



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

---

Property Name (if any): A.W. Webster House

Address: 317 Ontario Avenue

Date of Construction: c. 1885

City, County: Park City, Summit

County, Utah Architect/Builder, if known: unknown

Tax Number: PC-455

Current Owner: Bradley J. and Catherine P. Brainard (H/W jt.)

Legal Description (include acreage): LOT 28 BLK 54 AMENDED PLAT OF THE PARK CITY SURVEY;  
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE  
 SUMMIT COUNTY RECORDER CONT 0.04 AC M91-669 KWD-322 299-840363-788 513-505-7 554-687  
 569-517 571-626 596-818 (SEE QCD-922-676 UNION PACIFIC LAND RESOURCES CORP TO  
 MISSOURI PACIFIC RAILROAD COMPANY) 1630-19821791-428

**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: Hall-Parlor type / Victorian-Vernacular style

No. Stories: 1.5

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 a non-beveled (drop-novelty) wood siding and corner boards.

The fullwidth dropped hipped-roof porch is supported by turned posts with a full balustrade

Foundation: The foundation appears to be concrete

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

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.)

The house at 317 Ontario Avenue was described in a 1984 National Register nomination as follows:

“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 façade 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.”

The slender square piers mentioned in the nomination are actually lathe turned wood posts upon closer observation of the 1983 photos. A previous historic information form, written in 2008 states that the siding was replaced with new material milled to match the previous material, but the current photos show marks and divisions present in the 1983 photos, specifically a section where a window once was on the south façade in the gable; thus, these claims are dubious, and the drop-novelty siding appears original. The roof is clad with a standing seam metal, replacing the shingled roofing described in the 1984. A wide, flat roofed dormer projects from the ridge to the eave on the rear part of the roof. A wood balustrade has been added to the porch. The overall form and materiality of the building remains intact and the building retains 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.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

“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 Webster's 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 Webster's, 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)."

Further research has uncovered more information about Frank and Elizabeth Cargeeg. They were both born in England, and immigrated to the U.S. in 1884. For some reason, most of their children took their mother's last name, which was Nancarrow. The property was transferred to their daughter, Elizabeth Nancarrow, in 1914. It appears that this house was mostly used as an income property, as the owners are listed as living elsewhere on the 1920, 1930, and 1940 censuses. The house stayed in the ownership of the Nancarrow family until 1984. It is currently owned by Bradley and Catherine Brainard.

## 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

---

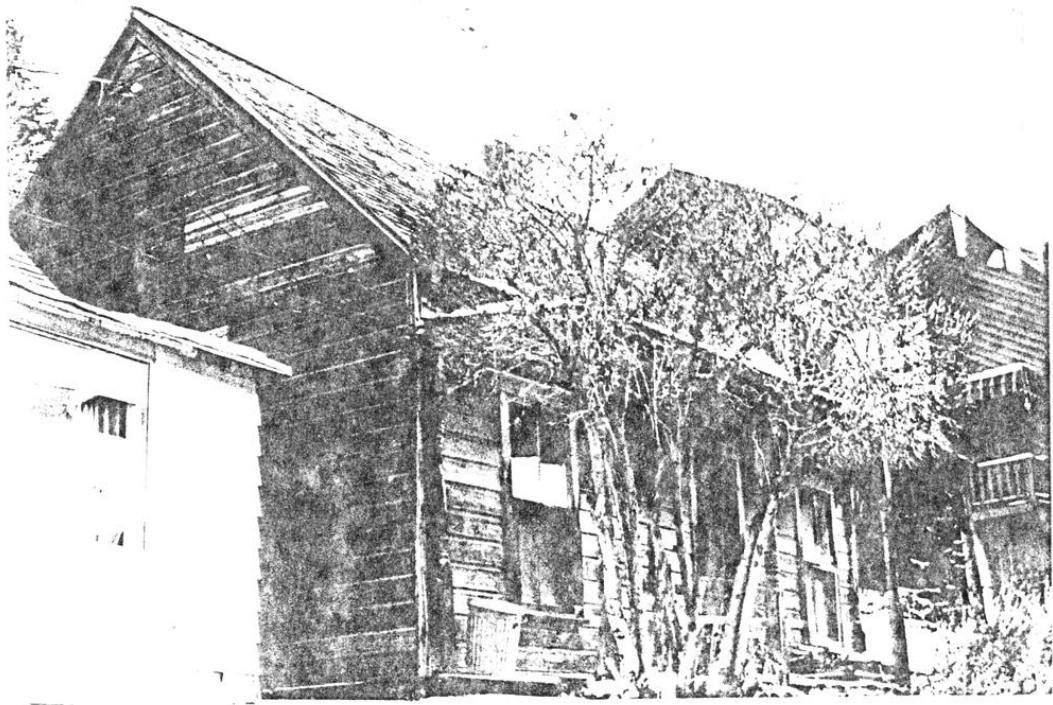
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*317 Ontario Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940













