



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Levins D. Gray House

Address: 355 Ontario Avenue

Date of Construction: c. 1902

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-449

Current Owner: Ontario LLC

Legal Description (include acreage): PC 449 LOTS 18 & 19 BLK 54 PARK CITYSURVEY M125-383 M143-252,253 412-793 441-191 449-716 475-1 686-780 1004-159 2077-1201 2081-387; 0.13 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/84 Mining Boom Era Residences Thematic District

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 (variant) type / Victorian Eclectic 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 non-beveled (drop-novelty) wood siding and corner boards. The porch skirt and foundation are clad in board & batten materials. The recessed partial-width porch is supported by turned posts and has a simple low balustrade.

Foundation: The foundation is not visible, but appears to have been upgraded from the wooden sills noted on the building cards.

Roof: The roof is a truncated pyramid or hipped form sheathed in a standing-seam metal material. A gabled dormer is centered on the main façade.

Windows/Doors: The windows are double-hung sash units and a fixed casement window with transom window is seen in the façade adjacent to the porch. The dormer has paired double-hung sash units. The door appears to be a wooden frame-and-panel door with multiple lights.

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 355 Ontario Avenue was described in a 1984 National Register nomination as follows:

“This house is a one story frame house with a truncated hip roof. It is a variant of the pyramid house type. Elements of this house that are common to the pyramid house are the truncated hip roof and the square plan. Dormers were also typical of the pyramid house, but the dormer on this house is a recent addition. It, however, was built in a scale and of materials that are complementary to and appropriate for this house type. Instead of having a porch spanning a symmetrical facade, as was the typical facade arrangement of a pyramid house, the northwest corner was recessed to form a small front porch. The porch spans half of the facade, which consists of a door and a window. It is supported on lathe turned piers which have decorative brackets at the tops, and the balustrade has a geometric design. This type of balustrade was a popular element of the Victorian period, but there are few extant examples of the type in Park City. Because porch elements are the first to deteriorate and be replaced, it is difficult to determine if indeed this type of decoration was common in the area. A broad single sash and transom window is centered on the other half of the facade. There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal or wood storage area. This type of extension was extremely common. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house is in excellent condition and has received no alterations which have affected its original integrity.”

The 1984 description remains largely accurate, but some alterations have occurred since that time. The balustrade has been removed and replaced with a simple wood balustrade. The decorative spindle work between the tops of the porch posts shown in the c. 1940 tax photo has been removed. The decorative bracket from one of the posts has been removed. The roof is now sheathed in a standing seam metal material. The site is sloped and the house sits well below the grade of Ontario Avenue. 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:

“The Levin's D. Gray House, built in 1902, at 355 Ontario is architecturally significant as one of only five well preserved examples of a variant of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era and was built with a number of variations. This

one is characterized by the typical square form and a hip roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the pyramid houses are included in this nomination.

Levins D. and Stella Gray purchased this property in October of 1901, and had this house built the following spring. A lien was placed on this property in April of 1902 by the Summit Lumber Company for non-payment of a portion of the \$546.77-worth of materials used to construct the "one story dwelling house on Lots 18 and 19." Neighboring houses were also constructed at about that time as the area was being rebuilt after the great fire of 1898. It is unknown whether the Grays used this house as their own home or as rental property. They sold it in 1909.

Levins De Eston Gray was born in New York in 1856 and came to Park City in 1888, probably drawn by the opportunity to work in the booming mining industry there. He worked in some of the mills in Park City for many years. In 1916, one year after Stella's death, Levins moved to Salt Lake City, where he was engaged in the lumber business and remained until his death in 1948.

Frank J. McLaughlin, a postman, bought this house in 1909 and lived there until 1921. Subsequent owners include R.B. Dunbar (1921-27) and Lawrence L. Martin (1927-78)."

Further research has uncovered more information regarding the other owners of this house. Frank McLaughlin appears on the 1920 census, and worked as a postmaster for Park City at that time. Prior to becoming postmaster, he had owned his own general store. He sold the house in 1921 to R.B. Dunbar, and moved away from Park City in 1925.

Robert B. Dunbar is shown on the 1920 census. At that time he was living with his parents, and working as a teacher for the local public school. It is unknown if he ever lived in this house. He sold the house in 1927 to Lawrence Martin.

