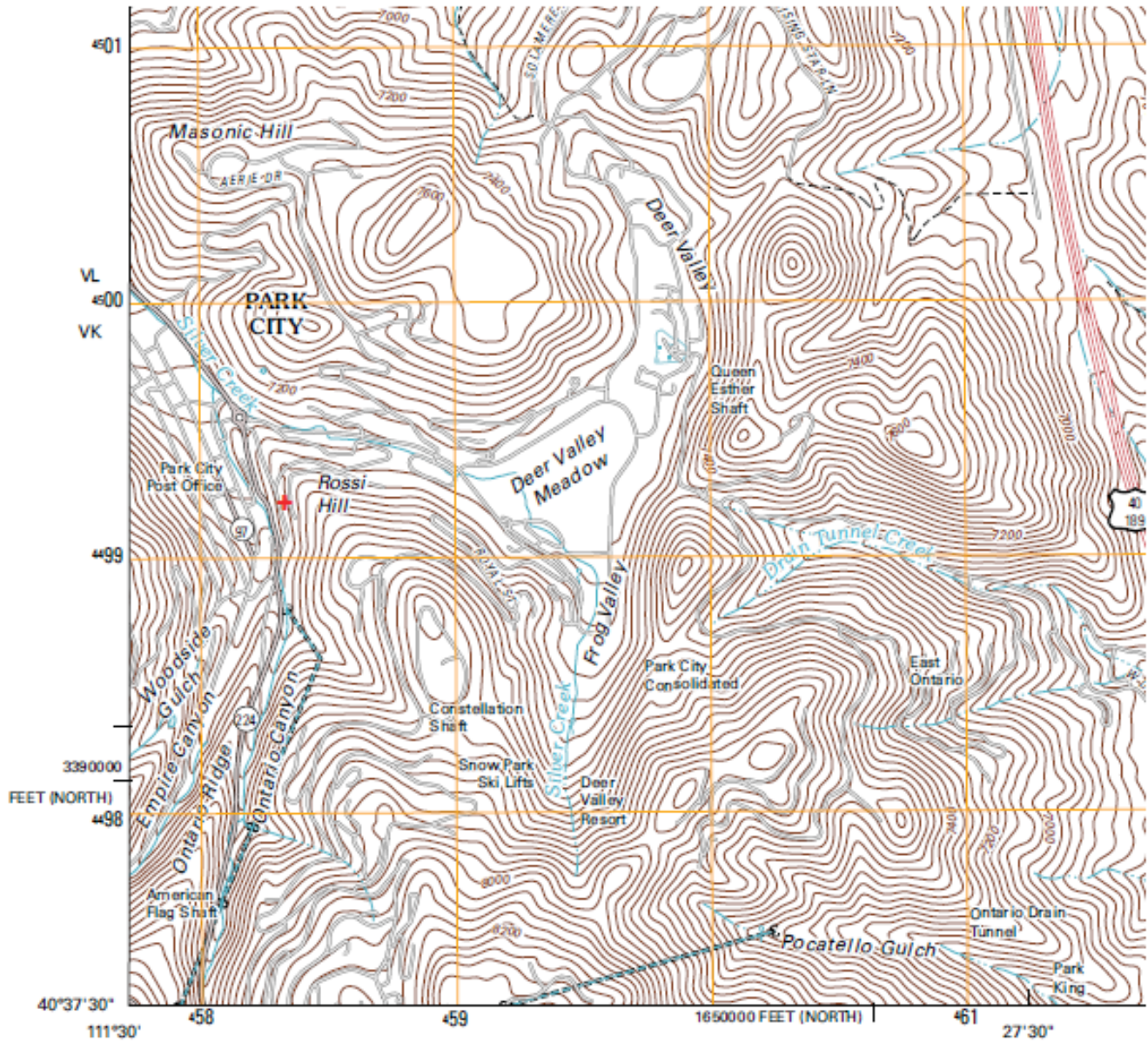
DATE: 6/11/05

(405) 440-4407
 ALVAREZ SURVEYING INC.
 221 West Street, P.O. Box 2004, Park City, Utah 84302-0204