*317 Ontario Avenue. Northwest oblique. November 2013.*



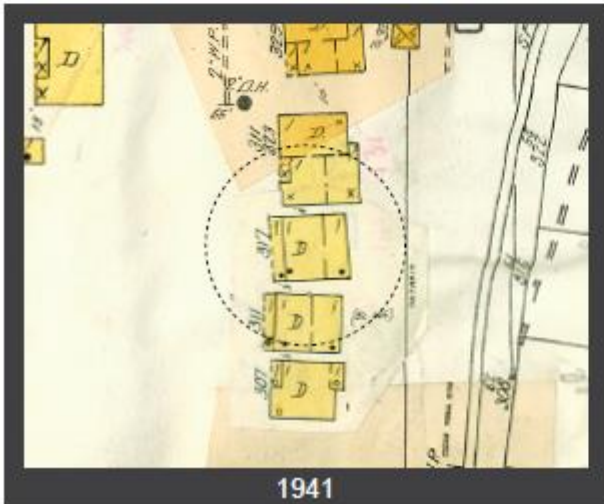
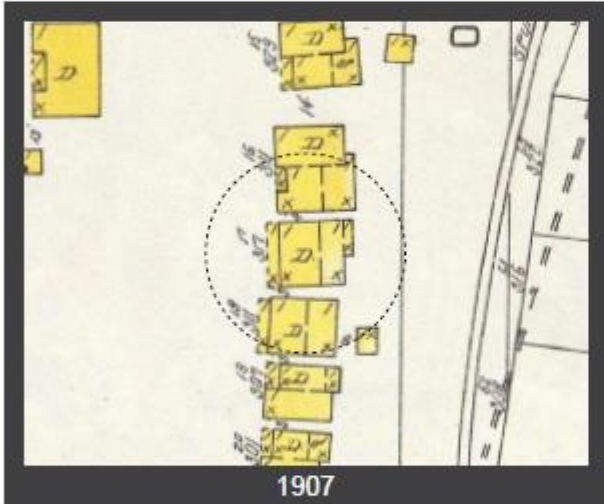
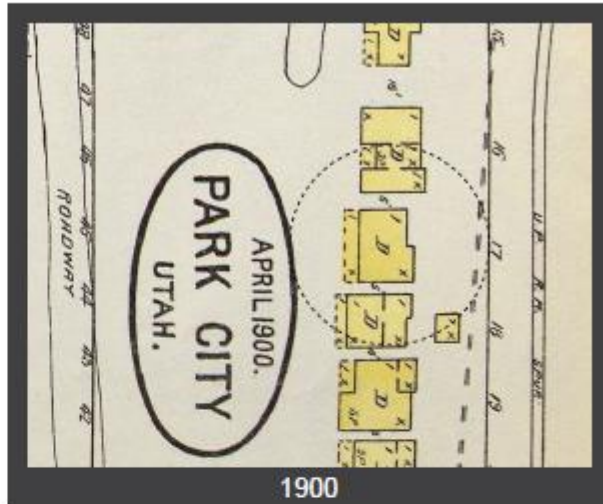
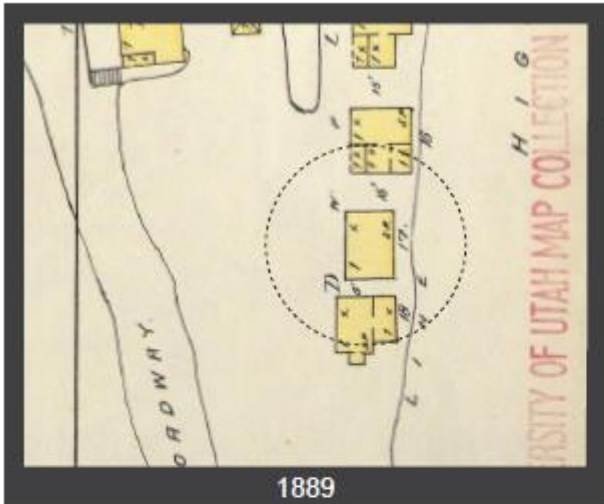
*317 Ontario Avenue. West elevation. November 2013.*

