1 IDENTIFICATION

Name of Property: 308 ONTARIO AVE

Address: 308 ONTARIO AVE  AKA:

City, County: Park City, Summit County, Utah  Tax Number: PC-486

Current Owner Name: EASTER HAMILTON H/W (JT)  Parent Parcel(s):

Current Owner Address: 50 ELIZABETH AVE, DOVER, DE 19901

Legal Description (include acreage): LOT 1 BLK 59 PARK CITY SURVEY CONT 0.04 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:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible ☐ eligible</td>
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</tr>
<tr>
<td>☐ structure(s)</td>
<td></td>
<td>listed (date: )</td>
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</table>

3 DOCUMENTATION

Photos: Dates
☐ tax photo: ☐ abstract of title  ☑ city/county histories
☐ historic: ☐ tax card  ☐ sewer permit  ☐ USHS Preservation Files
☐ measured floor plans ☐ original building permit  ☐ USHS Architects File
☐ site sketch map ☐ Sanborn Maps  ☐ LDS Family History Library
☐ Historic American Bldg. Survey ☐ census records  ☐ Park City Hist. Soc/Museum
☐ original plans: ☐ biographical encyclopedias  ☐ university library(ies):
☐ other: ☐ newspapers

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

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.
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: Pyramid (foursquare) type / 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.):

Foundation: The 1949 and 1958 tax cards note a foundation that is partial stone and partial no foundation. In 1968 only stone is mentioned. The rear section of the house appears to have a concrete foundation in the 2006 photographs and the stone visible is coursed rough-cut stone.

Walls: The exterior walls are clad in clapboard siding, most likely wooden.

Roof: The hipped roof is sheathed in standing seam metal roofing material.

Windows/Doors: Visible first floor windows are groupings of three set in a horizontal opening, known as “Chicago style” windows. They have a large fixed central pane, flanked by two tall narrow double-hung one-over-one windows. All appear to have wooden sash and appear in the c.1940 tax photo. The raised basement windows also have sets of three although the side panes are single panes and most likely casements. The basement level also has a leaded glass window in a square opening and a single pane in a vertical opening. The front door appears to be paneled with a large single light. French doors with large single lights on a side elevation have access via a set of wooden stairs and railing with squared balusters.

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.): This raised basement foursquare/Pyramid cottage was most likely set on a foundation prior to the tax photo. The window openings were changed from the original narrow vertical ones, to the sets of three in horizontal openings, the Chicago windows. Shadows of the earlier window openings can be seen in the discontinuous siding in the tax photo. Additional window openings were cut into the basement walls by the 2006 photographs. The inset corner entry porch seen in the tax photo was enclosed and a entry porch formed by the roof of a small addition with an open wooden staircase.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The lot slopes gently up to the rear. A coursed uncut stone retaining wall runs perpendicular to the house at its midpoint. The landscaping is informal with native grasses and deciduous trees. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.
5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: ) Date of Construction: c. 1920

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.1

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: Southwest oblique. Camera facing northeast. 2008.

Photo No. 5: Southwest oblique. Camera facing northeast. 2006.

Photo No. 6: Southwest oblique. Camera facing northeast. tax photo.

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1 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
**Owner's Name:**

**Owner's Address:**

**Location:**

**Kind of Building:** Rs 3+5%

**Schedule:** 1

**Type:** 1-2/3-4

**Cost:** $1490

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<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tr>
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<td>x</td>
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<td>$</td>
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### Location
Block 59, P.O. Lots 1-2, 3-32
(Rossie Hill)

### Kind of Bldg.
Res
St. No. 30 E Ontario Ave

### Class
3

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<th>Dimensions</th>
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<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<td></td>
<td>x x</td>
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</table>

### Description of Buildings
- **Foundations**: Stone  ✓  Conc.  □  None  □
- **Ext. Walls**: Siding
- **Insulation**: Floors □  Walls □  Cigs. □
- **Roof Type**: Hip □  Mtl. Pot □
- **Dormers**: Small □  Med. □  Large □
- **Bays**: Small □  Med. □  Large □
- **Porches**: Front □  x x  32  □  80  x 26
- **Rear**: □  □
- **Porch**: □
- **Metal Awnings**: □  Mtl. Rail □
- **Basement Entr.**: □
- **Plants**: □
- **Cellar-Basmt.**: 1/4 1/2 3/4 % Full □  Floor □
- **Bmt. Apt.**: Rooms Fin. □  Unfin. □
- **Attic Rooms Fin.**: □  Unfin. □
- **Plumbing**:
  - Class □  Tub □  Trays □
  - Basin □  Sink □  Toilet □
  - Wtr. Str. □  Shr. S. □  O.T. □
  - Dishwasher □  Garbage Disp. □
- **Built-in-Appliances**: □
- **Oil**: Gas □  Coal □  Pipeless □  Radiant □
- **Air Cond.**: □
- **Finish**: Fir □  Hd. Wd. □
- **Floor**: Fir □  Hd. Wd. □  Other □
- **Cabinets**: □  Mantels □
- **Tile - Walls**: Wainscot □  Floors □
- **Storm Sash**: Wood D. □  S. □  Metal D. □

### Total Additions
425

### Year Built
Avg. Age 32

### Reproduction Value
$1985

### Inf. by
Owner - Tenant - Neighbor - Record - Est.

### Remodel Year
Est. Cost

### Repr. Val. Minus Depr.
$1092

### Total Building Value
$
<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone</td>
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<tr>
<td>Conc. Sills</td>
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<td>Ext. Walls 1/2</td>
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<td>Roof Type H.P.</td>
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<tr>
<td>Mtl. Pett</td>
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<tr>
<td>Dormers—Small.</td>
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<td>Med. Large</td>
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<tr>
<td>Bays—Small</td>
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<tr>
<td>Med. Large</td>
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<tr>
<td>Porches—Front</td>
<td>32 @ 125</td>
<td>40</td>
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<tr>
<td>Rear</td>
<td>27 @ 15</td>
<td>18</td>
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<tr>
<td>Porch</td>
<td></td>
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<tr>
<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar Bm. 1/4 1/2 3/4 3/4 1/2 Full.</td>
<td>Floor</td>
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<td>Attic Rooms Fin. Unfin.</td>
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<tr>
<td>Class 1 Tub. 1 Travs.</td>
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<td>Basin 1 Sink 1 Toilet 1</td>
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<td>Wtr. Sftr. Shr. St. O.T.</td>
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<td>Dishwasher Garbage Disposal</td>
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<td>Oil Gas Coal Pipeless Radiant</td>
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<td>Finish—Hd. Wd. Panel</td>
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<td>Floor—Hd. Wd. Other</td>
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<td>Cabinets Mantels</td>
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<td>Tile—Walls Wainscot Floors</td>
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<td>Storm Sash—Wood D. S. Metal D. S.</td>
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<tr>
<td>Awnings Metal Fiberglass</td>
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Total Additions 848

Year Built 1926 Avg. 1/92 Replacement Cost 4352

Age 2 Obsolescence

Inf by Owner Tenant Neighbor Record Est. Adj. Bld. Value 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 $1333

Appraised 11-1 19 68 By JAN 1 3 1969
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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Garage — Class Depr. 2% 3%

Cars

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<thead>
<tr>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
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<tbody>
<tr>
<td>Size</td>
<td>x</td>
<td>Age</td>
<td>Cost</td>
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1940 Base Cost x % Depr.

Total

### REMARKS

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TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION