### 1 IDENTIFICATION

**Name of Property:** Vincent A. Smith House  
**Address:** 264 ONTARIO AVE  
**City, County:** Park City, Summit County, Utah  
**Tax Number:** PC-502  
**Current Owner Name:** CONSTABLE DAVID E & PATRICIA J H/W (JT)  
**Current Owner Address:** PO BOX 864, PARK CITY, UT 84060-0864  
**Legal Description (include acreage):** LOTS 14 & 15 BLK 60 PARK CITY SURVEY, 0.09 AC

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date: Original Use: Residential</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #: Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
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<td>☐ Full ☐ Partial</td>
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<td>☐ building(s), public</td>
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<tr>
<td>☐ building(s), accessory structure(s)</td>
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</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ☑ eligible

### 3 DOCUMENTATION

**Photos: Dates**
- ☑ tax photo: c. 1940  
- ☑ 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  
- ☑ city/county histories  
- ☑ tax card  
- ☐ personal interviews  
- ☠ original building permit  
- ☑ Utah Hist. Research Center  
- ☑ sewer permit  
- ☑ USHS Preservation Files  
- ☑ Sanborn Maps  
- ☑ USHS Architects File  
- ☑ census records  
- ☑ LDS Family History Library  
- ☐ obituary index  
- ☑ Park City Hist. Soc/Museum  
- ☑ biographical encyclopedias  
- ☑ other:  
- ☑ newspapers

**Bibliographical References (books, articles, interviews, etc.)**
- Attach copies of all research notes and materials.


### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

**Building Type and/or Style:** T/L cottage / vernacular style  
**No. Stories:** 1  
**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:** Dec. 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.):

Site: Because the house is raised significantly from the finished road grade, there are stone steps leading to the entry porch from the north.

Foundation: The full foundation is not visible in the 2006 photographs, but the porch appears to have been upgraded from the typical wooden sills to cinderblock. The extent to which the foundation has been upgraded is not clear.

Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding, painted a pale yellow, with white corner boards. A rear shed extension is clad in sheet siding. The front porch is an L tucked into the L plan of the house with a dropped hip roof and square porch posts.

Roof: The roof is a cross-wing form sheathed with asphalt shingles and is penetrated by several vents. A brick chimney projects through the eave on the south side of the gable bay. Also, the rear extension has a shed roof form.

Windows/Doors: Windows include single and paired double-hung sash units and single square casement units. The windows appear to be original and have simple trim casing. The paired double-hung windows on the gable end have a pediment header. The door is a panel-and-frame wooden door.

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): The house remains largely unchanged from the description provided in the 1984 National Register nomination form (see Utah State Historical Society, Structure/Site Form, 1984.)

Subsequent alterations include the addition of extra porch posts--the tax photo indicates three posts along the span of the porch, but photographs taken since then show six. Otherwise, the alterations have been minimal and the structure retains its original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.09 acres. The building pad is narrow and sits up quite a distance from the finished road grade. The site itself rises sharply from the road to a ridge at the rear of the house. The site is informally landscaped with lawn and shrubs. The tax photograph shows a dry-stacked stone wall in front of the house, but the overgrowth of vegetation makes it impossible to verify if it still exists. If it is present, it should be preserved as it is an important site feature. Like many of the historic houses in Park City, this home is surrounded by homes of similar scale and size. Also similar to so many historic houses in Park City, the challenging topography of the site dictates where the house is situated.