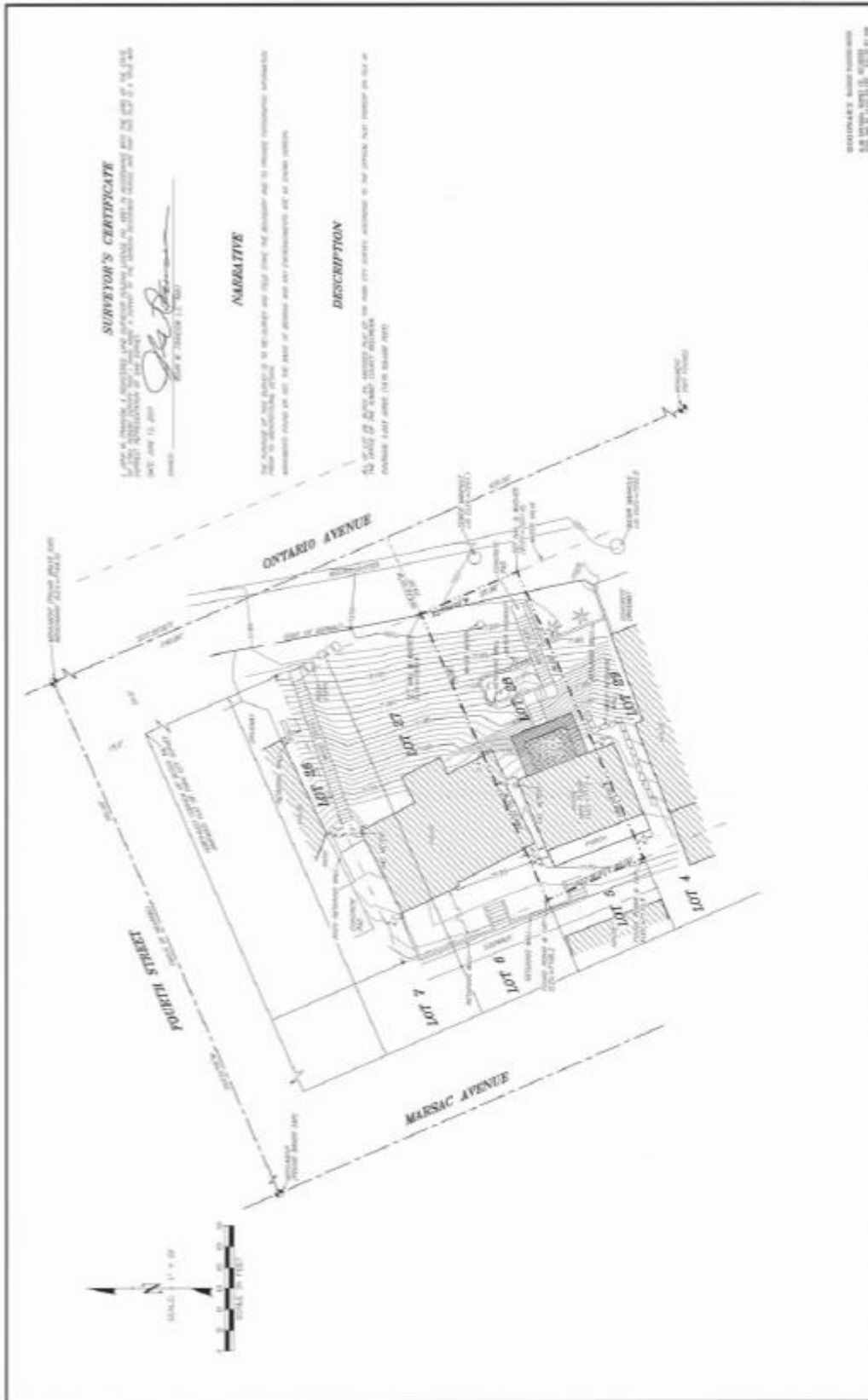


*317 Ontario Avenue. Northeast oblique. November 2013.*

MAPS

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





**SURVEYOR'S CERTIFICATE**

I, **JOHN W. FRANCOM**, a duly qualified Surveyor in the State of Utah, do hereby certify that the above is a true and correct copy of the original of the above-mentioned survey, as shown to me by the owner thereof, and that the same has been compared with the original, and found to be a true and correct copy of the original.