Lawrence Martin owned the house from 1927 to 1978, and lived in it during both the 1930 and 1940 censuses, with his wife Edith and their two daughters. He is recorded as working as both a millman and a foreman for the mines. They sold the house in 1978, and both Lawrence and Edith passed away in 1979 and 1980 respectively. The house is currently owned by Ontario LLC.

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.)

355 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Levins D. Gray House

355 Ontario

Park City, Summit County, Utah

Northwest Corner

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society



Levins D. Gray House
355 Ontario
Park City, Summit County, Utah

Northwest corner

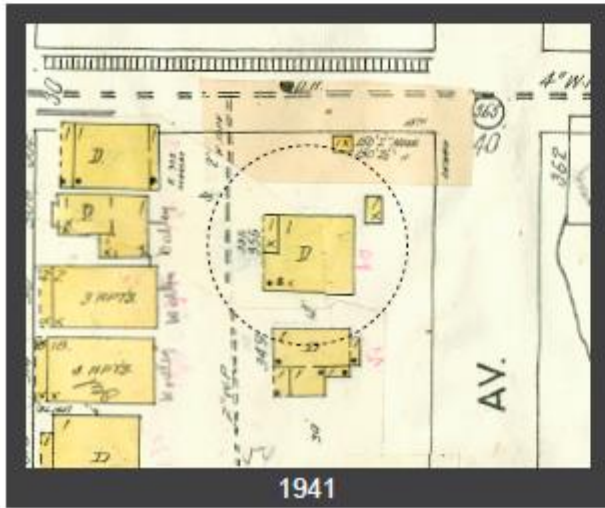
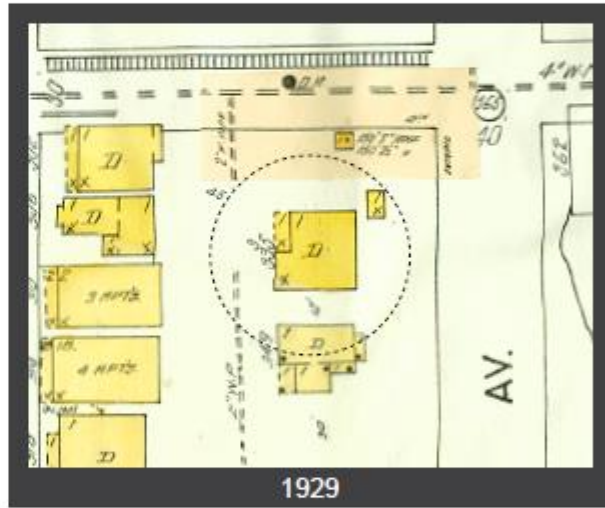
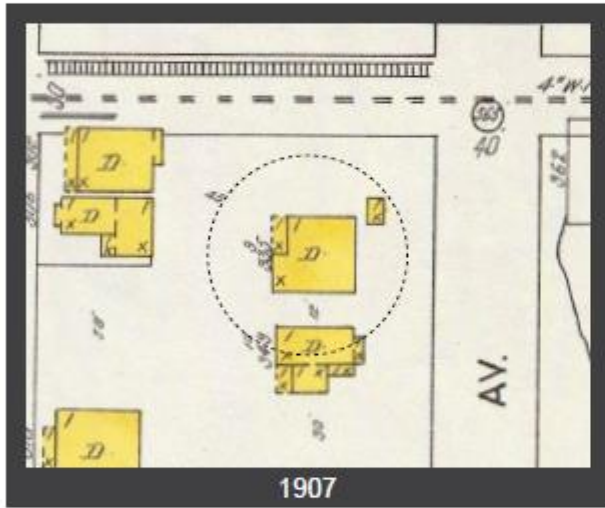
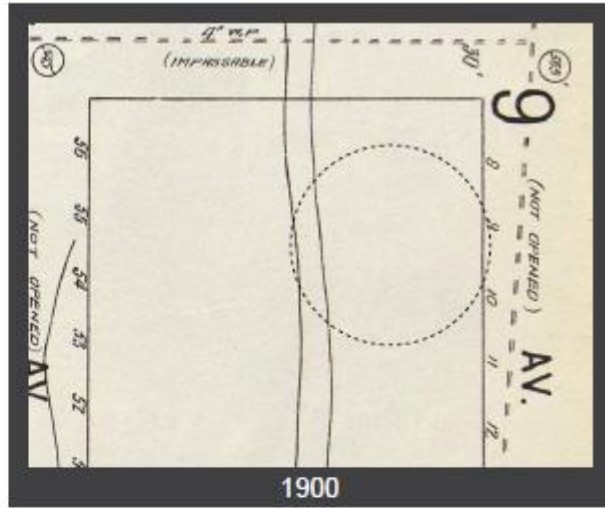
Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





