

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Vincent A. Smith House**

Address: 264 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-502

Current Owner Name: CONSTABLE DAVID E & PATRICIA J H/W (JT) Parent Parcel(s):

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

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo: c. 1940
- prints: 1983 & 2006
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 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. 1890<sup>1</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

### 1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 2:** North elevation. Camera facing south, 2006.

**Photo No. 3:** West elevation (primary façade). Camera facing east, 2006.

**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.

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<sup>1</sup> Utah State Historical Society, Structure/Site Form, 1984.

<sup>2</sup> 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 Res Street No. 264 Rossie Hill

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

  

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		744	\$ -	\$ 1534
	x x			\$	\$
	x x			\$	\$

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

Description of Building	Add	Deduct
Foundation—Stone <u>120' etc</u> Conc. <u>None</u> ✓		120
Ext. Walls <u>34 Siding 4 Sht</u>		20
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Corb.</u> Mat. <u>T.P.</u>		22
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>135' @ .60</u>	81	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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 <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	315	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. <u>✓</u> { Fir. <u>✓</u> Conc. _____		
Cabinets _____ Mantels _____		
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>7</u> Fix. _____ <u>Lumber Lined 4 @ 25</u>		100
<b>Total Additions and Deductions</b>	396	302
<b>Net Additions or Deductions</b>	-302	1534

Age <u>48</u> Yrs. by { Est. <u>✓</u> Owner Tenant Neighbors Records	REPRODUCTION VALUE	\$ 1628
	Depr. <u>2-3-4-5-6</u> <u>6/39</u> %	\$
	Reproduction Val. Minus Depr.	\$ 635
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %	\$
Garage—S <u>8</u> C _____ Depr. 2% 3% _____	Obsolescence _____	\$
Cars _____ Walls _____	Out Bldgs. _____	\$
Roof _____ Size x Age _____		\$
Floor _____ Cost _____	Depreciated Value Garage _____	\$
Remarks _____	<b>Total Building Value</b> _____	\$

Appraised 10/1/1949 By C.A.O. & A.J.



1937

D0.502

Location Block 60 PC Lots 14+15 (Rossie Hill)  
 Kind of Bldg. RES St. No. 264 Ontario Ave  
 Class 3 Type 1 2 3(4) Cost \$ 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 <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>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>135<sup>A</sup></u> @ <u>.80</u>	108	
Rear <u>—</u> @ <u>—</u>		
Porch <u>—</u> @ <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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 {	350	
		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>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
Dishwasher <u>—</u> Garbage Disp. <u>—</u>		
Built-in-Appliances <u>—</u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>1</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>		

Salvage  
100  
11-1-68  
1708

Total Additions		458
Year Built <u>57</u>	Avg. Age	Reproduction Value \$ 2018
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. %
Remodel Year	Est. Cost	Bldg. Value
		Depr. Col. ① 2 3 4 5 6 30 %
		Repr. Val. Minus Depr. \$ 605
Garage—Class <u>—</u> Depr. 2% 3%	Carport—Factor <u>—</u>	
Cars <u>—</u> Floor <u>X</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>—</u> x <u>X</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		\$

Appraised 5-22-58 19 58 By 1302 1332



PC 502

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

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

UTM: 12 458420 4499000

Name of Structure: Vincent A. Smith House

T. R. S.

Present Owner: Selmer Iverson

Owner Address: 2331 Greenwood, Wilmette, IL 60091

Year Built (Tax Record):  
Legal Description

Effective Age:  
Kind of Building:

Tax #: PC 502

Lots 14 and 15 Block 60 Park City Survey  
Less than one acre.

IDENTIFICATION

STATUS/USE

Original Owner: Unknown Construction Date: c. 1890 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

<input type="checkbox"/> Excellent	<input type="checkbox"/> Site	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Not of the	<input type="checkbox"/> National Landmark	<input type="checkbox"/> District
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> Contributory	Historic Period	<input type="checkbox"/> National Register	<input type="checkbox"/> Multi-Resource
<input type="checkbox"/> Deteriorated		<input checked="" type="checkbox"/> Major Alterations	<input type="checkbox"/> Not Contributory		<input type="checkbox"/> State Register	<input type="checkbox"/> 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:

<input checked="" type="checkbox"/> Abstract of Title	<input checked="" type="checkbox"/> Sanborn Maps	<input checked="" type="checkbox"/> Newspapers	<input type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Plat Records/Map	<input type="checkbox"/> City Directories	<input type="checkbox"/> Utah State Historical Society	<input type="checkbox"/> BYU Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Obituary Index	<input type="checkbox"/> LDS Church Archives	<input type="checkbox"/> SLC Library
<input type="checkbox"/> Sewer Permit	<input checked="" type="checkbox"/> County & City Histories	<input type="checkbox"/> LDS Genealogical Society	<input checked="" type="checkbox"/> 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 (Simm Hilstrom).

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:

Construction Date:

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

264 Ontario

Description continued:

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.