Witness my hand and seal this 1st day of **February**, 2024.

**NARRATIVE**

The purpose of this survey is to show the boundaries and easements of the property shown on this plan, and to show the location of the same.

**DESCRIPTION**

This survey is shown on the above-mentioned plan, and is described as follows:

**JOHN W. FRANCOM & ASSOCIATES**  
 SURVEYING ENGINEERS  
 1400 EAST 1500 SOUTH, SUITE 100, PARK CITY, UTAH 84302

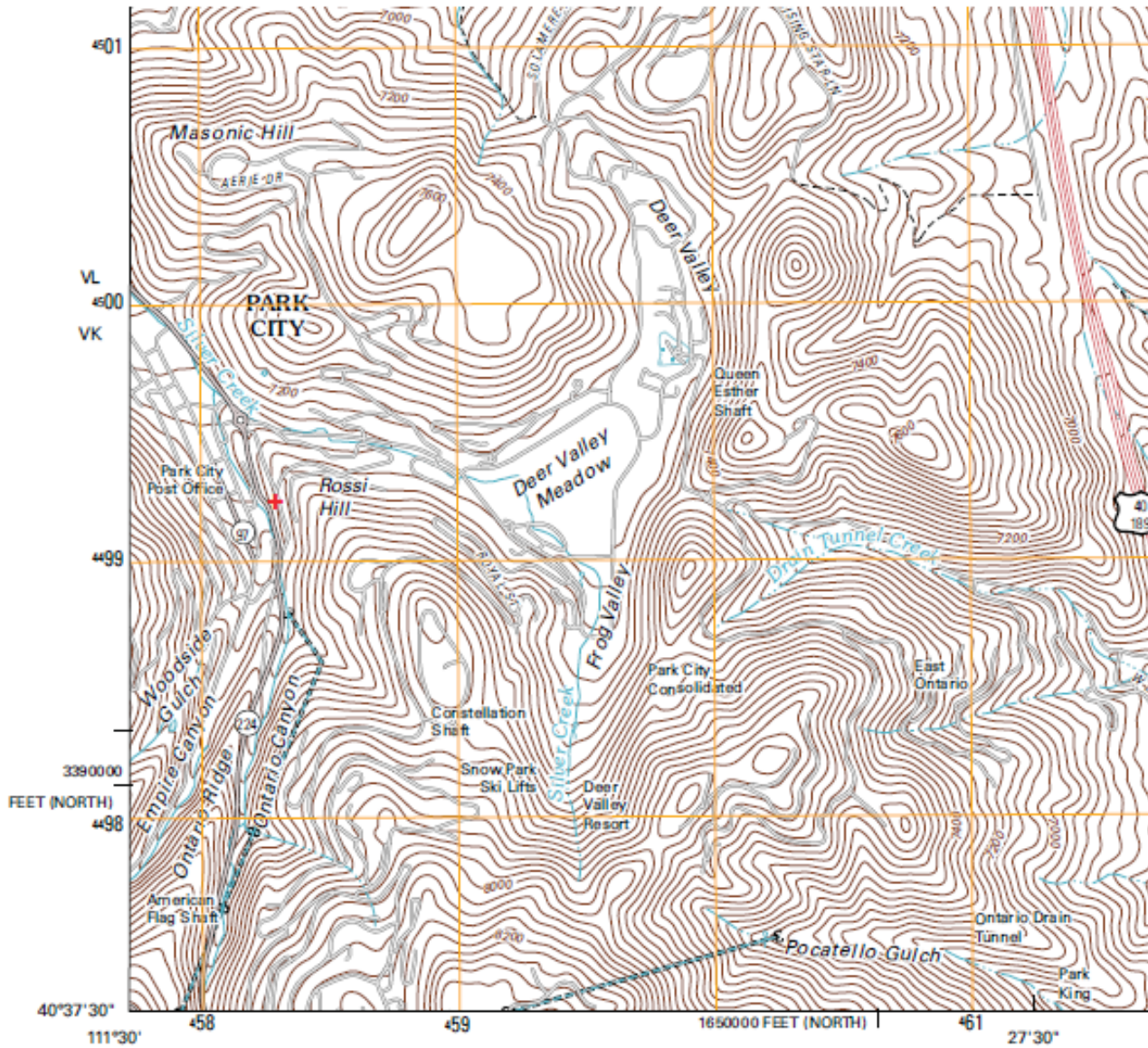


**LAURENT BOUTAGLOU**  
 OWNER  
 1400 EAST 1500 SOUTH, SUITE 100, PARK CITY, UTAH 84302

DATE OF SURVEY: 1/15/24  
 CHECKED BY: JWF  
 DRAWN BY: JWF  
 SCALE: AS SHOWN

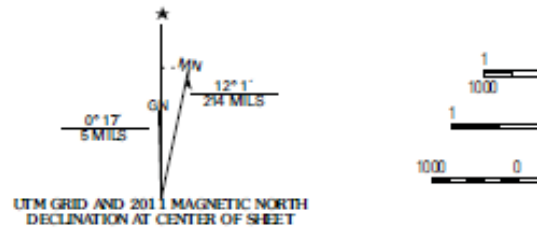
SHOOTING POINT: 1  
 SHEET NO. 1  
 OF 1

317 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 ticks: 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 VK
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society  
 Historic Preservation Research Office

Site No. \_\_\_\_\_

Property Type:

Structure/Site Information Form

IDENTIFICATION

Street Address: 317 Ontario UTM: 12 458370 4498990  
 Park City, Summit County, Utah  
 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  
 Year Built (Tax Record): Effective Age: Tax #: PC 455  
 Legal Description: 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

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:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other

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

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

Researcher: Roger Roper

Date: 4/84

Street Address: 3/1 Ontario

Site No:

4  
ARCHITECTURE

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.

5  
HISTORY

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).



**TITLE SEARCH FORM**

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

Address: 317 Ontario Avenue

City: Park City, UT

Current Owner: Bradley J. and Catherine P. Brainard

Address: (see historic site form for address)

Tax Number: PC-455

Legal Description (include acreage): PC BK54 L28 (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		[L-1-7, L18-32]
5/2/1890	D.C. McLaughlin & wife	A.W. Webster	W		"28"
1/3/1891	A.W. & Abbie Webster	Grace Warren	W		"28"