MAPS

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



	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION													<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					BOUNDARY AND EXISTING CONDITIONS SURVEY BLOCK 54, LOTS 18 & 19 355 ONTARIO, PARK CITY FOR: McKenna OHC: Blk 54 L18-19 - McKenna	SHEET 1 OF 1
	NO.	DATE	DESCRIPTION																				

BOUNDARY AND EXISTING CONDITIONS SURVEY
 355 ONTARIO AVENUE
 LYING WITHIN BLOCK 54, LOTS 18 & 19
 AMENDED PARK CITY SURVEY, PARK CITY
 SUMMIT COUNTY, UTAH



WARNING:
 THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

NOTICE:
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF UTAH.

DATE: 10/15/2013

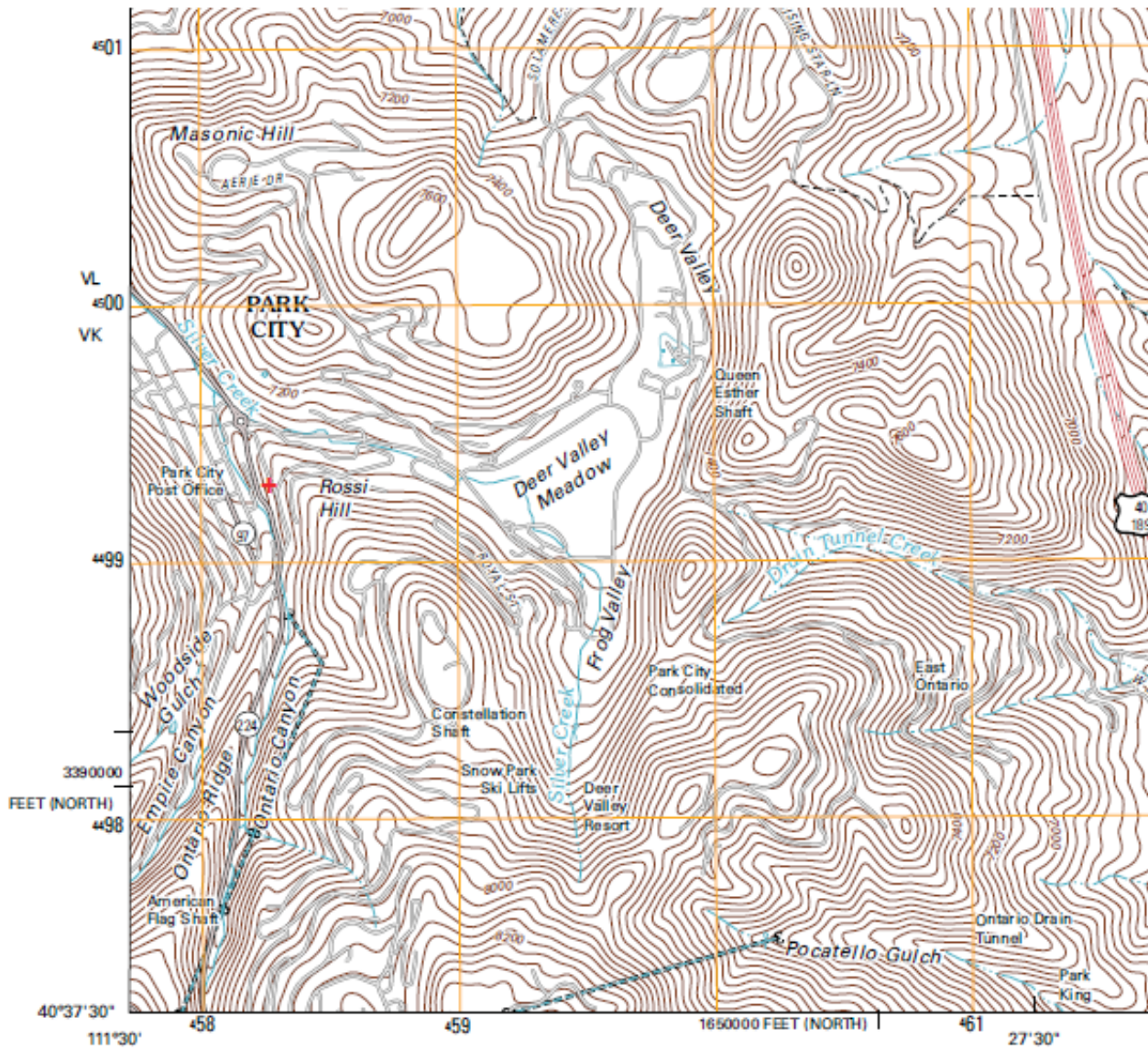
FILE NO. S0007490
 UTAH SURVEYOR'S SEAL
 STATE OF UTAH
 SURVEYOR'S NAME: [Signature]
 LICENSE NO. 2481