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, 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☐ Not Known   ☐ Known: (source: )   Date of Construction: c. 1890¹

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. 4: West elevation (primary façade). Camera facing east, 1983.
Photo No. 5: West elevation (primary façade). Camera facing east, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.
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:** 

**Street No.:** 264 Rossie Hill

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<td>x</td>
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**No. of Rooms:** 4

**Condition:**

<table>
<thead>
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<th>Description of Building</th>
<th>Add</th>
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**Foundation—Stone Conc.** None $0

**Ext. Walls—B., Siding-Asb.** $120

**Insulated—Floors—Walls—Cigs.**

**Roof—Type**

**Dormers—Small** Med., Lg.

**Bays—Small** Med., Lg.

**Porches—Front** 13 2/3 @ .60 81

**Rear**

**Cellar—Basn’t—¼ ¾ ¾ ¾ full-floor** 164

**Basement Apts.—Rooms Fin.**

**Attic Rooms—Fin.** Unfin. 100

**Plumbing—**

**Basin—Sink—Toilet** 315

**Urs—Fits—Shr.**

**Dishwasher—Garbage Disps.**

**Heat—Stove—H. A. Steam S. Bld.**

**Oil—Gas—Coal**

**Air Conditioned** Incinerators 100

**Radiant—Pipeless**

**Finish—Hd. Wd.**

**Floors—Hd. Wd.** 100

**Cabinets—**

**Mantels**

**Tile—Walls—Wainscot.**

**Floors**

**Lighting—Lamp**

**Drops—Fix.**

**Lumber Laid Out** 4 7/12

**Lumber**

**Total Additions and Deductions:** 396 302 1534

**Net Additions or Deductions:** -302 162 4

**REPRODUCTION VALUE:** $162

**Age in Yrs. by:**

**Owner Tenant**

**Depr.** 5-2-3-4-5-6 6139%

**Remodeled**

**Est. Cost**

**Remodeling Inc.**

**Garage—S & C** Depr. 2% 3%

**Cars**

**Walls**

**Out Bldgs.**

**Roof Size X Age**

**Floor Cost**

**Depreciated Value Garage**

**Remarks:**

**Total Building Value:**

**Appraised:** 1949

By C.A. J.
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. # 179

Ruben Garbett
OWNER'S NAME Savage, Marie % Jim Burke

OWNER'S ADDRESS Park City

LOCATION Lots 14 & 15, Blk 60, P. C. Sur.

Form T. C. 74 State of Utah State Tax Commission
Location: Black 60 PC, Lots 14+15 (Rossie Hill)

Kind of Bldg.: RES  St. No. 2640 Ontario Ave

Class: 3  Type 1 2 3 4  Cost $ X 100 %

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<th>Sq. Ft.</th>
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<td>x x</td>
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<td>744</td>
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Gar., Carport — x —  Flr. — — Walls — — Cl. —

Description of Buildings

Foundation—Stone  Conc. — None

Ext. Walls — Siding

Insulation—Floors — Walls — Clgs. —

Roof Type — Gable

Dormers—Small — Med. — Large —

Bays — Small — Med. — Large —

Porches—Front — 13.5 — 50 — 108

Rear —

Porch —

Metal Awnings — Mtl. Rail —

Basement Entr. —

Planters —

Cellar-Bsmt. — ¼ ½ ¾ ¾ Full — Floor

Bmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing

Class 1 Tub 1 Trays

Bassin 1 Sink 1 Toilet 1

Wtr. Stfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disel. — 350

Built-in-Appliances —

Heat—Stove ✔ H.A. — Steam — Stkr. — Blr. —

Oil — Gas ✔ Cost ✔ Pipeless — Radiant —

Air Cond. —

Finish—Fir ✔ Hd. Wd. —

Floor—Fir ✔ Hd. Wd. — Other —

Cabinets — 1 Mantels —

Tile—Walls — Wainscot — Floors —

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

Total Additions

Year Built — 59  Avg. — Reproduction Value — $ 2018

Age — Rep. by Owner — Tenant —

Inf. by Neighbor — Record — Est. —


Garage — Class — Depr. 2% 3%

Carport — Factor —

Cars — Floor — Walls — Roof — Doors —

Size — x — Age — Cost — x —

Other —

Total Building Value —

Appraised — 5-23-58 By 1302 — 1332
Structure/Site Information Form

Street Address: 264 Ontario
Park City, Summit County, Utah

Name of Structure: Vincent A. Smith House

Present Owner: Selmer Iverson

Owner Address: 2331 Greenwood, Wilmette, IL 60091

Year Built (Tax Record): Effective Age:
Legal Description Kind of Building:
Lots 14 and 15 Block 60 Park City Survey
Less than one acre.