6/29/1893	Grace Warren	Shields Bros	Mortgage	\$400.00	"28"
3/2/1896	Mrs. Grace Warren	Shields Bros	W		"28"
4/6/1896	Charles & John Shields	John Sincock	W		"28"
11/8/1898	John Sincock & wife	James T. Kescel	Mortgage	\$400.00	"28"
6/12/1900	John Sincock & wife	James T. Kescel	W.D.		
6/18/1900	James T. Kescel	Frank & Elizabeth Cargeeg	W.D.		
3/14/1914	Frank & Elizabeth Cargeeg	Elizabeth Nancarrow	W.D.		
5/16/1984	E. Nancarrow, M. Vincent & F. Cossey	Frank & Thelma Nancarrow	Q.C.D.		
6/29/1990	M.M. Vincent & F.M. Cossey	Alan J. & Mery Ardell	Q.C.D.		[Estate of Frank Nancarrow, deceased]
7/23/1990	Alan J. & Mery Ardell	Laurent Bouzaglou	Q.C.D.		
6/29/2004	Laurent Bouzaglou	Kathy A. Steadman	W.D.		
5/15/2006	Kathy A. Steadman	Bradley J. & Catherine P. Brainard	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/9/2014

317 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## Death Summons Francis Cargeeg

Another old time resident and owner of Park City was summoned to his final rest yesterday morning. This time the grim reaper claimed Francis Cargeeg, who for upward of twenty-three years has been a familiar figure in our midst, during all of that time working at different mines in the camp. He was one of the first to work on the Mayflower, which later developed into the big Silver King Coalition, and for years he was at the Ontario, Anchor and other properties of the camp. He was an exceptionally good miner, a good citizen and a good man. He goes to his reward beloved by those who knew him best and respected by all. To his aged wife, his only surviving daughter, and other near relatives, sincere sympathy is extended in their great bereavement and sorrow. He was a devoted husband, and kind father.

Francis Cargeeg was born in Madron Churchtown, Cornwall, England, on the 4th of April, 1842, making him seventy-two years of age at the time of his death. He came to America thirty-five years ago, living in Michigan and Colorado until 1890 when he came to Park City residing here steadily since that time. He is survived by a widow and one daughter, Mrs. Mary Nancarrow, and seventeen grandchildren.

The funeral will occur Monday next at 2 o'clock from the M. E. church, Rev. T. P. Cook, officiating.