FILE NO. S0007490
 UTAH SURVEYOR'S SEAL
 STATE OF UTAH
 SURVEYOR'S NAME: [Signature]
 LICENSE NO. 2481

S-7490

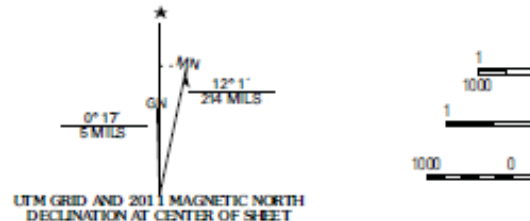


355 Ontario Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



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 400
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 355 Ontario UTM: 12 458350 4499090
 Park City, Summit County, Utah
 Name of Structure: Levins D. Gray House T. R. S.
 Present Owner: Lula Collins
 Owner Address: c/o K. W. Everson
 314 Narcissus Street, Corona Del Mar, CA 92625
 Year Built (Tax Record): Effective Age: Tax #: PC 449
 Legal Description: Kind of Building:
 Lots 17, 18, and 19 Block 54 Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: Levins D. Gray Construction Date: 1902 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 3

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.):
Salt Lake Tribune, October 18, 1948, p. 18. Levins D. Gray obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 355 Ontario

Site No:

4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

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

This house is a one story frame house with a truncated hip roof. It is a variant of the pyramid house type. Elements of this house that are common to the pyramid house are the truncated hip roof and the square plan. Dormers were also typical of the pyramid house, but the dormer on this house is a recent addition. It, however, was built in a scale and of materials that are complementary to and appropriate for this house type. Instead of having a porch spanning a symmetrical facade, as was the typical facade arrangement of a pyramid house, the northwest corner was recessed to form a small front porch. The porch spans half of the facade, which consists of a door and a window. It is supported on lathe turned piers which have decorative brackets at the tops, and the balustrade has a geometric design. This type of balustrade was a popular element of the Victorian period, but there are few extant examples of the type in Park City. Because porch elements are the first to deteriorate and be replaced, it is difficult to determine if indeed this type of decoration was common in the area. A broad single sash and transom window is centered on the other half of the facade. There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal
(See continuation sheet)

5
HISTORY

Statement of Historical Significance:

Construction Date: 1902

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Levins D. and Stella Gray purchased this property in October of 1901, and had this house built the following spring. A lien was placed on this property in April of 1902 by the Summit Lumber Company for non-payment of a portion of the \$546.77-worth of materials used to construct the "one story dwelling house on Lots 18 and 19."¹ Neighboring houses were also constructed at about that time as the area was being rebuilt after the great fire of 1898. It is unknown whether the Grays used this house as their own home or as rental property. They sold it in 1909.

Levins De Eston Gray was born in New York in 1856 and came to Park City in 1888, probably drawn by the opportunity to work in the booming mining industry there. He worked in some of the mills in Park City for many years. In 1916, one year after Stella's death, Levins moved to Salt Lake City, where he was engaged in the lumber business and remained until his death in 1948.