UTM: 12 458420 4499000
T. R. S.

Tax#: PC 502

Original Owner: Unknown

Original Use: Residence

Building Condition: Integrity:
- □ Excellent □ Site □ Unaltered □ Significant
- □ Good □ Ruins □ Minor Alterations □ Contributory
- □ Deteriorated □ Major Alterations □ Not Contributory

Construction Date: c. 1890

Demolition Date:

Present Use:

Preliminary Evaluation:
- □ Significant □ Not of the Historic Period
- □ Contributory □ National Landmark
- □ Not Contributory □ National Register

Final Register Status:
- □ Multi-Resource □ State Register
- □ Thematic

Photography:
Date of Slides: 1983
Date of Photographs: 1983

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

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

1900 Census Records, Summit County, Park City Precinct, p. 158-B (Felix Trainor) and p. 178-A (Simon H. A. Peterson).

Researcher: Roger Roper
Date: 4/84
Architect/Builder: Unknown
Building Materials: Wood
Building Type/Style: T/L Cottage by Addition

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

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition. A cross-wing was added to an existing hall and parlor house to form a T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house. The hall and parlor house, the older folk type, was effectively changed to resemble the popular T/L cottage. The arrangement of openings on the original hall and parlor section has been altered, but it originally had a door centered or slightly off-center between two windows, as was typical of Park City's hall and parlor houses. The door was enclosed, the north window was made into a door, and the south window was expanded from a long narrow double hung sash window to a large horizontal multi-pane window. Although the openings were changed, the house is still easily identifiable as a T/L cottage by addition because the proportions of the stem-wing are more comparable with a hall and parlor house than with an original T/L cottage. The cross-wing was built of the same type of drop siding as the rest of the house. A pair of double hung sash windows topped by a pedimental window head is centered in the gable end of that section. A porch spans the length of the stem-wing and turns at the intersection of the stem-wing and cross-wing. There is a shed extension across the back of the house. In-period rear extensions are part of Park (See continuation sheet)

Statement of Historical Significance:

Built c. 1890, the Vincent A. Smith House at 264 Ontario is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common and acceptable major method of expanding a small mining town cottage.

Judging from its appearance, this house was probably built in the early 1890s. The exact date of its construction and the name of its original owner are not known. The first record of ownership of this property was in 1900, when Vincent A. Smith granted at least a portion of this property, which probably included this house, to Felix Trainor. It is not known how long Smith owned this property, whether or not he built this house, and, if so, whether or not he ever lived here.

Felix Trainor, who had gotten married in 1899, was probably buying his first house when he purchased this property in 1900. He was born in 1873 and immigrated to Utah from his native Iceland in 1890. He worked as a miner in Park City.

At an undetermined date the property was sold to Simon Hillstrom. Uncertainty over the ownership of the property led to the issuance of a warranty deed in 1916 to Simon Hillstrom by the Park City Townsite Corporation as part of their effort to clear up the "extensive property muddle" which had persisted in Park City for over forty years. The property muddle came about because many early settlers opposed the townsite proposal, and refused to follow legal procedures
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. This house was built of single wall construction, having exterior walls 2-3 inches thick, and interior partitions one inch thick. The house does not maintain its original integrity as a hall and parlor house, but judging from the style of the cross-wing, it was altered early within the historic period, probably prior to 1900. It therefore documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing, and maintains its integrity as a T/L cottage by addition.

History continued:

for owning property. Simon Hillstrom, a native of Finland (b. 1843) who immigrated to the U.S. in 1880, was a "stationary engineer" with one of the mining companies in the Park City area. He and his Finnish wife, Katrina, whom he had married in 1890, had at least four children.