Park Record 3/28/1914

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

Owner's Name \_\_\_\_\_

Owner's Address \_\_\_\_\_

Location \_\_\_\_\_

Kind of Building Res Street No. 317-Morse Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X %

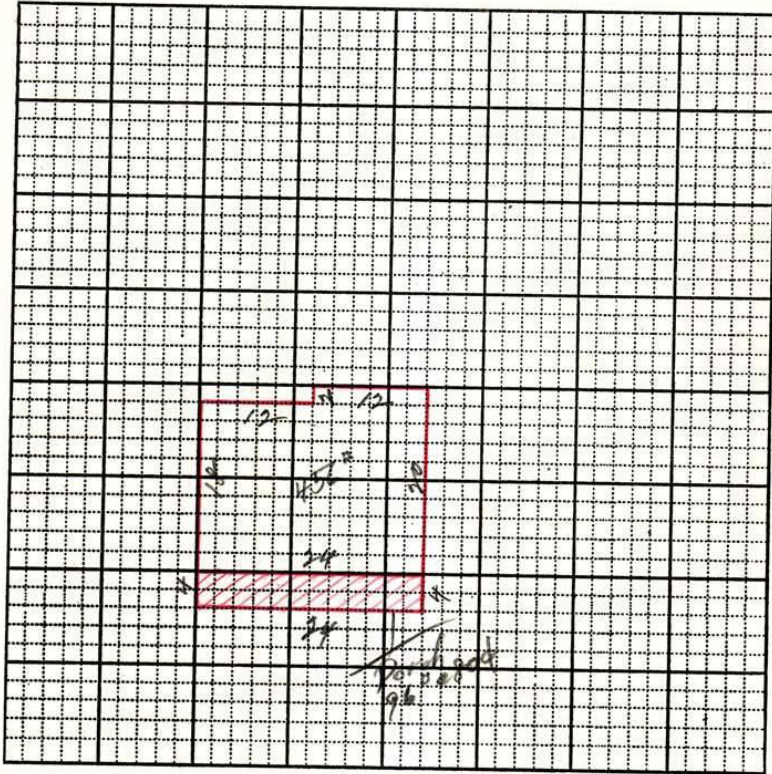
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		456	\$ -	\$ 1081
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		88
Ext. Walls <u>4-Sid 14-Sht</u>		38
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob</u> Mat. <u>Pot. Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>96" @ .80</u>	77	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Ne</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp.	245	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Lbr. lined - 4 @ 35</u>		140
Total Additions and Deductions	322	306
Net Additions or Deductions	-306	

Age <u>48</u> Yrs. by <input checked="" type="checkbox"/> Est. Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records	REPRODUCTION VALUE Depr. <u>2-3-4-5-6</u> <u>6/39</u> %	\$ 1097
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.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

*ROSSIE*

Location Block 54 PO Pt of Lot 28. (Rossie Hill)  
 Kind of Bldg. RES 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  Flr.  Walls  Cl.

Description of Buildings	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Cigs. <input type="checkbox"/>	
Roof Type <u>Gable</u> Mtl. <u>Shg</u>	
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>	
Porches—Front <u>96° @ 80</u> 77	
Rear <input type="checkbox"/> @ <input type="checkbox"/>	
Porch <input type="checkbox"/> @ <input type="checkbox"/>	
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>	
Basement Entr. <input type="checkbox"/> @ <input type="checkbox"/>	
Planters <input type="checkbox"/> @ <input type="checkbox"/>	
Cellar-Bsmt. — ¼ ½ ¾ Full <input type="checkbox"/> Floor <input type="checkbox"/>	
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>	
Plumbing { Class <u>1</u> Tub <input type="checkbox"/> Trays <input type="checkbox"/> Basin <input type="checkbox"/> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	90
Built-in-Appliances <input type="checkbox"/>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/>	
Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	
Air Cond. <input type="checkbox"/>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>	
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/>	
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>	
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>	
<b>Total Additions</b>	167

*Salvage \$1100*  
*10-31-28*

Year Built _____	Avg. Age <u>57</u>	Reproduction Value \$ <u>1265</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. <u>15%</u> <u>190</u>
		Bldg. Value <u>1075</u>
Remodel Year _____ Est. Cost _____		Depr. Col. <u>2 3 4 5 6</u> <u>30</u> %
		Repr. Val. Minus Depr. \$ <u>322</u>
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____		
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		
Size—x _____ Age _____ Cost _____ x _____ %		
Other _____		
<b>Total Building Value</b>		\$ _____

Appraised 5-15- 1958 By 1302