Frank J. McLaughlin, a postman, bought this house in 1909 and lived there until 1921. Subsequent owners include R.B. Dunbar (1921-27) and Lawrence L. Martin (1927-78).

355 Ontario

Description continued:

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History continued:

¹Summit County Records, Liens Book "B" page 63.

TITLE SEARCH FORM

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

Address: 355 Ontario Avenue
 City: Park City, UT
 Current Owner: Ontario LLC
 Address: (see historic site form for address)

Tax Number: PC-449
 Legal Description (include acreage): PC BK54 L18 & L19 (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		[L1-7, L18-32]
5/21/1885	David C. McLaughlin	Albinas (?) A. Kenison	W		"18"
4/12/1887	David C. McLaughlin	Albinas (?) A. Kenison	W		"19"
3/19/1889	Albinas (?) A. Kenison & wife	Patrick Lynch	W		"18"
6/26/1890	Patrick Lynch	L.D. Gray	W		"18"
7/7/1890	L.D. & Stella Gray	Mary Pratt	Mortgage	\$350.00	"18"
9/30/1891	Louis D. & Stella Gray	A.B. Richardson	Mortgage	\$125.00	"18"
4/1/1892	A.A. & Elizabeth Kenison	Albert L. Brown	W		"19"
8/20/1895	A.L. Brown & wife	Reese Williams	War.		"19"
5/15/1901	Memphis Williams, widow	Levins D. Gray	W.D.		"19"
2/2/1909	Levins D. Gray	Chas. M. Wilson	Q.C.D.		"18, 19"
2/27/1909	Charles M. Wilson & wife	Frank J. McLaughlin	W.D.		"18, 19"
4/30/1921	F.J. McLaughlin	R.B. Dunbar	W.D.		"18, 19"
12/27/1927	Robert B. Dunbar, et ux	Lawrence L. Martin, et ux	W.D.		"17, 18, 19"
12/20/1978	Lawrence L. & Edith Martin	Kendall W. Everson, Jr., et al	W.D.		"17, 18, 19"
12/31/1986	Kendall W. Everson, Jr., et al	Shannon Roberts	Q.C.D.		"18, 19" [rest of form]

Researcher: John Ewanowski, CRSA Architecture
 Date: 5/12/2014

OBITUARIES

LEWRENCE L. "DUTCH" MARTIN

PARK CITY — Lawrence L. "Dutch" Martin, 90, died May 5, 1979, in Salt Lake City.

Born April 7, 1889, Park City, to Andrew F. and Amanda r. Martin. Married Edith Nancarrow June 20, 1917, in Park City. Veteran WW I. Lifetime resident of Park City. Worked for mining companies in and around Park City for most of his life until retiring in 1954.

Survivors: wife, Salt Lake City; daughters, Mrs. Nate

(Florence) Cossey, Park City; Mrs. Tom (Mary) Vincent, Salt Lake City; four grandchildren; two great-grandchildren; sister, Mrs. Pearl O'Keefe, Salt Lake City.

Funeral services were held Tuesday at 1 p.m. Burial, Park City Cemetery.

Park Record 5/10/1979

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES Street No. _____

Schedule 1 Class 3+5% Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		784	\$	\$ 1508
	x x	+5%		\$	\$ + 75
	x x			\$	\$ 1583

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		116
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>HIP</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>56 @ .80</u>	44	
Rear <u>@</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Caric</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>4</u> Trays Basin Sink Toilet Urns Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		40
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>WOOD LINED.</u>		125

Total Additions and Deductions 469 241 1583

Net Additions or Deductions 241 \$ + 228

REPRODUCTION VALUE \$ 1811

AV Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
Depr. 1-2-3-4-5-6 50/42 %
Reproduction Val. Minus Depr. \$ 760

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 AV AGE ON OLD CARD 37/18 (1941) Total Building Value \$ _____