BOOK: 0000044 NUMBER: 0000000000
 MAP DATE: 06/11/05 BY: JDD/STJ/SL
 CHECKED: ALVAREZ SURVEYING

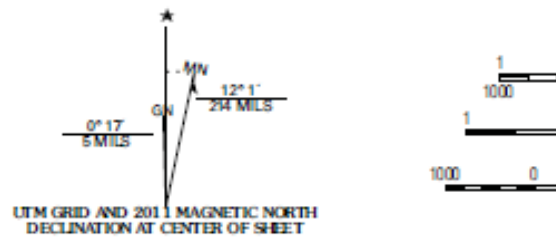
5-1004-1

308 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 scale: 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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

DOCUMENTS

TITLE SEARCH FORM

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

Address: 308 Ontario Avenue

City: Park City, UT

Current Owner: Hamilton and Barbara Easter

Address: (see historic site form for address)

Tax Number: PC-486

Legal Description (include acreage): 308 Ontario Avenue Sub., platted 8/7/2009 (PC BK59 L1, L2, & pt. L3) (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]
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L1-9, L21-32, pt. 10-13, 18-20]
5/13/1916	W.I. Snyder	James Mehan	W.D.		"3"
7/29/1916	James Mehan	Tom Savage	W.D.		"3"
11/21/1916	P.F. Ryan (sheriff)	Park City Townsite Co.	Sheriffs Deed		[L1 & L2, et al]
1/23/1922	Tom Savage	Maria Savage	W.D.		"3"
8/29/1924	Maria Savage	Herbert Savage	W.D.		"3"
10/3/1924	Park City Townsite Co.	Fred M. Davis	W.D.		"1,2"
5/21/1929	Fred M. Davis, et ux	John J. Murphy	W.D.		"1,2"
2/10/1938	Summit County	Irvin W. Johnson	Red. Cert.		"1,2, 31, 32" [tax sale]
11/8/1947	Irvin Johnson, et ux	Ralph Kummer	W.D.		"1, 2, 31, 32"
7/22/1952	Ralph F. Kummer	Donald Stoll	W.D.		"1, 2, 31, 32"
7/25/1978	Don Stoll, unmarried man	Carlos Vardon & Edna L. Behunin	W.D.		"1, 2, 31, 32"
8/24/1978	Carlos Vardon & Edna L. Behunin	Carl T. Woolsey, Sr., M.D.	W.D.		"1,2"
8/15/1990	William Savage, P.R.	Carl T. Woolsey, Sr., M.D.	Q.C.D.		[pt. L3, see record #328052 for legal desc.]
4/2/1991	Carl T. Woolsey, Sr.	Matias B. & Karen S. Alvarez	W.D.		[L1, L2, pt. L3, rest of form]

Researcher: John Ewanowski, CRSA Architecture

Date: 5/9/2014

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 308 Passie Hill
 Schedule 1 Class 3+5% Type 1-2(3)4 Cost \$ 1490 x 105%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		768	\$ -	\$ 1564
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>1/3</u> Conc. <u>None</u> <u>2/3</u>		76
Ext. Walls <u>Siding</u> <u>Ship lap</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat. <u>Sh</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>32'</u> @ <u>.80</u>	76	
Rear _____ @ _____		
Cellar—Basm't— <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/4</u> full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> <u>Gas</u> <u>Steam</u> <u>S.</u> <u>Blr.</u> Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. _____ <u>Conc.</u>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Walbd. lined - 5 @ 10"</u>		100
Total Additions and Deductions	416	216
Net Additions or Deductions	-216	\$ + 200
Age <u>23</u> Yrs. by <input checked="" type="checkbox"/> Est. Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records	REPRODUCTION VALUE	\$ 1764
	Depr. <u>12-3-4-5-6</u> <u>36/64</u> %	
	Reproduction Val. Minus Depr.	\$ 1129
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	
Garage—S <u>8</u> C <u>1</u> Depr. <u>2%</u> (<u>3%</u>)	Obsolescence _____	
Cars <u>1</u> Walls <u>Sh</u>	Out Bldgs. _____	
Roof <u>T.P.</u> Size <u>11x20</u> Age <u>33</u>		
Floor <u>Dit</u> Cost <u>123/25</u>	Depreciated Value Garage	\$ 31
Remarks _____	Total Building Value	\$