Appraised Oct 194 9 By Chp & AJ

PC 449

Location Block 54 PC. Lot Occupied by City lots 17-18-19 (Ressie Hill)
 Kind of Bldg. RES St. No. 355 MARSH AVE
 Class 3 Type 1 2 3 4. Cost \$ 1574 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		784		\$ 1574
	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</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Part</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>	56 @ 100 56
Rear <u>—</u>	@
Porch <u>—</u>	@
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u>	@
Planters <u>—</u>	@
Cellar-Bsmt. — ¼ ½ ¾ 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>1</u> Tub <u>1</u> Frays <u>—</u> Basin <u>1</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>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stk. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> 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	406 406

Year Built <u>1909/1919 - 45</u>	Avg. Age <u>54</u>	Reproduction Value	\$ 1980
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem.	%
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6	33 %
Remodel Year <u>—</u> Est. Cost <u>—</u>		Repr. Val. Minus Depr.	\$ 653
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>			
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- 19 58 By 1308

PC 449
Serial Number

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

Owners Name _____
 Location Bk 54 Pl lot 17-14-19
 Kind of Bldg. Res St. No. 355 Ontario Ave
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>784</u>		<u>\$ 3469</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Sid _____ a _____

Roof Type HIP Mtl. Pat+RR _____

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ 56 @ 150 84 _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor 80 _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1 _____

Wtr. Sftr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. 550 _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____

Oil _____ Gas X Coal _____ Pipeless _____ Radiant 336 _____

Air Cond. — Full _____ Zone _____

Finish—Fir. 1 Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions 1050

Year Built 1904 Avg. 1908 Replacement Cost 4519

1964 Fur Age 2 Obsolescence _____

Inf. by Owner - Tenant - Adj. Bld. Value _____

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6 _____

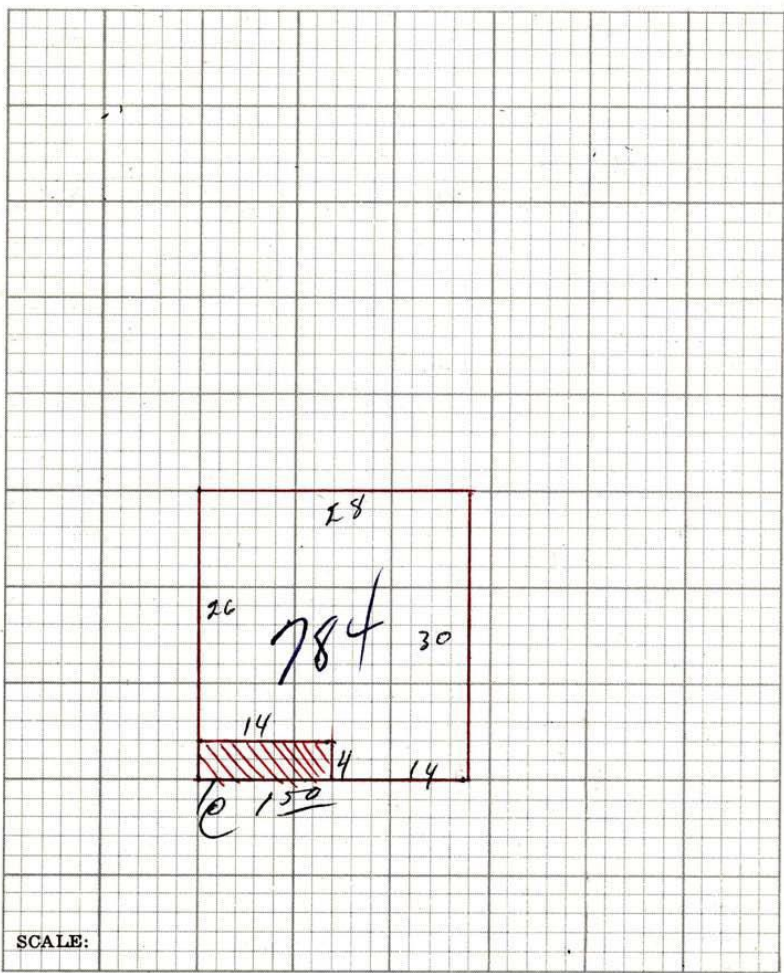
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 10-31 1968 By 1708 DEC 26 1968 1333

Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Wood Shed	30+	9x10				.47	NTU	
		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 1904 \$ 4183 = 93 % X 61 Year = 5673

Year 1964 \$ 336 = 7 % X 1 Year = 336

Average Year of Construction 1908 5680

60