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

SER 178

PC 7

Location Block 59 PC, Lots 1-2-3-4-5 (Rossie Hill)
 Kind of Bldg. RES St. No. 302 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 Fr. 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>Walls</u> Clgs. <u></u>	
Roof Type <u>HIP</u> Mtl. <u>Part</u>	
Dormers—Small <u>Med.</u> Large <u></u>	
Bays—Small <u>Med.</u> Large <u></u>	
Porches—Front <u>4x8</u> 32' @ 80 26	
Rear <u>4x6</u> 24' @ 80 19	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u></u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing { 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>Shr. St.</u> O.T. <u></u> Dishwasher <u>Garbage Disp.</u>	350
Built-in-Appliances <u></u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>Steam</u> <u>Str.</u> <u>Blr.</u> Oil <input checked="" type="checkbox"/> Gas <u>Coal</u> <input checked="" type="checkbox"/> Pipeless <u>Radiant</u>	
Air Cond. <u></u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u></u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>Other</u>	
Cabinets <u>1</u> Mantels <u></u>	
Tile—Walls <u>Wainscot</u> Floors <u></u>	
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>2</u> S. <u>14-30</u>	

Total Additions 425 425

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. %	
Remodel Year <u></u>	Est. Cost <u></u>	Bldg. Value	
		Depr. Col. (1 2 3 4 5 6) <u>55</u> %	
		Repr. Val. Minus Depr.	\$ <u>1092</u>
Garage—Class <u></u> Depr. 2% 3% <u>Carport</u> 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>x</u> %			
Other <u></u>			
		Total Building Value	\$ <u></u>

Appraised 5-15- 19 58 By 1302

PC 486
Serial Number

.....OF.....
Card Number

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

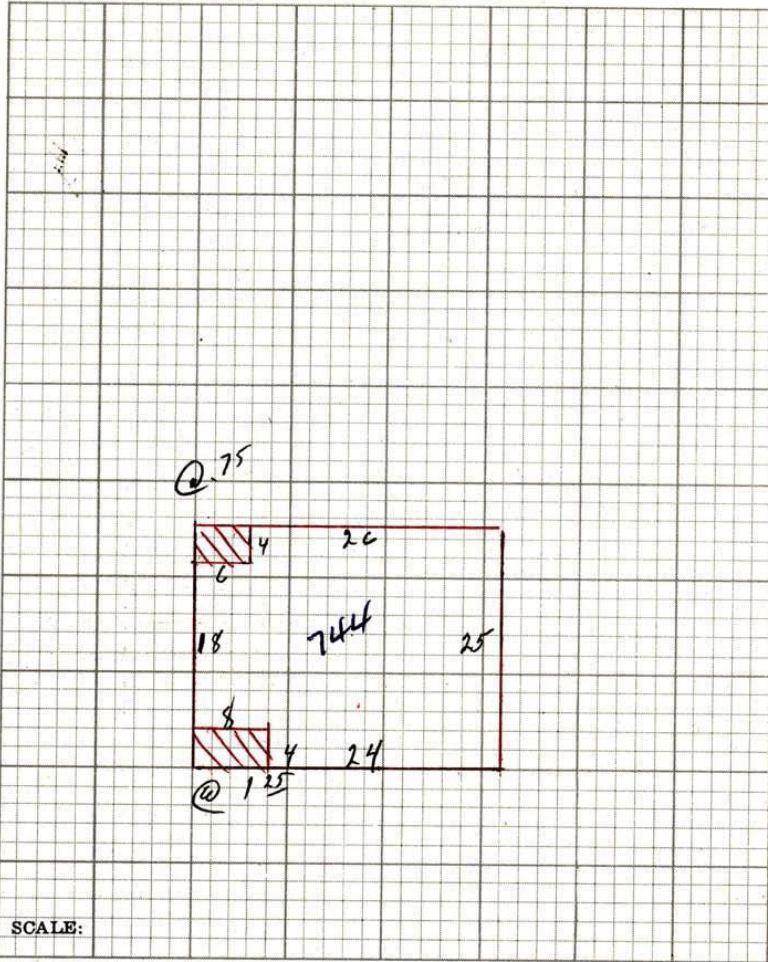
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>744</u>		\$ <u>3504</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <u>X</u> Conc. _____ Sills _____		
Ext. Walls <u>sid</u>		
Roof Type <u>HIP</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>32</u> @ <u>125</u>	<u>40</u>	
Rear <u>24</u> @ <u>75</u>	<u>18</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ½ ¾ Full _____ Floor <u>DIRT</u>	<u>80</u>	
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 <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ Oil <u>X</u> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2 S.</u>	<u>4</u>	<u>160</u>
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>848</u>	

Year Built <u>1926</u>	Avg. <u>1/1926</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 <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 11-1 19 68 By 1708 1333
 Appraised ② _____ 19 _____ By JAN 13 1969



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 _____
